

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLAEYS JEROME J III & BAR	ROBINSON PATRICIA G TRUST	1,300,000	10/10/2014	WD	03-ARM'S LENGTH	1211P446	PROPERTY TRANSFER	100.0
LOTZ	CLAEYS	575,000	04/27/1991	WD	03-ARM'S LENGTH	323:14	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
1 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/23/2021	PM21-0999	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	11/23/2021	PP21-0366	100% FINIS
ROBINSON PATRICIA G TRUST 9500 BREITHAUPT RD TRAVERSE CITY MI 49684	MAP #: 30,38		Electrical	11/09/2021	PE21-0809	100% FINIS
	2024 Est TCV 1,850,299 TCV/TFA: 403.29		Res. Add/Alter/Repair	09/24/2021	PB21-0447	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD				
Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value
			SOUTH BEAC >4000SQFT	1 Units	440000.00000	100	440,000
			0.00 Total Acres Total Est. Land Value = 440,000				

Tax Description
 L271 P277 L323 P14/91 UNIT 1 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND



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	220,000	705,100	925,100			702,634C
2023	105,000	730,400	835,400			669,176C
2022	105,000	665,400	770,400			617,978C
2021	105,000	552,600	657,600			598,237C

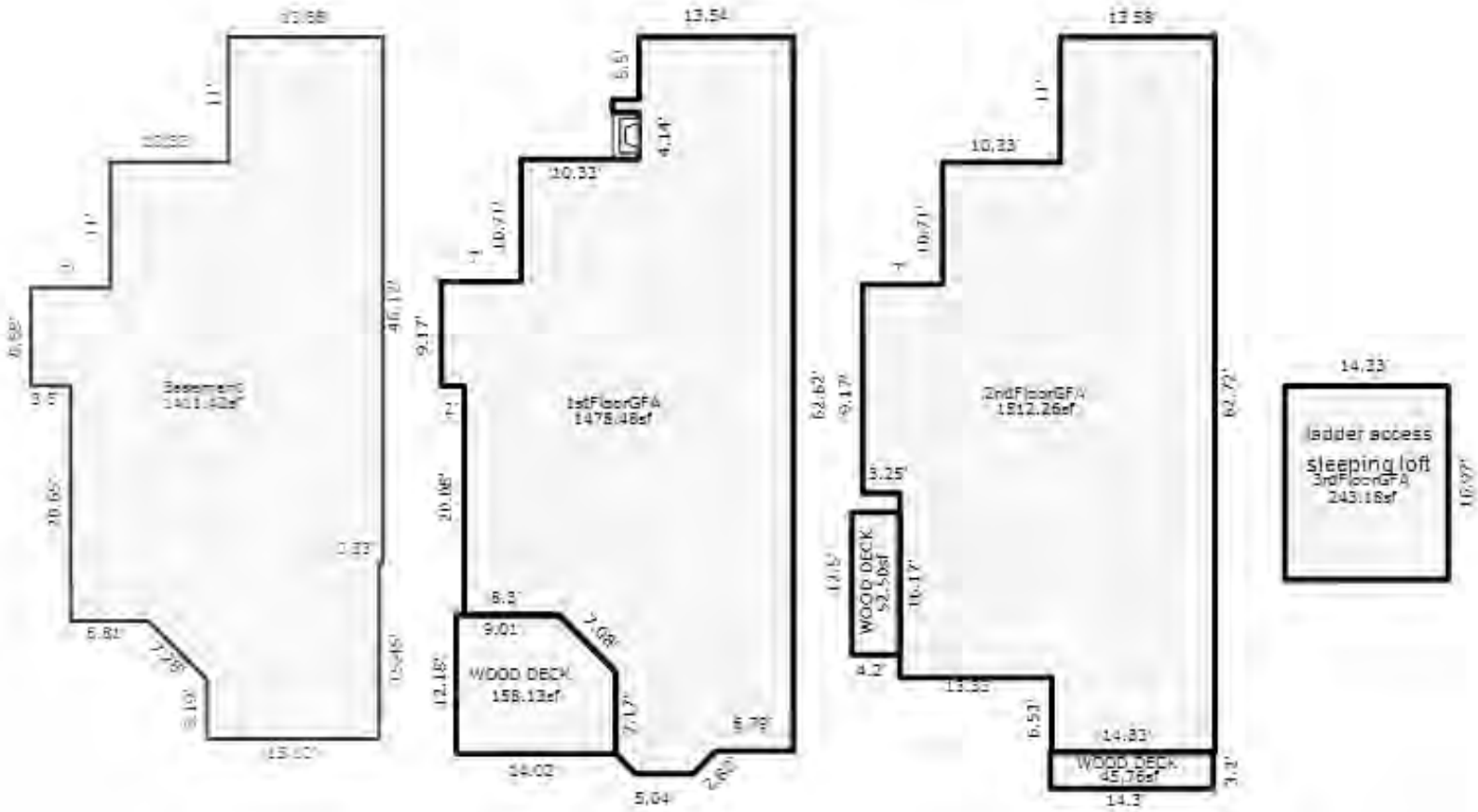
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 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: B Effec. Age: 23 Floor Area: 4,588 Total Base New : 678,392 Total Depr Cost: 522,333 Estimated T.C.V: 1,410,299		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:										
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 1		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1771 SF Floor Area = 4588 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2.5 Story Siding Slab 1,771 1 Story Siding Overhang 160 Total: 612,236 471,394 Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,407 2,623 3 Fixture Bath 2 21,498 16,553 2 Fixture Bath 1 7,166 5,518 Deck Treated Wood 84 2,646 2,037 Water/Sewer Public Water 1 2,261 1,741 Public Sewer 1 2,261 1,741 Built-Ins Appliance Allow. 1 7,043 5,423 Fireplaces Interior 2 Story 1 9,874 7,603 Lump Sum Items END UNIT FOUR LEVELS Totals: 678,392 522,333	
Yr Built Remodeled 1984 201 2022		Condition: Average		Room List Basement 4 1st Floor 3 2nd Floor 3 Bedrooms			(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation			(2) Windows Many Avg. X Large Avg. Small		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Brick		Notes: 10/15/15 THIS UNIT WITH LADDER ACCESS LOFT APROX 160SQFT, (BUILT INTO COMMO END UNIT G,4 LEVELS: B,1,2,3 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 1,410,299					
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(6) Ceilings			(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1771 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:									

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

BUILDING 1



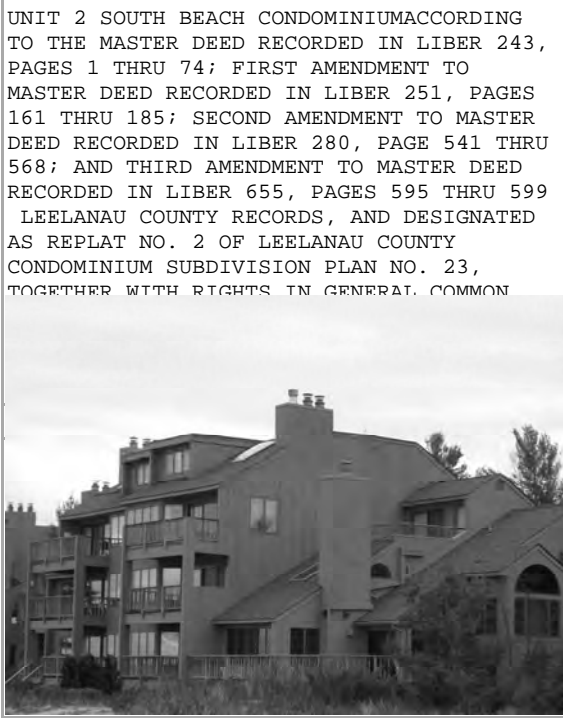
UNIT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEPPIEN	BUCHANAN	313,963	03/06/1992	WD	03-ARM'S LENGTH	337:791	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/01/2012	PM12-0287	
Owner's Name/Address	P.R.E. 0%					
BUCHANAN JOAN B TRUST 101 E SCRIPPS RD APT 216 LAKE ORION MI 48360	MAP #: 30,38					
	2024 Est TCV 1,073,097 TCV/TFA: 498.65					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L245 P559 L280 P397 L337 P791 L531 P114 UNIT 2 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON				SOUTH BEAC >2000SQFT 420K	1 Units	420000.00000	100		420,0
				* Factors * 0.00 Total Acres Total Est. Land Value = 420,000					



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.		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	210,000	326,500	536,500			259,089C
2023	90,000	337,800	427,800			246,752C
2022	90,000	315,500	405,500			235,002C
2021	90,000	261,600	351,600			227,495C

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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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		84	Treated Wood	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	Class:
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack				Car Capacity:
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided				Class:
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Exterior:
X	Wood Frame	(4) Interior		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Brick Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Stone Ven.:
	Panelled		Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Common Wall:	
Building Style:		Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Foundation:	
CONDOMINIUM				Space Heater				Intercom		Raised Hearth				Finished ?:	
Yr Built	Remodeled	Ex	X	Ord	Min	Wall/Floor Furnace				Jacuzzi Tub	Wood Stove			Auto. Doors:	
1984	0					Forced Heat & Cool				Jacuzzi repl.Tub	Direct-Vented Ga			Mech. Doors:	
Condition: Average		Size of Closets		Heat Pump				Oven		Class: BC				Area:	
		Lg	X	Ord	Small	No Heating/Cooling				Microwave	Effec. Age: 25			% Good:	
Room List		Doors		Solid	X	H.C.	Central Air				Standard Range	Floor Area: 2,152			Storage Area:
	Basement	(5) Floors		(12) Electric			Wood Furnace				Self Clean Range	Total Base New : 322,521			No Conc. Floor:
	1st Floor	Kitchen:		0			Amps Service				Sauna	Total Depr Cost: 241,888			Bsmnt Garage:
	2nd Floor	Other:		No./Qual. of Fixtures			Trash Compactor				Security System	Estimated T.C.V: 653,097			Carport Area:
	4 Bedrooms	Other:		Ex.			X	Ord.	Min	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984					
(1) Exterior				No. of Elec. Outlets						Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
X	Wood/Shingle	(6) Ceilings		Many			X	Ave.	Few	(11) Heating System: Electric Baseboard					
	Aluminum/Vinyl									Ground Area = 1076 SF Floor Area = 2152 SF.					
	Brick			(13) Plumbing						Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
	Insulation			1			Average Fixture(s)			Building Areas					
(2) Windows		(7) Excavation		3			3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost					
	Many	Basement: 0 S.F.					2 Fixture Bath			2 Story Siding Slab 1,076					
	Avg.	X	Avg.	Crawl: 0 S.F.			Softener, Auto			Total: 286,937 215,201					
	Few		Small	Slab: 1076 S.F.			Softener, Manual			Other Additions/Adjustments					
		Height to Joists: 0.0		Solar Water Heat			No Plumbing			Plumbing					
	Wood Sash	(8) Basement		Extra Toilet			Average Fixture(s)			Average Fixture(s) 1 2,234 1,675					
	Metal Sash			Extra Sink			3 Fixture Bath			3 Fixture Bath 2 14,051 10,538					
	Vinyl Sash	Conc. Block		Separate Shower			Deck			Deck Treated Wood 84 2,540 1,905					
	Double Hung	Poured Conc.		Ceramic Tile Floor			Water/Sewer			Water/Sewer Public Water 1 1,968 1,476					
	Horiz. Slide	Stone		Ceramic Tile Wains			Public Sewer			Public Sewer 1 1,968 1,476					
	Casement	Treated Wood		Ceramic Tub Alcove			Built-Ins			Built-Ins Appliance Allow. 1 4,088 3,066					
	Double Glass	Concrete Floor		Vent Fan			Fireplaces			Fireplaces Interior 2 Story 1 8,735 6,551					
	Patio Doors	(9) Basement Finish		(14) Water/Sewer						Totals: 322,521 241,888					
(3) Roof		Recreation SF		1			Public Water			Notes: UNIT TYPE C 2S LEVELS:B&1					
X	Gable	Living SF		1			Public Sewer			ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 653,097					
	Hip	Walkout Doors (B)					Water Well								
	Flat	No Floor SF					1000 Gal Septic								
	Gambrel	Walkout Doors (A)					2000 Gal Septic								
	Mansard	(10) Floor Support		Lump Sum Items:											
	Shed														
X	Asphalt Shingle	Joists:													
		Unsupported Len:													
	Chimney: Brick	Cntr.Sup:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROCHOW DANIEL J TRUST	ROCHOW TODD R & JOHN D TR	0	11/01/2009	PTA	33-TO BE DETERMINED	2009 PTA	DEED	0.0			
ROCHOW DANIEL J TRUST	SOUTH BEACH 3 LLC	0	11/01/2009	PTA	21-NOT USED/OTHER	2009 PTA 1	DEED	0.0			
ROCHOW DANIEL J TRUST	TODD R & JOHN D ROCHOW	0	10/26/2009	QC	09-FAMILY	2009 1032-178Q	DEED	0.0			
ROCHOW JOHN D & TODD R	SOUTH BEACH 3 LLC	0	10/25/2009	QC	03-ARM'S LENGTH	2009 1032-180T	DEED	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status		
3 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
SOUTH BEACH 3 LLC % ROCHOW TODD R & JOHN D 1896 SHIPMAN BLVD BIRMINGHAM MI 48009		MAP #: 30,38		2024 Est TCV 678,697 TCV/TFA: 632.52							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD							
L311 P97 L327 P424 L380 P117-118/94 L558 P461 L831 P95/04 UNIT 3 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23 TOGETHER WITH		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		SOUTH BEAC <1100SQFT 280K		1 Units	280000.00000	100			280,0
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres		Total Est.	Land Value =				280,000
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		When		2024	140,000	199,300	339,300			235,466C	
		What		2023	50,000	206,200	256,200			224,254C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		WAS 01/10/2010 INSPECTED		2022	50,000	192,600	242,600			213,576C	
		WAS 01/25/2008 INSPECTED		2021	50,000	159,700	209,700			206,754C	

*** Information herein deemed reliable 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		Car Capacity:
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		84	Treated Wood	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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:		
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:		
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:			
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:			
	Yr Built	Ex	X	Ord	Space Heater				Intercom		Raised Hearth				Auto. Doors:		
	1984	Remodeled	Min	Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors:			
	0	Size of Closets		Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area:			
	Condition: Average	Lg	X	Ord	Heat Pump				Oven		Class: BC				% Good:		
		Small	No Heating/Cooling			Central Air				Microwave		Effec. Age: 25				Storage Area:	
	Room List	Doors	Solid	X	Wood Furnace				Standard Range		Floor Area: 1,073				No Conc. Floor:		
	Basement	(5) Floors		(12) Electric				Self Clean Range		Total Base New : 196,890				E.C.F.			
	1st Floor	Kitchen:		0 Amps Service				Sauna		Total Depr Cost: 147,666				X 2.700			
	2nd Floor	Other:		No./Qual. of Fixtures				Trash Compactor		Estimated T.C.V: 398,697				Bsmnt Garage:			
	2 Bedrooms	Other:		Ex. X Ord. Min				Central Vacuum						Carport Area:			
(1)	Exterior							Security System						Roof:			
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984										
	Aluminum/Vinyl			Many X Ave. Few			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle										
	Brick						(11) Heating System: Electric Baseboard										
	Insulation						Ground Area = 1073 SF Floor Area = 1073 SF.										
(2)	Windows	(7) Excavation					Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75										
	Many	Basement: 0 S.F.		1 Average Fixture(s)			Building Areas										
	X	Crawl: 0 S.F.		2 3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost										
	Few	Slab: 1073 S.F.		2 Fixture Bath			1 Story Siding Slab 1,073										
	Large	Height to Joists: 0.0		Softener, Auto			Total: 168,332 126,248										
	X			Softener, Manual			Other Additions/Adjustments										
	Small			Solar Water Heat			Plumbing										
	Wood Sash			No Plumbing			Average Fixture(s)										
	Metal Sash			Extra Toilet			3 Fixture Bath										
	Vinyl Sash			Extra Sink			Deck										
	Double Hung			Separate Shower			Treated Wood										
	Horiz. Slide			Ceramic Tile Floor			Water/Sewer										
	Casement			Ceramic Tile Wains			Public Water										
	Double Glass			Ceramic Tub Alcove			Public Sewer										
	Patio Doors			Vent Fan			Built-Ins										
	Storms & Screens						Appliance Allow.										
(3)	Roof	(8) Basement		(9) Basement Finish			Fireplaces										
	Many	Recreation SF					Interior 2 Story										
	X	Living SF					Totals: 196,890 147,666										
	Hip	Walkout Doors (B)					Notes: 1 STRY D 2ND LEVEL										
	Flat	No Floor SF					ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 398,697										
	Gambrel	Walkout Doors (A)															
	Mansard																
	Shed																
X	Asphalt Shingle	(10) Floor Support															
		Joists:															
	Chimney: Brick	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.
TOMLINSON LORI A	STAUB GARY W & SUSAN K	825,000	09/24/2003	WD	03-ARM'S LENGTH	766:616	OTHER	100.0
CARPENTER	TOMLINSON	252,000	09/06/1990	WD	03-ARM'S LENGTH	315:118	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STAUB GARY W & SUSAN K 5210 TURTLE POINT DR ANN ARBOR MI 48105	MAP #: 30,38					
	2024 Est TCV 852,497 TCV/TFA: 577.57					

	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
			SOUTH BEAC	>1400SQFT	360K	1 Units360000.00000 100 360,0
				0.00 Total Acres		Total Est. Land Value = 360,000

Tax Description
 L245 P632 L315 P118&119 L318 P647/90 L766 P616/03 UNIT 4 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH

- 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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	180,000	246,200	426,200			337,786C
		TPC 09/14/2017 INSPECTED	2023	100,000	254,700	354,700			321,701C
		TPC 03/28/2012 INSPECTED	2022	100,000	237,900	337,900			306,382C
		WAS 01/10/2010 INSPECTED	2021	100,000	197,300	297,300			296,595C

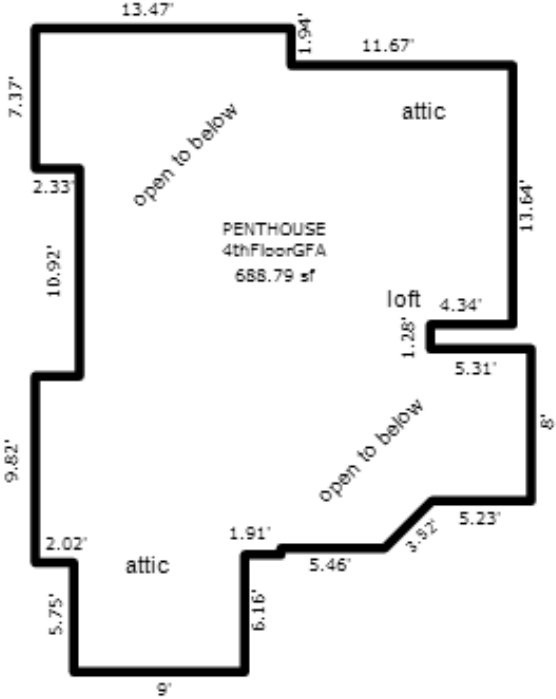
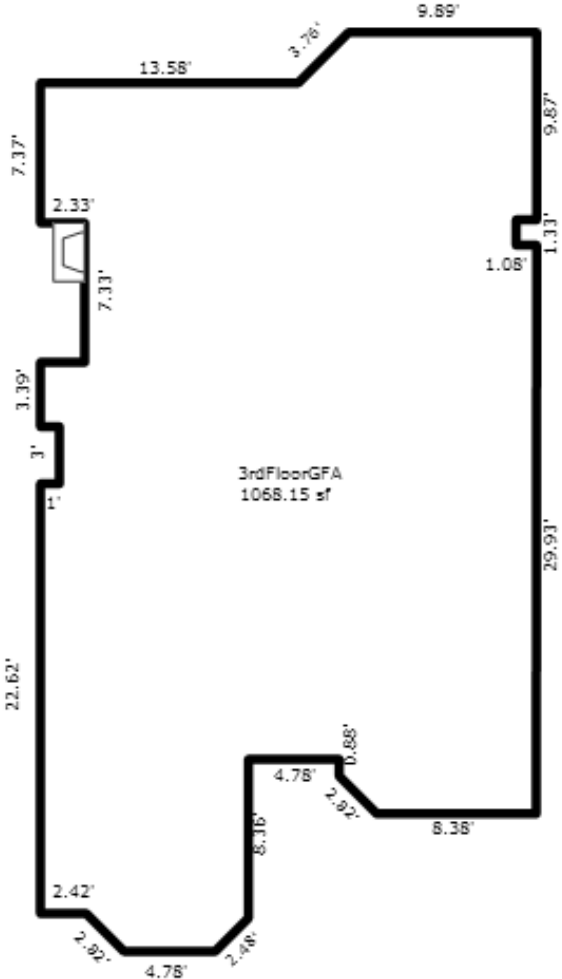
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built:				
	Mobile Home		Insulation		Wood						Coal	Steam	Interior 2 Story		Car Capacity:		
	Town Home	0	Front Overhang								84	Treated Wood	Class:				
	Duplex	0	Other Overhang										Exterior:				
	A-Frame												Brick Ven.:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts			Garbage Disposal		Exterior 1 Story		Stone Ven.:					
		Drywall	Plaster		Forced Air w/ Ducts			Bath Heater		Exterior 2 Story		Common Wall:					
	Building Style:	Paneled	Wood T&G	Forced Hot Water			Vent Fan		Prefab 1 Story		Foundation:		Finished ?				
	CONDOMINIUM	Trim & Decoration		Electric Baseboard			Hot Tub		Prefab 2 Story		Auto. Doors:		Mech. Doors:				
	Yr Built	Ex	X	Ord	Elec. Ceil. Radiant			Unvented Hood		Heat Circulator		Area:		% Good:			
	1984			Min	Radiant (in-floor)			Vented Hood		Raised Hearth		Storage Area:		No Conc. Floor:			
	Remodeled	Size of Closets		Electric Wall Heat			Intercom		Wood Stove		Bsmnt Garage:		Carport Area:				
	0	Lg	X	Ord	Space Heater			Jacuzzi Tub		Direct-Vented Ga		Roof:					
	Condition:			Small	Wall/Floor Furnace			Jacuzzi repl.Tub		Class: BC							
	Average				Forced Heat & Cool			Oven		Effec. Age: 25		E.C.F.					
	Room List	Doors		Solid	X	H.C.	No Heating/Cooling			Floor Area: 1,476		X 2.700					
	Basement	(5) Floors		Central Air			Microwave		Total Base New : 243,212								
	1st Floor	Kitchen:		Wood Furnace			Standard Range		Total Depr Cost: 182,406								
	2nd Floor	Other:		(12) Electric			Self Clean Range		Estimated T.C.V: 492,497								
	4 Bedrooms	Other:		0			Sauna										
	(1) Exterior	No./Qual. of Fixtures		Amps Service			Trash Compactor										
	Wood/Shingle	Ex.	X	Ord.	No Heating/Cooling			Central Vacuum									
	Aluminum/Vinyl			Min	Central Air			Security System									
	Brick	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC				Blt 1984				
	Insulation	No. of Elec. Outlets		Many			Exterior Units: 1		Roof: Asph.Shingle								
	(2) Windows	No. of Elec. Outlets		X			Interior Units: 0		Ground Area = 984 SF								
	Many	No. of Elec. Outlets		Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas								
	X	No. of Elec. Outlets		Few			Stories		Exterior								
	Large	No. of Elec. Outlets		1			1.5 Story		Siding								
	Avg.	No. of Elec. Outlets		3			Average Fixture(s)		Slab								
	X	No. of Elec. Outlets		3			3 Fixture Bath		Other Additions/Adjustments								
	Few	No. of Elec. Outlets		2			2 Fixture Bath		Plumbing								
	Small	No. of Elec. Outlets		Softener, Auto			Softener, Manual		Average Fixture(s)								
	Wood Sash	No. of Elec. Outlets		Solar Water Heat			No Plumbing		3 Fixture Bath								
	Metal Sash	No. of Elec. Outlets		No Plumbing			Extra Toilet		Deck								
	Vinyl Sash	No. of Elec. Outlets		Extra Sink			Separate Shower		Treated Wood								
	Double Hung	No. of Elec. Outlets		Separate Shower			Ceramic Tile Floor		Water/Sewer								
	Horiz. Slide	No. of Elec. Outlets		Ceramic Tile Floor			Ceramic Tile Wains		Public Water								
	Casement	No. of Elec. Outlets		Ceramic Tile Wains			Ceramic Tub Alcove		Public Sewer								
	Double Glass	No. of Elec. Outlets		Vent Fan			Built-Ins		1								
	Patio Doors	No. of Elec. Outlets		(9) Basement Finish			Appliance Allow.		1								
	Storms & Screens	No. of Elec. Outlets		Lump Sum Items:			Security System		1								
	(3) Roof	Recreation SF		1			Fireplaces		1								
	X	Gable	Living SF		1			Interior 2 Story		1							
	Hip	Walkout Doors (B)		1			Notes: 2 STRY LEVELS 3 & PENTHOUSE		Totals:								
	Flat	No Floor SF		1000 Gal Septic			ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV:		243,212						182,406		
	Gambrel	Walkout Doors (A)		2000 Gal Septic					8,735						492,497		
	Mansard	(10) Floor Support							8,127								
	Shed	Joists:							6,095								
	X	Unsupported Len:							6,551								
	Asphalt Shingle	Cntr.Sup:							6,551								
	Chimney: Brick								6,551								

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

BUILDING 1



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.
MCPHERSON R D & BISDEE JO	MCPHERSON ROBERT D & MARY	10	01/25/2019	WD	09-FAMILY	2019006005	OTHER	0.0
BROWN MARK A & ZELDA J	MCPHERSON R D & BISDEE JO	1	10/02/1987	WD	09-FAMILY	281P303	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/01/2012	PM12-0290	
Owner's Name/Address	P.R.E. 0%					
MCPHERSON ROBERT D & MARY ANN 11310 CATHERINES MINE CIR CHARLOTTE NC 28277	MAP #: 30,38					
	2024 Est TCV 1,071,297 TCV/TFA: 499.67					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>2000SQFT	420K	1	Units	420000.00000	100		420,0
			0.00	Total Acres	Total Est. Land Value =			420,000

Tax Description
 L245 P565 L281 P303/87 UNIT 5 SOUTH BEACH CONDOMINIUM REC ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON EMENTS AS AND AS LIC ACTS OF T29N R14W.



B & 1ST
 LEVEL 1074

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	210,000	325,600	535,600			259,089C
2023	90,000	336,900	426,900			246,752C
2022	90,000	314,600	404,600			235,002C
2021	90,000	260,900	350,900			227,495C

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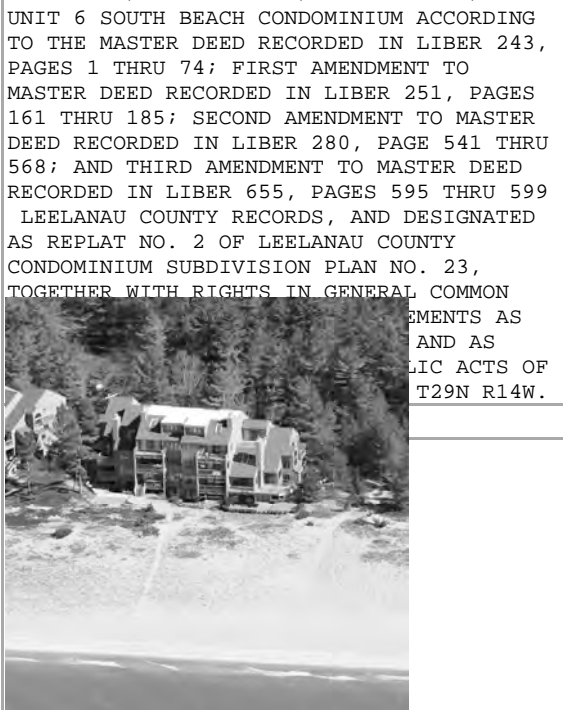
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 84	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 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: 25 Floor Area: 2,144 Total Base New : 321,632 Total Depr Cost: 241,221 Estimated T.C.V: 651,297		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1072 SF Floor Area = 2144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,072 Total: 286,048 214,534	
Yr Built Remodeled 1984 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 4 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) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 2 14,051 10,538 Deck Treated Wood 84 2,540 1,905 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 Interior 2 Story 1 8,735 6,551 Totals: 321,632 241,221		Notes: UNIT TYPE C LEVELS B&1 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 651,297	
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1072 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	(6) Ceilings		(7) Excavation			(8) Basement		(9) Basement Finish		(14) Water/Sewer						
(2) Windows		Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1072 S.F. Height to Joists: 0.0			(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		Gable Hip Flat X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(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							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUZZIN HELEN E TRUST	MUZZIN CHRISTOPHER& ADAMS	500,000	08/15/2022	WD	03-ARM'S LENGTH	2022004660	PROPERTY TRANSFER	100.0
CLUNEY	MUZZIN	500,000	11/05/2001	WD	03-ARM'S LENGTH	612:114	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MUZZIN CHRISTOPHER& ADAMS CHRISTINE 17162 BELL CREEK LN LIVONIA MI 48152	MAP #: 30,38					
	2024 Est TCV 679,232 TCV/TFA: 631.84					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
L348 P797/92 L610 P384/01 L612 P114/01 UNIT 6 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AS AND AS PUBLIC ACTS OF T29N R14W.			Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
			Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			* Factors *									
			SOUTH BEAC <1100SQFT 280K 1 Units280000.00000 100						280,0			
			0.00 Total Acres Total Est. Land Value =						280,000			



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2024	140,000	199,600	339,600			269,325C
Rolling	2023	50,000	206,500	256,500			256,500S
Low	2022	50,000	192,900	242,900			201,665C
High	2021	50,000	159,900	209,900			195,223C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	2024	140,000	199,600	339,600			269,325C
When	2023	50,000	206,500	256,500			256,500S
What	2022	50,000	192,900	242,900			201,665C
	2021	50,000	159,900	209,900			195,223C

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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		Area	Type	Year Built:	
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	84	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:	
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:	
	Panelled		Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:		
Building Style:		Trim & Decoration			Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
CONDOMINIUM					Space Heater				Intercom		Raised Hearth				Auto. Doors:	
Yr Built	Remodeled	Size of Closets			Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors:	
1984	0	Ex	X	Ord	Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area:	
Condition: Average					Heat Pump				Oven		Class: BC				% Good:	
		Lg	X	Ord	No Heating/Cooling				Microwave		Effec. Age: 25				Storage Area:	
Room List					Central Air				Standard Range		Floor Area: 1,075				No Conc. Floor:	
	Basement				Wood Furnace				Self Clean Range		Total Base New : 197,153				Bsmnt Garage:	
	1st Floor	(5) Floors			(12) Electric				Sauna		Total Depr Cost: 147,864			X	2.700	
	2nd Floor	Kitchen:			0 Amps Service				Trash Compactor		Estimated T.C.V: 399,232				Roof:	
	2 Bedrooms	Other:			No./Qual. of Fixtures				Central Vacuum							
		Other:			Ex. X Ord. Min				Security System							
(1) Exterior					No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984							
	Wood/Shingle	(6) Ceilings			Many X Ave. Few				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
	Aluminum/Vinyl				(13) Plumbing				(11) Heating System: Electric Baseboard							
	Brick				1 Average Fixture(s)				Ground Area = 1075 SF Floor Area = 1075 SF.							
	Insulation				2 3 Fixture Bath				Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
(2) Windows		(7) Excavation			2 Fixture Bath				Building Areas							
	Many	Basement: 0 S.F.			Softener, Auto				Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
	X Avg.	Crawl: 0 S.F.			Softener, Manual				1 Story	Siding	Slab	1,075				
	Few	Slab: 1075 S.F.			Solar Water Heat				Other Additions/Adjustments							
	Large	Height to Joists: 0.0			No Plumbing				Plumbing							
	X Avg.				Extra Toilet				Average Fixture(s)			1	2,234	1,675		
	Small				Extra Sink				3 Fixture Bath			1	7,025	5,269		
	Wood Sash	(8) Basement			Separate Shower				Deck			Treated Wood		84	2,540	1,905
	Metal Sash	Conc. Block			Ceramic Tile Floor				Water/Sewer			Public Water		1	1,968	1,476
	Vinyl Sash	Poured Conc.			Ceramic Tile Wains				Public Sewer			Public Sewer		1	1,968	1,476
	Double Hung	Stone			Ceramic Tub Alcove				Built-Ins			Appliance Allow.		1	4,088	3,066
	Horiz. Slide	Treated Wood			Vent Fan				Fireplaces			Interior 2 Story		1	8,735	6,551
	Casement	Concrete Floor							Interior 2 Story			Totals:		197,153	147,864	
	Double Glass	(9) Basement Finish			(14) Water/Sewer				Notes: 1 STRY D MID LEVEL 2							
	Patio Doors				1 Public Water				ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 399,232							
	Storms & Screens				1 Public Sewer											
(3) Roof					Water Well											
X	Gable				1000 Gal Septic											
	Hip				2000 Gal Septic											
	Gambrel				Lump Sum Items:											
	Mansard															
	Flat															
	Shed															
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.
BUNCE FAMILY LLC	JACE INVESTMET PROPERTIES	722,500	10/01/2020	WD	03-ARM'S LENGTH	2020006425	PROPERTY TRANSFER	100.0
BUNCE JACK D & BUNCE SARA	BUNCE FAMILY LLC	1	12/14/2012	QC	09-FAMILY	148P722	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
7 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
JACE INVESTMET PROPERTIES LLC 2305 E ARAPAHOE RD #113 LITTLETON CO 80122	MAP #: 30,38					
	2024 Est TCV 836,040 TCV/TFA: 566.42					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L279 P368 L305 P91-92 L413 P74/95 L751 P307/03 UNIT 7 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH	Dirt Road			SOUTH BEAC	>1400SQFT	360K	1	Units	360000.00000	100	360,0
	Gravel Road			0.00 Total Acres Total Est. Land Value = 360,000							
	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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/05/2020	INSPECTED	2024	180,000	238,000	418,000			331,072C
TPC	09/14/2017	INSPECTED	2023	100,000	246,200	346,200			315,307C
WAS	01/10/2010	INSPECTED	2022	100,000	229,900	329,900			300,293C
			2021	100,000	190,700	290,700			290,700S

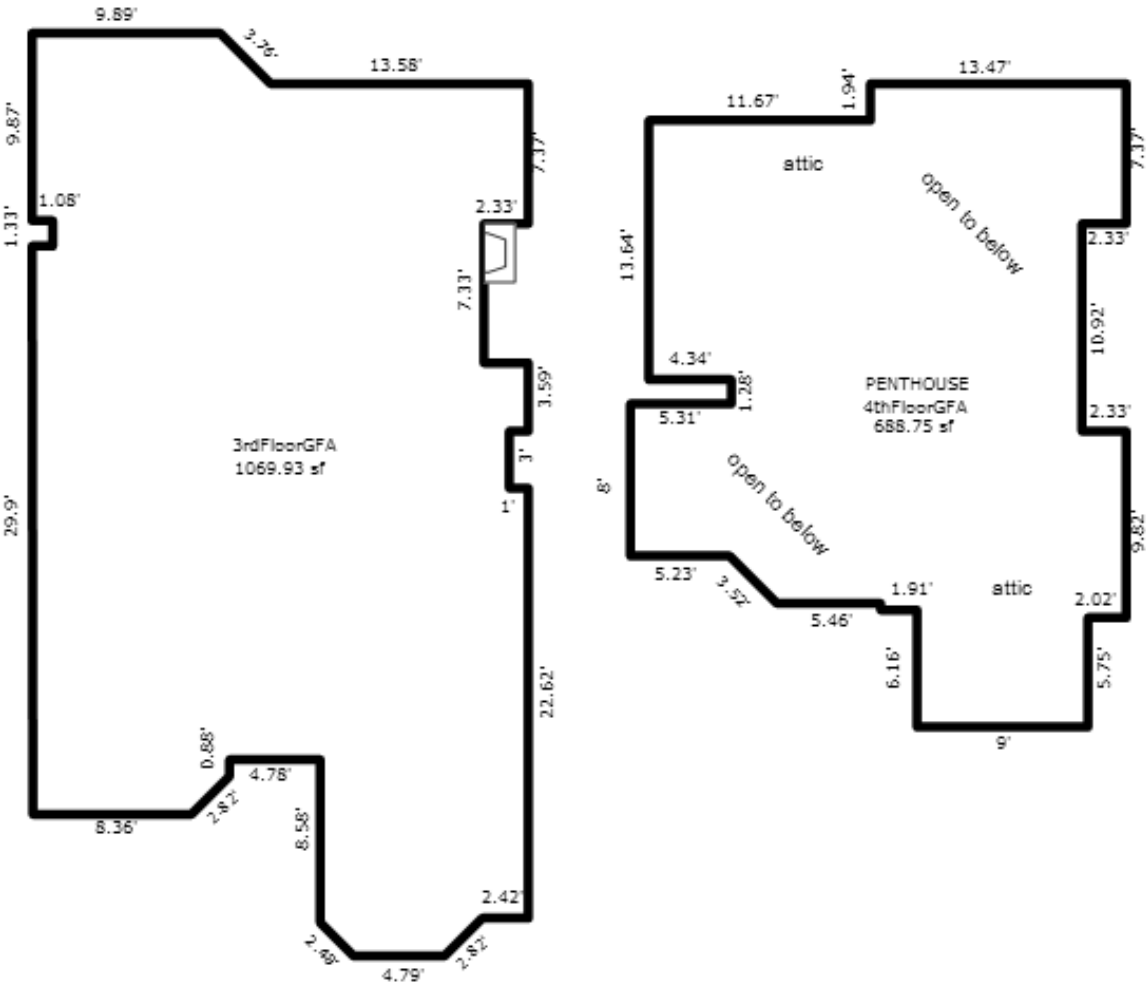
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County of Leelanau, Michigan

*** 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 84	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 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: 25 Floor Area: 1,476 Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		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 Cls BC Blt 1984		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		(11) Heating System: Electric Baseboard		
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Ground Area = 984 SF Floor Area = 1476 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		
Condition: Average		Size of Closets Lg X Ord Small		0 Amps Service			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Slab 984		Total: 199,501 149,624		
Room List		Doors	Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath		
Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Deck		Treated Wood		84 2,540 1,905		
(1) Exterior		(6) Ceilings		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0			Water/Sewer		Public Water Public Sewer		1 1,968 1,476 1 1,968 1,476	
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Built-Ins		Appliance Allow.		1 4,088 3,066	
(2) Windows		Many Avg. X Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Fireplaces		Interior 2 Story		1 8,735 6,551	
Insulation		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes: 1.5 STORY UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040		Totals: 235,085 176,311			
(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:								
Chimney: Brick															

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

BUILDING 1



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.
MCNIER LINDA K	MCNIER LINDA K TRUST	0	12/27/2018	QC	09-FAMILY	1349P558	DEED	0.0
MURPHY EMILY K REV LIVING	MCNIER LINDA K	670,000	10/04/2013	WD	03-ARM'S LENGTH	1180P491	PROPERTY TRANSFER	100.0
MURPHY EMILY KAY WIDOW	MURPHY EMILY KAY ESTATE	0	03/02/2011	AFF	07-DEATH CERTIFICATE	1180P484 DC	OTHER	100.0
CONTINENTAL REAL ESTATE E	MURPHY THOMAS N & EMILY K	164,586	05/31/1984	WD	03-ARM'S LENGTH	246P626	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
8 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa	03/26/2019	PB19-0054	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	03/26/2019	PM19-0209	100% FINIS
MCNIER LINDA K TRUST 8600 SUMMERFELDT RD SAGINAW MI 48609	MAP #: 30,38		Electrical	03/05/2019	PE19-0091	100% FINIS
	2024 Est TCV 1,190,645 TCV/TFA: 469.13		Mechanical	02/14/2019	PM19-0113	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
SOUTH BEAC >2000SQFT	420K		1	Units	420000.00000	100 420,0
			0.00	Total Acres	Total Est. Land Value =	420,000

Tax Description
 L246 P626/84 UNIT 8 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	210,000	385,300	595,300			437,902C
2023	90,000	398,600	488,600			417,050C
2022	90,000	372,200	462,200			397,191C
2021	90,000	308,700	398,700			384,503C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 25 Floor Area: 2,538 Total Base New : 380,569 Total Depr Cost: 285,424 Estimated T.C.V: 770,645		84	Treated Wood	Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 1269 SF Floor Area = 2538 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,269 Total: 344,985 258,737		E.C.F. X 2.700						
Yr Built Remodeled 1984 0		Trim & Decoration		No./Qual. of Fixtures			Other Additions/Adjustments		Plumbing						
Condition: Average		Size of Closets		Ex. X Ord. Min			Plumbing		Average Fixture(s)						
Room List		Doors Solid X H.C.		No. of Elec. Outlets			Deck		3 Fixture Bath						
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Many X Ave. Few			Treated Wood		2 Fixture Bath						
(1) Exterior		Kitchen: Other: Other:		(13) Plumbing			Water/Sewer		Softener, Auto						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Average Fixture(s)			Public Water		Softener, Manual						
	Insulation	(7) Excavation		3 Fixture Bath			Public Sewer		Solar Water Heat						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1269 S.F. Height to Joists: 0.0		No Plumbing			Water Well		No Plumbing						
X	Many Avg. X Avg. Few	Large Avg. Small		Extra Toilet			1000 Gal Septic		No Plumbing						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Extra Sink			2000 Gal Septic		No Plumbing						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower			Lump Sum Items:		Ceramic Tile Floor						
Gable Hip Flat		Gambrel Mansard Shed		Ceramic Tile Wains					Ceramic Tub Alcove						
Asphalt Shingle		(9) Basement Finish		Vent Fan					Vent Fan						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer					Interior 2 Story						
		(10) Floor Support		Notes: 2 STRY END LEVELS B & 1 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 770,645					Totals:		380,569		285,424		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCLURE DOUGLAS & CATHERI	LAUINGER PAUL M & MARGARE	800,000	08/31/2018	WD	03-ARM'S LENGTH	1339P458	PROPERTY TRANSFER	100.0
GORDON S AMY TRUST	MCCLURE DOUGLAS & CATHERI	835,000	05/01/2017	WD	03-ARM'S LENGTH	1293P895	PROPERTY TRANSFER	100.0
TUSCHMAN THOMAS E	GORDON S AMY TRUST	943,333	05/20/2008	WD	03-ARM'S LENGTH	980/988	PROPERTY TRANSFER	100.0
TUSCHMAN THOMAS E	TUSCHMAN CHELSEA L	317,190	03/04/2008	WD	03-ARM'S LENGTH	970/310	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
9 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LAUINGER PAUL M & MARGARET 6000 BARCLAY DR BRIGHTON MI 48116	MAP #: 30,38					
	2024 Est TCV 1,192,590 TCV/TFA: 483.61					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
SOUTH BEAC	>2000SQFT	420K	1	Units	420000.00000	100 420,0
			0.00	Total Acres	Total Est. Land Value =	420,000

Tax Description
 L249 P860 L453 P977 L525 P426 L530 P626
 UNIT 9 SOUTH BEACH CONDOMINIUM ACCORDING
 TO THE MASTER DEED RECORDED IN LIBER 243,
 PAGES 1 THRU 74; FIRST AMENDMENT TO
 MASTER DEED RECORDED IN LIBER 251, PAGES
 161 THRU 185; SECOND AMENDMENT TO MASTER
 DEED RECORDED IN LIBER 280, PAGE 541 THRU
 568; AND THIRD AMENDMENT TO MASTER DEED
 RECORDED IN LIBER 655, PAGES 595 THRU 599
 LEELANAU COUNTY RECORDS, AND DESIGNATED
 AS REPLAT NO. 2 OF LEELANAU COUNTY
 CONDOMINIUM SUBDIVISION PLAN NO. 23,
 TOGETHER WITH RIGHTS IN GENERAL COMMON

- 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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 LIC ACTS OF
 T29N R14W.
 H THIS END
) SQ FT =

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	210,000	386,300	596,300			454,869C
2023	90,000	399,600	489,600			433,209C
2022	90,000	373,200	463,200			412,580C
2021	90,000	309,400	399,400			399,400S

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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 84	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,466 Total Base New : 357,682 Total Depr Cost: 286,145 Estimated T.C.V: 772,590		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace			(12) Electric							
Yr Built 1984	Remodeled 2008	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984							
Condition: Average		Lg	X	Ord	Small	Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			(11) Heating System: Electric Baseboard							
Basement	1st Floor	(5) Floors		Many X Ave. Few			Ground Area = 1233 SF Floor Area = 2466 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
2nd Floor	4 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Slab		1,233 Total: 322,098 257,679							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1233 S.F. Height to Joists: 0.0			Other Additions/Adjustments		Plumbing							
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck		Treated Wood		84 2,540 2,032					
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer		Public Water Public Sewer		1 1,968 1,574 1 1,968 1,574				
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		Built-Ins		Appliance Allow.		1 4,088 3,270			
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		Interior 2 Story		1 8,735 6,988			
Asphalt Shingle		Chimney: Brick		Lump Sum Items:			Notes: 2STRY END UPPER ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 772,590		Totals:		357,682 286,145					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISCHHOFF DAVID A & KATHL	FISCHHOFF DAVID TRUST &	0	10/31/2018	WD	09-FAMILY	1345P987	PROPERTY TRANSFER	0.0
WOLF PROPERTIES LLC	FISCHHOFF DAVID A & KATHL	920,000	09/19/2016	WD	03-ARM'S LENGTH	1273P69	PROPERTY TRANSFER	100.0
WOLF TIMOTHY V & MARY M	WOLF MICHIGAN PROPERTIES	1	05/23/2011	WD	03-ARM'S LENGTH	1087-666	PROPERTY TRANSFER	0.0
BURTON ALEXANDRIA REVOCAB	WOLF TIMOTHY V & MARY M	1,080,000	01/04/2008	WD	03-ARM'S LENGTH	964/836	DEED	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
10 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	11/20/2003	PM03-0910	
	P.R.E. 0%		MECHANICAL	11/13/2003	PM03-0866	
Owner's Name/Address	MAP #: 30,38					
	2024 Est TCV 1,336,246 TCV/TFA: 462.05					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			SOUTH BEAC >2000SQFT	420K	420K	1	Units420000.00000 100	420,0
			0.00 Total Acres Total Est. Land Value = 420,000					

Tax Description
 L246 P851 L347 P438 L401 P153 UNREC DC L736 P50/03 L893 P29/06 UNIT 10 SOUTH BEACH CONDOMINIUM REC IN L243 P1-74 AND AMENDMENTS THERETO, AND AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 1214, PAGE 877, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 5, LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED SECS 22 & 23 T29N



FL 1288 SQ

- 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	210,000	458,100	668,100			523,315C
2023	90,000	474,800	564,800			498,396C
2022	90,000	444,500	534,500			474,663C
2021	90,000	369,500	459,500			459,500S

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 2,892 Total Base New : 424,188 Total Depr Cost: 339,350 Estimated T.C.V: 916,246		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			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		
Yr Built 1984	Remodeled 2006	Ex	X	Ord	Min	No./Qual. of Fixtures			Ground Area = 1446 SF Floor Area = 2892 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		
Condition: Average		Size of Closets		Lg	X	Ord	Small	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost		2 Story Siding Slab 1,446		Total: 368,479 294,784	
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)		
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Plumbing			Deck		Treated Wood	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Water/Sewer			Public Water		1 1,968 1,574	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1446 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			Fireplaces			Interior 2 Story		1 8,735 6,988	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Lump Sum Items			SOUTH END UNIT		Totals: 10,000 8,000	
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)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 2 STRY END LOWER. ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV:			916,246		
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: 1			Built-Ins			Appliance Allow. Security System		1 4,088 3,270 1 8,127 6,502	
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Chimney: Brick			Fireplaces			Interior 2 Story		1 8,735 6,988		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURSTEIN PAUL D & SHARON	BURSTEIN PAUL D & SHARON	0	04/05/2021	WD	09-FAMILY	2021003089	DEED	0.0
CROUCH CELESTE M & CHARLE	BURSTEIN PAUL D & SHARON	835,000	09/12/2014	WD	03-ARM'S LENGTH	1209P102	PROPERTY TRANSFER	100.0
CROUCH CELESTE M & CHARLE		0	07/30/2010	OTH	33-TO BE DETERMINED	2010 1055_416	DEED	0.0
HIGGINS	CROUCH	695,000	08/27/2001	WD	03-ARM'S LENGTH	597:898	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
11 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 30,38					
BURSTEIN PAUL D & SHARON L 2634 W LAKE PARK COURT THIENSVILLE WI 53092	2024 Est TCV 1,313,929 TCV/TFA: 454.65					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SOUTH BEAC	>2000SQFT	420K	1	Units	420000.00000	100	420,0
0.00 Total Acres					Total Est. Land Value =		420,000

Tax Description
 L248 P919/84 L597 P898/01 UNIT 11 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS



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	210,000	447,000	657,000			475,630C
2023	90,000	463,200	553,200			452,981C
2022	90,000	433,800	523,800			431,411C
2021	90,000	360,600	450,600			417,630C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		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			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1984	Remodeled 2010	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1445 SF Floor Area = 2890 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 Slab 1,445 368,271 294,619 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 2 14,051 11,241 Deck Treated Wood 84 2,540 2,032 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 Lump Sum Items END UNIT UPPER 10,000 8,000 Totals: 413,855 331,085 Notes: 2STRY END UPPER ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCv: 893,929							
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Lump Sum Items: 1			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1445 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(7) Excavation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. Few Large Avg. Small	(7) Excavation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		(8) Basement		(9) Basement Finish			(10) Floor Support			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			(11) Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	(10) Floor Support		(11) Heating/Cooling			(12) Electric			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Chimney: Brick		(11) Heating/Cooling		(12) Electric			(13) Plumbing			Class: BC Effec. Age: 20 Floor Area: 2,890 Total Base New : 413,855 Total Depr Cost: 331,085 Estimated T.C.V: 893,929		E.C.F. X 2.700		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.		
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status	
12 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%		MAP #: 30,38						
COLE GRETCHEN B TRUST C/O MISCH SALLY 6125 WORLINGTON BLOOMFIELD HILLS MI 48301		2024 Est TCV 1,073,097 TCV/TFA: 498.65								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
L247 P604 L260 P83 L444 P135 L455 P997 UNIT 12 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON		Public Improvements		* Factors *				Value		
		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		SOUTH BEAC >2000SQFT 420K 1 Units420000.00000 100 420,0						
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres Total Est. Land Value = 420,000						
				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	210,000	326,500	536,500		259,089C
		WAS 01/10/2010 INSPECTED		2023	90,000	337,800	427,800			246,752C
		WAS 01/25/2008 INSPECTED		2022	90,000	315,500	405,500			235,002C
				2021	90,000	261,600	351,600			227,495C

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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 84	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 2,152 Total Base New : 322,521 Total Depr Cost: 241,888 Estimated T.C.V: 653,097		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric					
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984				
Condition: Average		Size of Closets					0 Amps Service		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		(11) Heating System: Electric Baseboard					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many		Ground Area = 1076 SF Floor Area = 2152 SF.					
(1) Exterior		(6) Ceilings					X		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1076 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish			3		2 Story Siding Slab		1,076		286,937 215,201	
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		Other Additions/Adjustments					
(3) Roof		(14) Water/Sewer					1		Plumbing					
X	Gable Hip Flat	Gambrel Mansard Shed					1		Average Fixture(s) 3 Fixture Bath					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					1		Deck					
Chimney: Brick							1		Treated Wood					
							1		Water/Sewer					
							1		Public Water					
							1		Public Sewer					
							1		Ceramic Tile Floor					
							1		Ceramic Tile Wains					
							1		Ceramic Tub Alcove					
							1		Vent Fan					
							1		Built-Ins					
							1		Appliance Allow.					
							1		Fireplaces					
							1		Interior 2 Story					
							1		Totals:		322,521		241,888	
							1		Notes: UNIT TYPE C 2STRY LOWER					
							1		ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV:				653,097	

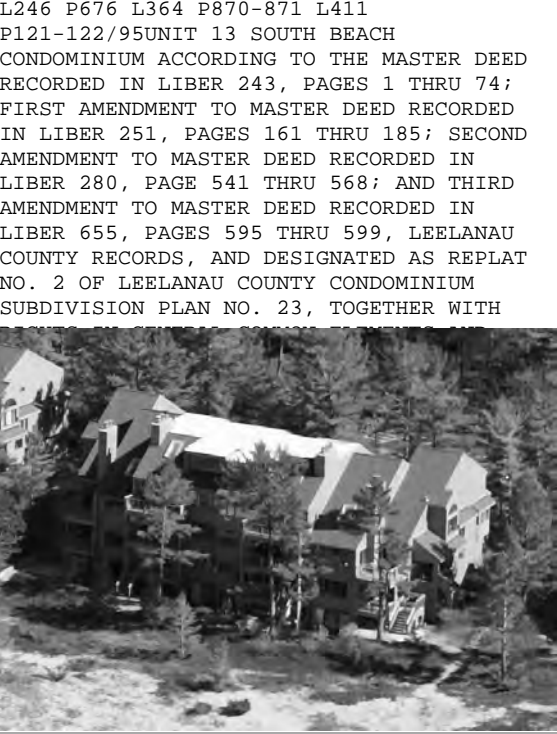
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WASKIN LYNNE F	WASKIN LYNNE F TRUST	0	01/12/2015	QC	09-FAMILY	1219P892	OTHER	0.0
LIGGETT	WASKIN	227,500	09/02/1995	WD	03-ARM'S LENGTH	411:121	PROPERTY TRANSFER	0.0
KLINKNER	LIGGETT	205,000	06/10/1993	WD	03-ARM'S LENGTH	364:870	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
13 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		REPAIR	07/15/2016	PB16-0264	100% FINIS

Owner's Name/Address	MAP #: 30,38	2024 Est TCV 678,697 TCV/TFA: 632.52
WASKIN LYNNE F TRUST 2593 ROSEMOND LN ROCHESTER HILLS MI 48309		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD																								
L246 P676 L364 P870-871 L411 P121-122/95UNIT 13 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH			<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>SOUTH BEAC <1100SQFT</td> <td>280K</td> <td></td> <td>1</td> <td>Units</td> <td>280000.00000</td> <td>100</td> <td>280,0</td> </tr> <tr> <td colspan="6">0.00 Total Acres</td> <td>Total Est. Land Value =</td> <td>280,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	SOUTH BEAC <1100SQFT	280K		1	Units	280000.00000	100	280,0	0.00 Total Acres						Total Est. Land Value =	280,000
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																				
SOUTH BEAC <1100SQFT	280K		1	Units	280000.00000	100	280,0																				
0.00 Total Acres						Total Est. Land Value =	280,000																				



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		2024	140,000	199,300	339,300			187,267C
			2023	50,000	206,200	256,200			178,350C
			2022	50,000	192,600	242,600			169,858C
			2021	50,000	159,700	209,700			164,432C

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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			Cook Top	Interior 2 Story	Car Capacity:
X	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack		84	Treated Wood	Class:	
	Duplex		Other Overhang		Forced Air w/ Ducts						Garbage Disposal	Two Sided			Exterior:	
X	A-Frame	0	(4) Interior	X	Forced Hot Water			1	Bath Heater	1	Exterior 1 Story		84	Treated Wood	Brick Ven.:	
	Wood Frame				Drywall	Electric Baseboard					Vent Fan	Exterior 2 Story			Stone Ven.:	
Building Style:		Trim & Decoration		Elec. Ceil. Radiant			1	Unvented Hood	1	Prefab 1 Story		84	Treated Wood	Common Wall:		
CONDOMINIUM		Plaster Wood T&G		Radiant (in-floor)						Vented Hood	Prefab 2 Story			Foundation:		
Yr Built	Remodeled	Size of Closets		Electric Wall Heat			1	Intercom	1	Heat Circulator		84	Treated Wood	Finished ?		
1984	0	Ex	X	Ord	Min	Space Heater				Jacuzzi Tub	Raised Hearth			Auto. Doors:		
Condition: Average		Lg	X	Ord	Small	Wall/Floor Furnace	Jacuzzi repl.Tub	Wood Stove		Mech. Doors:		84	Treated Wood	Area:		
Room List		Doors	Solid	X	H.C.	Forced Heat & Cool	Oven	Direct-Vented Ga		% Good:				84	Treated Wood	Storage Area:
Basement		(5) Floors			Central Air			1	Microwave	1	Effec. Age: 25		84			Treated Wood	No Conc. Floor:
1st Floor		Kitchen:			Wood Furnace						1	Standard Range		1	Floor Area: 1,073		84	Treated Wood	Bsmnt Garage:
2nd Floor		Other:			(12) Electric			1	Self Clean Range	1			Total Base New : 196,890		84	Treated Wood			Carport Area:
2 Bedrooms		Other:			0 Amps Service						1	Sauna	1	Total Depr Cost: 147,666			84	Treated Wood	Roof:
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			1	Trash Compactor	1				Estimated T.C.V: 398,697		84			Treated Wood	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Wood/Shingle		Ex.			X	Ord.	Min				1	Central Vacuum	1	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			84	Treated Wood		Notes: 1 STRY D MID 2ND LEVEL
Aluminum/Vinyl		Many			X	Ave.	Few	1	Security System	1				(11) Heating System: Electric Baseboard		84			Treated Wood	ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 398,697
Brick		No. of Elec. Outlets			(13) Plumbing						1	Security System	1	Ground Area = 1073 SF Floor Area = 1073 SF.			84	Treated Wood		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Insulation		Average Fixture(s)			Plumbing			1	Security System	1				Building Areas		84			Treated Wood	Building Areas
(2) Windows		3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost						1	Security System	1	1 Story Siding Slab 1,073		
Many		2 Fixture Bath			Other Additions/Adjustments			1	Security System	1				Total: 168,332 126,248		84			Treated Wood	Total: 168,332 126,248
Avg.		Softener, Auto			Plumbing						1	Security System	1	Average Fixture(s)		
Few		Softener, Manual			Deck			1	Security System	1				3 Fixture Bath		84			Treated Wood	3 Fixture Bath
Large		No Plumbing			Water/Sewer						1	Security System	1	Treated Wood		
Avg.		Extra Toilet			Public Water			1	Security System	1				2,234 1,675		84			Treated Wood	2,234 1,675
Small		Extra Sink			Public Sewer						1	Security System	1	7,025 5,269			84	Treated Wood		7,025 5,269
Wood Sash		Separate Shower			Built-Ins			1	Security System	1				2,540 1,905		84			Treated Wood	2,540 1,905
Metal Sash		Ceramic Tile Floor			Appliance Allow.						1	Security System	1	1,968 1,476			84	Treated Wood		1,968 1,476
Vinyl Sash		Ceramic Tile Wains			Fireplaces			1	Security System	1				4,088 3,066		84			Treated Wood	4,088 3,066
Double Hung		Vent Fan			Interior 2 Story						1	Security System	1	8,735 6,551			84	Treated Wood		8,735 6,551
Horiz. Slide		(14) Water/Sewer			Notes: 1 STRY D MID 2ND LEVEL			1	Security System	1				196,890 147,666		84			Treated Wood	196,890 147,666
Casement		1 Public Water			Lump Sum Items:						1	Security System	1	Totals: 196,890 147,666		
Double Glass		1 Public Sewer						1	Security System	1						84			Treated Wood
Patio Doors		Water Well									1	Security System	1				84	Treated Wood
Storms & Screens		1000 Gal Septic						1	Security System	1						84			Treated Wood
(3) Roof		2000 Gal Septic									1	Security System	1				84	Treated Wood
Gable		Recreation SF						1	Security System	1						84			Treated Wood
Hip		Living SF									1	Security System	1				84	Treated Wood
Flat		Walkout Doors (B)						1	Security System	1						84			Treated Wood
Asphalt Shingle		No Floor SF									1	Security System	1				84	Treated Wood
Chimney: Brick		Walkout Doors (A)						1	Security System	1						84			Treated Wood
		(10) Floor Support									1	Security System	1				84	Treated Wood
		Joists:						1	Security System	1						84			Treated Wood
		Unsupported Len:									1	Security System	1				84	Treated Wood
		Cntr.Sup:						1	Security System	1						84			Treated Wood

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UNGER TIMOTHY J & SUSAN J	ZMYSLOWSKI DAVID J TRUST	615,000	05/12/2016	WD	03-ARM'S LENGTH	1260P897	PROPERTY TRANSFER	100.0
MC VEAN	UNGER	263,000	10/04/1991	WD	03-ARM'S LENGTH	330:163	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
14 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Commercial/Residential	03/07/2019	PB19-0023	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	02/05/2019	PE19-0055	100% FINIS
ZMYSLOWSKI DAVID J TRUST 971 SOUTH OXFORD RD GROSSE POINTE MI 48236	MAP #: 30,38		Plumbing	01/29/2019	PP19-0031	100% FINIS
	2024 Est TCV 842,396 TCV/TFA: 570.73					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
			Description	Frontage	Depth	Value
L246 P858/84 L330 P163-164/91 UNIT 14 SOUTH BEACH CONDOMINIUM REC IN L243 P1-74 AND AMENDMENTS THERETO, AS AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 1214, PAGE 877, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. S, LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.			* Factors *			
			SOUTH BEAC >1400SQFT	360K	1 Units	360000.00000 100
			0.00 Total Acres		Total Est. Land Value =	360,000

Comments/Influences



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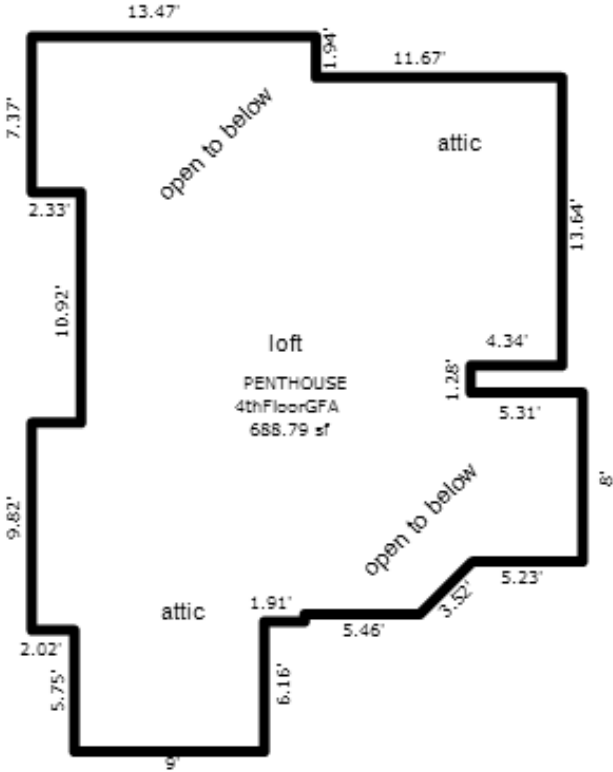
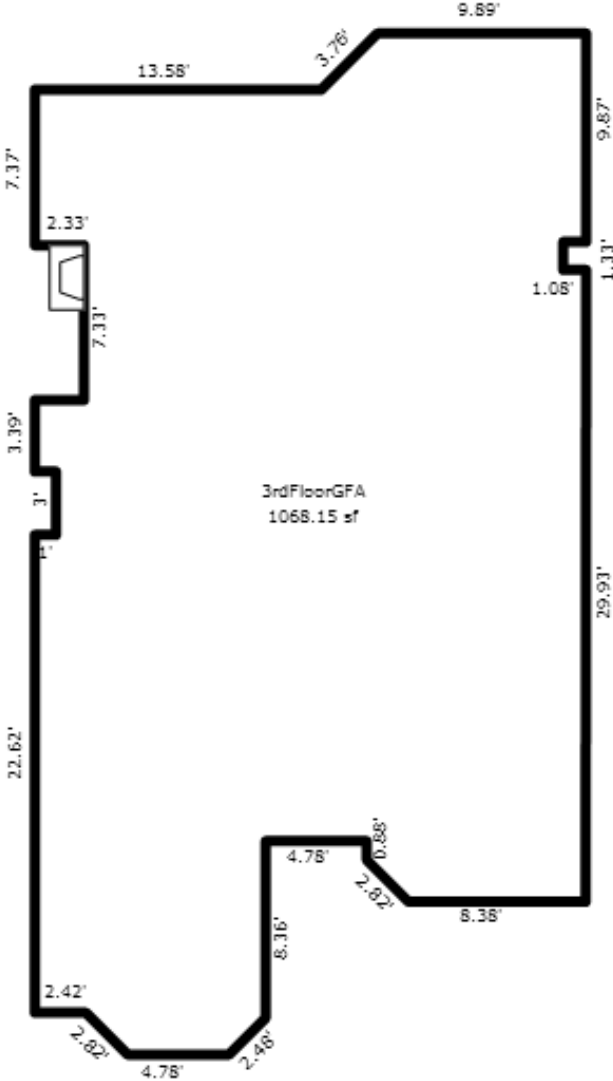
Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2024	180,000	241,200	421,200			332,936C
Gravel Road	2023	100,000	249,500	349,500			317,082C
Paved Road	2022	100,000	233,000	333,000			301,983C
Storm Sewer	2021	100,000	193,200	293,200			292,336C
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	06/18/2019	INSPECTED					
TPC	09/14/2017	INSPECTED					
WAS	01/10/2010	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	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 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: 24 Floor Area: 1,476 Total Base New : 235,085 Total Depr Cost: 178,665 Estimated T.C.V: 482,396		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 235,085 Total Depr Cost: 178,665 Estimated T.C.V: 482,396		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1984	Remodeled 2019	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 984 SF Floor Area = 1476 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Slab 984 Total: 199,501 151,620								
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,698 3 Fixture Bath 2 14,051 10,679 Deck Treated Wood 84 2,540 1,930 Water/Sewer Public Water 1 1,968 1,496 Public Sewer 1 1,968 1,496 Built-Ins Appliance Allow. 1 4,088 3,107 Fireplaces Interior 2 Story 1 8,735 6,639 Totals: 235,085 178,665		Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 482,396					
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer											
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(1) Exterior		(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish										
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0			(10) Floor Support										
(2) Windows		Many Avg. Few	X	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									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support											
Chimney: Brick																	

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

BUILDING 2



UNIT 14

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRADFORD	CAHILL	300,000	09/03/1992	WD	03-ARM'S LENGTH	348:157	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
15 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/01/2017	PE17-0103	
	P.R.E. 100% 06/07/2017		Plumbing	02/21/2017	PP17-0041	
Owner's Name/Address	MAP #: 30,38		Commercial/Residential	02/01/2017	PB17-0017	100% FINIS
CAHILL KELLY C & MARY L PO BOX 156 GLEN ARBOR MI 49636	2024 Est TCV 1,119,104 TCV/TFA: 517.62					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SOUTH BEAC	>2000SQFT	420K	1	Units420000.00000	100	420,0
				0.00	Total Acres		Total Est. Land Value =		420,000

Tax Description
 L253 P787 L348 P157-158/92 UNIT 15 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON



- 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	210,000	349,600	559,600			280,176C
2023	90,000	361,600	451,600			266,835C
2022	90,000	337,700	427,700			254,129C
2021	90,000	280,000	370,000			246,011C

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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 84	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,162 Total Base New : 323,660 Total Depr Cost: 258,927 Estimated T.C.V: 699,104		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:								
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1081 SF Floor Area = 2162 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 Slab 1,081 Total: 288,076 230,461	
Yr Built Remodeled 1984 2017		Condition: Average		Room List Basement 1st Floor 2nd Floor 4 Bedrooms			(5) Floors Kitchen: Other: Other:			(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1081 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:		Notes: UNIT TYPE C 2STRY LOWER ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 699,104	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SALTER WILLIAM A &	STEWART SCOTT R & ANN H	505,000	09/22/2009	WD	03-ARM'S LENGTH	2009 1027-553W	DEED	100.0
QUAIL	KRICHER	350,000	02/18/2000	WD	03-ARM'S LENGTH	536:651	PROPERTY TRANSFER	0.0
LYNCH	QUAIL	205,000	06/07/1994	WD	03-ARM'S LENGTH	387:841	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
16 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%	MAP #: 30,38				
STEWART SCOTT R & ANN H 1617 POND SHORE DR ANN ARBOR MI 48108	2024 Est TCV 705,552 TCV/TFA: 656.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
	Public Improvements		* Factors *						
L387 P841 L536 P651/00 L604 P749/01 L635 P633/02 L640 P538/02 UNIT 16 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH	Dirt Road		Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
	Gravel Road		SOUTH BEAC <1100SQFT 280K		1 Units	280000.00000	100			280,0
Paved Road		0.00 Total Acres		Total Est. Land Value =					280,000

L387 P841 L536 P651/00 L604 P749/01 L635 P633/02 L640 P538/02 UNIT 16 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH



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	140,000	212,800	352,800			248,287C
2023	50,000	220,100	270,100			236,464C
2022	50,000	205,600	255,600			225,204C
2021	50,000	170,500	220,500			218,010C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,074 Total Base New : 197,017 Total Depr Cost: 157,612 Estimated T.C.V: 425,552		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			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984				
Yr Built 1984	Remodeled 2005	Ex	X	Ord	Min	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas					
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1074 SF Floor Area = 1074 SF.			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 1,074				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Plumbing		Average Fixture(s)		1 3 Fixture Bath		2 2 Fixture Bath			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Plumbing		Average Fixture(s)		3 Fixture Bath		Softener, Auto		
(1) Exterior		(6) Ceilings		Other:			(13) Plumbing			Average Fixture(s)		3 Fixture Bath		Softener, Manual		Solar Water Heat		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
Insulation		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
(2) Windows		(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
(3) Roof		(11) Heating/Cooling		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing	
X	Asphalt Shingle	(12) Electric		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
Chimney: Brick		(13) Plumbing		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
		(14) Water/Sewer		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
		(15) Fireplaces		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
		(16) Porches/Decks		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
		(17) Garage		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
		Lump Sum Items:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		
		Notes: 1 STRY D MID LEVEL ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 425,552		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN PATRICK D & ROBERTA	BROWN PATRICK D & ROBERTA	0	07/06/2023	QC	09-FAMILY	2023002904	PROPERTY TRANSFER	0.0
MCNIER LINDA K REVOC LIVI	BROWN PATRICK D & ROBERTA	540,000	08/28/2017	WD	03-ARM'S LENGTH	1305P935	PROPERTY TRANSFER	100.0
MCNIER LINDA K	MCNIER LINDA K REVOC LIVI	0	03/03/2006	QC	09-FAMILY	895:344	OTHER	0.0
LODGE ET AL	MCNIER	240,000	04/15/1991	WD	03-ARM'S LENGTH	322:442	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
17 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BROWN PATRICK D & ROBERTA M 880 BAYLOR DR ROCHESTER MI 48309	MAP #: 30.38					
	2024 Est TCV 836,040 TCV/TFA: 566.42					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
SOUTH BEAC >1400SQFT	360K		1	Units	360000.00000	100 360,0
			0.00	Total Acres	Total Est. Land Value =	360,000

Tax Description
 L272 P29/87 L322 P442/91 L895 P344/06
 UNIT 17 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON



- 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	180,000	238,000	418,000			329,932C
2023	100,000	246,200	346,200			314,221C
2022	100,000	229,900	329,900			299,259C
2021	100,000	190,700	290,700			289,699C

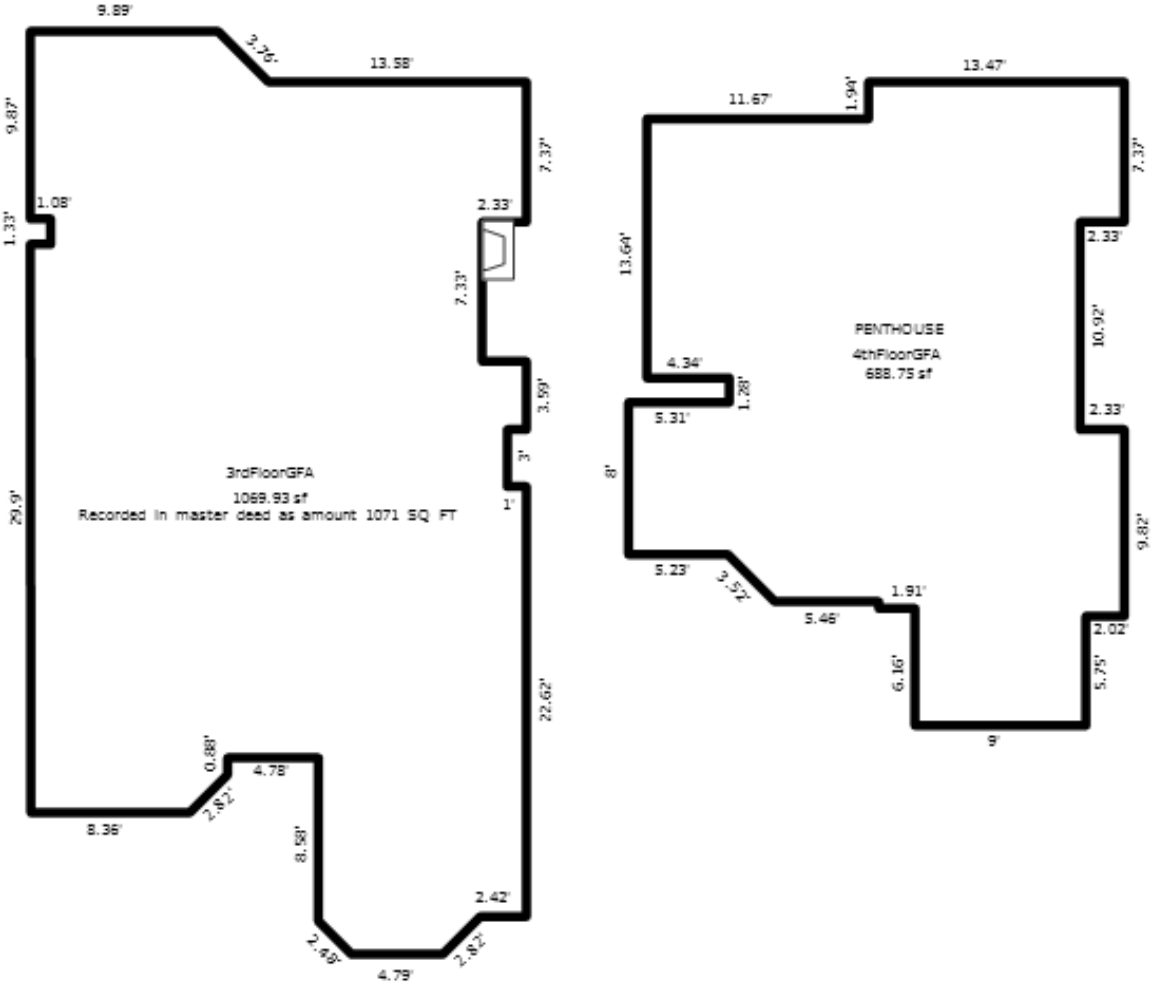
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 Licensed To: Township of Glen Arbor,
 County of Leelanau, Michigan

*** 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 84	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 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: 25 Floor Area: 1,476 Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		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 Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 984 SF Floor Area = 1476 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1984	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 1.5 Story Siding Slab 984 Total: 199,501 149,624		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Lg X Ord Small		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 2 14,051 10,538 Deck Treated Wood 84 2,540 1,905 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 Interior 2 Story 1 8,735 6,551 Totals: 235,085 176,311			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Room List		Doors Solid X H.C.		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 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: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		Many Avg. X Large Avg. Small		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
(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			Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: 1.5S UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			

*** 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.
BURNS LAURENCE J & MARION	BURNS MARION D TRUST	0	12/27/2019	WD	09-FAMILY	23020000117	PROPERTY TRANSFER	0.0
LODGE	BURNS	340,000	05/29/1996	WD	03-ARM'S LENGTH	424:508	OTHER	0.0
ALLDREDGE	BROOKS & LODGE	290,000	05/21/1991	WD	03-ARM'S LENGTH	324:66	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
18 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BURNS MARION D TRUST 1919 BOSTON ST SE APT C109 GRAND RAPIDS MI 49506	MAP #: 30,38					
	2024 Est TCV 943,793 TCV/TFA: 509.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD							
	Public Improvements		* Factors *							
L360 P885 L424 P508/96 L613 P552/01 UNIT 18 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON	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		SOUTH BEAC >1400SQFT 360K		1 Units	360000.00000	100			

L360 P885 L424 P508/96 L613 P552/01 UNIT
18 SOUTH BEACH CONDOMINIUM ACCORDING TO
THE MASTER DEED RECORDED IN LIBER 243,
PAGES 1 THRU 74; FIRST AMENDMENT TO
MASTER DEED RECORDED IN LIBER 251, PAGES
161 THRU 185; SECOND AMENDMENT TO MASTER
DEED RECORDED IN LIBER 280, PAGE 541 THRU
568; AND THIRD AMENDMENT TO MASTER DEED
RECORDED IN LIBER 655, PAGES 595 THRU 599
LEELANAU COUNTY RECORDS, AND DESIGNATED
AS REPLAT NO. 2 OF LEELANAU COUNTY
CONDOMINIUM SUBDIVISION PLAN NO. 23,
TOGETHER WITH RIGHTS IN GENERAL COMMON



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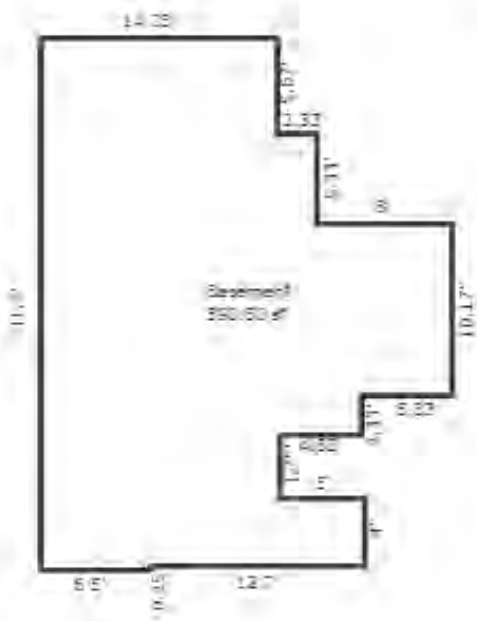
Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who	When	What	2024	180,000	291,900	471,900					286,096C
WAS	01/10/2010	INSPECTED	2023	100,000	302,000	402,000					272,473C
WAS	01/25/2008	INSPECTED	2022	100,000	282,000	382,000					259,499C
			2021	100,000	233,800	333,800					251,210C

*** Information herein deemed reliable 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		Car Capacity:
	Town Home	0	Front Overhang								84	Treated Wood	Class:		
	Duplex	0	Other Overhang										Exterior:		
	A-Frame												Brick Ven.:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts			Garbage Disposal		Exterior 1 Story		Stone Ven.:			
		Drywall	Plaster		Forced Air w/ Ducts			Bath Heater		Exterior 2 Story		Common Wall:			
	Building Style:	Paneled	Wood T&G	Forced Hot Water			Vent Fan		Prefab 1 Story		Foundation:		Finished ?		
	CONDOMINIUM	Trim & Decoration		Electric Baseboard			Hot Tub		Prefab 2 Story		Auto. Doors:		Mech. Doors:		
	Yr Built	Ex	X	Ord	Elec. Ceil. Radiant			Unvented Hood		Heat Circulator		Area:		% Good:	
	1984			Min	Radiant (in-floor)			Vented Hood		Raised Hearth		Storage Area:		No Conc. Floor:	
	Remodeled	Size of Closets		Electric Wall Heat			Intercom		Wood Stove		Bsmnt Garage:		Carport Area:		
	0	Lg	X	Ord	Space Heater			Jacuzzi Tub		Direct-Vented Ga		Roof:			
	Condition:			Small	Wall/Floor Furnace			Jacuzzi repl.Tub		Class: BC		E.C.F.			
	Average				Forced Heat & Cool			Oven		Effec. Age: 25		X 2.700			
	Room List	Doors		Solid	X	H.C.	No Heating/Cooling			Floor Area: 1,854					
	Basement	(5) Floors		Central Air			Microwave		Total Base New : 288,294						
	1st Floor	Kitchen:		Wood Furnace			Standard Range		Total Depr Cost: 216,220						
	2nd Floor	Other:		(12) Electric			Self Clean Range		Estimated T.C.V: 583,793						
	4 Bedrooms	Other:		0 Amps Service			Sauna								
	(1) Exterior	No./Qual. of Fixtures		No. of Elec. Outlets			Trash Compactor								
	Wood/Shingle	Ex.	X	Ord.	Many			Central Vacuum							
	Aluminum/Vinyl			Min	X			Security System							
	Brick	(6) Ceilings		Few											
	Insulation			(13) Plumbing											
	(2) Windows	(7) Excavation		1 Average Fixture(s)											
	Many	Basement: 0 S.F.		3 3 Fixture Bath											
	X Avg.	Crawl: 0 S.F.		2 Fixture Bath											
	Few	Slab: 927 S.F.		Softener, Auto											
	Large	Height to Joists: 0.0		Softener, Manual											
	X Avg.			No Plumbing											
	Small			Extra Toilet											
	Wood Sash	(8) Basement		Extra Sink											
	Metal Sash	Conc. Block		Separate Shower											
	Vinyl Sash	Poured Conc.		Ceramic Tile Floor											
	Double Hung	Stone		Ceramic Tile Wains											
	Horiz. Slide	Treated Wood		Ceramic Tub Alcove											
	Casement	Concrete Floor		Vent Fan											
	Double Glass	(9) Basement Finish		(14) Water/Sewer											
	Patio Doors			1 Public Water											
	Storms & Screens			3 Public Sewer											
	(3) Roof			1 Water Well											
X	Gable			1000 Gal Septic											
	Hip			2000 Gal Septic											
	Flat			Lump Sum Items:											
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle	(10) Floor Support													
	Chimney: Brick	Joists:													
		Unsupported Len:													
		Cntr.Sup:													

*** 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.			
WENTLAND FAMILY TRUST	WENTLAND FAMILY TRUST	0	12/17/2021	QC	09-FAMILY	2022004089	DEED	0.0			
WESTVEER DOUGLAS ET AL	WENTLAND FAMILY TRUST	725,000	01/20/2017	WD	03-ARM'S LENGTH	1286P6	PROPERTY TRANSFER	100.0			
WESTVEER DOUGLAS	WESTVEER DOUGLAS ET AL	0	01/12/2007	QC	09-FAMILY	928:947	OTHER	0.0			
WESTVEER DOUGLAS & JANET	WESTVEER DOUGLAS	0	05/07/2004	QC	09-FAMILY	807:766	OTHER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status			
19 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
WENTLAND FAMILY TRUST 722 S ADAMS ST HINSDALE IL 60521		MAP #: 30,38		2024 Est TCV 1,144,301 TCV/TFA: 464.03							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
L370P118 L383 P704&705 L418 P985&986/96 L807 P766/04 L928 P947/07 UNIT 19 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23,		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		SOUTH BEAC >2000SQFT		420K	1	Units	420000.00000	100	420,0
		Paved Road		0.00 Total Acres		Total Est. Land Value =				420,000	
		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	210,000	362,200	572,200		432,888C		
WAS 01/10/2010 INSPECTED		2023	90,000	374,600	464,600			412,275C			
WAS 01/25/2008 INSPECTED		2022	90,000	349,800	439,800			392,643C			
		2021	90,000	290,100	380,100			380,100S			



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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: Car Capacity: 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: 2,466 Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		84	Treated Wood	Bsmnt Garage: Carport Area: Roof:					
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:				
Yr Built 1984	Remodeled 246 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:			
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:			
Room List		Doors	Solid	X	H.C.	(5) Floors			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			No./Qual. of Fixtures			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1233 SF Floor Area = 2466 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
	Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1233 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			2 Story Siding Slab			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. Small	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Notes: 2STRY END UPPER 2ND&3RD LEVELS ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 724,301			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(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			Totals: 357,682 268,260			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals: 357,682 268,260			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Totals: 357,682 268,260			Total Base New : 357,682 Total Depr Cost: 268,260 Estimated T.C.V: 724,301		E.C.F. X 2.700		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.			
FISHERS LAKESIDE LLC	BRADY DANIEL	235,000	10/05/2020	WD	03-ARM'S LENGTH	2020007380	PROPERTY TRANSFER	100.0			
S BEACH CONDO	FISHER	52,500	07/24/1996	WD	03-ARM'S LENGTH	427:292	OTHER	0.0			
BAYBERRY PROP	N'WSTRN SAVINGS	38,996	08/25/1993	WD	03-ARM'S LENGTH	366:213	OTHER	0.0			
BAYBERRY PROP	S BEACH CONDO AS	50,000	07/01/1993	LC	16-LC PAYOFF	366:213	OTHER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status			
20 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
BRADY DANIEL 605 WAYLAND KENILWORTH IL 60043		MAP #: 30,38		2024 Est TCV 302,688 TCV/TFA: 475.92							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				SOUTH BEAC <700SQF MGR UNIT	1	Units	150000.00000	100	NON VIEW-MGR UNIT <700SQ		
				0.00 Total Acres Total Est. Land Value =					150,000		
L427 P291 L474 P881/98 L655 P379/02 UNIT 20 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
			Low								
		X	High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	75,000	76,300	151,300			92,475C
		TPC 03/21/2012	INSPECTED		2023	40,000	79,000	119,000			88,072C
		WAS 01/10/2010	INSPECTED		2022	20,000	73,800	93,800			83,879C
		WAS 01/25/2008	INSPECTED		2021	20,000	61,200	81,200			81,200S

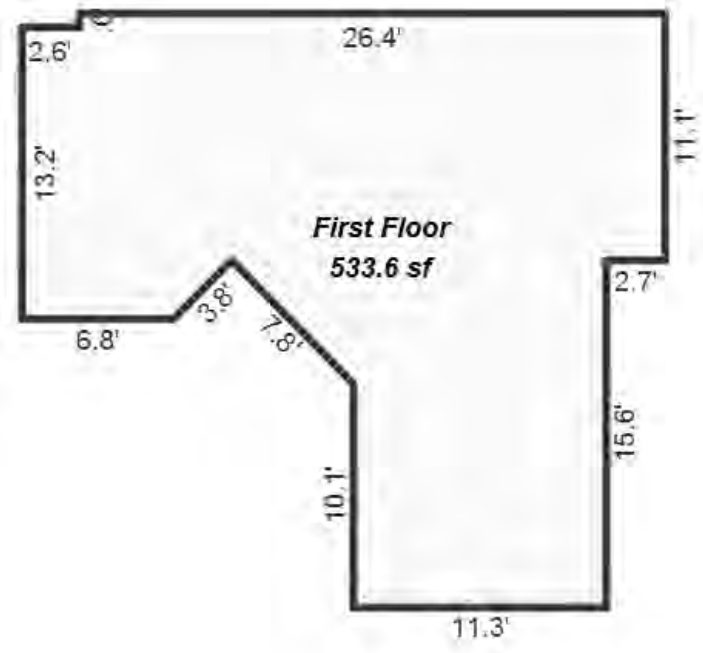


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County of Leelanau, Michigan

*** 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	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	84	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:
	Panelled		Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	
	Trim & Decoration			Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
	Yr Built	Remodeled		Ex	X	Ord	Min	Intercom		Raised Hearth				Auto. Doors:	
	1984	0						Jacuzzi Tub		Wood Stove				Mech. Doors:	
	Condition: Average			Size of Closets				Jacuzzi repl.Tub		Direct-Vented Ga				Area:	
				Lg	X	Ord	Small	Oven		Class: BC				% Good:	
	Room List		Doors			Solid	X	H.C.		Effec. Age: 25				Storage Area:	
	Basement		(5) Floors			(12) Electric				Floor Area: 636				No Conc. Floor:	
	1st Floor		Kitchen:			0 Amps Service				Total Base New : 125,669			E.C.F.		
	2nd Floor		Other:			No./Qual. of Fixtures				Total Depr Cost: 56,551			X	2.700	
	1 Bedrooms		Other:			Ex. X Ord. Min				Estimated T.C.V: 152,688				Bsmnt Garage:	
	(1) Exterior		No. of Elec. Outlets			Many X Ave. Few				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984				Carpport Area:	
X	Wood/Shingle	(6) Ceilings			(13) Plumbing				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				Roof:		
	Aluminum/Vinyl				Average Fixture(s)				(11) Heating System: Electric Baseboard						
	Brick				3 Fixture Bath				Ground Area = 636 SF Floor Area = 636 SF.						
	Insulation				2 Fixture Bath				Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/60/100/45						
	(2) Windows		(7) Excavation			Softener, Auto				Functional Depreciation because of: 1 BDR GRND FLR					
	Many		Basement: 0 S.F.			Softener, Manual				Building Areas					
	Avg.	X	Crawl: 0 S.F.			Solar Water Heat				Stories Exterior Foundation Size Cost New Depr. Cost					
	Few		Slab: 636 S.F.			No Plumbing				1 Story Siding Slab					
	Large		Height to Joists: 0.0			Extra Toilet				Total: 104,136 46,860					
	Avg.					Extra Sink				Other Additions/Adjustments					
	Small					Separate Shower				Plumbing					
	Wood Sash					Ceramic Tile Floor				Average Fixture(s)					
	Metal Sash					Ceramic Tile Wains				Deck					
	Vinyl Sash					Ceramic Tub Alcove				Treated Wood					
	Double Hung					Vent Fan				Water/Sewer					
	Horiz. Slide									Public Water					
	Casement									Public Sewer					
	Double Glass									Built-Ins					
	Patio Doors									Appliance Allow.					
	Storms & Screens									Fireplaces					
	(3) Roof		(8) Basement			(14) Water/Sewer				Interior 2 Story					
	Gable		Recreation SF			1 Public Water				Totals: 125,669 56,551					
	Hip		Living SF			1 Public Sewer				Notes:					
	Flat		Walkout Doors (B)			Water Well				ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 152,688					
	Asphalt Shingle		No Floor SF			1000 Gal Septic									
	Chimney: Brick		Walkout Doors (A)			2000 Gal Septic									
	(10) Floor Support		(9) Basement Finish			Lump Sum Items:									
			Joists:												
			Unsupported Len:												
			Cntr.Sup:												

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



Sketch by Apex Sketch

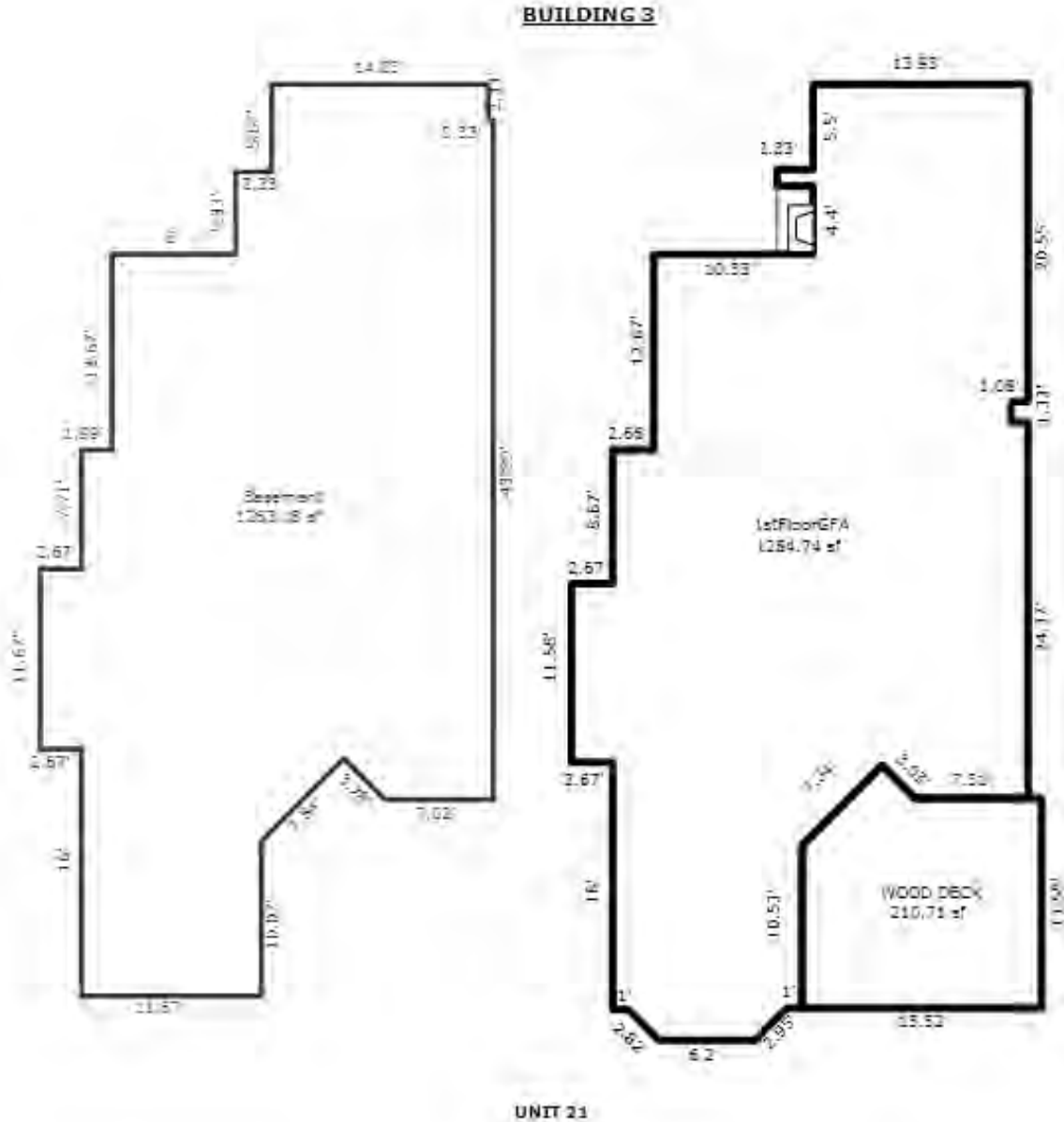
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PHILLIPS BEN & MARY	E&A HOMESTEAD LLC	834,500	09/30/2020	WD	03-ARM'S LENGTH	2020007007	PROPERTY TRANSFER	100.0		
HUNTER JUSTIN H	PHILLIPS BEN & MARY	774,000	05/30/2017	WD	03-ARM'S LENGTH	1296P577	PROPERTY TRANSFER	100.0		
HUNTER JACK D QPRT	HUNTER JUSTIN H	100	05/09/2017	QC	09-FAMILY	1295P913	PROPERTY TRANSFER	0.0		
HUNTER JACK D QUALIFIED P	HUNTER JUSTIN H TRUST	0	03/15/2016	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status		
21 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
E&A HOMESTEAD LLC 6279 DOKOTA CIRCLE BLOOMFIELD HILLS MI 48301		MAP #: 30,38		2024 Est TCV 1,121,686 TCV/TFA: 436.45						
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
L344 P570/92 L554 P843/00 L574 P260/01 UNIT 21 SOUTH BEACH CONDOMINIUM REC IN LIBER 243, PAGE 1-74, AND AMENDMENTS THERE TO, AS AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 1214, PAGE 877, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. S, LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		SOUTH BEAC >2000SQFT 420K		1	Units	420000.00000	100	420,0
		Paved Road		0.00 Total Acres		Total Est. Land Value =				420,000
		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	210,000	350,800	560,800		445,416C
		TPC 08/27/2020	INSPECTED		2023	90,000	362,900	452,900		424,206C
		TPC 06/07/2017	INSPECTED		2022	90,000	338,900	428,900		404,006C
		WAS 01/10/2010	INSPECTED		2021	90,000	301,100	391,100		391,100S

*** 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	Eavestrough Insulation	0 Front 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:	
	Mobile Home				0 Other Overhang	Wood	Coal				Steam			Interior 2 Story	210	Treated Wood	Car Capacity:
	Town Home														Class:
	Duplex														Exterior:
	A-Frame														Brick Ven.:
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										Stone Ven.:
		Drywall Paneled	Plaster Wood T&G												
Building Style: CONDOMINIUM		Trim & Decoration													Foundation:
Yr Built	Remodeled	Ex	X Ord	Min											Finished ?
1984	0														Auto. Doors:
Condition: Average		Size of Closets													Mech. Doors:
		Lg	X Ord	Small											Area:
Room List		Doors	Solid	X H.C.											% Good:
	Basement	(5) Floors													Storage Area:
	1st Floor	Kitchen:													No Conc. Floor:
	2nd Floor	Other:													
	4 Bedrooms	Other:													
(1) Exterior		(6) Ceilings													Bsmnt Garage:
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		(7) Excavation													
	Many	(8) Basement													
	Avg.	Conc. Block													
	Few	Poured Conc.													
	Large	Stone													
	Avg.	Treated Wood													
	Small	Concrete Floor													
	Wood Sash	(9) Basement Finish													
	Metal Sash	Recreation SF													
	Vinyl Sash	Living SF													
	Double Hung	Walkout Doors (B)													
	Horiz. Slide	No Floor SF													
	Casement	Walkout Doors (A)													
	Double Glass	(10) Floor Support													
	Patio Doors	Joists:													
	Storms & Screens	Unsupported Len:													
		Cntr.Sup:													
(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														
Chimney: Brick															
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984										E.C.F.					
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle										X 2.700					
(11) Heating System: Electric Baseboard															
Ground Area = 1285 SF Floor Area = 2570 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
2 Story Siding Slab 1,285															
Total: 333,530 233,471															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 2,234 1,564															
3 Fixture Bath 2 14,051 9,836															
Deck															
Treated Wood 210 4,687 3,281															
Water/Sewer															
Public Water 1 1,968 1,378															
Public Sewer 1 1,968 1,378															
Built-Ins															
Appliance Allow. 1 4,088 2,862															
Fireplaces															
Interior 2 Story 1 8,735 6,114															
Totals: 371,261 259,884															
Notes: 2 STRY END LOWER															
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 701,686															

*** 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.
SCHILLER DAACON TRUST ET	TAUBE SUSAN & JOHN	640,000	12/18/2014	WD	03-ARM'S LENGTH	1217P593	PROPERTY TRANSFER	100.0
SCHILLER DAACON TRUST ET	SCHILLER COTTAGE LLC	0	07/20/2006	QC	09-FAMILY	908:805	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
22 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/08/2015	PE15-0490	
	P.R.E. 0%		Mechanical	05/20/2015	PM15-0243	
Owner's Name/Address	MAP #: 30,38		Plumbing	05/20/2015	PP15-0122	
TAUBE SUSAN & JOHN 926 CHESTERFIELD AVE BIRMINGHAM MI 48009	2024 Est TCV 1,148,310 TCV/TFA: 436.62		Mechanical	05/01/2015	PM15-0213	

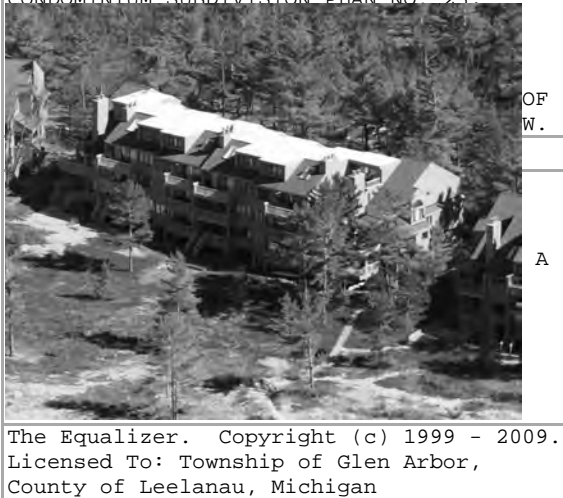
X Improved		Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SOUTH BEAC	>2000SQFT	420K	1	Units	420000.00000	100	420,0
0.00 Total Acres					Total Est. Land Value =		420,000

Tax Description
 L252 P197/85 L308 P740/90 L319 P528/91
 L474 P746&747 L484 P153&154 L753 P508/03
 UNIT 22 SOUTH BEACH CONDOMINIUM ACCORDING
 TO THE MASTER DEED RECORDED IN LIBER 243,
 PAGES 1 THRU 74; FIRST AMENDMENT TO
 MASTER DEED RECORDED IN LIBER 251, PAGES
 161 THRU 185; SECOND AMENDMENT TO MASTER
 DEED RECORDED IN LIBER 280, PAGE 541 THRU
 568; AND THIRD AMENDMENT TO MASTER DEED
 RECORDED IN LIBER 655, PAGES 595 THRU 599
 LEEELANAU COUNTY RECORDS, AND DESIGNATED
 AS REPLAT NO. 2 OF LEEELANAU COUNTY
 CONDOMINIUM SUBDIVISION PLAN NO. 23

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	210,000	364,200	574,200			413,872C
2023	90,000	377,400	467,400			394,164C
2022	90,000	353,500	443,500			375,395C
2021	90,000	293,900	383,900			363,403C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 30 Floor Area: 2,630 Total Base New : 385,348 Total Depr Cost: 269,744 Estimated T.C.V: 728,310			84	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	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984										
1984 14X	2015	Ex	X	Ord	Min	Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Ground Area = 1233 SF Floor Area = 2630 SF.							
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			2 Story Siding Slab 1,233			1 Story Siding Overhang 164			Total:		339,764	237,834	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing							
	Insulation			Many X Ave. Few			Average Fixture(s)			Solar Water Heat							
(2) Windows		(7) Excavation		1			3 Fixture Bath			2 Fixture Bath							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1233 S.F. Height to Joists: 0.0		2			Softener, Auto			Softener, Manual						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		3			Solar Water Heat			No Plumbing							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Extra Toilet			Extra Sink							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			Public Water						
X	Asphalt Shingle	(10) Floor Support		1			Public Sewer			Water Well							
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 1			1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood 84 2,540 1,778				
										Water/Sewer		Public Water 1 1,968 1,378		Public Sewer 1 1,968 1,378			
										Appliance Allow. 1 4,088 2,862		Fireplaces		Interior 2 Story 1 8,735 6,114			
										Lump Sum Items		Notes: 2STRY END UPPER L2,3,LOFT & ADDITION INTO ORIGINAL COMMON AREA APROXIMATLY ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCVC		10,000 7,000			
										END UNIT UPPER				385,348 269,744			
										Totals:				385,348 269,744			
														728,310			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WETTTLAUFER ANN F TRUST	SWETS ROGER A & ALLISON M	735,000	11/02/2020	WD	03-ARM'S LENGTH	2020007421	PROPERTY TRANSFER	100.0
WAITE	WETTLEUFER	280,000	05/31/1996	WD	03-ARM'S LENGTH	424:605	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
23 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SWETS ROGER A & ALLISON M 9195 84TH ST ALTO MI 49302	MAP #: 30,38					
	2024 Est TCY 1,031,296 TCY/TFA: 477.45					

	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SOUTH BEAC	>2000SQFT	420K	1 Units	420000.00000	100	420,0
				0.00	Total Acres		Total Est. Land Value =		420,000

Tax Description
 L267 P616 L424 P605 L425 P121/96 L731
 P769&788/03 UNIT 23 SOUTH BEACH
 CONDOMINIUM ACCORDING TO THE MASTER DEED
 RECORDED IN LIBER 243, PAGES 1 THRU 74;
 FIRST AMENDMENT TO MASTER DEED RECORDED
 IN LIBER 251, PAGES 161 THRU 185; SECOND
 AMENDMENT TO MASTER DEED RECORDED IN
 LIBER 280, PAGE 541 THRU 568; AND THIRD
 AMENDMENT TO MASTER DEED RECORDED IN
 LIBER 655, PAGES 595 THRU 599, LEEELANAU
 COUNTY RECORDS, AND DESIGNATED AS REPLAT
 NO. 2 OF LEEELANAU COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 23 TOGETHER WITH

- 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



CT
D.

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 County of Leelanau, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	210,000	305,600	515,600			401,227C
2023	90,000	316,200	406,200			382,121C
2022	90,000	295,300	385,300			363,925C
2021	90,000	262,300	352,300			352,300S

*** 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 84	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 2,160 Total Base New : 323,435 Total Depr Cost: 226,406 Estimated T.C.V: 611,296		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric							
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984						
Condition: Average		Size of Closets					0 Amps Service									
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets		(11) Heating System: Electric Baseboard							
(1) Exterior		(6) Ceilings					Many X Ave. Few		Ground Area = 1080 SF Floor Area = 2160 SF.							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation					(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1080 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas							
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish					1 Average Fixture(s) 3 Fixture Bath		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		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Slab		Other Additions/Adjustments							
(3) Roof		(14) Water/Sewer					1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Deck Treated Wood Water/Sewer Public Water Public Sewer							
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Fireplaces					1 Interior 2 Story		Built-Ins Appliance Allow. Fireplaces Interior 2 Story						
X	Asphalt Shingle	(16) Porches/Decks					Lump Sum Items:		Notes: UNIT TYPE C 2S LEVELS B&1 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 611,296							
Chimney: Brick		(17) Garage							Totals:							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITNEY SUSAN J TRUST	HOFMAN MICHAEL V & AMELIA	465,000	09/03/2013	WD	03-ARM'S LENGTH	1177P68	PROPERTY TRANSFER	100.0
JOHNSON RANDALL D & MARY	WHITNEY SUSAN J TRUST	487,500	10/08/2007	WD	03-ARM'S LENGTH	957:538	PROPERTY TRANSFER	100.0
HILLARD	JOHNSON	490,000	06/14/2002	WD	03-ARM'S LENGTH	649:859	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
24 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
	MAP #: 30,38					
	2024 Est TCV 705,552 TCV/TFA: 656.94					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
L252 P186/85 L649 P859/02 UNIT 24 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS				SOUTH BEAC <1100SQFT	280K	1	Units	280000.00000	100	280,0
					0.00 Total Acres		Total Est. Land Value =			280,000

L252 P186/85 L649 P859/02 UNIT 24 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS



- 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	140,000	212,800	352,800			248,287C
2023	50,000	220,100	270,100			236,464C
2022	50,000	205,600	255,600			225,204C
2021	50,000	170,500	220,500			218,010C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 84	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 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: 1,074 Total Base New : 197,017 Total Depr Cost: 157,612 Estimated T.C.V: 425,552		E.C.F. X 2.700		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 Cls BC Blt 1984		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		(11) Heating System: Electric Baseboard			
Yr Built 1984	Remodeled 2001	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Ground Area = 1074 SF Floor Area = 1074 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
Condition: Average		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		1,074		Total: 168,459 134,767			
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer			Other Additions/Adjustments		Plumbing		Average Fixture(s)			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		84 2,540 2,032		
(1) Exterior		(6) Ceilings		(8) Basement			Public Water			Water/Sewer		Public Water		1 1,968 1,574		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1 4,088 3,270		
Insulation		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Fireplaces		Interior 2 Story		1 8,735 6,988		
(2) Windows		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Totals:		197,017		157,612		
X	Many Avg. Few Large Avg. Small	Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes: 1 STRY D MID LEVEL L2 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 425,552			Totals:		197,017		157,612		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Totals:		197,017		157,612		
(3) Roof		Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Totals:		197,017		157,612		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Totals:		197,017		157,612	
X	Asphalt Shingle	Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Totals:		197,017		157,612		

*** 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-SIMON KRISTEN & SIM	MSSK LLC	1	07/16/2021	QC	09-FAMILY	2021006443	PROPERTY TRANSFER	100.0			
HELPER MARK A	SMITH-SIMON KRISTEN	725,000	05/14/2021	WD	03-ARM'S LENGTH	2021004115	PROPERTY TRANSFER	100.0			
HELPER MARK A ET AL	HELPER MARK A	0	04/11/2018	QC	09-FAMILY	1326P69	OTHER	50.0			
GARD JANE A ET AL	HELPER MARK A & MAUREEN	775,000	10/18/2004	WD	03-ARM'S LENGTH	827:966	OTHER	100.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status		
25 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
MSSK LLC 1326 APPLETREE CIR STATE COLLEGE PA 16803		MAP #: 30,38		2024 Est TCV 867,783 TCV/TFA: 587.93							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				SOUTH BEAC	>1400SQFT	360K	1	Units	360000.00000	100	360,0
				0.00 Total Acres Total Est. Land Value =					360,000		
L299 P335 L401 P335 L414 P106 L459 P359 L827 P966&982/04 UNIT 25 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH		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	180,000	253,900	433,900		380,693C	
				TPC 05/14/2021 INSPECTED	2023	100,000	262,700	362,700		362,565C	
				TPC 09/14/2017 INSPECTED	2022	100,000	245,300	345,300		345,300S	
				WAS 01/10/2010 INSPECTED	2021	100,000	203,400	303,400		302,983C	



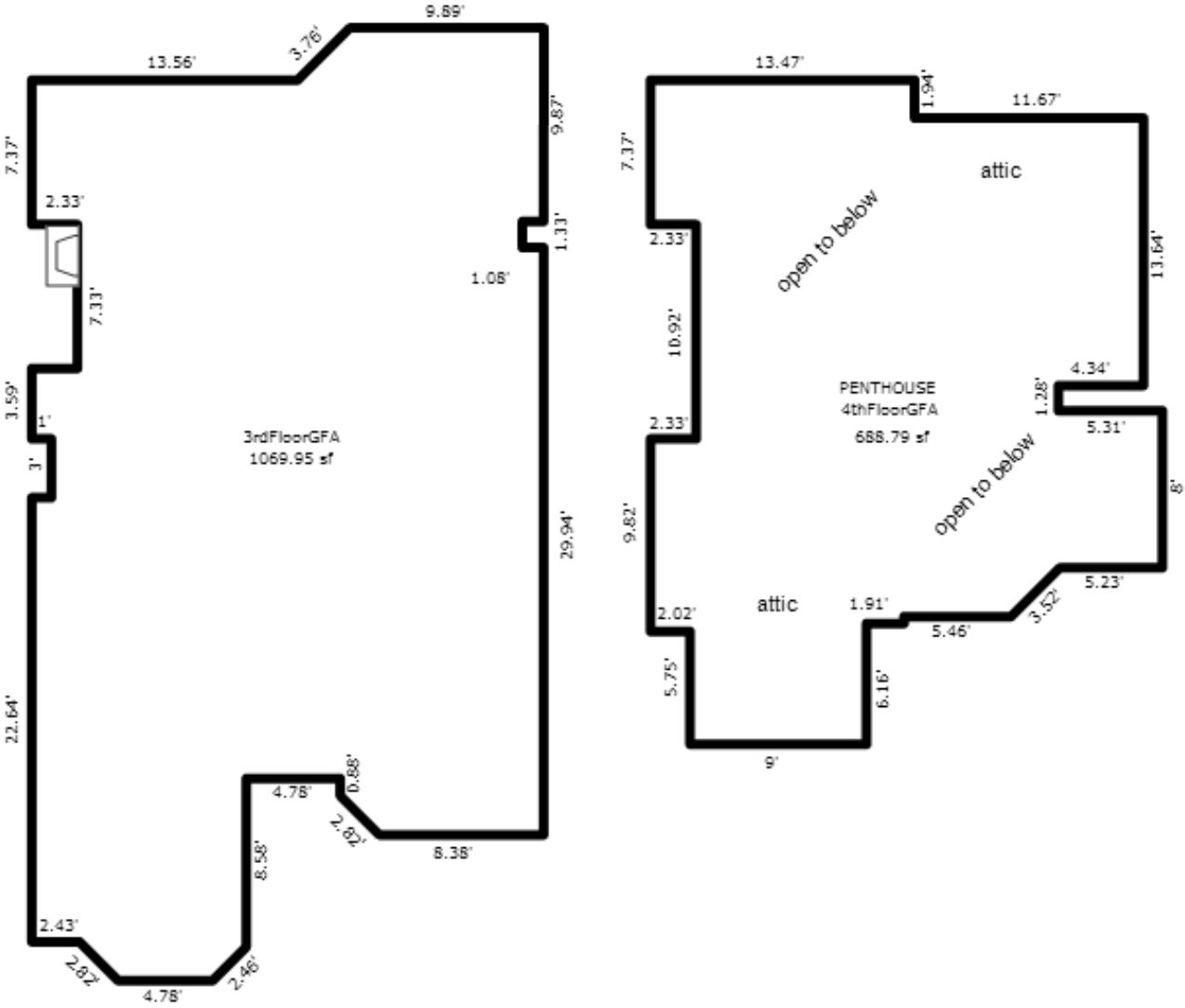
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County of Leelanau, Michigan

*** 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: 1,476 Total Base New : 235,085 Total Depr Cost: 188,068 Estimated T.C.V: 507,783		84	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	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984								
1984	2001	Ex	X	Ord		Min	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
Condition: Average		Lg		X	Ord		Ground Area = 984 SF Floor Area = 1476 SF.								
Room List		Doors		Solid	X	H.C.	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		No. of Elec. Outlets			Building Areas								
(1) Exterior		Kitchen: Other: Other:		Many			X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1			Average Fixture(s)			1.5 Story Siding Slab 984					
(2) Windows		(7) Excavation		3			3 Fixture Bath			Total: 199,501 159,602					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0		2			2 Fixture Bath			Other Additions/Adjustments				
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)			Plumbing					
(3) Roof		(9) Basement Finish		1			3 Fixture Bath			Deck					
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			No Plumbing			Treated Wood				
Asphalt Shingle		(10) Floor Support		1			Public Water			Water/Sewer					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			Public Sewer			Public Water					
				1			Water Well			Public Sewer					
				1000 Gal Septic			Ceramic Tub Alcove			Built-Ins					
				2000 Gal Septic			Vent Fan			Appliance Allow.					
				Lump Sum Items:			Fireplaces			Interior 2 Story					
							Notes: 1.5S UPPER E, 3RD+LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783			Totals: 235,085 188,068					

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

BUILDING 3



UNIT 25

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREENE KENNETH W & BONNIE	GREENE KENNETH W TRUST	0	12/13/2005	QC	09-FAMILY	887:223	OTHER	0.0
PARRY	GREENE	297,000	10/31/1997	WD	03-ARM'S LENGTH	457:758	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
26 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GREENE KENNETH W TRUST ET AL 4100 W GABLES COURT NE GRAND RAPIDS MI 49525	MAP #: 30,38					
	2024 Est TCV 1,075,866 TCV/TFA: 497.17					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
				Description	Frontage	Depth	Value
L264 P806 L457 P758/97 L887 P220&223/05 UNIT 26 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON				* Factors *			

L264 P806 L457 P758/97 L887 P220&223/05 UNIT 26 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON



- 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	210,000	327,900	537,900			273,511C
2023	90,000	339,300	429,300			260,487C
2022	90,000	316,800	406,800			248,083C
2021	90,000	262,700	352,700			240,158C

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*** Information herein deemed reliable 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	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 Interior 2 Story 2nd/Same Stack 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 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				0	Front Overhang									X	(4) Interior			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) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:																																																																															
	Duplex				0	Other Overhang										Drywall Paneled	Plaster Wood T&G	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: 1082 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:																																																																
A-Frame	Condition: Average		Room List	Basement 1st Floor 2nd Floor 4 Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows	Many Avg. X Avg. Large Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	X Asphalt Shingle	Chimney: Brick																																																																																															
Building Style: CONDOMINIUM		Yr Built Remodeled 1984 0			Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 2,164 Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmt Garage: Carport Area: Roof:																																																																																																
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1082 SF Floor Area = 2164 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>Slab</td> <td>1,082</td> <td>288,305</td> <td>216,227</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,675</td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td>2</td> <td>14,051</td> <td>10,538</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>84</td> <td>2,540</td> <td>1,905</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">Public Water</td> <td>1</td> <td>1,968</td> <td>1,476</td> </tr> <tr> <td colspan="3">Public Sewer</td> <td>1</td> <td>1,968</td> <td>1,476</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>4,088</td> <td>3,066</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td colspan="3">Interior 2 Story</td> <td>1</td> <td>8,735</td> <td>6,551</td> </tr> <tr> <td colspan="4">Totals:</td> <td>323,889</td> <td>242,914</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Slab	1,082	288,305	216,227	Other Additions/Adjustments						Plumbing						Average Fixture(s)			1	2,234	1,675	3 Fixture Bath			2	14,051	10,538	Deck						Treated Wood			84	2,540	1,905	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						Interior 2 Story			1	8,735	6,551	Totals:				323,889	242,914
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Notes: UNIT TYPE C 2STRY LEVEL B&I ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCv: 655,866																																																																																																														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ ELIZABETH R	KELLY MICHAEL J & DIANE M	510,000	10/06/2020	WD	03-ARM'S LENGTH	2020006941	PROPERTY TRANSFER	100.0
SCHWARTZ ELIZABETH R TRUS	SCHWARTZ ELIZABETH R	0	10/01/2019	QC	09-FAMILY	2019005524	OTHER	0.0
ROSEWARNE PHILIP J & SCHW	SCHWARTZ ELIZABETH	1	05/02/2019	QC	09-FAMILY	1360P89	PROPERTY TRANSFER	0.0
SCHWARTZ ELIZABETH	SCHWARTZ ELIZABETH R TRUS	0	05/02/2019	QC	09-FAMILY	1360P90	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
27 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		REPAIR	02/15/2017	PB17-0045	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 30,38	2024 Est TCV 730,117 TCV/TFA: 679.81
KELLY MICHAEL J & DIANE M 1712 SKYHAWK CT PORT ORANGE FL 32128		

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L252 P855 L395 P983/94 L805 P638/04 UNIT 27 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		SOUTH BEAC <1100SQFT	280K		1	Units	280000.00000	100		280,0
			0.00 Total Acres		Total Est. Land Value =						280,000

L252 P855 L395 P983/94 L805 P638/04 UNIT 27 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON



OF

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	140,000	225,100	365,100			262,282C
2023	50,000	232,800	282,800			249,793C
2022	50,000	217,400	267,400			237,899C
2021	50,000	180,300	230,300			230,300S

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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	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: 1,074 Total Base New : 208,390 Total Depr Cost: 166,710 Estimated T.C.V: 450,117		84	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 Remodeled 1984 REM 2003		Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984							
Condition: Average		Lg	X	Ord	Small	0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			(11) Heating System: Electric Baseboard, Air Conditioning							
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric			Ground Area = 1074 SF Floor Area = 1074 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
(1) Exterior		Kitchen: Other: Other:		0			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			1 Story Siding Slab			1,074						
	Insulation	(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Total: 179,832		143,865				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 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 2,234 1,787		3 Fixture Bath 1 7,025 5,620				
X	Many Avg. X Avg. Large Few Small	(8) Basement		No. of Elec. Outlets			Deck			Treated Wood 84 2,540 2,032						
	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			Water/Sewer			Public Water 1 1,968 1,574		Public Sewer 1 1,968 1,574				
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			Built-Ins			Appliance Allow. 1 4,088 3,270						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Fireplaces			Interior 2 Story 1 8,735 6,988					
	X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			Notes: 1 STRY D, 2ND LEVEL ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 450,117			Totals: 208,390 166,710					
Chimney: Brick		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.
PORRITT ARLENE B	SOUTH BEACH 28 LLC	100	09/03/2003	WD	03-ARM'S LENGTH	762:412	OTHER	100.0
ABRAHAMSEN	PORRITT	275,000	05/09/1994	WD	03-ARM'S LENGTH	386:766	OTHER	0.0
ELECTRONIC DATA	ABRAHAMSEN	255,000	12/11/1991	WD	03-ARM'S LENGTH	333:510	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
28 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SOUTH BEACH 28 LLC 216 MORNING WALK PATH BENTON HARBOR MI 49022	MAP #: 30,38					
	2024 Est TCV 836,040 TCV/TFA: 566.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD								
	Public Improvements		* Factors *								
L263 P214/86 L333 P510/91 L386 P766/94 L762 P412/03 UNIT 28 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH	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	
			SOUTH BEAC	>1400SQFT	360K	1	Units	360000	0.00000	100	360,0
			0.00 Total Acres		Total Est. Land Value =						360,000

Topography of Site

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



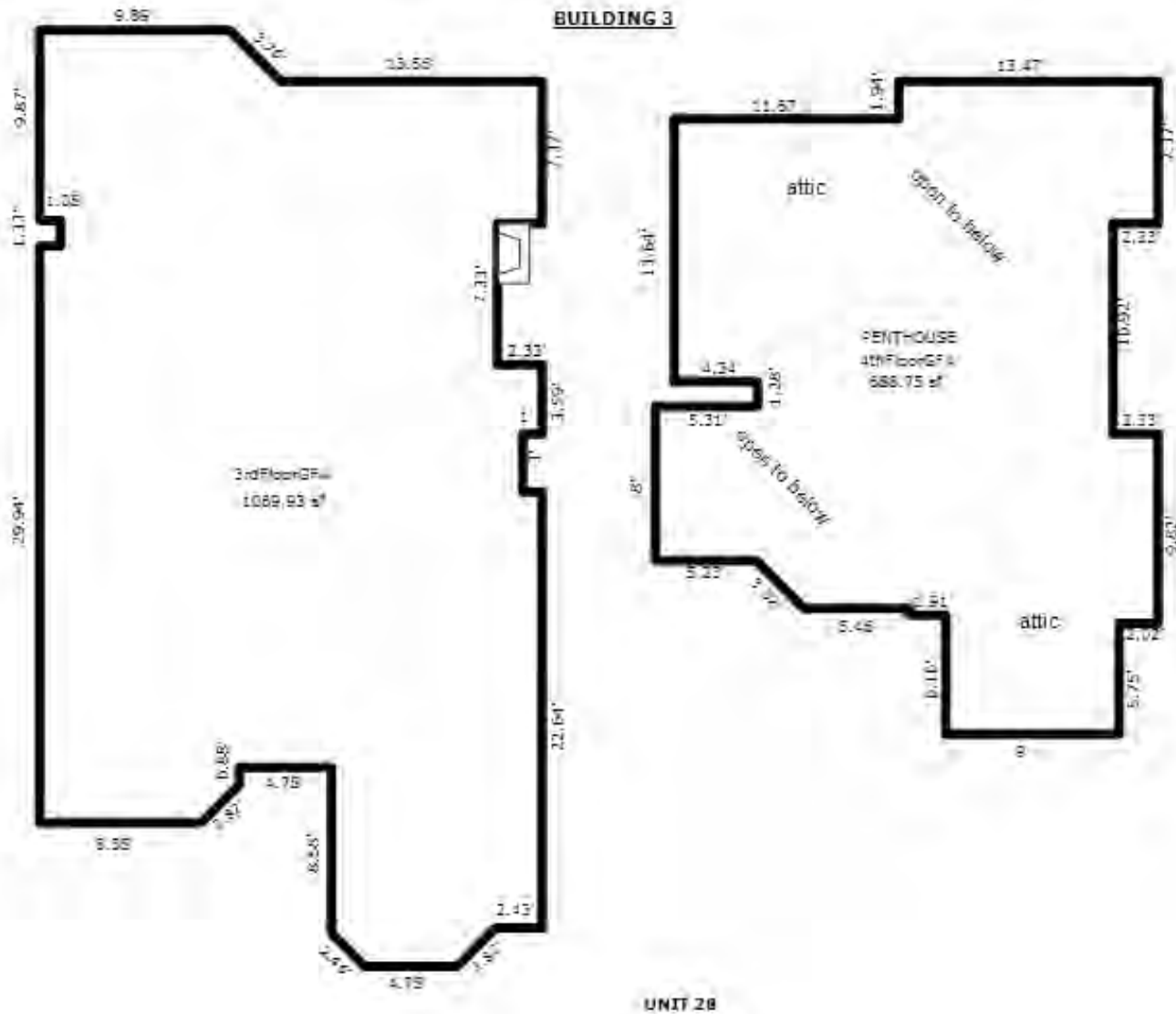
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	180,000	238,000	418,000			249,022C
2023	100,000	246,200	346,200			237,164C
2022	100,000	229,900	329,900			225,871C
2021	100,000	190,700	290,700			218,656C

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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 84	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 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: 25 Floor Area: 1,476 Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		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 Cls BC Blt 1984		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 984 SF Floor Area = 1476 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			
Condition: Average		Size of Closets		0 Amps Service			(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story Siding Slab		984 Total: 199,501 149,624				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 2 14,051 10,538		
(1) Exterior		(6) Ceilings		Height to Joists: 0.0			(14) Water/Sewer		Deck		Treated Wood 84 2,540 1,905				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Public Water 1 1,968 1,476 Public Sewer 1 1,968 1,476				
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Built-Ins		Appliance Allow. 1 4,088 3,066				
X	Many Avg. X Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Fireplaces		Interior 2 Story 1 8,735 6,551				
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:					Notes: 1.5S UPPER E, 3RD & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040		Totals: 235,085 176,311				
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														
Chimney: Brick															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KENYON DIANE M	KENYON DIANE M TRUST	1	11/02/2018	QC	09-FAMILY	1362P200	PROPERTY TRANSFER	0.0
ELECTRONIC DATA	DUNLOP	225,000	06/27/1990	WD	03-ARM'S LENGTH	312:569	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
29 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KENYON DIANE M TRUST 4530 GRAND BLVD CLARK LAKE MI 49234	MAP #: 30,38					
	2024 Est TCV 1,117,183 TCV/TFA: 518.66					

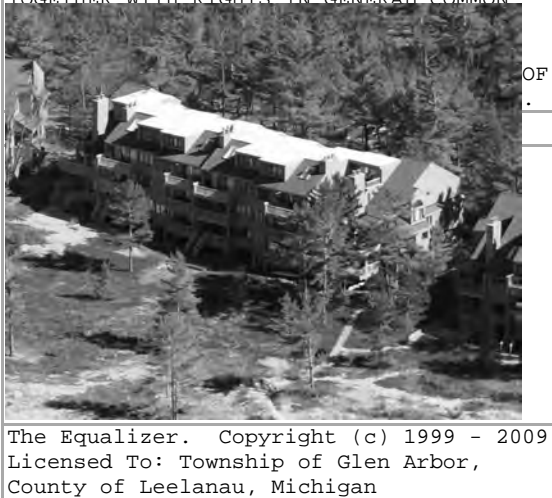
X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
SOUTH BEAC >2000SQFT	420K		1	Units	420000.00000	100 420,0
			0.00	Total Acres	Total Est. Land Value =	420,000

Tax Description
 L263 P214 L312 P569 L376 P802/93 UNIT 29 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

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	210,000	348,600	558,600			259,089C
2023	90,000	360,600	450,600			246,752C
2022	90,000	336,800	426,800			235,002C
2021	90,000	279,200	369,200			227,495C



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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: 2,154 Total Base New : 322,770 Total Depr Cost: 258,216 Estimated T.C.V: 697,183		84	Treated Wood	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:																																																																										
Building Style: CONDOMINIUM			Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace																																																																																
Yr Built 1984		Remodeled 0		Trim & Decoration			(12) Electric																																																																																
Condition: Average			Ex X Ord		Min		0 Amps Service																																																																																
Room List		Doors			Solid X H.C.		No./Qual. of Fixtures																																																																																
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min																																																																																
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1077 S.F. Height to Joists: 0.0			(13) Plumbing																																																																																
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																
X	Many Avg. X Avg. Few	Large Avg. Small		(9) Basement Finish			(14) Water/Sewer																																																																																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed																																																																																					
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Chimney: Brick																																																																																							
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1077 SF Floor Area = 2154 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>Slab</td> <td>1,077</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>287,186</td> <td>229,750</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td>2,234</td> <td>1,787</td> </tr> <tr> <td>2</td> <td>3 Fixture Bath</td> <td>14,051</td> <td>11,241</td> </tr> <tr> <td colspan="2">Deck</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Treated Wood</td> <td>2,540</td> <td>2,032</td> </tr> <tr> <td colspan="2">Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Public Water</td> <td>1,968</td> <td>1,574</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td>1,968</td> <td>1,574</td> </tr> <tr> <td colspan="2">Built-Ins</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td>4,088</td> <td>3,270</td> </tr> <tr> <td colspan="2">Fireplaces</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Interior 2 Story</td> <td>8,735</td> <td>6,988</td> </tr> <tr> <td colspan="3"></td> <td>Totals:</td> <td>322,770</td> <td>258,216</td> </tr> </tbody> </table> Notes: UNIT TYPE C 2S LEVELS B&I ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 697,183																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Slab	1,077						Total:	287,186	229,750	Average Fixture(s)		Cost		1	Average Fixture(s)	2,234	1,787	2	3 Fixture Bath	14,051	11,241	Deck					Treated Wood	2,540	2,032	Water/Sewer					Public Water	1,968	1,574		Public Sewer	1,968	1,574	Built-Ins					Appliance Allow.	4,088	3,270	Fireplaces					Interior 2 Story	8,735	6,988				Totals:	322,770	258,216
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																		
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			Totals:	322,770	258,216																																																																																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAY WILLIAM L & DIANNE A	HUNTER BRADLEY J & KAREN	475,000	03/30/2020	WD	03-ARM'S LENGTH	2020002282	PROPERTY TRANSFER	100.0
EPSTEIN	HAY	195,000	09/30/1994	WD	03-ARM'S LENGTH	393:769	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
30 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HUNTER BRADLEY J & KAREN E 2252 HALL ST SE GRAND RAPIDS MI 49506	MAP #: 30,38					
	2024 Est TCV 678,956 TCV/TFA: 632.18					

	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
			SOUTH BEAC <1100SQFT	280K	1 Units	280000.00000 100 280,0
				0.00 Total Acres	Total Est. Land Value =	280,000

Tax Description
 L261 P99 L393 P769/94 UNIT 30 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

- 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



CT D.

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	140,000	199,500	339,500			238,936C
2023	50,000	206,400	256,400			227,559C
2022	50,000	192,700	242,700			216,723C
2021	50,000	159,800	209,800			209,800S

*** 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 84	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 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: 25 Floor Area: 1,074 Total Base New : 197,017 Total Depr Cost: 147,762 Estimated T.C.V: 398,956		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Yr Built 1984		Remodeled 0		Condition: Average		Room List		Size of Closets Ex X Ord Min Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:	
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1074 SF Floor Area = 1074 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 1,074 Total: 168,459 126,344	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story			1 1 1 1 1 1 1 1 1 1		2,234 7,025 2,540 1,968 1,968 4,088 8,735 197,017		1,675 5,269 1,905 1,476 1,476 3,066 6,551 147,762	
X	Many Avg. Few Large Avg. Small	(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: 1 STRY D LEVEL 2 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 398,956			Totals:		197,017		147,762	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
(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.
STAHLE DAVID P	STAHLE DAVID P	1	02/07/2019	QC	09-FAMILY	1352P696	PROPERTY TRANSFER	0.0
MCCLURE DOUGLAS G & CATHE	STAHLE DAVID P	565,250	01/25/2019	WD	03-ARM'S LENGTH	1351P807	PROPERTY TRANSFER	100.0
READ STEPHEN & RENEE T	MCCLURE DOUGLAS G & CATHE	645,000	02/28/2013	WD	03-ARM'S LENGTH	1156P456	DEED	100.0
SKINNER SHARON A TRUST	READ STEPHEN & RENEE T	645,000	09/19/2006	WD	03-ARM'S LENGTH	915:281	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
31 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 02/07/2019					
Owner's Name/Address	MAP #: 30,38					
STAHLE DAVID P PO BOX 160 GLEN ARBOR MI 49636	2024 Est TCV 867,783 TCV/TFA: 587.93					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
			Description	Frontage	Depth	Value
L263 P214 L350 P193 L551 P378/00 L915 P281/06 UNIT 31 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH						

L263 P214 L350 P193 L551 P378/00 L915 P281/06 UNIT 31 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH



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

* Factors *		Rate %Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	360K	1 Units	360000.00000 100
0.00 Total Acres		Total Est. Land Value =		360,000

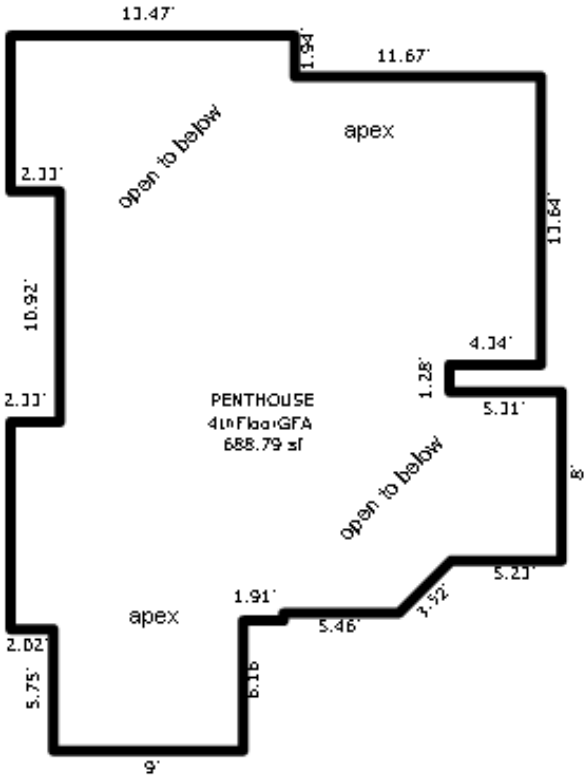
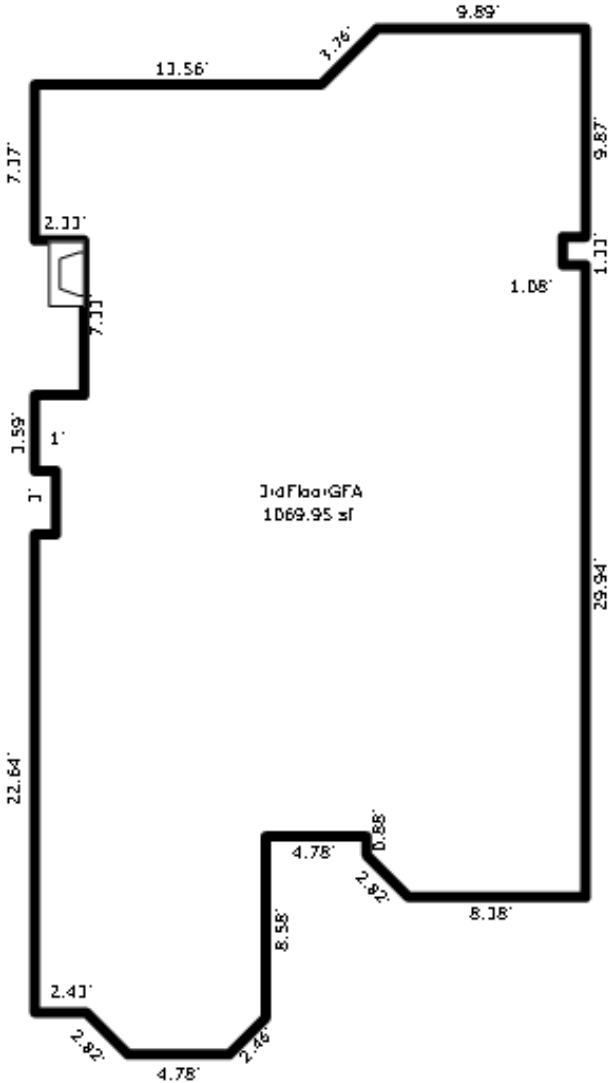
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	180,000	253,900	433,900			345,061C
2023	100,000	262,700	362,700			328,630C
2022	100,000	245,300	345,300			312,981C
2021	100,000	203,400	303,400			302,983C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 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: 1,476 Total Base New : 235,085 Total Depr Cost: 188,068 Estimated T.C.V: 507,783			E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Yr Built 1984		Remodeled 2000		Condition: Average		Room List		Doors		Solid X H.C.			
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984					
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			(11) Heating System: Electric Baseboard			Ground Area = 984 SF Floor Area = 1476 SF.					
Insulation				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas					
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Slab 984 199,501 159,602					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 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 Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story			Total: 2,234 1,787 14,051 11,241 84 2,540 2,032 1 1,968 1,574 1 1,968 1,574 1 4,088 3,270 1 8,735 6,988 Totals: 235,085 188,068		
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			Notes: 1.5 STRY UPPER E 3RD&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783					
(3) Roof		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 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)		Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

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

BUILDING 3



UNIT 31

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EPPS	BLASHILL	228,000	05/27/1995	WD	03-ARM'S LENGTH	404:645	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
32 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BLASHILL JAMES & JANICE 28729 HIDDEN TRAIL FARMINGTON HILLS MI 48331	MAP #: 30,38					
	2024 Est TCV 1,075,866 TCV/TFA: 497.17					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L266 P33 L326 P518 L404 P645/95 UNIT 32 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON				SOUTH BEAC >2000SQFT 420K				1 Units420000.00000 100	420,0
				* Factors *					
				0.00 Total Acres Total Est. Land Value =					420,000

L266 P33 L326 P518 L404 P645/95 UNIT 32 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON



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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	210,000	327,900	537,900			270,439C
2023	90,000	339,300	429,300			257,561C
2022	90,000	316,800	406,800			245,297C
2021	90,000	262,700	352,700			237,461C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 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: 25 Floor Area: 2,164 Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1984	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1082 SF Floor Area = 2164 SF.			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Room List		Doors		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Many X Ave. Few			Building Areas			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		Kitchen: Other: Other:		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Average Fixture(s)			2 Story Siding Slab			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
(2) Windows		(7) Excavation		3 Fixture Bath			Other Additions/Adjustments			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1082 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		3 Fixture Bath			Deck			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath			Treated Wood			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 Fixture Bath			Water/Sewer			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	(9) Basement Finish		2 Fixture Bath			Public Water			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Chimney: Brick		(10) Floor Support		2 Fixture Bath			Public Sewer			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		2 Fixture Bath			Water Well			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Lump Sum Items:		(14) Water/Sewer		2 Fixture Bath			1000 Gal Septic 2000 Gal Septic			Total Base New : 323,889 Total Depr Cost: 242,914 Estimated T.C.V: 655,866		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Notes: TYPE C 2STRY LOWER ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 655,866															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP GORDON C TRUST	SHARP GORDON C & SALLE E	0	04/20/2023	WD	09-FAMILY	2023001973	DEED	0.0
STEINER	SHARP	189,900	10/24/1994	WD	03-ARM'S LENGTH	395:350	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
33 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SHARP GORDON C & SALLE E TRUST 4515 MAXWELL LN COLUMBIA MO 65203	MAP #: 30,38					
	2024 Est TCV 678,956 TCV/TFA: 632.18					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L298 P433 L395 P350 L534 P615/00 UNIT 33 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON				SOUTH BEAC <1100SQFT 280K	1 Units	280000.00000	100		280,0
				0.00 Total Acres		Total Est. Land Value =		280,000	

L298 P433 L395 P350 L534 P615/00 UNIT 33 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON



- 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	140,000	199,500	339,500			179,365C
2023	50,000	206,400	256,400			170,824C
2022	50,000	192,700	242,700			162,690C
2021	50,000	159,800	209,800			157,493C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 84	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 1,074 Total Base New : 197,017 Total Depr Cost: 147,762 Estimated T.C.V: 398,956		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric							
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984						
Condition: Average		Size of Closets					0 Amps Service		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		(11) Heating System: Electric Baseboard							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many		Ground Area = 1074 SF Floor Area = 1074 SF.							
(1) Exterior		(6) Ceilings					X		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 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							
(2) Windows		(8) Basement					1		Stories Exterior Foundation Size Cost New Depr. Cost							
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish					2		1 Story Siding Slab 1,074		Total: 168,459		126,344		
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		Other Additions/Adjustments							
(3) Roof		(14) Water/Sewer					1		Plumbing							
X	Gable Hip Flat	Gambrel Mansard Shed				1			Average Fixture(s) 3 Fixture Bath Deck Treated Wood Water/Sewer Public Water Public Sewer							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					1		Built-Ins							
Chimney: Brick							1		Appliance Allow. Fireplaces Interior 2 Story							
							1		Notes: 1 STRY D MID LEVEL 2 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 398,956							
							1		Totals: 197,017							

*** 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 HUGH W JR & CHA	BRENNEMAN HUGH W JR & CAT	0	06/18/2013	WD	03-ARM'S LENGTH	1172P809	PROPERTY TRANSFER	0.0
GASTEYER LOIS M TRUST	BRENNEMAN HUGH W JR & CHAT	560,000	08/30/2012	WD	03-ARM'S LENGTH	1134P552	PROPERTY TRANSFER	100.0
OLSEN	GASTEYER	276,000	10/31/1994	WD	03-ARM'S LENGTH	395:668	OTHER	0.0
WAGNER	OLSEN	232,000	06/16/1990	MLC	33-TO BE DETERMINED	314:380	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
34 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BRENNEMAN HUGH W JR & CHATERINE S 2511 ARUNDEL RD SE GRAND RAPIDS MI 49506	MAP #: 30,38					
	2024 Est TCV 836,040 TCV/TFA: 566.42					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SOUTH BEAC	>1400SQFT	360K	1	Units	360000.00000	100	360,0	
			0.00	Total Acres	Total Est. Land Value =		360,000	

Tax Description
 L279 P368 L305 P91-92 L413 P74/95 L751
 P307/03 UNIT 34 SOUTH BEACH CONDOMINIUM
 ACCORDING TO THE MASTER DEED RECORDED IN
 LIBER 243, PAGES 1 THRU 74; FIRST
 AMENDMENT TO MASTER DEED RECORDED IN
 LIBER 251, PAGES 161 THRU 185; SECOND
 AMENDMENT TO MASTER DEED RECORDED IN
 LIBER 280, PAGE 541 THRU 568; AND THIRD
 AMENDMENT TO MASTER DEED RECORDED IN
 LIBER 655, PAGES 595 THRU 599, LEELANAU
 COUNTY RECORDS, AND DESIGNATED AS REPLAT
 NO. 2 OF LEELANAU COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 23, TOGETHER WITH
 RIGHTS IN GENERAL COMMON ELEMENTS AND
 LIMITED COMMON ELEMENTS AS SET FORTH IN



- 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	180,000	238,000	418,000			329,932C
2023	100,000	246,200	346,200			314,221C
2022	100,000	229,900	329,900			299,259C
2021	100,000	190,700	290,700			289,699C

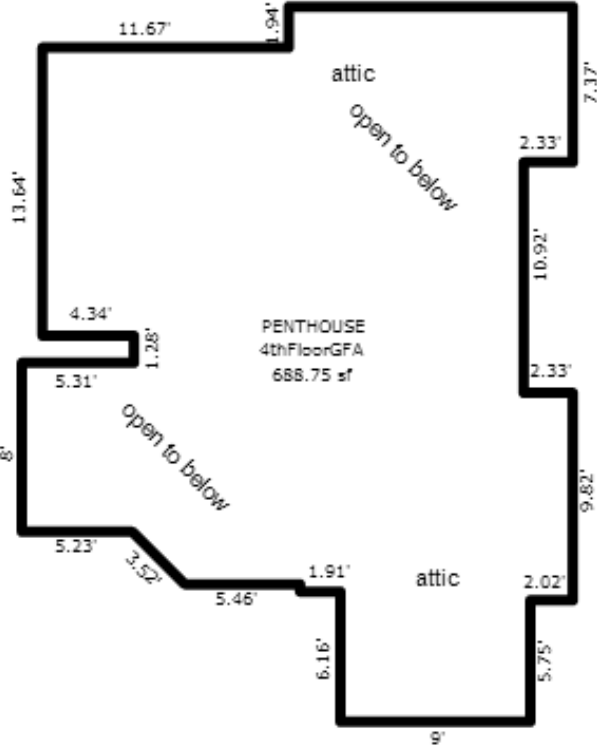
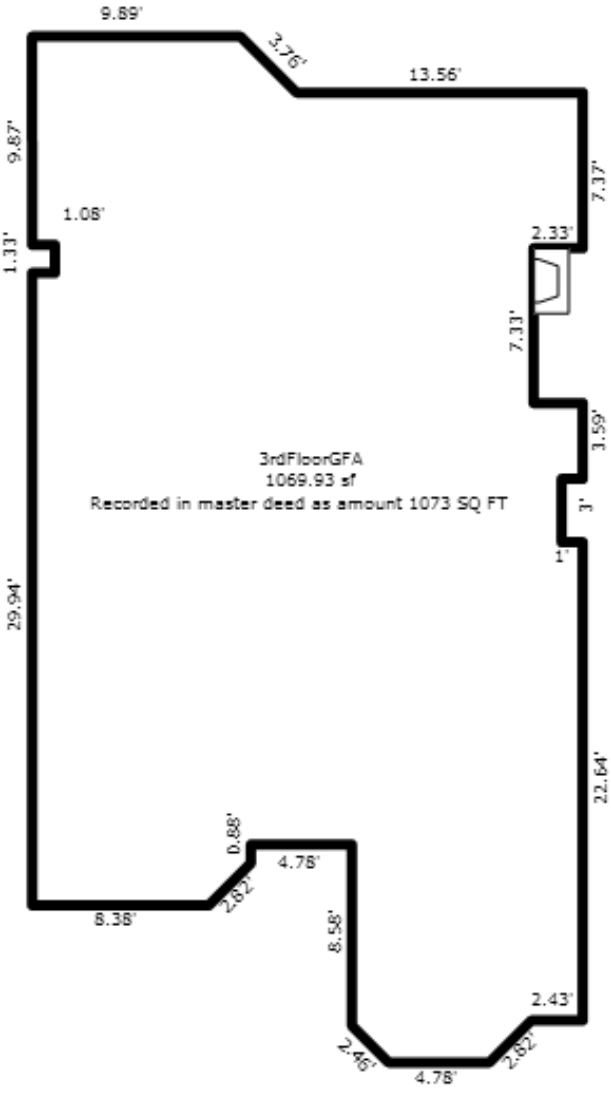
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 County of Leelanau, Michigan

*** 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	84	Treated Wood	Car Capacity:													
	Town Home	0	0		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class:																
	Duplex	(4) Interior		X	Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior:																
	A-Frame	Drywall	Plaster		Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.:																
X	Wood Frame	Paneled	Wood T&G	Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.:																	
Building Style: CONDOMINIUM		Trim & Decoration		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall:																	
Yr Built	Remodeled	Size of Closets		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation:																	
1984	0	Ex	X	Ord	Min	Electric Wall Heat				Heat Circulator			Finished ?:																	
Condition: Average		Lg	X	Ord	Small	Space Heater				Raised Hearth			Auto. Doors:																	
Room List		Doors	Solid	X	H.C.	Wall/Floor Furnace				Wood Stove			Mech. Doors:																	
	Basement	(5) Floors		Central Air				Jacuzzi Tub		Direct-Vented Ga			Area:																	
	1st Floor	Kitchen:		Wood Furnace				Jacuzzi repl.Tub		Class: BC			% Good:																	
	2nd Floor	Other:		(12) Electric				Oven		Effec. Age: 25			Storage Area:																	
	4 Bedrooms	Other:		0 Amps Service				Microwave		Floor Area: 1,476			No Conc. Floor:																	
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984																							
	Ex.	X	Ord.	Min	Many			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle																						
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			(11) Heating System: Electric Baseboard																							
	Aluminum/Vinyl			X			Ave.			Ground Area = 984 SF Floor Area = 1476 SF.																				
	Brick			Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75																							
	Insulation	(7) Excavation		(13) Plumbing			Building Areas																							
	(2) Windows	Basement: 0 S.F.		1			Average Fixture(s)			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost					
	Many	X	Large	Crawl: 0 S.F.			3			1.5			Siding			Slab			984			Total:			199,501			149,624		
	Avg.	X	Avg.	Slab: 984 S.F.			2			Other Additions/Adjustments																				
	Few	X	Small	Height to Joists: 0.0			3			Plumbing			Average Fixture(s)			1			2,234			1,675								
	Wood Sash	(8) Basement		No Plumbing			2			Deck			3			Fixture Bath			14,051			10,538								
	Metal Sash	Conc. Block		Extra Toilet			1			Treated Wood			84			2,540			1,905											
	Vinyl Sash	Poured Conc.		Extra Sink			1			Water/Sewer			1			1,968			1,476											
	Double Hung	Stone		Separate Shower			1			Public Water			1			1,968			1,476											
	Horiz. Slide	Treated Wood		Ceramic Tile Floor			1			Public Sewer			1			4,088			3,066											
	Casement	Concrete Floor		Ceramic Tile Wains			1			Built-Ins			1			8,735			6,551											
	Double Glass	(9) Basement Finish		Ceramic Tub Alcove			1			Fireplaces			1			235,085			176,311											
	Patio Doors			Vent Fan			1			Interior 2 Story			Totals:			235,085			176,311											
	Storms & Screens			(14) Water/Sewer			1			Notes: 1.5 STRY UPPER E LEVEL 3&LOFT																				
	(3) Roof	Recreation SF		1			Public Water			ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV:									476,040											
X	Gable	Living SF		1			Public Sewer																							
	Hip	Walkout Doors (B)		1			Water Well																							
	Flat	No Floor SF		1			1000 Gal Septic																							
	Gambrel	Walkout Doors (A)		1			2000 Gal Septic																							
	Mansard			Lump Sum Items:																										
	Shed																													
X	Asphalt Shingle	(10) Floor Support																												
	Chimney: Brick	Joists:																												
		Unsupported Len:																												
		Cntr.Sup:																												

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

BUILDING 3



UNIT 34

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUELLER ROBYN	MILETO VINCENT & JAMIE LA	800,000	09/08/2015	WD	03-ARM'S LENGTH	1239P422	PROPERTY TRANSFER	100.0
SARAFI JOSEPH D & KELLEY	MUELLER ROBYN	925,000	02/01/2006	WD	03-ARM'S LENGTH	890:627	OTHER	100.0
SMITH	SCHADEN	290,500	07/31/1992	WD	03-ARM'S LENGTH	346:418	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (Building Permit(s)	Date	Number	Status
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35 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST	Plumbing	03/23/2017	PP17-0072		
	P.R.E. 0%	Electrical	03/09/2017	PE17-0120		

Owner's Name/Address	MAP #: 30,38	Mechanical	Date	Number	Status
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MILETO VINCENT & JAMIE LAVERNE 5778 LAKE ROAD DR BRIGHTON MI 48116	2024 Est TCV 1,224,226 TCV/TFA: 483.12	Mechanical	02/16/2017	PM17-0121	
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X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

SOUTH BEAC >2000SQFT 420K	1 Units	420000.00000	100				420,000
0.00 Total Acres						Total Est. Land Value =	420,000

Tax Description
 L259 P388 L346 P418 L519 P665/99 L890 P627/06 UNIT 35 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN



- 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

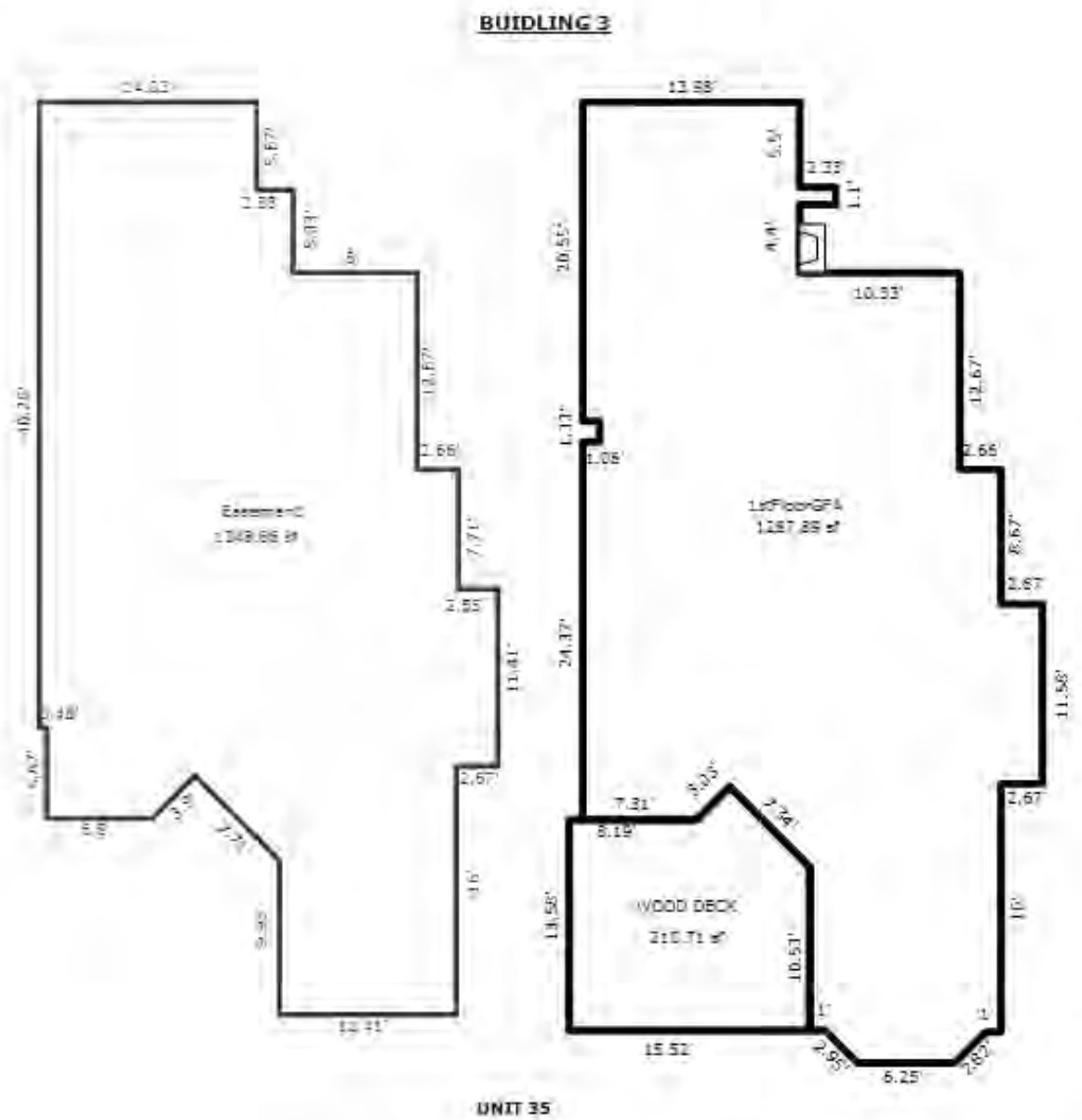
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	210,000	402,100	612,100			470,813C
2023	90,000	416,400	506,400			448,394C
2022	90,000	389,400	479,400			427,042C
2021	90,000	323,400	413,400			413,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 210	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,534 Total Base New : 372,326 Total Depr Cost: 297,861 Estimated T.C.V: 804,226		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Yr Built 1984		Remodeled 2017		Condition: Average		Room List		Size of Closets Ex X Ord Min Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1267 SF Floor Area = 2534 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1267 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Slab 1,267 Total: 329,595 263,677			Other Additions/Adjustments		Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 2 14,051 11,241		Deck Treated Wood 210 4,687 3,750		
X	Many Avg. X Avg. Few Large Avg. Small	(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			Water/Sewer 2 Story Siding Slab 1,267 Total: 329,595 263,677			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		
(2) Windows		(9) Basement Finish		(10) Floor Support Lump Sum Items: 1			Lump Sum Items END UNIT LOWE			Notes: 2 STRY END LOWER LEVEL B&1 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 804,226		Lump Sum Items END UNIT LOWE		Totals: 372,326 297,861		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items: 1												
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick													

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



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

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

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
36 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/01/2012	PM12-0289	
Owner's Name/Address	P.R.E. 0%		PLUMBING	10/08/2003	PP03-0426	
WYNNS JAMES C & MARILYN H 2075 QUARTON BLOOMFIELD HILLS MI 48301-2320	MAP #: 30,38		ELECTRICAL	09/15/2003	PE03-0673	
	2024 Est TCV 1,221,720 TCV/TFA: 447.84		Res. Add/Alter/Repair	09/11/2003	PB03-0545	

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SOUTH BEAC >2000SQFT	420K		1	Units	420000.00000	100	420,0
0.00 Total Acres					Total Est. Land Value =		420,000

Tax Description
 L252 P496/85 L305 P739&740/89 UNIT 36 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

- 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	210,000	400,900	610,900			340,383C
2023	90,000	415,500	505,500			324,175C
2022	90,000	389,100	479,100			308,739C
2021	90,000	323,500	413,500			298,877C

*** Information herein deemed reliable 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	84	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:	
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:	
	Panelled		Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:		
Building Style:		Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:		
CONDOMINIUM				Space Heater				Intercom		Raised Hearth				Auto. Doors:		
Yr Built	Remodeled	Ex	X	Ord	Min	Wall/Floor Furnace				Wood Stove				Mech. Doors:		
1984	0					Forced Heat & Cool				Direct-Vented Ga				Area:		
Condition: Average		Size of Closets		Heat Pump				Jacuzzi Tub		Class: BC				% Good:		
		Lg	X	Ord	Small	No Heating/Cooling				Effec. Age: 25				Storage Area:		
Room List		Doors		Solid	X	H.C.	Central Air				Floor Area: 2,728				No Conc. Floor:	
							Wood Furnace				Total Base New : 395,914			E.C.F.	Bsmnt Garage:	
	Basement	(5) Floors		(12) Electric			Trash Compactor				Total Depr Cost: 296,933			X	2.700	Roof:
	1st Floor	Kitchen:		0 Amps Service			Central Vacuum				Estimated T.C.V: 801,720					
	2nd Floor	Other:		No./Qual. of Fixtures			Security System									
	4 Bedrooms	Other:		Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984									
(1) Exterior				No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle									
X	Wood/Shingle	(6) Ceilings		Many X Ave. Few			(11) Heating System: Electric Baseboard									
	Aluminum/Vinyl						Ground Area = 1237 SF Floor Area = 2728 SF.									
	Brick						Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
	Insulation						Building Areas									
(2) Windows		(7) Excavation		1 Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost									
				3 3 Fixture Bath			2 Story Siding Slab 1,237									
				2 Fixture Bath			1 Story Siding Overhang 254									
				Softener, Auto			Total: 350,330 262,746									
				Softener, Manual			Other Additions/Adjustments									
				Solar Water Heat			Plumbing									
				No Plumbing			Average Fixture(s)									
				Extra Toilet			3 Fixture Bath									
				Extra Sink			Deck									
				Separate Shower			Treated Wood									
				Ceramic Tile Floor			Water/Sewer									
				Ceramic Tile Wains			Public Water									
				Ceramic Tub Alcove			Public Sewer									
				Vent Fan			Built-Ins									
							Appliance Allow.									
							Fireplaces									
							Interior 2 Story									
							Lump Sum Items									
							END UNIT UPPER									
							Notes: 2S+LOFT END UPPER LEVEL2,3+LOF									
							ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 801,720									
							Lump Sum Items:									
							1									
							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 CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status
37 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST							
Owner's Name/Address		P.R.E. 0%		MAP #: 30,38					
HULLVERSON JAMES E JR & LAURE 9552 CLAYTON RD ST LOUIS MO 63124-1565		2024 Est TCV 1,157,225 TCV/TFA: 458.49							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
L289 P576/88 UNIT 37 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT		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		SOUTH BEAC >2000SQFT 420K 1 Units420000.00000 100 420,0					
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres Total Est. Land Value = 420,000					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	210,000	368,600	578,600	290,582C	
WAS 01/10/2010 INSPECTED		2023	90,000	381,400	471,400			276,745C	
WAS 01/25/2008 INSPECTED		2022	90,000	356,100	446,100			263,567C	
		2021	90,000	295,300	385,300			255,148C	

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

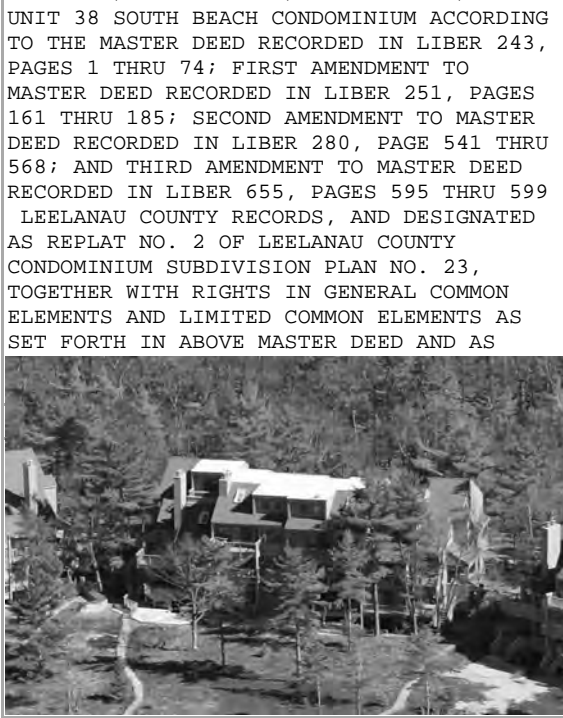
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built:	
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	84	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:	
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:	
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	Finished ?:	
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Auto. Doors:	Mech. Doors:	
	Yr Built	Ex	X	Ord	Space Heater				Intercom		Raised Hearth				Area:	
	Remodeled				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				% Good:	
	1984	0			Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Storage Area:	
	Condition:	Size of Closets			Heat Pump				Oven		Class: BC				No Conc. Floor:	
	Average	Lg	X	Ord	No Heating/Cooling				Microwave		Effec. Age: 25					
	Room List	Doors		Solid	X	H.C.		Standard Range		Floor Area: 2,524						
	Basement	(5) Floors			Central Air				Self Clean Range		Total Base New : 364,065			E.C.F.		
	1st Floor	Kitchen:			Wood Furnace				Sauna		Total Depr Cost: 273,046			X	2.700	
	2nd Floor	Other:			(12) Electric				Trash Compactor		Estimated T.C.V: 737,225				Bsmnt Garage:	
	4 Bedrooms	Other:			0 Amps Service				Central Vacuum						Carport Area:	
	(1) Exterior	No./Qual. of Fixtures							Security System						Roof:	
	Wood/Shingle	Ex.	X	Ord.	Min				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984							
	Aluminum/Vinyl	(6) Ceilings							Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
	Brick	No. of Elec. Outlets							(11) Heating System: Electric Baseboard							
	Insulation	Many	X	Ave.	Few				Ground Area = 1262 SF Floor Area = 2524 SF.							
	(2) Windows	(7) Excavation							Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
	Many	Basement: 0 S.F.							Building Areas							
	X	Large	Crawl: 0 S.F.							Stories Exterior Foundation Size Cost New Depr. Cost						
	Avg.	X	Slab: 1262 S.F.							2 Story Siding Slab 1,262						
	Few	Height to Joists: 0.0							Total: 328,481 246,359							
	Small	(8) Basement							Other Additions/Adjustments							
	Wood Sash	Conc. Block							Plumbing							
	Metal Sash	Poured Conc.							Average Fixture(s) 1 2,234 1,675							
	Vinyl Sash	Stone							3 Fixture Bath 2 14,051 10,538							
	Double Hung	Treated Wood							Deck							
	Horiz. Slide	Concrete Floor							Treated Wood 84 2,540 1,905							
	Casement	(9) Basement Finish							Water/Sewer							
	Double Glass	1 Public Water							Public Water 1 1,968 1,476							
	Patio Doors	1 Public Sewer							Ceramic Tile Floor 1 1,968 1,476							
	Storms & Screens	1000 Gal Septic							Built-Ins							
	(3) Roof	2000 Gal Septic							Appliance Allow. 1 4,088 3,066							
	X	Gable	(14) Water/Sewer							Fireplaces						
	Hip	1 Public Water							Interior 2 Story 1 8,735 6,551							
	Flat	1 Public Sewer							Totals: 364,065 273,046							
	Asphalt Shingle	Water Well							Notes: 2 STRY END LEVELS B&1							
	Chimney: Brick	1000 Gal Septic							ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 737,225							
		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.
GIRARDY KAREN A	GIRARDY KAREN A TRUST	0	02/08/2017	QC	09-FAMILY	1286P784	DEED	0.0
GIRARDY KAREN A TRUST	GIRARDY KAREN A	0	10/20/2010	QC	09-FAMILY	2010 1064-817Q	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
38 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GIRARDY KAREN A TRUST 3132 BROOK HARBOR DR ROCKFORD IL 61114	MAP #: 30,38					
	2024 Est TCV 1,186,828 TCV/TFA: 462.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L292 P40/88 L292 P943/88 L613 P445/01 UNIT 38 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS			* Factors * SOUTH BEAC >2000SQFT 420K 1 Units420000.00000 100 0.00 Total Acres Total Est. Land Value = 420,000						



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		2024	210,000	383,400	593,400			288,984C
			2023	90,000	397,400	487,400			275,223C
			2022	90,000	372,200	462,200			262,118C
			2021	90,000	309,500	399,500			253,745C

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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				Cook Top	Interior 2 Story	84	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
	Yr Built	Ex	X	Ord	Space Heater				Intercom		Raised Hearth				Auto. Doors:
	1984				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors:
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area:
	0				Heat Pump				Oven		Class: BC				% Good:
	Condition: Average				No Heating/Cooling				Microwave		Effec. Age: 25				Storage Area:
					Central Air				Standard Range		Floor Area: 2,566				No Conc. Floor:
	Room List	Doors		Solid	X	H.C.		Self Clean Range		Total Base New : 378,685			E.C.F.		Bsmnt Garage:
	Basement		(5) Floors					Sauna		Total Depr Cost: 284,010			X	2.700	Roof:
	1st Floor		Kitchen:					Trash Compactor		Estimated T.C.V: 766,828					
	2nd Floor		Other:					Central Vacuum							
	4 Bedrooms		Other:					Security System							
	(1) Exterior		No./Qual. of Fixtures					Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984							
			Ex.	X	Ord.		Min	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
X	Wood/Shingle		(6) Ceilings					(11) Heating System: Electric Baseboard							
	Aluminum/Vinyl		No. of Elec. Outlets					Ground Area = 1283 SF Floor Area = 2566 SF.							
	Brick							Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
	Insulation							Building Areas							
								Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
	(2) Windows							2 Story	Siding	Slab	1,283				
								Other Additions/Adjustments							
								Plumbing							
								Average Fixture(s)			1	2,234	1,675		
								3 Fixture Bath			2	14,051	10,538		
								2 Fixture Bath							
								Softener, Auto							
								Softener, Manual							
								Solar Water Heat							
								No Plumbing							
								Extra Toilet			84	2,540	1,905		
								Extra Sink							
								Separate Shower			1	1,968	1,476		
								Ceramic Tile Floor			1	1,968	1,476		
								Ceramic Tile Wains							
								Ceramic Tub Alcove							
								Vent Fan							
								(14) Water/Sewer							
								1 Public Water							
								3 Fixture Bath							
								2 Fixture Bath							
								Softener, Auto							
								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							
								Lump Sum Items:							
								1							
								Joists:							
								Unsupported Len:							
								Cntr.Sup:							
								Chimney: Brick							
								Notes: 2STRY END UPPER LEVELS 2&3							
								ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 766,828							
								Totals:			378,685	284,010			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JABLONSKI GREGORY P & MAR	JABLONSKI GREGORY P & MAR	0	12/08/2011	WD	03-ARM'S LENGTH	1106P587	PROPERTY TRANSFER	0.0
HURLBUTT	JABLONSKI	205,000	10/11/1996	WD	03-ARM'S LENGTH	431:908	PROPERTY TRANSFER	0.0
WIERENGA	HURLBUTT ET AL	200,000	09/28/1992	WD	03-ARM'S LENGTH	349:881	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
39 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	02/09/2007	PB07-0025	
	P.R.E. 0%		Electrical	11/27/2006	PE06-0729	
Owner's Name/Address	MAP #: 30,38		ADDITION/ALTERATION	/ /	PB07-COUNTY1	INSPECTED
JABLONSKI GREGORY P & MARCIA 8097 TOP VIEW LN PINCKNEY MI 48169-8483	2024 Est TCV 678,956 TCV/TFA: 632.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD							
L349 P881&882 L384 P402-413 L431 P908/96 UNIT 39 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			SOUTH BEAC	<1100SQFT	280K	1	Units	280000.00000	100	280,0
			0.00 Total Acres Total Est. Land Value = 280,000							

L349 P881&882 L384 P402-413 L431 P908/96 UNIT 39 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS



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.		Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	140,000	199,500	339,500			189,056C
			2023	50,000	206,400	256,400			180,054C
			2022	50,000	192,700	242,700			171,480C
			2021	50,000	159,800	209,800			166,002C

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*** Information herein deemed reliable 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		Car Capacity:	
	Town Home	0	Front Overhang								84	Treated Wood	Class:			
	Duplex	0	Other Overhang										Exterior:			
	A-Frame												Brick Ven.:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts			Garbage Disposal		Exterior 1 Story		Stone Ven.:				
		Drywall	Plaster		Forced Air w/ Ducts			Bath Heater		Exterior 2 Story		Common Wall:				
	Building Style:	Paneled	Wood T&G	Forced Hot Water			Vent Fan		Prefab 1 Story		Foundation:		Finished ?			
	CONDOMINIUM	Trim & Decoration		Electric Baseboard			Hot Tub		Prefab 2 Story		Auto. Doors:		Mech. Doors:			
	Yr Built	Ex	X	Ord	Elec. Ceil. Radiant			Unvented Hood		Heat Circulator		Area:		% Good:		
	1984			Min	Radiant (in-floor)			Vented Hood		Raised Hearth		Storage Area:		No Conc. Floor:		
	Remodeled	Size of Closets		Electric Wall Heat			Intercom		Wood Stove		Bsmnt Garage:		Carport Area:			
	0	Lg	X	Ord	Space Heater			Jacuzzi Tub		Direct-Vented Ga		Roof:				
	Condition:			Small	Wall/Floor Furnace			Jacuzzi repl.Tub		Class: BC						
	Average				Forced Heat & Cool			Oven		Effec. Age: 25						
	Room List	Doors		Solid	X	H.C.	No Heating/Cooling			Floor Area: 1,074						
	Basement	(5) Floors		Central Air			Microwave		Total Base New : 197,017		E.C.F.					
	1st Floor	Kitchen:		Wood Furnace			Standard Range		Total Depr Cost: 147,762		X 2.700					
	2nd Floor	Other:					Self Clean Range		Estimated T.C.V: 398,956							
	2 Bedrooms	Other:					Sauna									
	(1) Exterior	No./Qual. of Fixtures					Trash Compactor									
	Wood/Shingle	Ex.	X	Ord.				Central Vacuum								
	Aluminum/Vinyl			Min				Security System								
	Brick	No. of Elec. Outlets														
	Insulation	Many	X	Ave.												
	(2) Windows	(6) Ceilings														
	Many	No. of Elec. Outlets														
	Avg.	X		Few												
	Few	(7) Excavation														
	Large	Basement: 0 S.F.														
	Avg.	Crawl: 0 S.F.														
	Small	Slab: 1074 S.F.														
	Wood Sash	Height to Joists: 0.0														
	Metal Sash	(8) Basement														
	Vinyl Sash	Conc. Block														
	Double Hung	Poured Conc.														
	Horiz. Slide	Stone														
	Casement	Treated Wood														
	Double Glass	Concrete Floor														
	Patio Doors	(9) Basement Finish														
	Storms & Screens	Recreation SF														
	(3) Roof	Living SF														
	Gable	Walkout Doors (B)														
	Hip	No Floor SF														
	Gambrel	Walkout Doors (A)														
	Mansard	(10) Floor Support														
	Flat	Joists:														
	Shed	Unsupported Len:														
	Asphalt Shingle	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.

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
40 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WHITE LELAND E & BARBARA A 1502 DOUGHERTY DR MORRISTOWN TN 37814	MAP #: 30.38					
	2024 Est TCV 678,956 TCV/TFA: 632.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
	Public Improvements		Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
L290 P119/88 UNIT 40 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		SOUTH BEAC <1100SQFT 280K	1 Units	280000.00000 100	280,0
	Topography of Site		0.00 Total Acres Total Est. Land Value = 280,000			

L290 P119/88 UNIT 40 SOUTH BEACH
CONDOMINIUM ACCORDING TO THE MASTER DEED
RECORDED IN LIBER 243, PAGES 1 THRU 74;
FIRST AMENDMENT TO MASTER DEED RECORDED
IN LIBER 251, PAGES 161 THRU 185; SECOND
AMENDMENT TO MASTER DEED RECORDED IN
LIBER 280, PAGE 541 THRU 568; AND THIRD
AMENDMENT TO MASTER DEED RECORDED IN
LIBER 655, PAGES 595 THRU 599, LEEELANAU
COUNTY RECORDS, AND DESIGNATED AS REPLAT
NO. 2 OF LEEELANAU COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 23, TOGETHER WITH
RIGHTS IN GENERAL COMMON ELEMENTS AND
LIMITED COMMON ELEMENTS AS SET FORTH IN
ABOVE MASTER DEED AND AS DESCRIBED IN ACT



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County of Leelanau, Michigan

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	140,000	199,500	339,500			179,365C
Low	2023	50,000	206,400	256,400			170,824C
High	2022	50,000	192,700	242,700			162,690C
Landscaped	2021	50,000	159,800	209,800			157,493C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
WAS	01/10/2010	INSPECTED					
WAS	01/25/2008	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 84	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 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: 25 Floor Area: 1,074 Total Base New : 197,017 Total Depr Cost: 147,762 Estimated T.C.V: 398,956		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace								
Yr Built 1984	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 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 Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 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			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1074 SF Floor Area = 1074 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,074 Total: 168,459 126,344					
(2) Windows Many Avg. X Large Avg. Small Few		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 1 7,025 5,269 Deck Treated Wood 84 2,540 1,905 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 Interior 2 Story 1 8,735 6,551 Totals: 197,017 147,762								
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:			Notes: 1 STRY D MID LEVEL 2 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 398,956								
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.
SILVERMAN KORRY M	WINSILVER LLC	0	12/20/2017	QC	06-COURT JUDGEMENT	1317P479	PROPERTY TRANSFER	0.0
SILVERMAN STEVEN B & WINT	WINSILVER LLC	0	12/12/2005	WD	09-FAMILY	886:634	PROPERTY TRANSFER	0.0
BURTON PETER K & ALEXANDR	SILVERMAN STEVEN B & WINT	796,625	10/20/2004	WD	03-ARM'S LENGTH	828:488	PROPERTY TRANSFER	100.0
RUMELHART	MUELLER	375,000	07/16/1999	WD	03-ARM'S LENGTH	518:860	PROPERTY TRANSFER	0.0

Property Address: 41 SOUTH BEACH
 Class: RESIDENTIAL CONDO Zoning: R-5 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 30,38

Owner's Name/Address: WINSILVER LLC
 3430 NIXSON RD UNIT 104
 ANN ARBOR MI 48105
 2024 Est TCV 867,783 TCV/TFA: 587.93

X Improved Vacant Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	SOUTH BEAC	>1400SQFT	360K	1	Units	360000.00000	100		360,0
Gravel Road	0.00 Total Acres Total Est. Land Value =								360,000

Tax Description
 L423 P843 L518 P860/99 L564 P300/00 L828 P488/04 L886 P634/05 UNIT 41 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH

- 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	180,000	253,900	433,900			345,061C
2023	100,000	262,700	362,700			328,630C
2022	100,000	245,300	345,300			312,981C
2021	100,000	203,400	303,400			302,983C

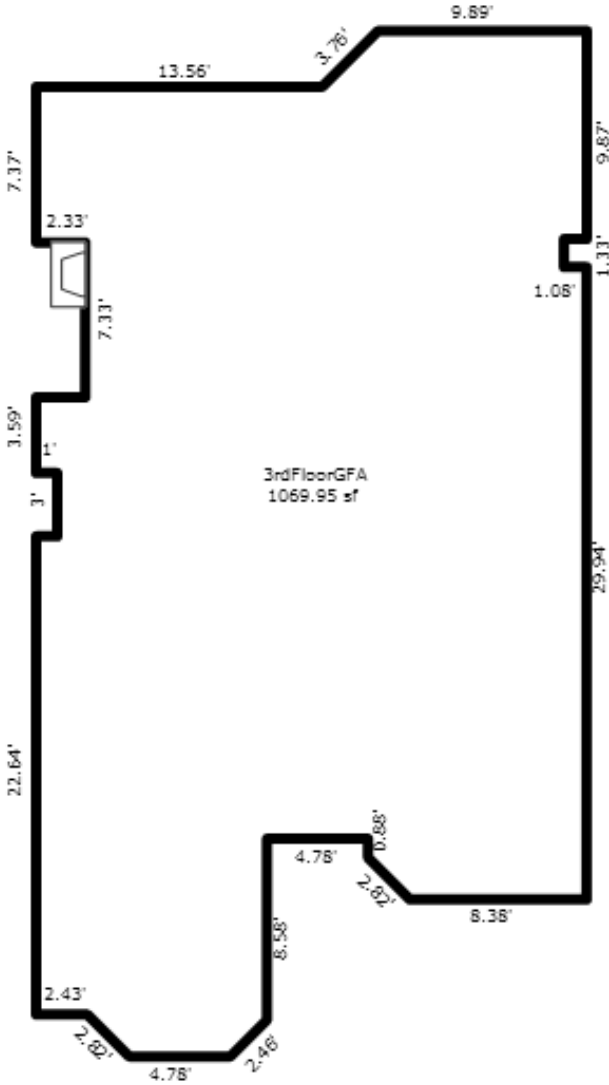
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*** Information herein deemed reliable but not guaranteed***

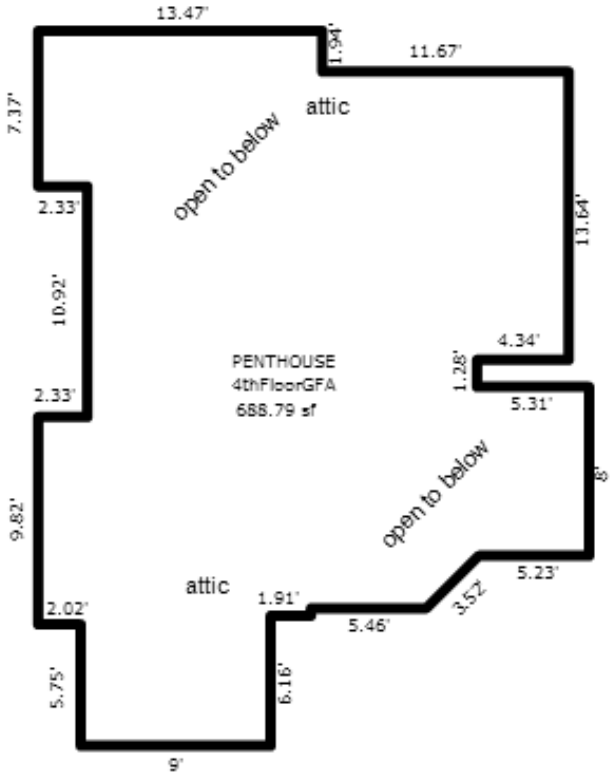
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		84	Treated Wood	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	Class:
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack				Car Capacity:
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided				Class:
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Exterior:
X	Wood Frame	(4) Interior		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
	Yr Built	Ex	X	Ord	Space Heater				Intercom		Raised Hearth				Auto. Doors:
	Remodeled			Min	Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors:
	1984 200				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area:
	Condition: Average	Size of Closets			Heat Pump				Oven		Class: BC				% Good:
		Lg	X	Ord	No Heating/Cooling				Microwave		Effec. Age: 20				Storage Area:
	Room List	Doors		Solid	X	H.C.		Standard Range		Floor Area: 1,476				No Conc. Floor:	
	Basement	(5) Floors			Central Air				Self Clean Range		Total Base New : 235,085				Bsmnt Garage:
	1st Floor	Kitchen:			Wood Furnace				Sauna		Total Depr Cost: 188,068				Roof:
	2nd Floor	Other:			(12) Electric				Trash Compactor		Estimated T.C.V: 507,783				
	4 Bedrooms	Other:			0 Amps Service				Central Vacuum						
	(1) Exterior	No./Qual. of Fixtures							Security System						
		Ex.	X	Ord.	Min				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984						
						Min		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets				(11) Heating System: Electric Baseboard							
	Aluminum/Vinyl			Many	X	Ave.	Few	Ground Area = 984 SF Floor Area = 1476 SF.							
	Brick							Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	Insulation			(13) Plumbing				Building Areas							
				1	Average Fixture(s)			1.5	Story	Siding	Foundation	Slab	Size	Cost New	Depr. Cost
	(2) Windows	(7) Excavation		3	3 Fixture Bath								984		
				2 Fixture Bath				Other Additions/Adjustments							
				Softener, Auto				Plumbing							
				Softener, Manual				Average Fixture(s)							
				Solar Water Heat				3 Fixture Bath							
				No Plumbing				Deck							
				Extra Toilet				Treated Wood							
				Extra Sink				Water/Sewer							
				Separate Shower				Public Water							
				Ceramic Tile Floor				Public Sewer							
				Ceramic Tile Wains				Built-Ins							
				Ceramic Tub Alcove				Appliance Allow.							
				Vent Fan				Fireplaces							
				(14) Water/Sewer				Interior 2 Story							
				1	Public Water				Totals:						
				1	Public Sewer				235,085						
				Water Well				188,068							
				1000 Gal Septic				Notes: 1.5 STRY UPPER E LEVEL 3&LOFT							
				2000 Gal Septic				ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783							
				Lump Sum Items:											
				(10) Floor Support											
				Joists:											
				Unsupported Len:											
				Cntr.Sup:											

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

BUILDING 4



UNIT 41

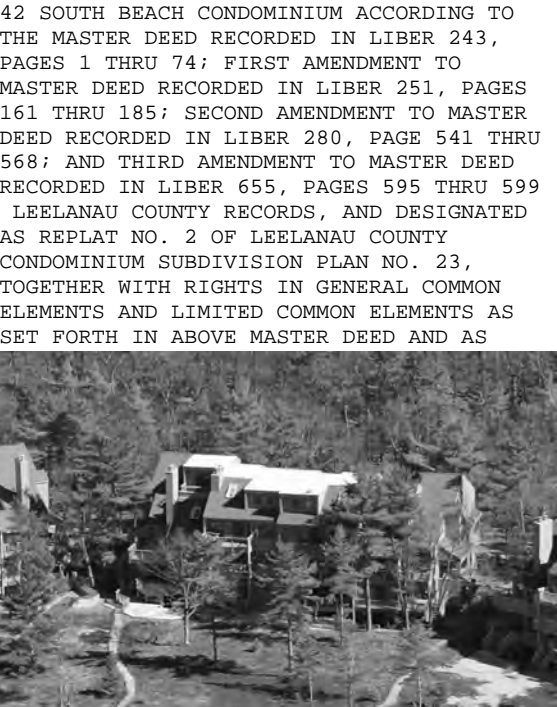


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOOD	VANTUINEN	201,500	12/12/1992	WD	03-ARM'S LENGTH	354:684	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
42 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
VANTUINEN SUSAN D TRUSTEE 925 REEDS HOLLOW DR GRAND RAPIDS MI 49546	MAP #: 30,38					
	2024 Est TCV 679,760 TCV/TFA: 631.16					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD				
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L290 P118 L354 P684&685 L464 P451/98 UNIT 42 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		SOUTH BEAC <1100SQFT 280K	1 Units	280000.00000	100	280,0
	Topography of Site		0.00 Total Acres			Total Est. Land Value =	280,000



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	140,000	199,900	339,900					179,365C
WAS	01/10/2010	INSPECTED	2023	50,000	206,800	256,800					170,824C
WAS	01/25/2008	INSPECTED	2022	50,000	193,100	243,100					162,690C
			2021	50,000	160,100	210,100					157,493C

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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				Cook Top	Interior 2 Story	84	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
	Yr Built	Ex	X	Ord	Space Heater				Intercom		Raised Hearth				Auto. Doors:
	Remodeled			Min	Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors:
	1984				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area:
	Condition:	Size of Closets			Heat Pump				Oven		Class: BC				% Good:
	Average	Lg	X	Ord	No Heating/Cooling				Microwave		Effec. Age: 25				Storage Area:
				Small	Central Air				Standard Range		Floor Area: 1,077				No Conc. Floor:
	Room List	Doors		Solid	X	H.C.		Self Clean Range		Total Base New : 197,416			E.C.F.		Bsmnt Garage:
	Basement	(5) Floors			Wood Furnace				Sauna		Total Depr Cost: 148,059		X	2.700	Roof:
	1st Floor	Kitchen:			(12) Electric				Trash Compactor		Estimated T.C.V: 399,760				Carpport Area:
	2nd Floor	Other:			0 Amps Service				Central Vacuum						
	2 Bedrooms	Other:			No./Qual. of Fixtures				Security System						
	(1) Exterior	Ex.	X	Ord.	Min				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984						
	Insulation	(6) Ceilings			No. of Elec. Outlets				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
	(2) Windows	(7) Excavation			Many			X	(11) Heating System: Electric Baseboard						
	Many	Basement: 0 S.F.			X			Ave.	Ground Area = 1077 SF Floor Area = 1077 SF.						
	Avg.	Crawl: 0 S.F.			X			Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
	Few	Slab: 1077 S.F.			(13) Plumbing				Building Areas						
	Large	Height to Joists: 0.0			1			Average Fixture(s)	Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
	Small				2			3 Fixture Bath	1	1 Story	Siding	Slab	1,077		
	Wood Sash	(8) Basement			2			2 Fixture Bath	Other Additions/Adjustments						
	Metal Sash	Conc. Block			Softener, Auto			Plumbing							
	Vinyl Sash	Poured Conc.			Softener, Manual			Average Fixture(s)					1	2,234	1,675
	Double Hung	Stone			Solar Water Heat			3 Fixture Bath					1	7,025	5,269
	Horiz. Slide	Treated Wood			No Plumbing			Deck							
	Casement	Concrete Floor			Extra Toilet			Treated Wood					84	2,540	1,905
	Double Glass				Extra Sink			Water/Sewer							
	Patio Doors				Separate Shower			Public Water					1	1,968	1,476
	Storms & Screens				Ceramic Tile Floor			Public Sewer					1	1,968	1,476
	(3) Roof	(9) Basement Finish			Ceramic Tile Wains			Built-Ins							
	Gable				Ceramic Tub Alcove			Appliance Allow.					1	4,088	3,066
	Hip				Vent Fan			Fireplaces							
	Gambrel				(14) Water/Sewer			Interior 2 Story					1	8,735	6,551
	Mansard				1			Public Water	Totals:					197,416	148,059
	Flat				1			Public Sewer	Notes: 1S LEVEL 1						
	Shed				1000 Gal Septic			Water Well	ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 399,760						
	Asphalt Shingle	(10) Floor Support			2000 Gal Septic			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.
HULLVERSON JAMES E JR & L	Longbow Properties LLC	430,000	03/05/2018	WD	03-ARM'S LENGTH	1322P538	PROPERTY TRANSFER	100.0
DOWNS BRIAN L & VICKI L	HULLVERSON JAMES E JR & L	526,250	09/02/2003	WD	03-ARM'S LENGTH	761:336	OTHER	100.0
ANDRESEN	DOWNS	223,000	09/19/1997	WD	03-ARM'S LENGTH	453:614	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
43 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LONGBOW PROPERTIES LLC 738 CLEEKSIDE BLUFFS II LLC MILFORD OH 45150	MAP #: 30,38					
	2024 Est TCV 678,956 TCV/TFA: 632.18					

	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
			SOUTH BEAC <1100SQFT	280K	1 Units	280000.00000 100 280,0
				0.00 Total Acres	Total Est. Land Value =	280,000

Tax Description
 L290 P294 L453 P614/97 L761 P336/03 UNIT
 43 SOUTH BEACH CONDOMINIUM ACCORDING TO
 THE MASTER DEED RECORDED IN LIBER 243,
 PAGES 1 THRU 74; FIRST AMENDMENT TO
 MASTER DEED RECORDED IN LIBER 251, PAGES
 161 THRU 185; SECOND AMENDMENT TO MASTER
 DEED RECORDED IN LIBER 280, PAGE 541 THRU
 568; AND THIRD AMENDMENT TO MASTER DEED
 RECORDED IN LIBER 655, PAGES 595 THRU 599
 LEEELANAU COUNTY RECORDS, AND DESIGNATED
 AS REPLAT NO. 2 OF LEEELANAU COUNTY
 CONDOMINIUM SUBDIVISION PLAN NO. 23,
 TOGETHER WITH RIGHTS IN GENERAL COMMON
 ELEMENTS AND LIMITED COMMON ELEMENTS AS
 SET FORTH IN ABOVE MASTER DEED AND AS

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	140,000	199,500	339,500			235,584C
2023	50,000	206,400	256,400			224,366C
2022	50,000	192,700	242,700			213,682C
2021	50,000	159,800	209,800			206,856C

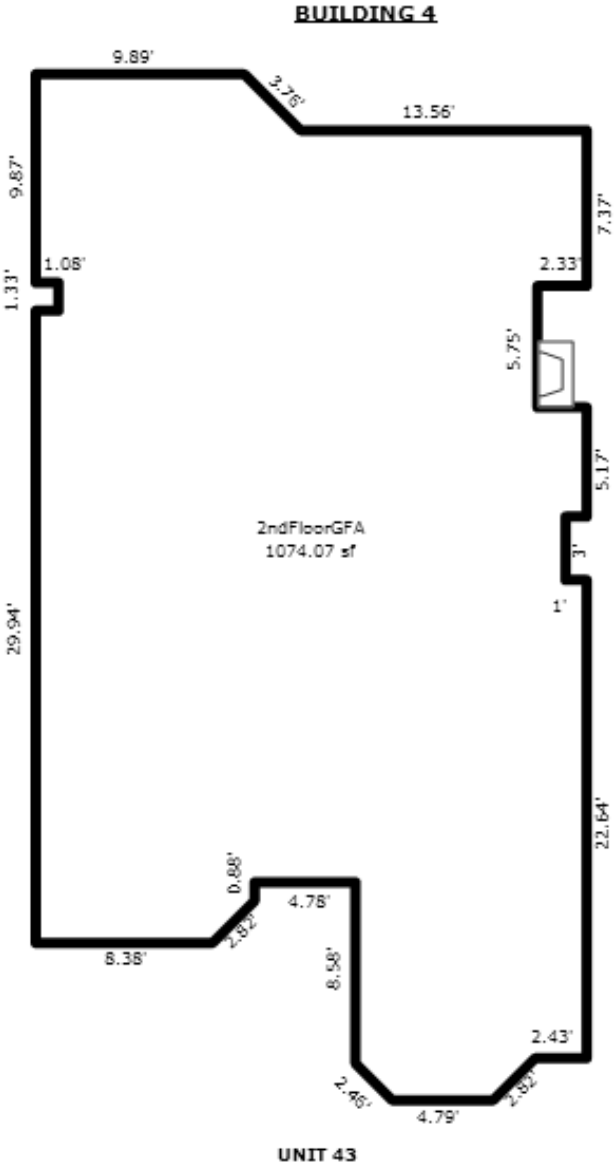


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 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: 25 Floor Area: 1,074 Total Base New : 197,017 Total Depr Cost: 147,762 Estimated T.C.V: 398,956		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			Total Base New : 197,017 Total Depr Cost: 147,762 Estimated T.C.V: 398,956		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1984	Remodeled 2005	Size of Closets Ex X Ord Min		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1074 SF Floor Area = 1074 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Floor Area: 1,074		Total Base New : 197,017		Total Depr Cost: 147,762	
Condition: Average		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 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 1,074 Total: 168,459 126,344		Total Base New : 197,017		Total Depr Cost: 147,762	
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) 1 2,234 1,675 3 Fixture Bath 1 7,025 5,269 Deck Treated Wood 84 2,540 1,905 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 Interior 2 Story 1 8,735 6,551			Total: 197,017		Total: 147,762			
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			Notes: 1 STRY D MID LEVEL 2 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 398,956			Total: 197,017		Total: 147,762			
(1) Exterior		(6) Ceilings		Lump Sum Items:						Total: 197,017		Total: 147,762			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0								Total: 197,017		Total: 147,762			
(2) Windows		Many Avg. X Large Avg. Small								Total: 197,017		Total: 147,762			
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								Total: 197,017		Total: 147,762			
(3) Roof		(9) Basement Finish								Total: 197,017		Total: 147,762			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Total: 197,017		Total: 147,762			
X	Asphalt Shingle	(10) Floor Support								Total: 197,017		Total: 147,762			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:								Total: 197,017		Total: 147,762			

*** 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.
TUPPER ROSEMARY D TRUST	MCGRAW STEVEN D & MOREY B	650,000	06/05/2009	WD	03-ARM'S LENGTH	2009 1017-914W	DEED	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
44 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MCGRAW STEVEN D & BARBARA F MORELY 1255 BISHOP RD GROSSE POINTE MI 48230	MAP #: 30,38					
	2024 Est TCV 867,783 TCV/TFA: 587.93					

	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			SOUTH BEAC	>1400SQFT	360K	1 Units360000.00000 100	360,0
				0.00	Total Acres	Total Est. Land Value =	360,000

Tax Description
 L290 P864 L548 P449/00 UNIT 44 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON



- 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	180,000	253,900	433,900			345,061C
2023	100,000	262,700	362,700			328,630C
2022	100,000	245,300	345,300			312,981C
2021	100,000	203,400	303,400			302,983C

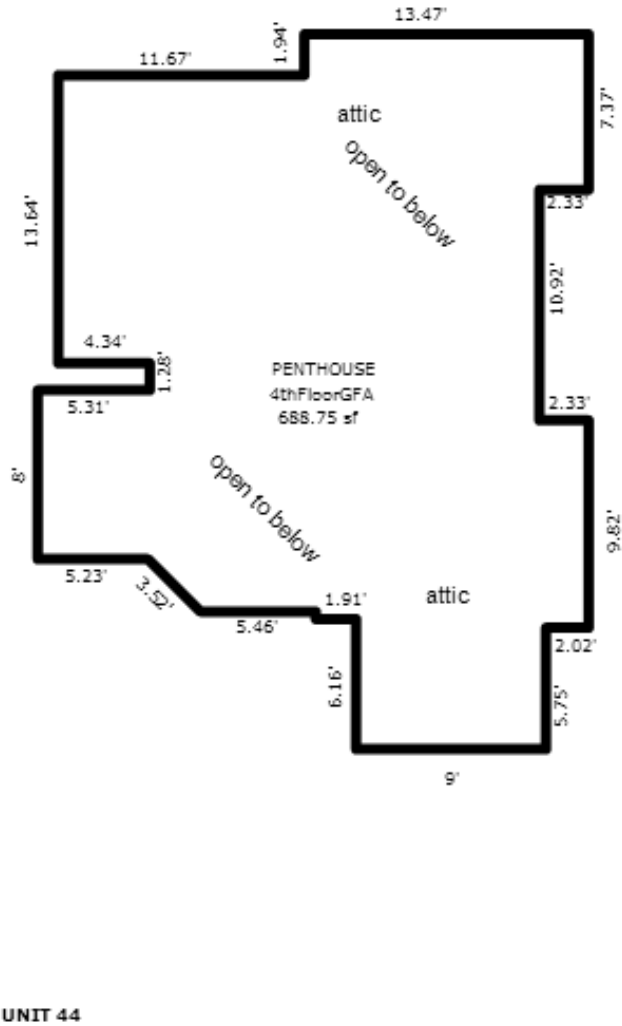
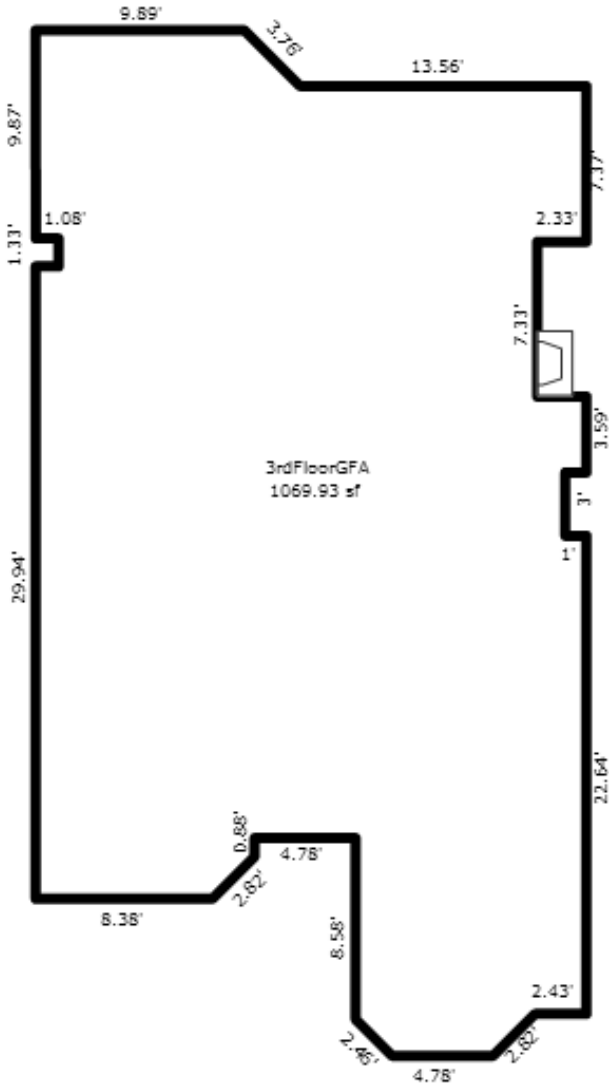
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*** Information herein deemed reliable but not guaranteed***


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 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: 1,476 Total Base New : 235,085 Total Depr Cost: 188,068 Estimated T.C.V: 507,783		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			Class: BC Effec. Age: 20 Floor Area: 1,476 Total Base New : 235,085 Total Depr Cost: 188,068 Estimated T.C.V: 507,783		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1984	Remodeled 2003	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 984 SF Floor Area = 1476 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Slab 984 Total: 199,501 159,602						
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783		
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
(1) Exterior		(6) Ceilings		Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
(2) Windows		(7) Excavation		Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0		Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
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:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
(3) Roof		(9) Basement Finish		Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
X	Gable Hip Flat X Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story		Totals: 235,085 188,068		Notes: 1.5S LEVEL 3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783	

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

BUILDING 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.		
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status	
45 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%		MAP #: 30,38						
LEINWEBER LARRY D BABIARZ CLAUDIA V 1980 TIVERTON RD BLOOMFIELD HILLS MI 48304		2024 Est TCV 1,154,531		TCV/TFA: 459.61						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
L293 P389/88 UNIT 45 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT		Public Improvements		* Factors *				Value		
		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		SOUTH BEAC >2000SQFT 420K				420,0		
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres				Total Est. Land Value =	420,000	
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
		When		2024	210,000	367,300	577,300			284,005C
		What		2023	90,000	380,000	470,000			270,481C
		WAS 01/10/2010 INSPECTED		2022	90,000	354,800	444,800			257,601C
		WAS 01/25/2008 INSPECTED		2021	90,000	294,200	384,200			249,372C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEARA YVONNE TRUST	MEARA JOHN W JR & YVONNE	0	01/14/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
MEARA JOHN W JR & YVONNE	MEARA JOHN W JR & YVONNE	0	01/14/2020	QC	09-FAMILY	2020000737	PROPERTY TRANSFER	0.0
MEARA JOHN W JR & YVONNE	MEARA YVONNE DECLARATION	0	03/01/2004	QC	09-FAMILY	801:379	OTHER	0.0

Property Address: 46 SOUTH BEACH
 Class: RESIDENTIAL CONDO Zoning: R-5 (Building Permit(s): Mechanical Date: 08/01/2012 Number: PM12-0291 Status:

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0%
 MAP #: 30,38

Owner's Name/Address: MEARA JOHN W JR & YVONNE
 309 WALBRIDGE EAST LANSING MI 48823
 2024 Est TCV 1,164,551 TCV/TFA: 472.24

X Improved Vacant Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

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

SOUTH BEAC >2000SQFT 420K 1 Units 420000.00000 100 420,0
 0.00 Total Acres Total Est. Land Value = 420,000

Tax Description
 L289 P872/88 L801 P379/04 UNIT 46 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS



- 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	210,000	372,300	582,300			323,867C
2023	90,000	385,900	475,900			308,445C
2022	90,000	361,500	451,500			293,758C
2021	90,000	300,600	390,600			284,374C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 84	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 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: 25 Floor Area: 2,466 Total Base New : 367,682 Total Depr Cost: 275,760 Estimated T.C.V: 744,551		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:							
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1233 SF Floor Area = 2466 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,233 Total: 322,098 241,573	
Yr Built Remodeled 1984 0		Condition: Average		Room List Doors Solid X H.C.			(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) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: 2STRY END UPPER LEVELS 2&3 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 744,551			
Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		(6) Ceilings			(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1233 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 1		Lump Sum Items: 1		Totals: 367,682 275,760	
Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed			Chimney: Brick			Totals: 367,682 275,760		Notes: 2STRY END UPPER LEVELS 2&3 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 744,551								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status		
47 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	08/01/2012	PM12-0288			
Owner's Name/Address		P.R.E. 0%			MECHANICAL	04/09/2004	PM04-0211			
CIULLO SUSAN F REVOCABLE TRUST 251 CHESTNUT CIRCLE BLOOMFIELD HILLS MI 48304		MAP #: 30,38								
		2024 Est TCV 1,162,620 TCV/TFA: 456.29								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				SOUTH BEAC	>2000SQFT	420K	1	Units	420000.00000 100	420,0
				0.00 Total Acres Total Est. Land Value =						420,000
L295 P127 L312 P718 L401 P606/95 UNIT 47 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF		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	210,000	371,300	581,300		284,005C
		WAS	01/10/2010	INSPECTED	2023	90,000	384,100	474,100		270,481C
		WAS	01/25/2008	INSPECTED	2022	90,000	358,700	448,700		257,601C
					2021	90,000	297,400	387,400		249,372C

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*** Information herein deemed reliable 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	84	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:	
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:	
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	Finished ?	
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Auto. Doors:	Mech. Doors:	
	Yr Built	Ex	X	Ord	Space Heater				Intercom		Raised Hearth				Area:	% Good:
	1984				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Storage Area:	No Conc. Floor:
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga					
	0				Heat Pump				Oven		Class: BC					
	Condition:	Lg	X	Ord	No Heating/Cooling				Microwave		Effec. Age: 25					
	Average				Central Air				Standard Range		Floor Area: 2,548					
					Wood Furnace				Self Clean Range		Total Base New : 366,731			E.C.F.		
	Room List	Doors		Solid	X	H.C.		Sauna		Total Depr Cost: 275,045			X	2.700	Bsmnt Garage:	
	Basement	(5) Floors		(12) Electric				Trash Compactor		Estimated T.C.V: 742,620					Carport Area:	
	1st Floor	Kitchen:		0 Amps Service				Central Vacuum							Roof:	
	2nd Floor	Other:		No./Qual. of Fixtures				Security System		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984						
	4 Bedrooms	Other:		Ex.	X	Ord.	Min		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
(1)	Exterior			No. of Elec. Outlets				(11) Heating System: Electric Baseboard								
X	Wood/Shingle	(6) Ceilings		Many	X	Ave.	Few	Ground Area = 1274 SF Floor Area = 2548 SF.								
	Aluminum/Vinyl			(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
	Brick			1 Average Fixture(s)				Building Areas								
	Insulation	(7) Excavation		3 3 Fixture Bath				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
(2)	Windows	Basement: 0 S.F.		2 Fixture Bath				2 Story	Siding	Slab	1,274					
		Crawl: 0 S.F.		Softener, Auto				Other Additions/Adjustments								
		Slab: 1274 S.F.		Softener, Manual				Plumbing								
		Height to Joists: 0.0		Solar Water Heat				Average Fixture(s)								
X	Many	X	Large	No Plumbing				3 Fixture Bath								
	Avg.		Avg.	Extra Toilet				Deck								
	Few		Small	Extra Sink				Treated Wood								
		(8) Basement		Separate Shower				Water/Sewer								
	Wood Sash	Conc. Block		Ceramic Tile Floor				Public Water								
	Metal Sash	Poured Conc.		Ceramic Tile Wains				Public Sewer								
	Vinyl Sash	Stone		Ceramic Tub Alcove				Built-Ins								
	Double Hung	Treated Wood		Vent Fan				Appliance Allow.								
	Horiz. Slide	Concrete Floor		(9) Basement Finish				Fireplaces								
	Casement			(14) Water/Sewer				Interior 2 Story								
	Double Glass			1 Public Water				Notes: 2 STRY END LEVELS B & 1								
	Patio Doors			1 Public Sewer				ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 742,620								
	Storms & Screens			1000 Gal Septic												
				2000 Gal Septic												
(3)	Roof	(10) Floor Support		Lump Sum Items:												
X	Gable															
	Hip															
	Flat															
	Asphalt Shingle															
	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.
ORRINGER SUSAN M TRUST	ORRINGER SUSAN M	0	08/29/2018	QC	09-FAMILY	1339P332	PROPERTY TRANSFER	0.0
ORRINGER SUSAN M	ORRINGER MARK B & SUSAN M	0	08/29/2018	QC	09-FAMILY	1340P494	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
48 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/02/2012	PP12-0062	
	P.R.E. 0%		Electrical	03/30/2012	PE12-0083	
Owner's Name/Address	MAP #: 30,38					
ORRINGER MARK B & SUSAN M 1389 TOWSLEY LN ANN ARBOR MI 48105	2024 Est TCV 1,164,551 TCV/TFA: 472.24					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
SOUTH BEAC >2000SQFT	420K		1	Units	420000.00000	100 420,0
			0.00	Total Acres	Total Est. Land Value =	420,000

Tax Description
 L295 P636/89 L330 P774/91 UNIT 48 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF

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	210,000	372,300	582,300			288,984C
2023	90,000	385,900	475,900			275,223C
2022	90,000	361,500	451,500			262,118C
2021	90,000	300,600	390,600			253,745C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 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: 25 Floor Area: 2,466 Total Base New : 367,682 Total Depr Cost: 275,760 Estimated T.C.V: 744,551		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:								
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1233 SF Floor Area = 2466 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,233 322,098 241,573 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 2 14,051 10,538 Deck Treated Wood 84 2,540 1,905 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 Interior 2 Story 1 8,735 6,551 Lump Sum Items END UNIT UPPER Totals: 10,000 7,500 Notes: 2STRY END UPPER LEVELS 2&3 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCv: 744,551	
Yr Built Remodeled 1984 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: 1233 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:			
Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation			(2) Windows Many Avg. X Large Avg. Small Few			(3) Roof X Gable Hip Flat Gambrel Mansard Shed		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.
CLAYPOOL ALLAN J & CATHER	CLAYPOOL CATHERINE ANN TR	0	07/09/2020	WD	09-FAMILY	200004215	PROPERTY TRANSFER	0.0
BRATKOWSKI	CLAYPOOL	213,000	08/31/1993	WD	03-ARM'S LENGTH	369:961	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
49 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CLAYPOOL CATHERINE ANN TRUST 3781 SANDALWOOD DR OKEMOS MI 48864	MAP #: 30,38					
	2024 Est TCV 679,760 TCV/TFA: 631.16					

	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
			SOUTH BEAC <1100SQFT	280K	1 Units	280000.00000 100 280,0
				0.00 Total Acres	Total Est. Land Value =	280,000

Tax Description
 L295 P629 L369 P961/93 UNIT 49 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF



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	140,000	199,900	339,900			179,365C
2023	50,000	206,800	256,800			170,824C
2022	50,000	193,100	243,100			162,690C
2021	50,000	160,100	210,100			157,493C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 84	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 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: 25 Floor Area: 1,077 Total Base New : 197,416 Total Depr Cost: 148,059 Estimated T.C.V: 399,760		E.C.F. X 2.700		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 Cls BC Blt 1984		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		(11) Heating System: Electric Baseboard			
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Ground Area = 1077 SF Floor Area = 1077 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas			
Condition: Average		Size of Closets Lg X Ord Small		0 Amps Service			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1 1,077		2 168,858 126,641			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			1 Story Siding Slab		Total: 168,858 126,641		Other Additions/Adjustments			
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath		1 2,234 1,675		Deck Treated Wood Water/Sewer Public Water Public Sewer		1 7,025 5,269	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1077 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Built-Ins Appliance Allow.		1 1,968 1,476		1 1,968 1,476		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement Finish			(9) Basement Finish			Fireplaces Interior 2 Story		1 8,735 6,551		Totals: 197,416 148,059		
(2) Windows		Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1 STRY D MID LEVEL 1 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 399,760		1 4,088 3,066		1 8,735 6,551	
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Lump Sum Items:		Fireplaces Interior 2 Story		1 8,735 6,551		Totals: 197,416 148,059		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:			Fireplaces Interior 2 Story		1 8,735 6,551		Totals: 197,416 148,059		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Lump Sum Items:			Fireplaces Interior 2 Story		1 8,735 6,551		Totals: 197,416 148,059	
X		Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Fireplaces Interior 2 Story		1 8,735 6,551		Totals: 197,416 148,059	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Fireplaces Interior 2 Story		1 8,735 6,551		Totals: 197,416 148,059		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROUCH	HASSE TRUST	325,000	11/08/1999	WD	03-ARM'S LENGTH	529:255	PROPERTY TRANSFER	0.0
LAMETI	CROUCH	210,000	09/04/1996	WD	03-ARM'S LENGTH	429:558	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
50 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HAASE ARLAN TRUST 61659 E IRONWOOD LN TUCSON AZ 85739	MAP #: 30,38					
	2024 Est TCV 678,956 TCV/TFA: 632.18					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L304 P608/89 L429 P554-559 L529 P255/99 UNIT 50 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF				SOUTH BEAC <1100SQFT 280K	1 Units	280000.00000	100		280,0
				0.00 Total Acres Total Est. Land Value = 280,000					

L304 P608/89 L429 P554-559 L529 P255/99 UNIT 50 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF



- 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	140,000	199,500	339,500			189,429C
2023	50,000	206,400	256,400			180,409C
2022	50,000	192,700	242,700			171,819C
2021	50,000	159,800	209,800			166,331C

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*** Information herein deemed reliable 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		84	Treated Wood	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
	Yr Built	Ex	X	Ord	Space Heater				Intercom		Raised Hearth				Auto. Doors:
	1984				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors:
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area:
	0				Heat Pump				Oven		Class: BC				% Good:
	Condition:	Lg	X	Ord	No Heating/Cooling				Microwave		Effec. Age: 25				Storage Area:
	Average				Central Air				Standard Range		Floor Area: 1,074				No Conc. Floor:
					Wood Furnace				Self Clean Range		Total Base New : 197,017			E.C.F.	
	Room List	Doors		Solid	X	H.C.		Sauna		Total Depr Cost: 147,762			X	2.700	Bsmnt Garage:
	Basement	(5) Floors		(12) Electric				Trash Compactor		Estimated T.C.V: 398,956					Carport Area:
	1st Floor	Kitchen:		0 Amps Service				Central Vacuum							Roof:
	2nd Floor	Other:		No./Qual. of Fixtures				Security System							
	2 Bedrooms	Other:		Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984							
(1)	Exterior			No. of Elec. Outlets				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
X	Wood/Shingle	(6) Ceilings		Many X Ave. Few				(11) Heating System: Electric Baseboard							
	Aluminum/Vinyl			(13) Plumbing				Ground Area = 1074 SF Floor Area = 1074 SF.							
	Brick			1 Average Fixture(s)				Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
	Insulation			2 3 Fixture Bath				Building Areas							
(2)	Windows	(7) Excavation		2 2 Fixture Bath				Stories Exterior Foundation Size Cost New Depr. Cost							
	Many	Basement: 0 S.F.		Softener, Auto				1 Story Siding Slab 1,074							
	Avg. X Avg.	Crawl: 0 S.F.		Softener, Manual				Other Additions/Adjustments							
	Few	Slab: 1074 S.F.		Solar Water Heat				Plumbing							
	Large	Height to Joists: 0.0		No Plumbing				Average Fixture(s)							
	Small			Extra Toilet				3 Fixture Bath							
X	Wood Sash	(8) Basement		Extra Sink				Deck							
	Metal Sash	Conc. Block		Separate Shower				Treated Wood							
	Vinyl Sash	Poured Conc.		Ceramic Tile Floor				Water/Sewer							
	Double Hung	Stone		Ceramic Tile Wains				Public Water							
	Horiz. Slide	Treated Wood		Ceramic Tub Alcove				Public Sewer							
	Casement	Concrete Floor		Vent Fan				Built-Ins							
	Double Glass			(9) Basement Finish				Appliance Allow.							
	Patio Doors			1 Public Water				Fireplaces							
	Storms & Screens			1 Public Sewer				Interior 2 Story							
(3)	Roof	(14) Water/Sewer		1000 Gal Septic				Totals:							
X	Gable	Recreation SF		2000 Gal Septic				197,017							
	Hip	Living SF		Lump Sum Items:				8,735							
	Flat	Walkout Doors (B)						147,762							
	Gambrel	No Floor SF													
	Mansard	Walkout Doors (A)													
	Shed	(10) Floor Support													
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.
PETRAUSKAS LAURA MARIA	FALKENSTERN CARL & MARQUE	725,000	03/26/2021	WD	03-ARM'S LENGTH	20210028340	PROPERTY TRANSFER	100.0
PETRAUSKAS RAYMOND V QPRT	PETRAUSKAS LAURA MARIA	0	01/21/2021	PTA	09-FAMILY	2021002839	PROPERTY TRANSFER	0.0
PETRAUSKAS RAYMOND V & HE	PETRAUSKAS RAYMOND V QPRT	1	11/20/2012	WD	03-ARM'S LENGTH	1145P611	PROPERTY TRANSFER	0.0
CROUCH	PETRAUSKAS	565,000	08/27/2001	WD	03-ARM'S LENGTH	597:906	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
51 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
FALKENSTERN CARL & MARQUERITE 7576 LEONARD ST NE ADA MI 49301	MAP #: 30,38					
	2024 Est TCV 836,040 TCV/TFA: 566.42					


X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
			* Factors *			
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason Value
			SOUTH BEAC	>1400SQFT	360K	1 Units360000.00000 100 360,0
				0.00 Total Acres		Total Est. Land Value = 360,000

Tax Description
L521 P119 L529 P925 L597 P906 L697 P359
UNIT 51 SOUTH BEACH CONDOMINIUM ACCORDING
TO THE MASTER DEED RECORDED IN LIBER 243,
PAGES 1 THRU 74; FIRST AMENDMENT TO
MASTER DEED RECORDED IN LIBER 251, PAGES
161 THRU 185; SECOND AMENDMENT TO MASTER
DEED RECORDED IN LIBER 280, PAGE 541 THRU
568; AND THIRD AMENDMENT TO MASTER DEED
RECORDED IN LIBER 655, PAGES 595 THRU 599
LEEELANAU COUNTY RECORDS, AND DESIGNATED
AS REPLAT NO. 2 OF LEEELANAU COUNTY
CONDOMINIUM SUBDIVISION PLAN NO. 23,
TOGETHER WITH RIGHTS IN GENERAL COMMON

- 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	180,000	238,000	418,000			363,510C
2023	100,000	246,200	346,200			346,200S
2022	100,000	229,900	329,900			329,900S
2021	100,000	190,700	290,700			270,976C



unit type "E"

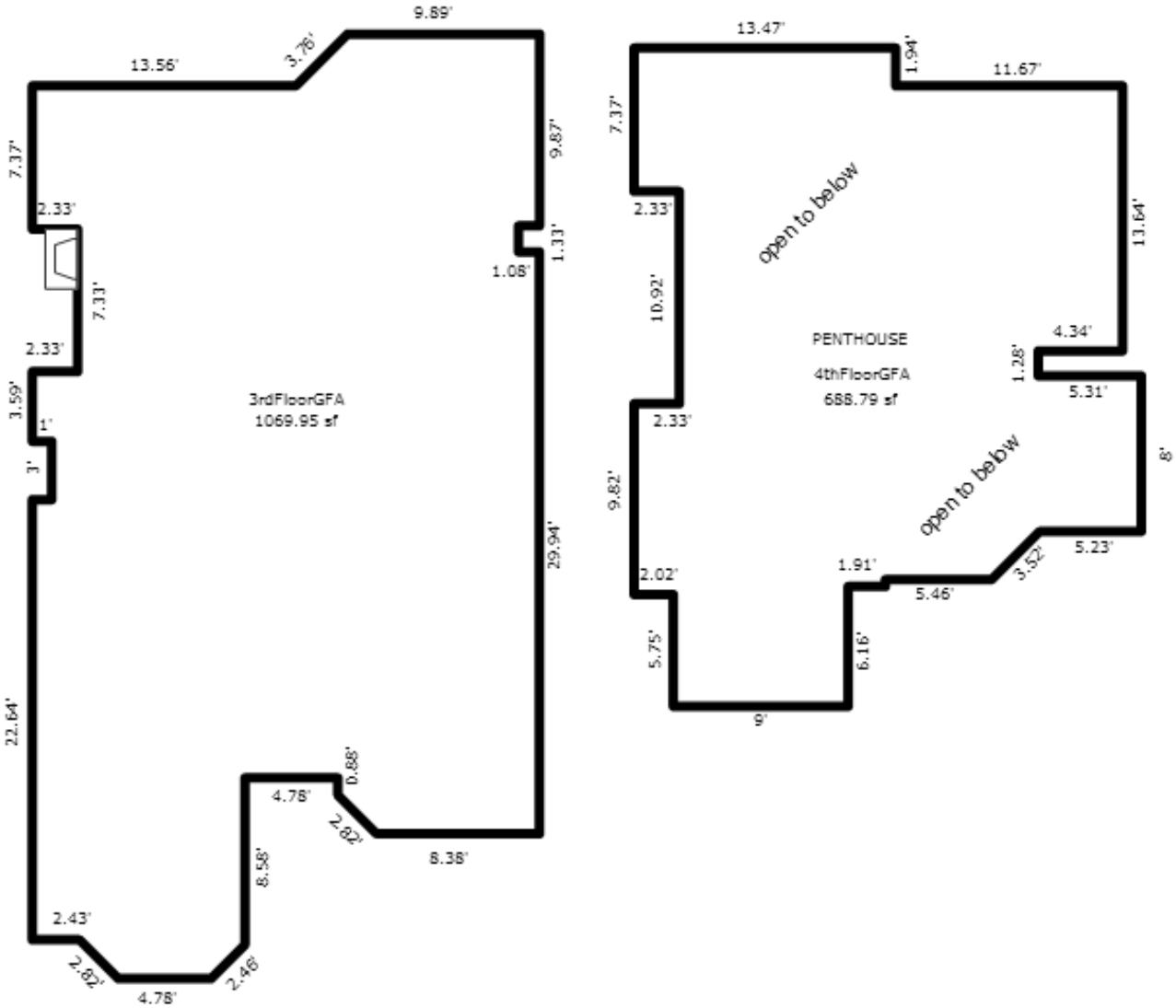
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County of Leelanau, Michigan

*** 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		84	Treated Wood	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	Class:
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack				Car Capacity:
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided				Class:
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Exterior:
X	Wood Frame	(4) Interior		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
	Yr Built	Ex	X	Ord	Space Heater				Intercom		Raised Hearth				Auto. Doors:
	1984				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors:
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area:
	0				Heat Pump				Oven		Class: BC				% Good:
	Condition:	Lg	X	Ord	No Heating/Cooling				Microwave		Effec. Age: 25				Storage Area:
	Average				Central Air				Standard Range		Floor Area: 1,476				No Conc. Floor:
	Room List	Doors		Solid	X	H.C.	Wood Furnace				Total Base New : 235,085			E.C.F.	Bsmnt Garage:
	Basement	(5) Floors		(12) Electric			Trash Compactor				Total Depr Cost: 176,311			X	2.700
	1st Floor	Kitchen:		0 Amps Service			Central Vacuum				Estimated T.C.V: 476,040				Roof:
	2nd Floor	Other:		No./Qual. of Fixtures			Security System								
	4 Bedrooms	Other:		Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984								
(1)	Exterior			No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
X	Wood/Shingle	(6) Ceilings		Many X Ave. Few			(11) Heating System: Electric Baseboard								
	Aluminum/Vinyl			(13) Plumbing			Ground Area = 984 SF Floor Area = 1476 SF.								
	Brick			1 Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
	Insulation			3 3 Fixture Bath			Building Areas								
(2)	Windows	(7) Excavation		2 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost								
	Many	Basement: 0 S.F.		Softener, Auto			1.5 Story Siding Slab 984								
	Avg. X Avg.	Crawl: 0 S.F.		Softener, Manual			Other Additions/Adjustments								
	Few	Slab: 984 S.F.		Solar Water Heat			Plumbing								
	Large	Height to Joists: 0.0		No Plumbing			Average Fixture(s)								
	Small			Extra Toilet			3 Fixture Bath								
X	Wood Sash	(8) Basement		Extra Sink			Deck								
	Metal Sash	Conc. Block		Separate Shower			Treated Wood								
	Vinyl Sash	Poured Conc.		Ceramic Tile Floor			Water/Sewer								
	Double Hung	Stone		Ceramic Tile Wains			Public Water								
	Horiz. Slide	Treated Wood		Ceramic Tub Alcove			Public Sewer								
	Casement	Concrete Floor		Vent Fan			Built-Ins								
	Double Glass	(9) Basement Finish		(14) Water/Sewer			Appliance Allow.								
	Patio Doors			1 Public Water			Fireplaces								
	Storms & Screens			1 Public Sewer			Interior 2 Story								
(3)	Roof			1000 Gal Septic			Totals:								
X	Gable	Recreation SF		2000 Gal Septic			199,501								
	Hip	Living SF		Lump Sum Items:			149,624								
	Flat	Walkout Doors (B)					Notes: 1.5 STRY UPPER E LEVEL 3&LOFT								
	Gambrel	No Floor SF					ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040								
	Mansard	Walkout Doors (A)													
	Shed	(10) Floor Support													
X	Asphalt Shingle	Joists:													
		Unsupported Len:													
	Chimney: Brick	Cntr.Sup:													

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

BUILDING 5



UNIT 51

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENSEN JAMES B & SUSAN C	JENSEN JAMES B JR & SUSAN	0	05/09/2022	WD	09-FAMILY	2022002831	PROPERTY TRANSFER	0.0
LAY ROSS	JENSEN JAMES B & SUSAN C	500,000	10/09/2020	WD	03-ARM'S LENGTH	2020007304	PROPERTY TRANSFER	100.0
INTERNAL REVENUE SERVICE	LAY ROSS	0	08/06/2020	QC	11-FROM LENDING INSTITUT	2020007303	OTHER	0.0
KERNSTOCK THOMAS A & CARO	LAY ROSS	95,000	11/21/2019	OTH	06-COURT JUDGEMENT	2020000127	OTHER	0.0

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

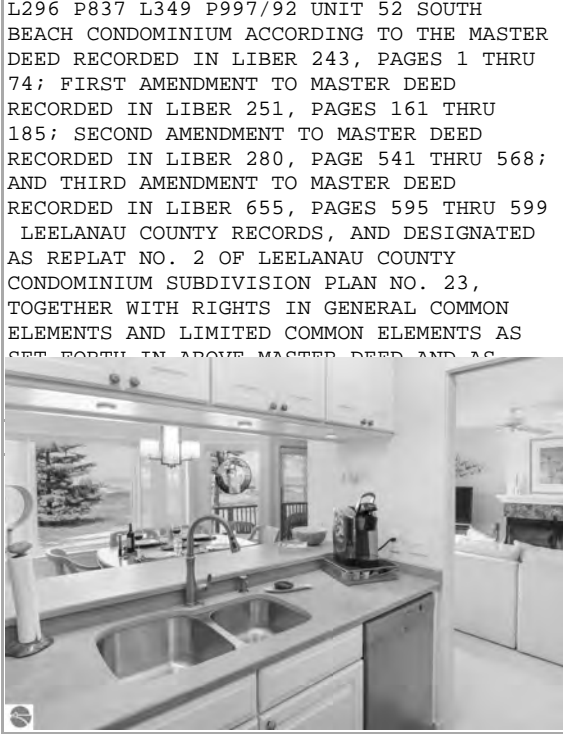
Owner's Name/Address	MAP #: 30,38
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JENSEN JAMES B JR & SUSAN C TRUST 2823 CARNOUSTIE DR OKEMOS MI 48864	2024 Est TCV 682,544 TCV/TFA: 627.92
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X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		SOUTH BEAC <1100SQFT 280K	1	Units	280000.00000	100			280,0
			0.00	Total Acres			Total Est. Land Value =		280,000



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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.	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	140,000	201,300	341,300			240,530C
		2023	50,000	208,200	258,200			229,077C
		2022	50,000	194,500	244,500			218,169C
		2021	50,000	161,200	211,200			211,200S

*** 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 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: 25 Floor Area: 1,087 Total Base New : 198,791 Total Depr Cost: 149,091 Estimated T.C.V: 402,544		84	Treated Wood	Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:			
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 198,791 Total Depr Cost: 149,091 Estimated T.C.V: 402,544		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Room List		Doors	Solid	X	H.C.	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 198,791 Total Depr Cost: 149,091 Estimated T.C.V: 402,544		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Ground Area = 1087 SF Floor Area = 1087 SF.		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex.			X	Ord.	Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
Insulation		(8) Basement		Many			X	Ave.	Few	Building Areas		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
(2) Windows		(9) Basement Finish		(13) Plumbing			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1087 S.F. Height to Joists: 0.0			1 2			1 Story Siding Slab 1,087		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2			Other Additions/Adjustments		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1			Plumbing		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(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			Deck		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
Asphalt Shingle		(15) Fireplaces		1 1			1 2			Treated Wood		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
Chimney: Brick		(16) Porches/Decks		1 1			1 2			Water/Sewer		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
Joists: Unsupported Len: Cntr.Sup:		(17) Garage		1 1			1 2			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
Lump Sum Items:		Totals:		198,791			149,091			402,544		E.C.F. X 2.700		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.
PARKER MARION A TRUST	CLAEYS GREGG & GRETA A	450,000	08/31/2009	WD	03-ARM'S LENGTH	2009 1025-871W	PROPERTY TRANSFER	100.0
PARKER MARION A TRUST		0	08/27/2009	QC	03-ARM'S LENGTH	2009 1025-867T	DEED	0.0
CHE-MAK-O-PING	PARKER	185,000	10/08/1992	WD	03-ARM'S LENGTH	350:180	OTHER	0.0
MCDAVID	CHE-MAK-O-PING STUDIO	185,000	02/28/1992	WD	03-ARM'S LENGTH	337:293	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
53 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 30,38					
CLAEYS GREGG & GRETA A 1728 EAST JEFFERSON BLVD SOUTH BEND IN 46617	2024 Est TCV 706,769 TCV/TFA: 655.63					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
SOUTH BEAC <1100SQFT	280K		1	Units	280000.00000	100 280,0
			0.00	Total Acres	Total Est. Land Value =	280,000

Tax Description
 L337 P293&294 L350 P180&181 L549 P668/00
 UNIT 53 SOUTH BEACH CONDOMINIUM ACCORDING
 TO THE MASTER DEED RECORDED IN LIBER 243,
 PAGES 1 THRU 74; FIRST AMENDMENT TO
 MASTER DEED RECORDED IN LIBER 251, PAGES
 161 THRU 185; SECOND AMENDMENT TO MASTER
 DEED RECORDED IN LIBER 280, PAGE 541 THRU
 568; AND THIRD AMENDMENT TO MASTER DEED
 RECORDED IN LIBER 655, PAGES 595 THRU 599
 LEELANAU COUNTY RECORDS, AND DESIGNATED
 AS REPLAT NO. 2 OF LEELANAU COUNTY
 CONDOMINIUM SUBDIVISION PLAN NO. 23,
 TOGETHER WITH RIGHTS IN GENERAL COMMON



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 County of Leelanau, Michigan

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	05/20/2009	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	140,000	213,400	353,400			248,864C
2023	50,000	220,800	270,800			237,014C
2022	50,000	206,200	256,200			225,728C
2021	50,000	170,900	220,900			218,517C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 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: 1,078 Total Base New : 197,579 Total Depr Cost: 158,063 Estimated T.C.V: 426,769		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Yr Built 1984		Remodeled 2004		Condition: Average		Room List		Size of Closets Ex X Ord Min Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:	
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1078 SF Floor Area = 1078 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 1,078	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1078 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 Deck Treated Wood 84 2,540 2,032 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: 197,579 158,063		Notes: 1 STRY D MID LEVEL 2 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 426,769			
(2) Windows Many Avg. X Large Avg. Small		(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			Lump Sum Items:								
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
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.
GESSERT GREGORY L	SOUTH BEACH 54 LLC	660,000	08/31/2009	WD	03-ARM'S LENGTH	2009 1025-875W	DEED	100.0
LAPP	GESSERT ET AL	280,000	10/14/1994	WD	03-ARM'S LENGTH	394:694	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
54 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SOUTH BEACH 54 LLC 12 GEYER WOODS LN SAINT LOUIS MO 63131	MAP #: 30.38					
	2024 Est TCV 867,783 TCV/TFA: 587.93					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD				
	Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason Value
L299 P618 L394 P694/94 UNIT 54 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON			SOUTH BEAC >1400SQFT	360K	1 Units	360000.00000	100 360,0
			0.00 Total Acres Total Est. Land Value =				360,000

L299 P618 L394 P694/94 UNIT 54 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON



- 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

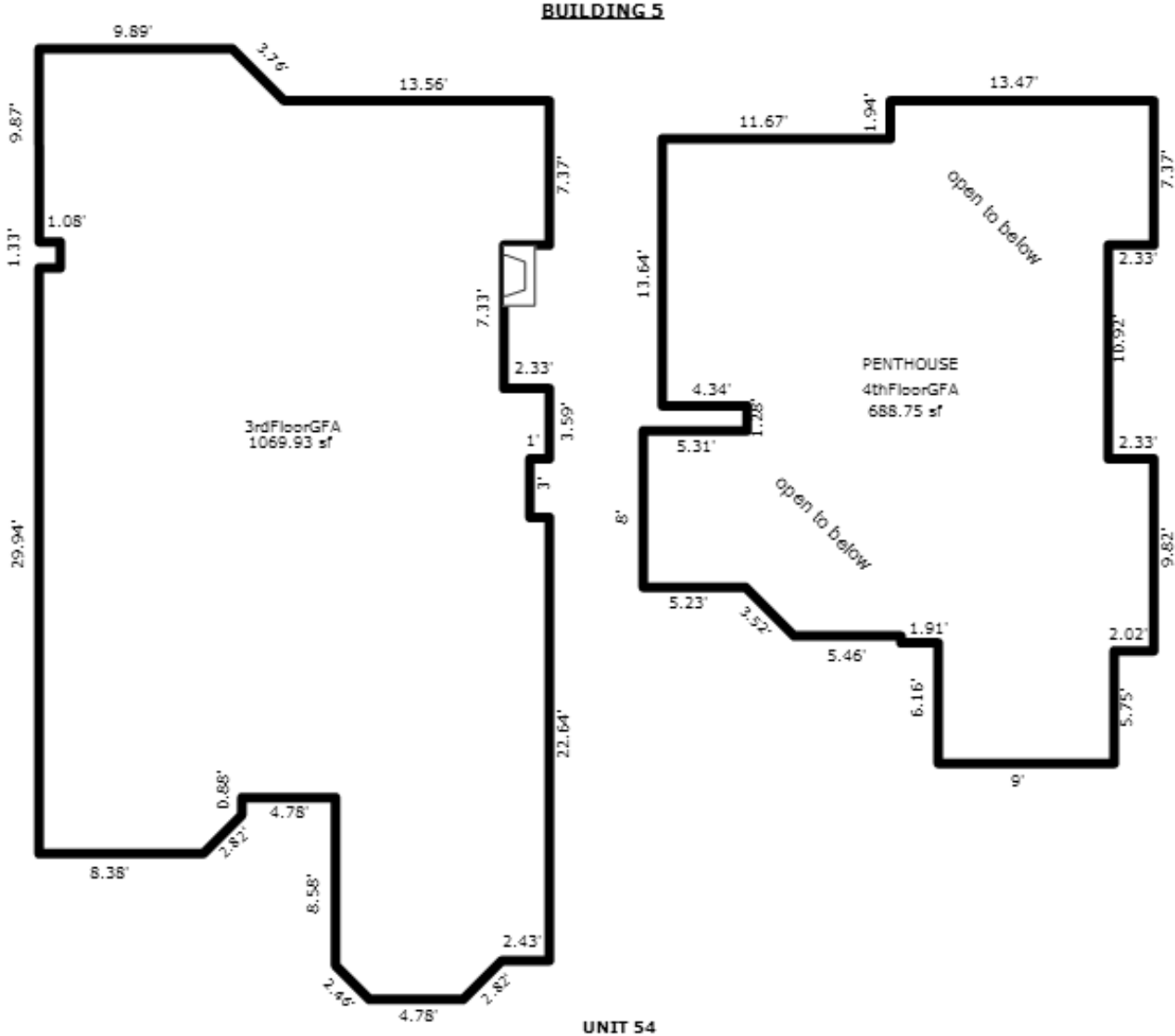
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	180,000	253,900	433,900			345,061C
2023	100,000	262,700	362,700			328,630C
2022	100,000	245,300	345,300			312,981C
2021	100,000	203,400	303,400			302,983C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 1,476 Total Base New : 235,085 Total Depr Cost: 188,068 Estimated T.C.V: 507,783		84	Treated Wood	Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets			Total Base New : 235,085		E.C.F. X 2.700		No Conc. Floor:		
1984	2007	Lg	X	Ord	Small	No./Qual. of Fixtures			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:		
Condition: Average		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 235,085		E.C.F. X 2.700		No Conc. Floor:	
Room List		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Basement	1st Floor	Kitchen:		0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
2nd Floor	4 Bedrooms	Other:		No./Qual. of Fixtures			(11) Heating System: Electric Baseboard			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
(1) Exterior		Other:		Ex. X Ord. Min			Ground Area = 984 SF Floor Area = 1476 SF.			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Insulation		(7) Excavation		Many X Ave. Few			Building Areas			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
X	Many Avg. X Large Avg. Few Small	(8) Basement		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Slab 984			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
(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			Plumbing			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
X	Gable Hip Flat X Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Deck			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Treated Wood			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water/Sewer			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Sewer			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water Well			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			2000 Gal Septic			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		No Conc. Floor:	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: 1.5STRY UPPER E LEVEL 3&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,783			Total Depr Cost: 188,068		Estimated T.C.V: 507,783		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.
SWETS ROGER & ALLISON	MO & JOE ENTERPRISES LLC	510,000	10/23/2020	WD	03-ARM'S LENGTH	2020007182	PROPERTY TRANSFER	100.0
BOXMAN DONALD & MARCIA D	SWETS ROGER & ALLISON	490,000	08/19/2011	WD	03-ARM'S LENGTH	2011 1093-948	PROPERTY TRANSFER	100.0
ARTAZA	BOXMAN	205,000	12/17/1993	WD	03-ARM'S LENGTH	377:628	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
55 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MO & JOE ENTERPRISES LLC JONES MARIANNE 375 KOSEK AVE IOWA CITY IA 52246	MAP #: 30,38					
	2024 Est TCV 679,760 TCV/TFA: 631.16					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
Public Improvements			Description	Frontage	Depth	Value
			SOUTH BEAC <1100SQFT 280K	1 Units	280000.00000 100	280,0
			0.00 Total Acres Total Est. Land Value =			280,000

Tax Description
 L294 P706 L377 P628/93 UNIT 55 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 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	140,000	199,900	339,900			239,278C
2023	50,000	206,800	256,800			227,884C
2022	50,000	193,100	243,100			217,033C
2021	50,000	160,100	210,100			210,100S

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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	Eavestrough			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story		Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Mobile Home	Insulation										Forced Air w/o Ducts				Interior 2 Story		
	Town Home	0 Front Overhang										Forced Air w/ Ducts				2nd/Same Stack		
	Duplex	0 Other Overhang										Forced Hot Water				Two Sided		
A-Frame		(4) Interior			X	Electric Baseboard		Exterior 1 Story		Exterior 2 Story		Prefab 1 Story		Prefab 2 Story				
Wood Frame		Drywall Paneled				Elec. Ceil. Radiant		Heat Circulator										
Building Style: CONDOMINIUM		Plaster Wood T&G				Radiant (in-floor)		Raised Hearth										
Yr Built Remodeled		Trim & Decoration				Electric Wall Heat		Wood Stove										
1984 0		Ex X Ord Min			Space Heater		Direct-Vented Ga		Class: BC		E.C.F. X 2.700		Bsmnt Garage:					
Condition: Average		Size of Closets			Wall/Floor Furnace		Forced Heat & Cool Heat Pump		No Heating/Cooling		Floor Area: 1,077		Storage Area:					
Room List		Doors Solid X H.C.			Central Air		Wood Furnace		Total Base New : 197,416		Total Depr Cost: 148,059		Estimated T.C.V: 399,760		Roof:			
Basement		(5) Floors			(12) Electric		0 Amps Service		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
1st Floor		Kitchen:			No./Qual. of Fixtures		Ex. X Ord. Min		Ground Area = 1077 SF Floor Area = 1077 SF.									
2nd Floor		Other:			No. of Elec. Outlets		Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
2 Bedrooms		Other:			(13) Plumbing		1 Average Fixture(s)		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings			2 3 Fixture Bath		2 Fixture Bath		1 Story Siding Slab		1,077		168,858		126,641			
X Wood/Shingle		Basement: 0 S.F.			Softener, Auto		Softener, Manual		Other Additions/Adjustments									
Aluminum/Vinyl		Crawl: 0 S.F.			Softener, Auto		Solar Water Heat		Plumbing		Average Fixture(s)		1		2,234 1,675			
Brick		Slab: 1077 S.F.			No Plumbing		No Plumbing		Deck		3 Fixture Bath		1		7,025 5,269			
Insulation		Height to Joists: 0.0			Extra Toilet		Extra Sink		Treated Wood				84		2,540 1,905			
(2) Windows		(7) Excavation			Separate Shower		Ceramic Tile Floor		Water/Sewer		Public Water		1		1,968 1,476			
X Many Avg. X Large Avg. Small		(8) Basement			Ceramic Tile Wains		Ceramic Tub Alcove		Public Sewer		Public Sewer		1		1,968 1,476			
Wood Sash		Conc. Block			Vent Fan		(14) Water/Sewer		Built-Ins		Appliance Allow.		1		4,088 3,066			
Metal Sash		Poured Conc.			(9) Basement Finish		1 Public Water		Fireplaces		Interior 2 Story		1		8,735 6,551			
Vinyl Sash		Treated Wood			Recreation SF		1 Public Sewer		Notes: 1 STRY D MID LEVEL 1				Totals:		197,416 148,059			
Double Hung		Concrete Floor			Living SF		1 Water Well		ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 399,760									
Horiz. Slide Casement		(10) Floor Support			Walkout Doors (B)		1000 Gal Septic											
Double Glass		Joists: Unsupported Len: Cntr.Sup:			No Floor SF		2000 Gal Septic											
Patio Doors					Walkout Doors (A)													
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.
GENZIER CHRISTOPHER J & J	GENZIER JILL L TRUST	0	06/16/2022	WD	09-FAMILY	2022004316	PROPERTY TRANSFER	0.0
STRETLIEN THOMAS P & ELLE	GENZIER CHRISTOPHER J & J	752,000	11/01/2021	WD	03-ARM'S LENGTH	2021008503	PROPERTY TRANSFER	100.0
FOLLDAL WEST LLC	STRETLIEN THOMAS P & ELLE	0	05/07/2021	QC	21-NOT USED/OTHER	2021004554	DEED	0.0
CIULLO SUSAN F REVOCABLE	STRETLIEN THOMAS P & ELLE	430,000	04/06/2018	WD	03-ARM'S LENGTH	1327P394	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
56 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/11/2019	PM19-0103	100% FINIS
	P.R.E. 0%		Electrical	01/10/2019	PE19-0015	100% FINIS
Owner's Name/Address	MAP #: 30,38		Plumbing	01/04/2019	PP19-0008	100% FINIS
GENZIER JILL L TRUST 3853 DOUGLAS RD DOWNERS GROVE IL 60515	2024 Est TCV 746,671 TCV/TFA: 695.22		Res. Multi-Family	11/06/2018	PB18-0629	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
	Public Improvements			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
L295 P324 L343 P914 L448 P464/97 L598 P526 L598 P550/01 UNIT 56 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT	Dirt Road			SOUTH BEAC <1100SQFT	280K	1	Units	280000.00000	100	280,0
	Gravel Road			0.00 Total Acres Total Est. Land Value = 280,000						

L295 P324 L343 P914 L448 P464/97 L598 P526 L598 P550/01 UNIT 56 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT



Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	140,000	233,300	373,300			303,628C
Low	2023	50,000	241,400	291,400			289,170C
High	2022	50,000	225,400	275,400			275,400S
Landscaped	2021	50,000	175,900	225,900			223,688C
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 84	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 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: 1,074 Total Base New : 203,342 Total Depr Cost: 172,841 Estimated T.C.V: 466,671		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: CONDOMINIUM		Ex X Ord Min		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 1074 SF Floor Area = 1074 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 1,074 Total: 174,784 148,566					
Yr Built Remodeled 1984 200 2019		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 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,899 3 Fixture Bath 1 7,025 5,971 Deck Treated Wood 84 2,540 2,159 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: 203,342 172,841					
Condition: Average		Doors Solid X H.C.		(12) Electric 0 Amps Service			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: 1 STRY D MID LEVEL 2 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 466,671					
Room List		(5) Floors Kitchen: Other: Other:		(13) Plumbing			Lump Sum Items:							
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1074 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							
(1) Exterior		(6) Ceilings		(9) Basement Finish										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:										
(2) Windows		Many Avg. X Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
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.
COHEN GARY & KAY J	SCHWARTZ DONALD R & ANN G	665,000	10/19/2017	WD	03-ARM'S LENGTH	1310P441	PROPERTY TRANSFER	100.0
CONTINENTAL EQUITIES INC	COHEN GARY & KAY J	199,000	07/18/1989	WD	03-ARM'S LENGTH	300P982	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
57 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/09/2019	PE19-0741	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	11/27/2019	PM19-0953	100% FINIS
SCHWARTZ DONALD R & ANN G 2757 HOLYOKE LN ANN ARBOR MI 48103	MAP #: 30,38					
	2024 Est TCV 867,662 TCV/TFA: 587.85					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD								
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L300 P982/89 UNIT 57 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND	Dirt Road			SOUTH BEAC	>1400SQFT	360K			1	Units360000.00000	100	360,0
	Gravel Road			0.00 Total Acres Total Est. Land Value = 360,000								

L300 P982/89 UNIT 57 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND



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	180,000	253,800	433,800			344,944C
2023	100,000	262,600	362,600			328,519C
2022	100,000	245,200	345,200			312,876C
2021	100,000	203,300	303,300			302,881C

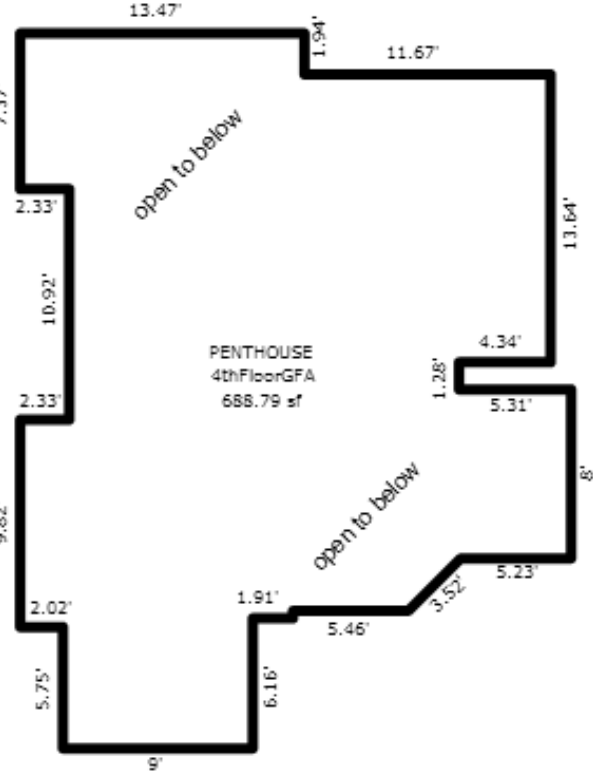
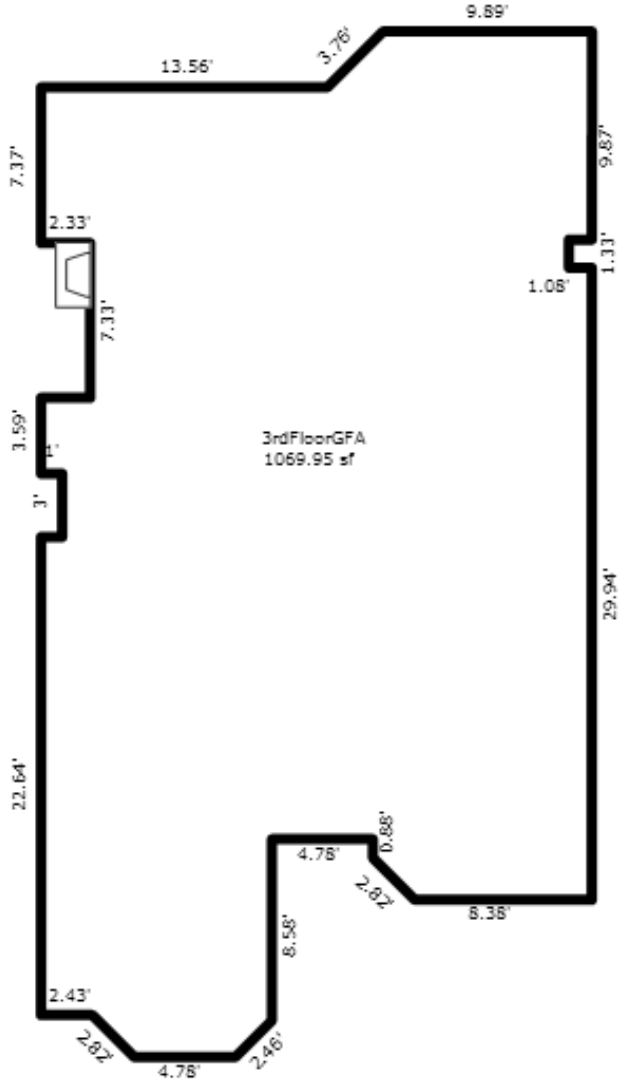
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 84	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 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: 25 Floor Area: 1,476 Total Base New : 250,701 Total Depr Cost: 188,023 Estimated T.C.V: 507,662		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			X		Central Air Wood Furnace							
Yr Built Remodeled 1984 0		Condition: Average		Room List Doors Solid X H.C.			(5) Floors		(12) Electric 0 Amps Service							
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 984 SF Floor Area = 1476 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 Slab 984 Total: 215,117 161,336					
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 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					
X		Wood/Shingle Aluminum/Vinyl Brick	Insulation		(2) Windows Many Avg. X Large Avg. Small			(3) Roof Gable Hip Flat Gambrel Mansard Shed		X		Asphalt Shingle		Chimney: Brick		
															Notes: 1.5 STRY UPPER E L3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 507,662	
															Totals: 250,701 188,023	

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

BUILDING 5



UNIT 57

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RABINOWITZ BERT & HELENE	JANIZEK DAVID B & PATRICI	635,000	06/08/2005	WD	03-ARM'S LENGTH	857:491	OTHER	100.0
COLLINS	RABINOWITZ	247,500	08/19/1997	WD	03-ARM'S LENGTH	451:205	PROPERTY TRANSFER	0.0
GARDHOUSE	COLLINS & BRANDON	200,000	08/06/1992	WD	03-ARM'S LENGTH	346:786	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
58 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/23/2019	PE19-0035	100% FINIS
	P.R.E. 0%		Plumbing	01/07/2019	PP19-0007	100% FINIS
Owner's Name/Address	MAP #: 30,38		Mechanical	11/19/2018	PM18-0823	100% FINIS
JANIZEK DAVID B & PATRICIA C 10817 SHIREGREEN LN FORT WAYNE IN 46814	2024 Est TCV 734,256 TCV/TFA: 675.49		Res. Add/Alter/Repair	10/23/2018	PB18-0604	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD							
	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L346 P786 L451 P205 L469 P868 L634 P345 L857 P491/05 UNIT 58 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T20N R14W	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			SOUTH BEAC <1100SQFT 280K	1 Units	280000.00000	100				280,0
				0.00 Total Acres Total Est. Land Value = 280,000							

L346 P786 L451 P205 L469 P868 L634 P345
L857 P491/05 UNIT 58 SOUTH BEACH
CONDOMINIUM ACCORDING TO THE MASTER DEED
RECORDED IN LIBER 243, PAGES 1 THRU 74;
FIRST AMENDMENT TO MASTER DEED RECORDED
IN LIBER 251, PAGES 161 THRU 185; SECOND
AMENDMENT TO MASTER DEED RECORDED IN
LIBER 280, PAGE 541 THRU 568; AND THIRD
AMENDMENT TO MASTER DEED RECORDED IN
LIBER 655, PAGES 595 THRU 599, LEELANAU
COUNTY RECORDS, AND DESIGNATED AS REPLAT
NO. 2 OF LEELANAU COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 23, TOGETHER WITH
RIGHTS IN GENERAL COMMON ELEMENTS AND
LIMITED COMMON ELEMENTS AS SET FORTH IN
ABOVE MASTER DEED AND AS DESCRIBED IN ACT
59 OF THE PUBLIC ACTS OF 1978 AS AMENDED.
SECS 22 & 23 T20N R14W



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	140,000	227,100	367,100			261,914C
Rolling	2023	50,000	235,000	285,000			249,442C
Low	2022	50,000	219,400	269,400			237,564C
High	2021	50,000	181,900	231,900			229,975C
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 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: 1,087 Total Base New : 210,303 Total Depr Cost: 168,243 Estimated T.C.V: 454,256		84	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built Remodeled 1984 200 2019		Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1087 SF Floor Area = 1087 SF.		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		1 Story Siding Slab 1,087		Total: 181,745 145,398			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			3 Fixture Bath			Deck		Treated Wood		84 2,540 2,032		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Water/Sewer		Public Water		1 1,968 1,574		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1087 S.F. Height to Joists: 0.0			2 3 Fixture Bath			Built-Ins		Appliance Allow.		1 4,088 3,270		
X	Many Avg. X Few	Large Avg. Small	(8) Basement		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			(14) Water/Sewer			Fireplaces		Interior 2 Story		1 8,735 6,988	
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 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1 STRY D MID LEVEL 1 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 454,256		Totals:		210,303 168,243		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				
X	Gable Hip Flat	Gambrel Mansard Shed														
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.
TOAL MAYER NANCY TRUST	MCCOY CARL R & VIRGINIA O	439,000	12/05/2014	WD	03-ARM'S LENGTH	1216P153	PROPERTY TRANSFER	100.0
TOAL NANCY MAYER	TOAL MAYER NANCY TRUST	1	09/25/2013	WD	03-ARM'S LENGTH	1181P248	PROPERTY TRANSFER	0.0
GREGG	MAYER	210,000	01/12/1996	WD	03-ARM'S LENGTH	416:594	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
59 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	02/01/2016	PP16-0023	100% FINIS
	P.R.E. 0%		Mechanical	01/08/2016	PM16-0015	100% FINIS
Owner's Name/Address	MAP #: 30,38		Res. Add/Alter/Repair	12/09/2015	PB15-0501	100% FINIS
MCCOY CARL R & VIRGINIA O 950 SHOREHAM RD GROSSE POINTE MI 48236	2024 Est TCV 730,752 TCV/TFA: 679.14					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
	Public Improvements			Description	Frontage	Depth	Value
L416 P594&595 L452 P150 L484 P001/98 L870 P859/05 UNIT 59 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH				* Factors *			
				SOUTH BEAC <1100SQFT 280K	1 Units	280000.00000 100	280,0
				0.00 Total Acres Total Est. Land Value =		280,000	

L416 P594&595 L452 P150 L484 P001/98 L870 P859/05 UNIT 59 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23. TOGETHER WITH



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	140,000	225,400	365,400			257,121C
TPC	08/03/2017	INSPECTED	2023	50,000	233,200	283,200			244,878C
WAS	01/10/2010	INSPECTED	2022	50,000	217,700	267,700			233,218C
WAS	01/25/2008	INSPECTED	2021	50,000	180,500	230,500			225,768C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 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: 1,076 Total Base New : 208,683 Total Depr Cost: 166,945 Estimated T.C.V: 450,752		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			X Central Air Wood Furnace								
Yr Built Remodeled 1984 200 2016		Condition: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors Kitchen: Other: Other:								
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1076 SF Floor Area = 1076 SF Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1076 S.F. Height to Joists: 0.0		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 1,076 Total: 180,125 144,100					
(2) Windows Many Avg. X Large Avg. Small Few		(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) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 Deck Treated Wood 84 2,540 2,032 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: 208,683 166,945								
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		Lump Sum Items:			Notes: 1 STRY D MID LEVEL 2 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 450,752								
X Asphalt Shingle Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RALLS WILLIAM R & ROSEMAR	RALLS FAMILY TRUST	0	10/24/2014	WD	03-ARM'S LENGTH	1213P1	PROPERTY TRANSFER	0.0
MEYER	RALLS	250,000	08/16/1991	WD	03-ARM'S LENGTH	327:627	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
60 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 06/27/2012					
RALLS FAMILY TRUST 18947 E AMETHYST RIO VERDE AZ 85263	MAP #: 30,38					
	2024 Est TCV 836,040 TCV/TFA: 566.42					

	X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			SOUTH BEAC	>1400SQFT	360K	1 Units360000.00000 100 360,0
			0.00 Total Acres Total Est. Land Value = 360,000			

Tax Description
 L297 P999/89 L327 P627/91 UNIT 60 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON



- 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

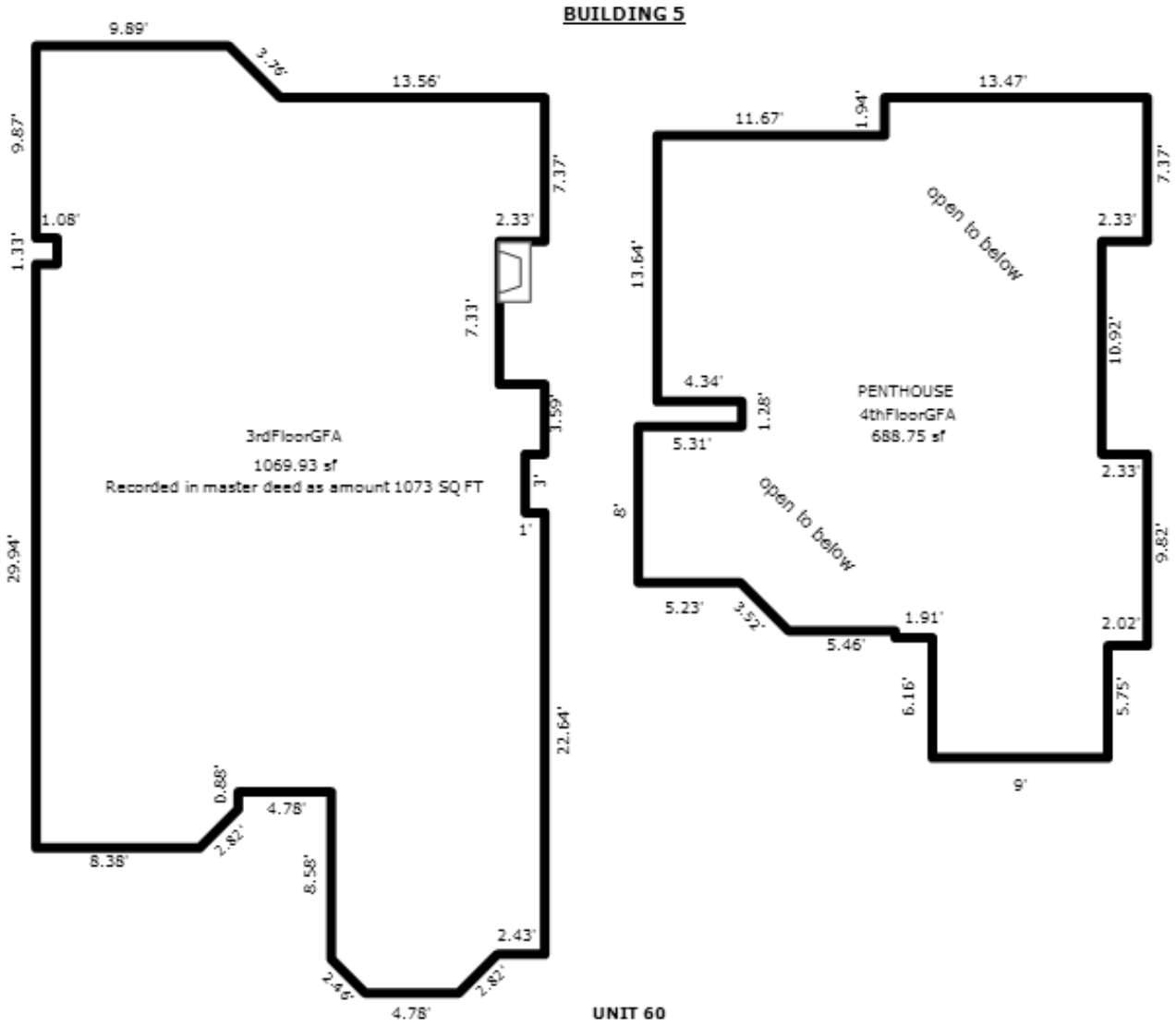
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	180,000	238,000	418,000			249,022C
2023	100,000	246,200	346,200			237,164C
2022	100,000	229,900	329,900			225,871C
2021	100,000	190,700	290,700			218,656C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 1,476 Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 1984		Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures										
Condition: Average		Size of Closets		Lg	X	Ord	Small	(12) Electric									
Room List		Doors	Solid	X	H.C.	0 Amps Service			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984								
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Electric Baseboard							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation									Ground Area = 984 SF Floor Area = 1476 SF.							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
X	Many Avg. X Few	Large Avg. 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			1.5 Story Siding Slab			Building Areas		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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments							
(3) Roof		(9) Basement Finish					1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck							
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			Fireplaces			Treated Wood						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Interior 2 Story			Water/Sewer							
Chimney: Brick							Notes: 1.5 STRY UPPER E L3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath		1 2,234 1,675 2 14,051 10,538 84 2,540 1,905 1 1,968 1,476 1 1,968 1,476 1 4,088 3,066 1 8,735 6,551		Totals: 235,085 176,311	

*** 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.
2382-2386 WEST STADIUM LL	SOUTH BEACH #61 LLC	0	12/16/2010	WD	03-ARM'S LENGTH	2010 1076-232W	PROPERTY TRANSFER	100.0
COGHLIN JOHN & DIANE	2382-2386 WEST STADIUM LL	***,***	01/25/2008	WD	03-ARM'S LENGTH	966/673	PROPERTY TRANSFER	100.0
POLLARD	COGHLIN	799,900	09/05/2001	WD	03-ARM'S LENGTH	600:26	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
61 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SOUTH BEACH # 61 LLC 5275 WEBSTER CHURCH RD DEXTER MI 48130	MAP #: 30,38					
	2024 Est TCV 1,159,482 TCV/TFA: 457.57					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SOUTH BEAC >2000SQFT	420K		1	Units	420000.00000	100	420,0
			0.00	Total Acres	Total Est. Land Value =		420,000

Tax Description
 L300 P613/89 L600 P26/01 UNIT 61 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF



- 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	210,000	369,700	579,700			431,677C
2023	90,000	382,500	472,500			411,121C
2022	90,000	357,200	447,200			391,544C
2021	90,000	296,200	386,200			379,036C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	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 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: 25 Floor Area: 2,534 Total Base New : 365,179 Total Depr Cost: 273,882 Estimated T.C.V: 739,482		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Yr Built 1984		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service	
Yr Built 1984		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min	
Condition: Average		Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		(5) Floors Kitchen: Other: Other:		(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) 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	
Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		(5) Floors Kitchen: Other: Other:		(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) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	
(2) Windows Many Avg. Few X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1267 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:		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1267 SF Floor Area = 2534 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,267 Total: 329,595 247,195		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 2 14,051 10,538 Deck Treated Wood 84 2,540 1,905 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 Interior 2 Story 1 8,735 6,551 Totals: 365,179 273,882	
(3) Roof Gable Hip Flat X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(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 Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1267 SF Floor Area = 2534 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,267 Total: 329,595 247,195		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 2 14,051 10,538 Deck Treated Wood 84 2,540 1,905 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 Interior 2 Story 1 8,735 6,551 Totals: 365,179 273,882		Notes: 2 STRY END LOWER LB&1 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 739,482	
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		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1267 SF Floor Area = 2534 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,267 Total: 329,595 247,195		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 2 14,051 10,538 Deck Treated Wood 84 2,540 1,905 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 Interior 2 Story 1 8,735 6,551 Totals: 365,179 273,882		Notes: 2 STRY END LOWER LB&1 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 739,482			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SOUTH BEACH 62 LLC	SCHMITT PHILIP & CHERYL	700,000	01/09/2015	WD	03-ARM'S LENGTH	1219P108	PROPERTY TRANSFER	100.0
MORAN PATRICK T & LYNN D	SOUTH BEACH 62 LLC	1	12/05/2011	WD	03-ARM'S LENGTH	1105-888	PROPERTY TRANSFER	0.0
GARDHOUSE	MORAN	350,000	08/15/1994	WD	03-ARM'S LENGTH	391:293	OTHER	0.0
ROLL	GARDHOUSE	321,000	09/12/1991	WD	03-ARM'S LENGTH	328:924	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
62 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/04/2015	PE15-0163	
	P.R.E. 0%		Mechanical	05/01/2015	PM15-0212	
Owner's Name/Address	MAP #: 30,38		Plumbing	04/24/2015	PP15-0101	
SCHMITT PHILIP & CHERYL 4190 ROLLING PINES COURT COMMERCE TOWNSHIP MI 48382	2024 Est TCV 1,231,746 TCV/TFA: 499.49		Res. Multi-Family	04/21/2015	PB15-0086	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD				
	Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value
L299 P702 L328 P924 L391 P293/94 UNIT 62 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON	Dirt Road			SOUTH BEAC >2000SQFT 420K	1 Units	420000.00000	100	420,0
	Gravel Road			0.00 Total Acres Total Est. Land Value =				420,000
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

L299 P702 L328 P924 L391 P293/94 UNIT 62 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON




Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	210,000	405,900	615,900			475,571C
Rolling	2023	90,000	420,700	510,700			452,925C
Low	2022	90,000	394,000	484,000			431,358C
High	2021	90,000	327,700	417,700			417,578C
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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,466 Total Base New : 375,809 Total Depr Cost: 300,647 Estimated T.C.V: 811,746		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Yr Built 1984		Remodeled 2015		Condition: Average		Size of Closets Ex X Ord Min		Lg X Ord Small		Room List Doors Solid X H.C.		Central Air Wood Furnace		
Basement 1st Floor 2nd Floor 4 Bedrooms		(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) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1233 SF Floor Area = 2466 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 Slab 1,233 Total: 322,098 257,679		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 2 14,051 11,241 Deck Treated Wood 84 2,540 2,032 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 Security System 1 8,127 6,502 Fireplaces Interior 2 Story 1 8,735 6,988 Lump Sum Items END UNIT UPPER Totals: 10,000 8,000 375,809 300,647	
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer Lump Sum Items: 1		Notes: 2STRY END UPPER L2&3 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCv: 811,746							
(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1233 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(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)		(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 CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status	
63 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%		MAP #: 30,38						
FEELEY HENRY J & MARY DIANE 205 NORTH ISLAND PLANTATION TER VERO BEACH FL 32963-3326		2024 Est TCV 1,124,942 TCV/TFA: 472.66								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
L280 P747/87 UNIT 63 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT		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		SOUTH BEAC >2000SQFT 420K 1 Units420000.00000 100 420,0						
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres Total Est. Land Value = 420,000						
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
		WAS 01/10/2010 INSPECTED		2024	210,000	352,500	562,500			284,005C
		WAS 01/25/2008 INSPECTED		2023	90,000	364,700	454,700			270,481C
				2022	90,000	340,500	430,500			257,601C
				2021	90,000	282,300	372,300			249,372C

*** 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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		84	Treated Wood	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	Class:
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack				Car Capacity:
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided				Class:
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Exterior:
X	Wood Frame	(4) Interior		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
	Yr Built	Ex	X	Ord	Space Heater				Intercom		Raised Hearth				Auto. Doors:
	1984				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors:
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area:
	0				Heat Pump				Oven		Class: BC				% Good:
	Condition:				No Heating/Cooling				Microwave		Effec. Age: 25				Storage Area:
	Average				Central Air				Standard Range		Floor Area: 2,380				No Conc. Floor:
					Wood Furnace				Self Clean Range		Total Base New : 348,123			E.C.F.	Bsmnt Garage:
	Room List	Doors		Solid	X	H.C.		Sauna		Total Depr Cost: 261,090			X	2.700	Roof:
	Basement	(5) Floors		(12) Electric				Trash Compactor		Estimated T.C.V: 704,942					
	1st Floor	Kitchen:		0 Amps Service				Central Vacuum							
	2nd Floor	Other:		No./Qual. of Fixtures				Security System							
	4 Bedrooms	Other:		Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984							
(1)	Exterior			No. of Elec. Outlets				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
X	Wood/Shingle	(6) Ceilings		Many X Ave. Few				(11) Heating System: Electric Baseboard							
	Aluminum/Vinyl			(13) Plumbing				Ground Area = 1190 SF Floor Area = 2380 SF.							
	Brick			1 Average Fixture(s)				Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
	Insulation			3 Fixture Bath				Building Areas							
(2)	Windows	(7) Excavation		2 Fixture Bath				Stories Exterior Foundation Size Cost New Depr. Cost							
	Many	Basement: 0 S.F.		Softener, Auto				2 Story Siding Slab 1,190							
	Avg. X Avg.	Crawl: 0 S.F.		Softener, Manual				Other Additions/Adjustments							
	Few	Slab: 1190 S.F.		Solar Water Heat				Plumbing							
	Large	Height to Joists: 0.0		No Plumbing				Average Fixture(s)							
	Small			Extra Toilet				3 Fixture Bath							
	Wood Sash	(8) Basement		Extra Sink				Deck							
	Metal Sash	Conc. Block		Separate Shower				Treated Wood							
	Vinyl Sash	Poured Conc.		Ceramic Tile Floor				Water/Sewer							
	Double Hung	Stone		Ceramic Tile Wains				Public Water							
	Horiz. Slide	Treated Wood		Ceramic Tub Alcove				Public Sewer							
	Casement	Concrete Floor		Vent Fan				Built-Ins							
	Double Glass	(9) Basement Finish		(14) Water/Sewer				Appliance Allow.							
	Patio Doors			1 Public Water				Fireplaces							
	Storms & Screens			1 Public Sewer				Interior 2 Story							
(3)	Roof			1000 Gal Septic				Totals:							
X	Gable	Recreation SF		2000 Gal Septic				348,123							
	Hip	Living SF		Lump Sum Items:				8,735							
	Flat	Walkout Doors (B)						261,090							
	Gambrel	No Floor SF						Totals:							
	Mansard	Walkout Doors (A)						348,123							
	Shed							261,090							
X	Asphalt Shingle	(10) Floor Support						261,090							
								704,942							
	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.
GERSACK JOHN R & VIRGINIA	GERSACK JOHN R & VIRGINIA	0	10/01/2009	WD	03-ARM'S LENGTH	2009 1030-235W	DEED	0.0
BALIAN	GERSACK	400,000	02/04/1992	WD	03-ARM'S LENGTH	336:433	OTHER	0.0
KLYM	FIRST SECURITY SAVINGS	300,000	07/11/1990	MLC	03-ARM'S LENGTH	328:548	OTHER	0.0

Property Address: 64 SOUTH BEACH
 Class: RESIDENTIAL CONDO Zoning: R-5 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 30,38

Owner's Name/Address: GERSACK JOHN R & VIRGINIA R TR
 GERSACK MICHIGAN RESIDENCE TRUST
 9309 PARKWOOD CT
 FORT MYERS FL 33908

2024 Est TCV 1,098,432 TCV/TFA: 481.14

X Improved Vacant Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

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

SOUTH BEAC >2000SQFT 420K 1 Units 420000.00000 100 420,0

0.00 Total Acres Total Est. Land Value = 420,000

Tax Description: L333 P18 L336 P432/92 L623 P162/02 UNIT

64 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243,

PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES

161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU

568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599

LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY

CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

Level Rolling Low High 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 210,000 339,200 549,200 348,781C

WAS 01/10/2010 INSPECTED 2023 90,000 351,700 441,700 332,173C

WAS 01/25/2008 INSPECTED 2022 90,000 329,500 419,500 316,356C

2021 90,000 274,100 364,100 306,250C


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 2,283 Total Base New : 335,051 Total Depr Cost: 251,271 Estimated T.C.V: 678,432		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 Cls BC Blt 1984		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		(11) Heating System: Electric Baseboard Ground Area = 761 SF Floor Area = 2283 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas		Size	Cost New	Depr. Cost	Totals:			
Condition: Average		Size of Closets		Lg	X	Ord	Small	(12) Electric			Stories		Foundation		Slab		
Room List		Doors	Solid	X	H.C.	0 Amps Service			Other Additions/Adjustments		761		289,467		217,084		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(6) Ceilings			Kitchen: Other: Other:			Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath	
(1) Exterior		Kitchens: Other: Other:		No. of Elec. Outlets			Ex. X Ord. Min			Deck		Treated Wood		1,968		1,476	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			(13) Plumbing			Water/Sewer		Public Water		1,968		1,476	
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 761 S.F. Height to Joists: 0.0		(14) Water/Sewer			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces		Interior 2 Story		8,735		6,551	
(2) Windows		(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items			Lump Sum Items		END UNIT UPPER		10,000		7,500	
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Lump Sum Items: 1			Notes: 3S END UPPER L2,3&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCv:			Totals:		335,051		251,271		
	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:						Totals:		335,051		251,271			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Totals:		335,051		251,271			
X	Gable Hip Flat	Gambrel Mansard Shed									Totals:		335,051		251,271		
X	Asphalt Shingle									Totals:		335,051		251,271			
Chimney: Brick										Totals:		335,051		251,271			

*** 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: R-5 (Building Permit(s)	Date	Number	Status																																				
65 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST																																										
Owner's Name/Address		P.R.E. 0%		MAP #: 30,38																																								
ROBERTS RAYMOND E AMENDED TRUST BANK OF ANN ARBOR, MARGARET VOGEL 125 S FIFTH AVE ANN ARBOR MI 48104		2024 Est TCV 677,566 TCV/TFA: 633.83																																										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD																																								
		Public Improvements		* Factors *																																								
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value																																		
				SOUTH BEAC <1100SQFT	280K		1	Units	280000.00000 100	280,0																																		
				0.00 Total Acres				Total Est. Land Value =	280,000																																			
 <p>L404 P696 L434 P273/96 L665 P475/02 DC L718 P333/03 UNIT 65 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN</p>		Dirt Road		<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/ Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>140,000</td> <td>198,800</td> <td>338,800</td> <td></td> <td></td> <td>179,365C</td> </tr> <tr> <td>2023</td> <td>50,000</td> <td>205,600</td> <td>255,600</td> <td></td> <td></td> <td>170,824C</td> </tr> <tr> <td>2022</td> <td>50,000</td> <td>192,000</td> <td>242,000</td> <td></td> <td></td> <td>162,690C</td> </tr> <tr> <td>2021</td> <td>50,000</td> <td>159,200</td> <td>209,200</td> <td></td> <td></td> <td>157,493C</td> </tr> </tbody> </table>						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	2024	140,000	198,800	338,800			179,365C	2023	50,000	205,600	255,600			170,824C	2022	50,000	192,000	242,000			162,690C	2021	50,000	159,200	209,200			157,493C
		Year	Land Value							Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value																														
		2024	140,000							198,800	338,800			179,365C																														
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WAS		01/10/2010		INSPECTED																																								
WAS		01/25/2008		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	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		84	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard			Vent Fan		Exterior 2 Story					Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant			Hot Tub		Prefab 1 Story				Common Wall:	
	Building Style:	Paneled	Wood T&G	Radiant (in-floor)			Unvented Hood		Prefab 2 Story				Foundation:		
	CONDOMINIUM	Trim & Decoration		Electric Wall Heat			Vented Hood		Heat Circulator					Finished ?:	
	Yr Built	Ex	X	Ord	Space Heater			Intercom		Raised Hearth					Auto. Doors:
	1984				Wall/Floor Furnace			Jacuzzi Tub		Wood Stove				Mech. Doors:	
	Remodeled				Forced Heat & Cool			Jacuzzi repl.Tub		Direct-Vented Ga					Area:
	0				Heat Pump			Oven		Class: BC				% Good:	
	Condition:				No Heating/Cooling			Microwave		Effec. Age: 25					Storage Area:
	Average				Central Air			Standard Range		Floor Area: 1,069				No Conc. Floor:	
					Wood Furnace			Self Clean Range		Total Base New : 196,329		E.C.F.			Bsmnt Garage:
	Room List	Doors		Solid	X	H.C.	(12) Electric			Total Depr Cost: 147,247		X 2.700		Carport Area:	
							0 Amps Service			Estimated T.C.V: 397,566					Roof:
	Basement	(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls BC		Blt 1984			
	1st Floor	Kitchen:		Ex.	X	Ord.	Exterior Units: 1 Interior Units: 0			Roof: Asph.Shingle					
	2nd Floor	Other:					(11) Heating System: Electric Baseboard								
	2 Bedrooms	Other:					Ground Area = 1069 SF Floor Area = 1069 SF.								
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
X	Wood/Shingle			Many	X	Ave.	Building Areas								
	Aluminum/Vinyl						Stories Exterior Foundation			Size		Cost New		Depr. Cost	
	Brick						1 Story Siding Slab			1,069		167,771		125,829	
	Insulation	(7) Excavation		(13) Plumbing			Other Additions/Adjustments								
	(2) Windows	Basement: 0 S.F.		1 Average Fixture(s)			Plumbing								
		Crawl: 0 S.F.		2 3 Fixture Bath			Average Fixture(s)			1		2,234		1,675	
		Slab: 1069 S.F.		2 Fixture Bath			3 Fixture Bath			1		7,025		5,269	
		Height to Joists: 0.0		Softener, Auto			Deck								
				Softener, Manual			Treated Wood			84		2,540		1,905	
	Wood Sash	(8) Basement		No Plumbing			Water/Sewer								
	Metal Sash	Conc. Block		Extra Toilet			Public Water			1		1,968		1,476	
	Vinyl Sash	Poured Conc.		Extra Sink			Public Sewer			1		1,968		1,476	
	Double Hung	Stone		Separate Shower			Built-Ins								
	Horiz. Slide	Treated Wood		Ceramic Tile Floor			Appliance Allow.			1		4,088		3,066	
	Casement	Concrete Floor		Ceramic Tile Wains			Fireplaces								
	Double Glass	(9) Basement Finish		Ceramic Tub Alcove			Interior 2 Story			1		8,735		6,551	
	Patio Doors			Vent Fan			Notes: 1 STRY D MID LEVEL 1								
	Storms & Screens			(14) Water/Sewer			ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV:							397,566	
	(3) Roof	Recreation SF		1 Public Water											
X	Gable	Living SF		1 Public Sewer											
	Hip	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														
	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.
MIESKE JOHN & DEBRA	MCCABE TERRENCE M & DANIE	425,000	01/14/2013	WD	03-ARM'S LENGTH	1151P557	PROPERTY TRANSFER	100.0
STUFFLEBEAN	MIESKE	350,000	01/31/2000	WD	03-ARM'S LENGTH	535:93	PROPERTY TRANSFER	0.0
MOWINSKI	STUFFLEBEAN	215,000	06/05/1996	WD	03-ARM'S LENGTH	424:620	OTHER	0.0
BISCHOF	MOWINSKI	182,500	11/12/1993	WD	03-ARM'S LENGTH	375:189	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
66 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MCCABE TERRENCE M & DANIEL MARY JO 3608 MADISON ST OAK BROOK IL 60523	MAP #: 30,38					
	2024 Est TCV 681,481 TCV/TFA: 629.25					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
Public Improvements			Description	Frontage	Depth	Value
			SOUTH BEAC <1100SQFT 280K	1 Units	280000.00000 100	280,0
			0.00 Total Acres Total Est. Land Value =			280,000

Tax Description
 L283 P413 L375 P189 L424 P620 L535 P093
 UNIT 66 SOUTH BEACH CONDOMINIUM REC
 ACCORDING TO THE MASTER DEED RECORDED IN
 LIBER 243, PAGES 1 THRU 74; FIRST
 AMENDMENT TO MASTER DEED RECORDED IN
 LIBER 251, PAGES 161 THRU 185; SECOND
 AMENDMENT TO MASTER DEED RECORDED IN
 LIBER 280, PAGE 541 THRU 568; AND THIRD
 AMENDMENT TO MASTER DEED RECORDED IN
 LIBER 655, PAGES 595 THRU 599, LEELANAU
 COUNTY RECORDS, AND DESIGNATED AS REPLAT
 NO. 2 OF LEELANAU COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 23 TOGETHER WITH



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	140,000	200,700	340,700			236,853C
WAS 01/10/2010 INSPECTED	2023	50,000	207,700	257,700			225,575C
WAS 01/25/2008 INSPECTED	2022	50,000	193,900	243,900			214,834C
	2021	50,000	160,800	210,800			207,971C

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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				Cook Top	Interior 2 Story	84	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:
	Panelled		Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	
	Trim & Decoration			Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
	Yr Built	Remodeled		Ex	X	Ord	Min	Intercom		Raised Hearth				Auto. Doors:	
	1984	1998						Jacuzzi Tub		Wood Stove				Mech. Doors:	
	Condition: Average			Size of Closets				Jacuzzi repl.Tub		Direct-Vented Ga				Area:	
				Lg	X	Ord	Small	Oven		Class: BC				% Good:	
	Room List		Doors		Solid	X	H.C.	Microwave		Effec. Age: 25				Storage Area:	
	Basement		(5) Floors					Standard Range		Floor Area: 1,083				No Conc. Floor:	
	1st Floor		Kitchen:					Self Clean Range		Total Base New : 198,267			E.C.F.	Bsmnt Garage:	
	2nd Floor		Other:					Sauna		Total Depr Cost: 148,697			X	2.700	
	2 Bedrooms		Other:					Trash Compactor		Estimated T.C.V: 401,481				Roof:	
								Central Vacuum							
								Security System							
	(1) Exterior			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984							
				Ex.	X	Ord.	Min	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
X	Wood/Shingle		(6) Ceilings	No. of Elec. Outlets				(11) Heating System: Electric Baseboard							
	Aluminum/Vinyl			Many	X	Ave.	Few	Ground Area = 1083 SF Floor Area = 1083 SF.							
	Brick							Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
				(13) Plumbing				Building Areas							
	Insulation			1	Average Fixture(s)			1	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
				2	3 Fixture Bath			1	1 Story	Siding	Slab	1,083			
	(2) Windows		(7) Excavation					Other Additions/Adjustments							
	Many		Basement: 0 S.F.					Plumbing							
	Avg.	X	Crawl: 0 S.F.					Average Fixture(s)							
	Few		Slab: 1083 S.F.					3 Fixture Bath							
			Height to Joists: 0.0					Deck							
	Wood Sash							Treated Wood							
	Metal Sash							Water/Sewer							
	Vinyl Sash		(8) Basement					Public Water							
	Double Hung		Conc. Block					Public Sewer							
	Horiz. Slide		Poured Conc.					Built-Ins							
	Casement		Stone					Appliance Allow.							
	Double Glass		Treated Wood					Fireplaces							
	Patio Doors		Concrete Floor					Interior 2 Story							
	Storms & Screens		(9) Basement Finish					Totals:							
								198,267							
	(3) Roof		Recreation SF					148,697							
			Living SF												
X	Gable		Walkout Doors (B)					Notes: 1 STRY D MID LEVEL 1							
	Hip		No Floor SF					ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 401,481							
	Flat		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.
SVERA JOHN A	SVERA JOHN A & SVERA LAIM	0	07/23/2020	QC	09-FAMILY	2020004666	OTHER	0.0
SVERA BIRUTE M	SVERA JOHN A	0	04/13/2020	AFF	07-DEATH CERTIFICATE	2020003652	OTHER	0.0

Property Address: 67 SOUTH BEACH
 Class: RESIDENTIAL CONDO Zoning: R-5 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 30.38
 2024 Est TCV 836,040 TCV/TFA: 566.42

Owner's Name/Address: SVERA JOHN A & SVERA LAIMA M
 1002 STRATFORD PLACE
 BLOOMFIELD HILLS MI 48304-2934

2024 Est TCV 836,040 TCV/TFA: 566.42

X Improved Vacant Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	SOUTH BEAC	>1400SQFT	360K	1	Units	360000.00000	100		360,0
Gravel Road	0.00 Total Acres Total Est. Land Value =								360,000

Tax Description
 L281 P436/87 UNIT 67 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

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

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



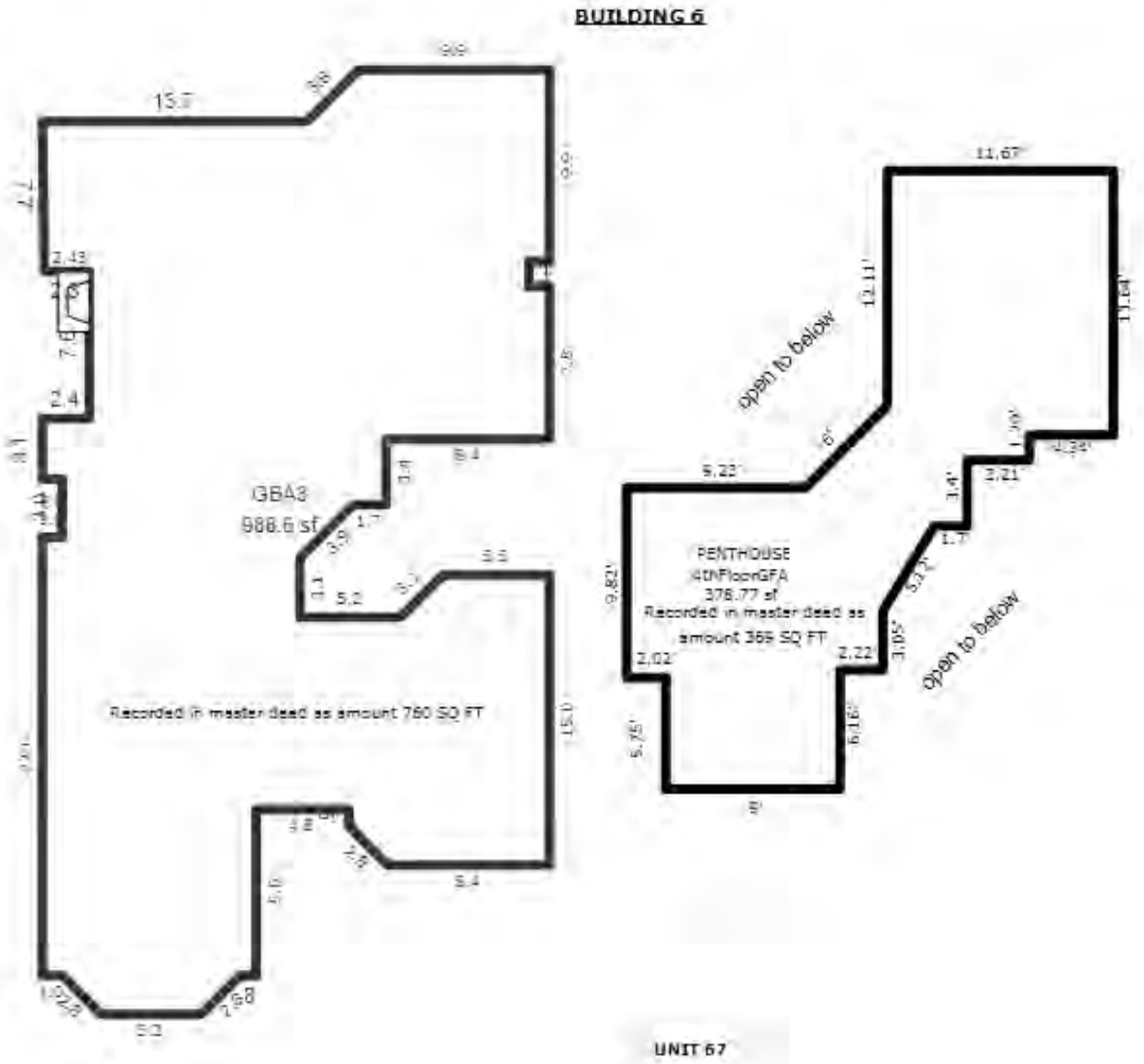
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	09/14/2017	INSPECTED	2024	180,000	238,000	418,000			249,022C
WAS	01/10/2010	INSPECTED	2023	100,000	246,200	346,200			237,164C
WAS	01/25/2008	INSPECTED	2022	100,000	229,900	329,900			225,871C
			2021	100,000	190,700	290,700			218,656C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 25 Floor Area: 1,476 Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		84	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:			
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 984 SF Floor Area = 1476 SF.			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
	Insulation	Other:		Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
(2) Windows		No. of Elec. Outlets		Many X Ave. Few			Building Areas			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
X	Many Avg. X Few	Large Avg. Small	(7) Excavation		Average Fixture(s)			1.5 Story Siding Slab			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:	
	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: 984 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			Other Additions/Adjustments			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
(3) Roof		(8) Basement		Plumbing			Building Areas			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)			1.5 Story Siding Slab			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:	
	Asphalt Shingle	(9) Basement Finish		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
Chimney: Brick		(10) Floor Support		Water/Sewer			Building Areas			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
Joists: Unsupported Len: Cntr.Sup:		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			Building Areas			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
Lump Sum Items:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Building Areas			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Storage Area: No Conc. Floor:		
Notes: 1.75 S UPPER E, LEVEL 3&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040		Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Building Areas			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		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.			
Property Address		Class: RESIDENTIAL CONDO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status		
68 SOUTH BEACH		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	03/13/2018	PM18-0177	100% FINIS			
Owner's Name/Address		P.R.E. 0%			Plumbing	02/01/2018	PP18-0029	100% FINIS			
SCHWARTZ GLENN C & KATHLEEN 303 WENDRON CT FRANKLIN TN 37069		MAP #: 30,38			Electrical	01/29/2018	PE18-0038	100% FINIS			
		2024 Est TCV 687,922 TCV/TFA: 632.86			Commercial/Residential	01/24/2018	PB18-0037	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD							
		Public Improvements		* Factors *							
L280 P749/87 L302 P136/89 UNIT 68 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS		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		SOUTH BEAC <1100SQFT 280K 1 Units280000.00000 100 280,0							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres Total Est. Land Value = 280,000							
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 10/17/2018 INSPECTED		2024	140,000	204,000	344,000			181,952C	
		WAS 01/10/2010 INSPECTED		2023	50,000	211,000	261,000			173,288C	
		WAS 01/25/2008 INSPECTED		2022	50,000	197,100	247,100			165,037C	
				2021	50,000	163,400	213,400			159,765C	



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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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	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 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: 24 Floor Area: 1,087 Total Base New : 198,791 Total Depr Cost: 151,082 Estimated T.C.V: 407,922		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																																																																																																																		
Building Style: CONDOMINIUM		Yr Built 1984		Remodeled 2018		Condition: Average		Room List		Doors		Solid X H.C.																																																																																																																			
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Chimney: Brick																																																																																																																															
<p>Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984</p> <p>Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle</p> <p>(11) Heating System: Electric Baseboard</p> <p>Ground Area = 1087 SF Floor Area = 1087 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story Siding Slab</td> <td></td> <td></td> <td></td> <td>1,087</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td></td> <td></td> <td></td> <td>2,234</td> <td>1,698</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td></td> <td></td> <td></td> <td>7,025</td> <td>5,339</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td>84</td> <td></td> <td></td> <td>2,540</td> <td>1,930</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Water</td> <td></td> <td>1</td> <td></td> <td></td> <td>1,968</td> <td>1,496</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td>1</td> <td></td> <td></td> <td>1,968</td> <td>1,496</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td></td> <td>4,088</td> <td>3,107</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 2 Story</td> <td></td> <td></td> <td></td> <td>1</td> <td>8,735</td> <td>6,639</td> </tr> <tr> <td colspan="5">Totals:</td> <td>198,791</td> <td>151,082</td> </tr> </tbody> </table>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story Siding Slab				1,087			Other Additions/Adjustments							Plumbing							Average Fixture(s)	1				2,234	1,698	3 Fixture Bath	1				7,025	5,339	Deck							Treated Wood		84			2,540	1,930	Water/Sewer							Public Water		1			1,968	1,496	Public Sewer		1			1,968	1,496	Built-Ins							Appliance Allow.		1			4,088	3,107	Fireplaces							Interior 2 Story				1	8,735	6,639	Totals:					198,791	151,082
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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.
ASTROTH HARRY W TRUST	SALISBURY DAVID W	420,000	04/10/2015	WD	03-ARM'S LENGTH	1226P490	PROPERTY TRANSFER	100.0
CONTINENTAL EQUITIES INC	CENTERRE TRUST CO & ASTRO	143,745	09/11/1987	WD	03-ARM'S LENGTH	280-751	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
69 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/13/2018	PM18-0176	100% FINIS
Owner's Name/Address	P.R.E. 0%					
SALISBURY DAVID W 373 N ROGERS ST NORTHVILLE MI 48167	MAP #: 30.38					
	2024 Est TCV 681,481 TCV/TFA: 629.25					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD						
	Public Improvements		Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
L280 P751/87 UNIT 69 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEE LANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT	X		SOUTH BEAC <1100SQFT	280K	1	Units	280000.00000	100	280,0
			0.00 Total Acres Total Est. Land Value = 280,000						

L280 P751/87 UNIT 69 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEE LANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEE LANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT



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

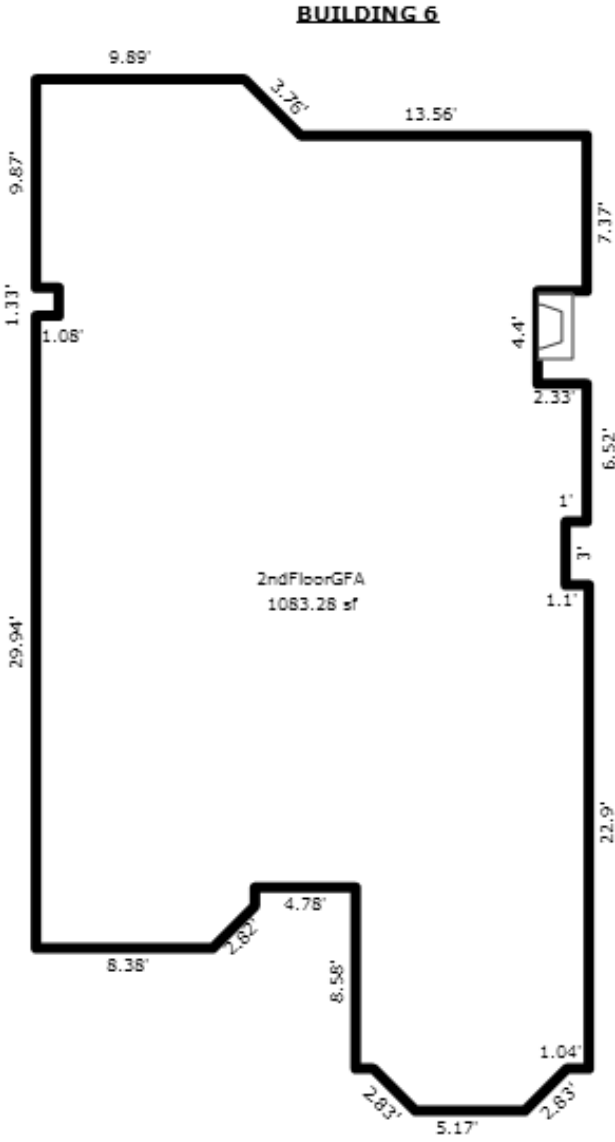
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	140,000	200,700	340,700			236,853C
2023	50,000	207,700	257,700			225,575C
2022	50,000	193,900	243,900			214,834C
2021	50,000	160,800	210,800			207,971C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	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 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: 25 Floor Area: 1,083 Total Base New : 198,267 Total Depr Cost: 148,697 Estimated T.C.V: 401,481		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 Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1083 SF Floor Area = 1083 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Yr Built 1984	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			
Condition: Average		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 Siding Slab			Total: 169,709		127,279			
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 Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story			Total: 198,267		148,697		Notes: 1 STRY D MID LEVEL 2 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 401,481	
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			Lump Sum Items:								
(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1083 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(2) Windows		Many Avg. X Large Avg. Small		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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		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											
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											

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



UNIT 69

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WENDLING ALLAN D & LISA K	RIVERA STEVEN H & MICHELL	485,000	12/16/2009	WD	03-ARM'S LENGTH	2009 1036-93WD	PROPERTY TRANSFER	100.0
MTG ELECTRONIC REG SYSTEM	FLAGSTAR BANK	0	10/14/2009	QC	09-FAMILY	2009 1031-19QC	DEED	100.0
FLAGSTAR BANK	WENDLING ALLAN D & LISA K	0	10/14/2009	WD	03-ARM'S LENGTH	2009 1031-20WD	DEED	100.0
DECOURCY KIM	DECOURCY KIM TRUST	0	07/22/2009	QC	09-FAMILY	2009 1022-253Q	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
70 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
RIVERA STEVEN H & MICHELLE L 833 LAKE SHORE RD GROSSE POINTE MI 48236-1453	MAP #: 30,38					
	2024 Est TCV 836,040 TCV/TFA: 566.42					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
SOUTH BEAC >1400SQFT	360K		1	Units	360000.00000	100 360,0
			0.00	Total Acres	Total Est. Land Value =	360,000

Tax Description
 L283 P944/88 UNIT 70 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

- 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	180,000	238,000	418,000			329,932C
2023	100,000	246,200	346,200			314,221C
2022	100,000	229,900	329,900			299,259C
2021	100,000	190,700	290,700			289,699C

N
ACT
ED.



unit type "E"

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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: 25 Floor Area: 1,476 Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		84	Treated Wood	Bsmnt Garage: Carport Area: Roof:					
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:				
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:			
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:			
Room List		Doors	Solid	X	H.C.	(12) Electric			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:			
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			(13) Plumbing			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Insulation		(7) Excavation		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 984 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. Small	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(3) Roof		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
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			Lump Sum Items:			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 235,085 Total Depr Cost: 176,311 Estimated T.C.V: 476,040		E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
<p>Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 984 SF Floor Area = 1476 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 Slab 984 Total: 199,501 149,624 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 2 14,051 10,538 Deck Treated Wood 84 2,540 1,905 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 Interior 2 Story 1 8,735 6,551 Totals: 235,085 176,311 Notes: 1.75STRY UPPER E, L3&LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 476,040</p>																		


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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLASER ALICE B TRUSTEE	MIMA & PA LLC	0	12/15/2016	QC	09-FAMILY	1283P197	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
71 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/01/2012	PM12-0292	
Owner's Name/Address	P.R.E. 0%		REMODEL	04/24/1992	92000673	
MIMA & PA LLC 106 W 3RD ST KANSAS CITY MO 64152	MAP #: 30,38					
	2024 Est TCV 739,712 TCV/TFA: 612.34					

X	Improved	Vacant	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			SOUTH BEAC <1100SQFT	280K		1 Units	280000.00000 100	280,0
					0.00 Total Acres		Total Est. Land Value =	280,000

Tax Description
 L283 P636 L337 P803 L345 P946/92 L699 P698&72/03 UNIT 71 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN



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Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
Topography of Site								
Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
Who	When	What	2024	140,000	229,900	369,900		189,327C
WAS	01/10/2010	INSPECTED	2023	50,000	237,800	287,800		180,312C
WAS	01/25/2008	INSPECTED	2022	50,000	222,100	272,100		171,726C
			2021	50,000	184,100	234,100		166,241C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 1,208 Total Base New : 227,022 Total Depr Cost: 170,264 Estimated T.C.V: 459,712		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			Total Base New : 227,022 Total Depr Cost: 170,264 Estimated T.C.V: 459,712		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Ground Area = 1208 SF Floor Area = 1208 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath			1 Story Siding Slab 1,208		Total: 186,731 140,047				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Average Fixture(s) 1 2,234 1,675		3 Fixture Bath 2 14,051 10,538		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath 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 84 2,540 1,905				
	Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing			Water/Sewer		Public Water 1 1,968 1,476		Public Sewer 1 1,968 1,476		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1208 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Built-Ins		Appliance Allow. 1 4,088 3,066		Fireplaces		
X	Many Avg. X Few	Large Avg. Small	(8) Basement		1 Public Water 1 Public Sewer			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Interior 2 Story 1 8,735 6,551		Totals: 227,022 170,264		Notes: END UNIT G, LEVEL 1 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 459,712	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	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.
WEISBACH	JOHNSON TRUSTS	750,000	03/25/2002	WD	03-ARM'S LENGTH	637:848	OTHER	0.0
WALKER	WIESBACH	400,000	08/15/1994	WD	03-ARM'S LENGTH	391:185	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
72 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/04/2019	PE19-0049	100% FINIS
	P.R.E. 0%		Mechanical	01/16/2019	PM19-0045	100% FINIS
Owner's Name/Address	MAP #: 30,38		Plumbing	01/16/2019	PP19-0021	100% FINIS
	2024 Est TCV 1,229,765 TCV/TFA: 435.78		Mechanical	08/01/2012	PM12-0286	100% FINIS

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:	Building Permit(s)	Date	Number	Status
JOHNSON RICHARD A TRUST & JOHNSON KATHLEEN M TRUST 16965 PINE HOLLOW DR EAST LANSING MI 48823	30,38	1,229,765	435.78	Mechanical	08/01/2012	PM12-0286	100% FINIS

Tax Description	Public Improvements	Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD																											
L283 P636 L391 P184/94 L637 P848/02 L728 P933&955/03 UNIT 72 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>SOUTH BEAC</td> <td>>2000SQFT</td> <td>420K</td> <td>1</td> <td>Units</td> <td>420000.00000</td> <td>100</td> <td></td> <td>420,0</td> </tr> <tr> <td colspan="8">0.00 Total Acres Total Est. Land Value =</td> <td>420,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	SOUTH BEAC	>2000SQFT	420K	1	Units	420000.00000	100		420,0	0.00 Total Acres Total Est. Land Value =								420,000
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SOUTH BEAC	>2000SQFT	420K	1	Units	420000.00000	100		420,0																					
0.00 Total Acres Total Est. Land Value =								420,000																					



Level	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling		2024	210,000	404,900	614,900			434,183C
Low		2023	90,000	418,800	508,800			413,508C
High		2022	90,000	391,100	481,100			393,818C
Landscaped		2021	90,000	324,300	414,300			381,238C
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																																																																																																															
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<p>Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984</p> <p>Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1129 SF Floor Area = 2822 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2.5 Story Siding</td> <td></td> <td></td> <td>Slab</td> <td>1,129</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Other Additions/Adjustments</td> <td></td> <td></td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td>1</td> <td>2,234</td> <td>1,675</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td></td> <td>2</td> <td>14,051</td> <td>10,538</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td></td> <td>84</td> <td>2,540</td> <td>1,905</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Water</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,968</td> <td>1,476</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,968</td> <td>1,476</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td></td> <td>1</td> <td>4,088</td> <td>3,066</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 2 Story</td> <td></td> <td></td> <td></td> <td>1</td> <td>8,735</td> <td>6,551</td> </tr> <tr> <td colspan="5">Totals:</td> <td>399,888</td> <td>299,913</td> </tr> </tbody> </table> <p>Notes: 2.5S END UNIT L2,3 & LOFT ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 2.700 => TCV: 809,765</p>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2.5 Story Siding			Slab	1,129			Other Additions/Adjustments							Plumbing							Average Fixture(s)				1	2,234	1,675	3 Fixture Bath				2	14,051	10,538	Deck							Treated Wood				84	2,540	1,905	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							Interior 2 Story				1	8,735	6,551	Totals:					399,888	299,913
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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 CONDO	Zoning: RESOR	Building Permit(s)		Date	Number	Status		
1 SOUTH VLG		School: GLEN LAKE COMMUNITY SCH DIST	Mechanical		04/09/2019	PM19-0230	100% FINIS			
Owner's Name/Address		P.R.E. 0%		MAP #: 21		2024 Est TCV 248,322 TCV/TFA: 357.30				
MONGIN MARK S & JOYCE E 7391 OAKLAND HILLS CT INDIANAPOLIS IN 46236-8510		X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD						
Tax Description		Public Improvements		* Factors *						
L239 P566/83 L282 P112/87 UNIT 1 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		H802 SOUTH SOUTH VILLAGE 1 Units100000.00000 100						100,0
BLDG2 UNITS 1&2: 1ST FL&LOFT BLDG 2, 1ST FLOOR 513 SQFT & LOFT 182SQFT		Paved Road		0.00 Total Acres Total Est. Land Value =						100,000
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		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		
		Who	When	What	2024	50,000	74,200	124,200	67,181C	
		TPC 12/07/2019	INSPECTED		2023	40,000	58,100	98,100	63,982C	
		TPC 04/16/2013	INSPECTED		2022	20,000	69,000	89,000	60,936C	
		WAS 11/09/2007	INSPECTED		2021	15,000	69,300	84,300	58,990C	



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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 36	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 695 Total Base New : 97,579 Total Depr Cost: 78,064 Estimated T.C.V: 148,322		E.C.F. X 1.900		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 Heat & Cool Ground Area = 513 SF Floor Area = 695 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C		Blt 1980														
Yr Built 1980	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		No. of Elec. Outlets			Plumbing			Stories		Foundation		Total:		81,756		65,405									
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story		Slab		Total:		81,756		65,405										
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story		Siding		Total:		81,756		65,405									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story		Siding		Total:		81,756		65,405									
X		Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			X			Ave.			Few			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story		1		1,518		1,214	
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 513 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1,536		1,229									
X		Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			1			6,836		5,469		Totals: 97,579		78,064							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes: BLDG2, 1ST&LOFT ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV:			1		2,845		2,276		148,322								
(3) Roof		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.
CE BOSTON INVESTMENTS LLC	OLLESHEIMER CATHERINE	175,000	07/31/2020	WD	03-ARM'S LENGTH	2020005676	PROPERTY TRANSFER	100.0
MILNER KAREN & DONALD	CE BOSTON INVESTMENTS LLC	150,000	07/10/2017	WD	03-ARM'S LENGTH	1300P353	PROPERTY TRANSFER	100.0
MCCRACKEN JON W TRUST	MILNER KAREN & DONALD	135,000	02/10/2015	WD	03-ARM'S LENGTH	1221P532	PROPERTY TRANSFER	100.0
MCCRACKEN JON W TRUST		0	08/05/2008	QC	33-TO BE DETERMINED	986/330	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 21	2024 Est TCV 246,209 TCV/TFA: 354.26		
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Owner's Name/Address	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD																																				
OLLESHEIMER CATHERINE 2865 EAGLE DR ROCHESTER MI 48309	<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>X</td> <td>Improved</td> <td></td> <td></td> <td>H802 SOUTH SOUTH VILLAGE</td> <td></td> <td></td> <td>1</td> <td>Units</td> <td>100000.00000</td> <td>100</td> <td>100,0</td> </tr> <tr> <td></td> <td>Vacant</td> <td></td> <td></td> <td colspan="2">0.00 Total Acres</td> <td></td> <td></td> <td></td> <td></td> <td>Total Est. Land Value =</td> <td>100,000</td> </tr> </tbody> </table>	Public Improvements		* Factors *		Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value	X	Improved			H802 SOUTH SOUTH VILLAGE			1	Units	100000.00000	100	100,0		Vacant			0.00 Total Acres						Total Est. Land Value =	100,000
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Tax Description	Improvements
L248 P878 L288 P890 L347 P897-900/92 UNIT 2 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	<ul style="list-style-type: none"> X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.

Comments/Influences	Topography of Site
BLDG2, 1ST FLOOR 513SQFT & LOFT 182 SQFT	<ul style="list-style-type: none"> X Level Rolling Low High X Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



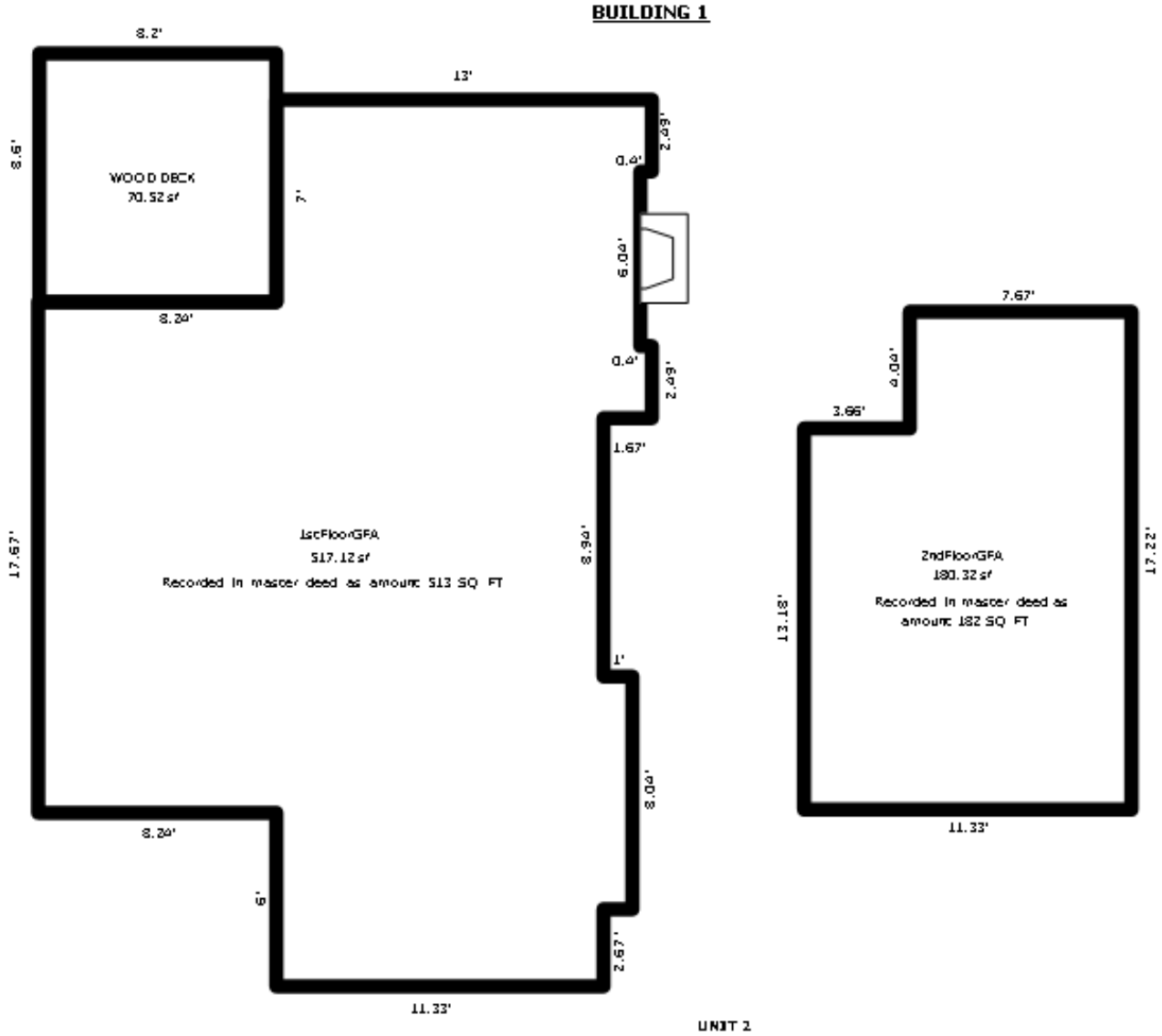
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	50,000	73,100	123,100			94,981C
2023	40,000	57,300	97,300			90,459C
2022	20,000	68,000	88,000			86,152C
2021	15,000	68,400	83,400			83,400S

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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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 695 Total Base New : 96,190 Total Depr Cost: 76,952 Estimated T.C.V: 146,209		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																														
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace																																																																				
Yr Built 1980	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service																																																																	
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<p>Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980</p> <p>Exterior Units: 1 Interior Units: 0 Roof:</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 513 SF Floor Area = 695 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>513</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>182</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>79,745</td> <td>63,796</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 Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>1,214</td> </tr> <tr> <td>Deck Treated Wood</td> <td>70</td> <td>2,174</td> <td>1,739</td> </tr> <tr> <td>Water/Sewer Public Water</td> <td>1</td> <td>1,536</td> <td>1,229</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,536</td> <td>1,229</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>2,276</td> </tr> <tr> <td>Fireplaces Interior 2 Story</td> <td>1</td> <td>6,836</td> <td>5,469</td> </tr> <tr> <td colspan="2">Totals:</td> <td>96,190</td> <td>76,952</td> </tr> </tbody> </table> <p>Notes: BLDG 2, 1ST FL & LOFT ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 146,209</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	513				1 Story	Siding	Overhang	182				Total:					79,745	63,796	Item	Quantity	Cost	Depr. Cost	Plumbing Average Fixture(s)	1	1,518	1,214	Deck Treated Wood	70	2,174	1,739	Water/Sewer Public Water	1	1,536	1,229	Public Sewer	1	1,536	1,229	Built-Ins Appliance Allow.	1	2,845	2,276	Fireplaces Interior 2 Story	1	6,836	5,469	Totals:		96,190	76,952
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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 CONDO	Zoning: RESOR	Building Permit(s)		Date	Number	Status			
3 SOUTH VLG		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
DELBUSTO RAMON & NORA 5460 LANE LAKE RD BLOOMFIELD HILLS MI 48302		MAP #: 21		2024 Est TCV 245,265 TCV/TFA: 352.90							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD							
L258 P707/85 UNIT 3 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BLDG1, 1STFL & LOFT		Gravel Road		H802 SOUTH SOUTH VILLAGE			1	Units	100000.00000	100	100,0
BLDG1, 1STFL513 & LOFT 182		Paved Road		0.00 Total Acres		Total Est. Land Value =		100,000			
		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	50,000	72,600	122,600	64,756C			
TPC 04/16/2013 INSPECTED				2023	40,000	56,900	96,900	61,673C			
WAS 11/09/2007 INSPECTED				2022	20,000	67,500	87,500	58,737C			
				2021	15,000	67,900	82,900	56,861C			



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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	36 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X Wood Frame	Drywall Paneled	Plaster Wood T&G	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			Class: C Effec. Age: 20 Floor Area: 695 Total Base New : 95,568 Total Depr Cost: 76,455 Estimated T.C.V: 145,265			E.C.F. X 1.900		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 = 513 SF Floor Area = 695 SF. Phy./Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C		Blt 1980			
Yr Built 1980	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		(12) Electric			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 513 1 182					
Room List		Doors	Solid X	H.C.	(13) Plumbing			1 Story Siding Slab 1 Story Siding Overhang			Total: 79,745		63,796		
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story			1 1,518 36 1,552 1 1,536 1 1,536 1 2,845 1 6,836		1,214 1,242 1,229 1,229 2,276 5,469			
(1) Exterior		(6) Ceilings		(7) Excavation			Notes: ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TC			Totals: 95,568		76,455			
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 513 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					145,265			
	Insulation	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:								
(2) Windows		Many Avg. X Large Avg. Small		(10) Floor Support											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:													
	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed												
Chimney: Brick															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILLER THOMAS A & SUSAN A	GILLER THOMAS A TRUST	0	11/20/2015	WD	09-FAMILY	1249P780	PROPERTY TRANSFER	0.0
WORSLEY	GILLER	105,000	09/29/1995	WD	03-ARM'S LENGTH	411:144	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GILLER THOMAS A TRUST 13879 LUCCA FOREST DR BLOOMINGTON IL 61705	MAP #: 21					
	2024 Est TCV 248,322 TCV/TFA: 357.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD							
L227 P673 L263 P855 L411 P144/95 UNIT 4 SOUTH VILLAGE CONDOMINIUM REC L227 P192-250 SEC 14 T29N R14W.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BLDG1, 1ST & LOFT BLDG1, 1ST 513SQFT & LOFT 182 SQFT	X		H802 SOUTH SOUTH VILLAGE			1	Units	100000.00000	100	100,0
	X		0.00 Total Acres Total Est. Land Value = 100,000							

Public Improvements

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



Topography of Site

- 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	50,000	74,200	124,200			69,490C
2023	40,000	58,100	98,100			66,181C
2022	20,000	69,000	89,000			63,030C
2021	15,000	69,300	84,300			61,017C

Who When What

TPC 04/16/2013 INSPECTED

WAS 11/09/2007 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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Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G													
Yr Built 1980		Remodeled 0		Trim & Decoration			Size of Closets			Class: C			Effec. Age: 20		Floor Area: 695	
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Room List		Doors		Solid	X	H.C.	(12) Electric			Total Depr Cost: 78,064			X 1.900		Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Estimated T.C.V: 148,322						
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls C			Blt 1980			
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.		X	Ord.	Min	Exterior Units: 1 Interior Units: 0 Roof:			Roof:						
	Insulation	(6) Ceilings		Many			X	Ave.	Few	(11) Heating System: Forced Heat & Cool						
(2) Windows		(7) Excavation		Average Fixture(s)			Ground Area = 513 SF Floor Area = 695 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
X	Many Avg. Few	X	Large Avg. Small	1			1			Building Areas						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		3 Fixture Bath			1 Story			Stories Exterior Foundation Size Cost New Depr. Cost						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding Slab Overhang			Total:		81,756 65,405	
(3) Roof		(9) Basement Finish		Average Fixture(s)			Other Additions/Adjustments			Plumbing						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Plumbing			Average Fixture(s)			1		1,518 1,214	
X	Asphalt Shingle	(10) Floor Support		1			Deck			Treated Wood			36		1,552 1,242	
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		1			Water/Sewer			Water/Sewer			1		1,536 1,229	
				1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Water Public Sewer			1		1,536 1,229	
				Lump Sum Items:			Built-Ins			Appliance Allow.			1		2,845 2,276	
							Fireplaces			Interior 2 Story			1		6,836 5,469	
							Notes:			Totals:			97,579		78,064	
							ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV:								148,322	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TER HAAR DOUGLAS & KAREN	TER HAAR DOUGLAS & KAREN	0	11/10/2022	WD	09-FAMILY	2022006472	PROPERTY TRANSFER	0.0
BROWN ANGELA M	TER HAAR DOUGLAS & KAREN	130,000	01/08/2016	WD	03-ARM'S LENGTH	1249P999	PROPERTY TRANSFER	100.0
MIESKE JOHN & DEBRA	BROWN ANGELA M	110,000	04/01/2013	WD	03-ARM'S LENGTH	L1161P39	DEED	100.0
ZEOLI	MIESKE	165,000	12/12/2002	WD	03-ARM'S LENGTH	691:852	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 SOUTH VLG 66	School: GLEN LAKE COMMUNITY SCH DIST	REMODEL	04/16/2013	2013-0416	100% FINIS	
	P.R.E. 0%					
	MAP #: 21					

Owner's Name/Address	2024 Est TCV 228,750 TCV/TFA: 452.97
TER HAAR DOUGLAS & KAREN J TRUST 3559 WALNUT PARK DR HAMILTON MI 49419	

X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		H802 SOUTH SOUTH VILLAGE 1 Units 100000.00000 100 100,0
		0.00 Total Acres Total Est. Land Value = 100,000

Tax Description
L275 P237 L391 P478/94 L691 P852/02 UNIT
5 SOUTH VILLAGE CONDOMINIUM REC IN L227
P192-250 SEC 14 T29N R14W.

Comments/Influences
BLDG 3 LOWER
2008-
SOUTH VILLAGE 5
\$201,000
ACTIVE
WHOLE OWNERSHIP CONDOMINIUM
FOREST/GOLF/SKI VIEW
ONE BEDROOM, ONE BATH GROUND LEVEL CONDO
WITH SCREENED PORCH CENTRALLY LOCATED



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	50,000	64,400	114,400			70,739C
2023	40,000	50,500	90,500			67,371C
2022	20,000	59,900	79,900			64,163C
2021	15,000	60,200	75,200			62,114C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	36	Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 505 Total Base New : 84,696 Total Depr Cost: 67,763 Estimated T.C.V: 128,750		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM															
Yr Built	Remodeled														
1980	2013														
Condition: Average															
Room List		Doors		Solid X H.C.			Central Air Wood Furnace								
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors					(12) Electric								
		Kitchen: Other: Other:					0 Amps Service								
(1) Exterior							No./Qual. of Fixtures								
X		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Ex. X Ord. Min								
		Insulation					No. of Elec. Outlets								
							Many X Ave. Few								
(2) Windows		(7) Excavation					(13) Plumbing								
X		Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 505 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab		Size 505 Total: 68,873		Depr. Cost 55,104	
		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement						Other Additions/Adjustments					
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story		1 1,518 36 1,552 1 1,536 1 1,536 1 2,845 1 6,836		1,214 1,242 1,229 1,229 2,276 5,469	
(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			Notes: GROUND LEVEL ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCv:				128,750	
X		Asphalt Shingle		(10) Floor Support			Lump Sum Items:								
		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.
GIERAK JOHN L & TRACEY DO	STUART DANIEL W & TIFFANY	138,000	03/06/2017	WD	03-ARM'S LENGTH	1288P933	PROPERTY TRANSFER	100.0
BURKE	GIERAK	105,000	02/14/1997	WD	03-ARM'S LENGTH	439:226	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
6 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STUART DANIEL W & TIFFANY N 8550 PLEASANT MEADOWS DR NE ROCKFORD MI 49341	MAP #: 21					
	2024 Est TCV 245,588 TCV/TFA: 352.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD				
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L247 P245 L439 P226/97 UNIT 6 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		H802 SOUTH SOUTH VILLAGE	1 Units	100000.00000	100	100,0
Comments/Influences			0.00 Total Acres Total Est. Land Value =				100,000

BLDG3 UPPER 515SQFT & LOFT 182 SQFT

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

- Topography of Site
- 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	50,000	72,800	122,800			77,665C
2023	40,000	57,100	97,100			73,967C
2022	20,000	67,700	87,700			70,445C
2021	15,000	68,100	83,100			68,195C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 36	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 697 Total Base New : 95,780 Total Depr Cost: 76,625 Estimated T.C.V: 145,588		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric						
Yr Built 1980	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls C		Blt 1980	
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 = 515 SF Floor Area = 697 SF.					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Phy./Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
(1) Exterior		(6) Ceilings					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/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 515 S.F. Height to Joists: 0.0			1			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			1 Story Siding Slab 515					
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish					1			1 Story Siding Overhang 182		Total: 79,957 63,966		
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			Other Additions/Adjustments					
(3) Roof		(14) Water/Sewer					1			Plumbing					
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Fireplaces					1			Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer		1 1,518 1,214		
X	Asphalt Shingle	(16) Porches/Decks					1			Built-Ins					
Chimney: Brick		(17) Garage					1			Appliance Allow. Fireplaces Interior 2 Story		1 2,845 2,276			
							1			Totals:		1 6,836 5,469			
							1			Notes: BLDG3 UPPER & LOFT		95,780 76,625			
							1			ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV:		145,588			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYSINGER PROPERTIES LLC	SOUTH VILLAGE 7 LLC	145,000	01/15/2020	WD	03-ARM'S LENGTH	2020000407	PROPERTY TRANSFER	100.0
LYSINGER CLETUS K & ELIZA	LYSINGER PROPERTIES LLC	0	08/02/2011	QC	09-FAMILY	1175P535	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SOUTH VILLAGE 7 LLC 1542 RIVER RD TRAVERSE CITY MI 49696	MAP #: 21					
	2024 Est TCV 219,219 TCV/TFA: 434.10					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD							
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
L239 P564/83 L281 P824/87 UNIT 7 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		Dirt Road							
Comments/Influences	X		Gravel Road							
1BED/1BATH	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			* Factors *				
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
X	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	50,000	59,600	109,600			80,518C
		TPC 04/16/2013 INSPECTED	2023	40,000	46,700	86,700			76,684C
		WAS 11/09/2007 INSPECTED	2022	20,000	55,400	75,400			73,033C
			2021	15,000	55,700	70,700			70,700S

*** 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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 505 Total Base New : 78,433 Total Depr Cost: 62,747 Estimated T.C.V: 119,219		36	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 1.900		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 C		Blt 1980		
1980 1BE	0	Lg	X	Ord	Small	No./Qual. of Fixtures			Exterior Units: 1 Interior Units: 0 Roof:		Total: 62,610		50,088		
Condition: Average		Doors			Solid	X	H.C.	No. of Elec. Outlets			Total: 1,518		1,214		
Room List		(5) Floors			(12) Electric			Ground Area = 505 SF Floor Area = 505 SF.			Total: 1,536		1,229		
Basement 1st Floor 2nd Floor 1 Bedrooms		Kitchen: Other: Other:			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Total: 1,536		1,229		
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Building Areas			Total: 2,845		2,276		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Ex.			X	Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost			Total: 6,836		5,469		
(2) Windows		(7) Excavation			(13) Plumbing			1 Story Siding Slab 505 62,610 50,088			Total: 6,836		5,469		
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 505 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			Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story			Total: 1,518		1,214		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer			Notes:			Total: 1,536		1,229		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 119,219			Total: 2,845		2,276		
Many Avg. X Few		(9) Basement Finish			Lump Sum Items:						Total: 6,836		5,469		
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:						Total: 78,433		62,747		
Chimney: Brick											Total: 78,433		62,747		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEACHGLASS LLC	GEORGE BONNIE & EDWARD	135,000	12/05/2014	WD	03-ARM'S LENGTH	1216P186	PROPERTY TRANSFER	100.0
JORDAN	BROWN	100,000	05/07/1998	WD	03-ARM'S LENGTH	474:964	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/17/2019	PM19-0423	100% FINIS
Owner's Name/Address	P.R.E. 0%					
GEORGE BONNIE & EDWARD 1164 NORTHPORT DR COLUMBUS OH 43235	MAP #: 21 2024 Est TCV 248,656 TCV/TFA: 356.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD				
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L247 P238 L474 P964/98 L700 P87/03 UNIT 8 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		H802 SOUTH SOUTH VILLAGE	1 Units	100000.00000	100	100,0
Comments/Influences			0.00 Total Acres Total Est. Land Value =				100,000

Public Improvements	X	Description	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Gravel Road									
Paved Road	X								
Storm Sewer									
Sidewalk									
Water	X								
Sewer	X								
Electric	X								
Gas	X								
Curb									
Street Lights									
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	50,000	74,300	124,300			78,934C
Rolling							
Low							
High							
X Landscaped	2023	40,000	58,300	98,300			75,176C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2022	20,000	69,100	89,100			71,597C
TPC 06/21/2019 INSPECTED	2021	15,000	69,500	84,500			69,310C
WAS 11/09/2007 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 697 Total Base New : 97,799 Total Depr Cost: 78,240 Estimated T.C.V: 148,656		36	Treated Wood	Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 515 SF Floor Area = 697 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 515 1 Story Siding Overhang 182 Total: 81,976 65,581 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,214 Deck Treated Wood 36 1,552 1,242 Water/Sewer Public Water 1 1,536 1,229 Public Sewer 1 1,536 1,229 Built-Ins Appliance Allow. 1 2,845 2,276 Fireplaces Interior 2 Story 1 6,836 5,469 Totals: 97,799 78,240		E.C.F. X 1.900						
Yr Built Remodeled 1980 2019		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Notes: BLDG3 UPPER & LOFT ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 148,656						
Condition: Average		Size of Closets		0 Amps Service			No./Qual. of Fixtures								
Room List		Doors		No. of Elec. Outlets			Ex. X Ord. Min								
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Many X Ave. Few			(13) Plumbing								
(1) Exterior		Kitchen: Other: Other:		(14) Water/Sewer			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Insulation		(7) Excavation		Lump Sum Items:											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 515 S.F. Height to Joists: 0.0													
X Many Avg. Few 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 Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X Asphalt Shingle		(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NINOTTI	MURAWKA	70,000	12/19/1995	WD	03-ARM'S LENGTH	415:349	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
9 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MURAWKA MICHAEL C & AMY T 1217 ANDANTE CT OXFORD MI 48370-2525	MAP #: 21					
	2024 Est TCV 222,229 TCV/TFA: 440.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L277 P397 L409 P41 L415 P349-350/95 UNIT 9 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		H802 SOUTH SOUTH VILLAGE	1 Units	100000.00000	100		100,0
Comments/Influences	X		0.00 Total Acres Total Est. Land Value = 100,000					
BLDG4	X		Dirt Road					
	X		Gravel Road					
	X		Paved Road					
	X		Storm Sewer					
	X		Sidewalk					
	X		Water					
	X		Sewer					
	X		Electric					
	X		Gas					
	X		Curb					
	X		Street Lights					
	X		Standard Utilities					
	X		Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	50,000	61,100	111,100			64,157C
X Rolling	2023	40,000	47,900	87,900			61,102C
X Low	2022	20,000	56,800	76,800			58,193C
X High	2021	15,000	57,100	72,100			56,334C
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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 505 Total Base New : 80,413 Total Depr Cost: 64,331 Estimated T.C.V: 122,229		36	Treated Wood	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 Heat & Cool Ground Area = 505 SF Floor Area = 505 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 505 Total: 64,590 51,672		E.C.F. X 1.900		Cls C Blt 1980			
Yr Built 1980	Remodeled 0	Ex	X	Ord	Min	(12) Electric		No./Qual. of Fixtures		Total Base New : 80,413		E.C.F. X 1.900		Bsmnt Garage:	
Condition: Average		Size of Closets		No. of Elec. Outlets		0 Amps Service		Ex. X Ord. Min		Total Depr Cost: 64,331		E.C.F. X 1.900		Carport Area: Roof:	
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Many X Ave. Few		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:		Average Fixture(s)		1		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
(1) Exterior		(6) Ceilings		Excavation		3 Fixture Bath		2 Fixture Bath		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 505 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		3 Fixture Bath		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
(2) Windows		Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		1		2 Fixture Bath		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		2 Fixture Bath		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
	Chimney: Brick	(14) Water/Sewer		1		3 Fixture Bath		2 Fixture Bath		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed		1		2 Fixture Bath		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1		3 Fixture Bath		2 Fixture Bath		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		Roof:	
Notes: BLDG9, LOWER ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCv: 122,229		Lump Sum Items:		1		3 Fixture Bath		2 Fixture Bath		Total Estimated T.C.V: 122,229		E.C.F. X 1.900		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.
HANNIGAN DON R & MARY LOU	HANNIGAN MARY LOU TRUST	0	02/14/2019	QC	09-FAMILY	2020003854	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
10 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 21					
HANNIGAN MARY LOU TRUST 88 N PLUM ST HART MI 49420	2024 Est TCV 248,656 TCV/TFA: 356.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD				
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L275 P839/87 UNIT 10 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		H802 SOUTH SOUTH VILLAGE	1 Units	100000.00000	100	100,0
Comments/Influences			0.00 Total Acres Total Est. Land Value =				100,000

Comments/Influences	X	Public Improvements	
BLDG4 UPPER & LOFT BLDG4 UPPER 515SQFT & LOFT 182 SQFT OVER UNIT 9.	X	Dirt Road	
	X	Gravel Road	
	X	Paved Road	
	X	Storm Sewer	
	X	Sidewalk	
	X	Water	
	X	Sewer	
	X	Electric	
	X	Gas	
		Curb	
		Street Lights	
	X	Standard Utilities	
		Underground Utils.	



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	50,000	74,300	124,300			59,779C
Rolling							
Low							
High							
X Landscaped	2023	40,000	58,300	98,300			56,933C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain	2022	20,000	69,100	89,100			54,222C
	2021	15,000	69,500	84,500			52,490C

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	50,000	74,300	124,300			59,779C
			2023	40,000	58,300	98,300			56,933C
			2022	20,000	69,100	89,100			54,222C
			2021	15,000	69,500	84,500			52,490C

*** Information herein deemed reliable 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	36	Treated Wood	Car Capacity:																																																							
	Town Home	0	Front Overhang		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.:																																																												
			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	X	Ord		Min	X	Jacuzzi repl.Tub		Direct-Vented Ga				Area:																																																												
	Remodeled								Oven		Class: C				% Good:																																																												
	1980	0			Size of Closets				Microwave		Effec. Age: 20				Storage Area:																																																												
	Condition:	Average			Lg	X	Ord		Standard Range		Floor Area: 697				No Conc. Floor:																																																												
							Small		Self Clean Range		Total Base New : 97,799			E.C.F.																																																													
	Room List		Doors		Solid	X	H.C.		Sauna		Total Depr Cost: 78,240			X	1.900																																																												
					(5) Floors				Trash Compactor		Estimated T.C.V: 148,656				Bsmnt Garage:																																																												
	Basement				Kitchen:				Central Vacuum						Carport Area:																																																												
	1st Floor				Other:				Security System						Roof:																																																												
	2nd Floor				Other:																																																																						
	1 Bedrooms				No./Qual. of Fixtures																																																																						
	(1) Exterior				Ex.	X	Ord.																																																																				
							Min																																																																				
X	Wood/Shingle				No. of Elec. Outlets																																																																						
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<p>Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980</p> <p>Exterior Units: 1 Interior Units: 0 Roof:</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 515 SF Floor Area = 697 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>515</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>182</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>81,976</td> <td>65,581</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 Average Fixture(s)</td> <td>1</td> <td>1,518</td> <td>1,214</td> </tr> <tr> <td>Deck Treated Wood</td> <td>36</td> <td>1,552</td> <td>1,242</td> </tr> <tr> <td>Water/Sewer Public Water</td> <td>1</td> <td>1,536</td> <td>1,229</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,536</td> <td>1,229</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>2,276</td> </tr> <tr> <td>Fireplaces Interior 2 Story</td> <td>1</td> <td>6,836</td> <td>5,469</td> </tr> <tr> <td colspan="2">Totals:</td> <td>97,799</td> <td>78,240</td> </tr> </tbody> </table> <p>Notes: ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 148,656</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	515				1 Story	Siding	Overhang	182				Total:					81,976	65,581	Item	Quantity	Cost	Depr. Cost	Plumbing Average Fixture(s)	1	1,518	1,214	Deck Treated Wood	36	1,552	1,242	Water/Sewer Public Water	1	1,536	1,229	Public Sewer	1	1,536	1,229	Built-Ins Appliance Allow.	1	2,845	2,276	Fireplaces Interior 2 Story	1	6,836	5,469	Totals:		97,799	78,240
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ESSIAN THOMAS JAMES & CAR	MITCHEL THOMSON S & ELIZA	180,000	09/18/2020	WD	03-ARM'S LENGTH	2020006482	PROPERTY TRANSFER	100.0			
ESSIAN THOMAS JAMES & CAR	ESSIAN THOMAS JAMES & CAR	0	10/08/2016	WD	09-FAMILY	1275P693	DEED	0.0			
GUTOWSKI GERALD S & DEBOR	ESSIAN THOMAS JAMES & CAR	121,000	09/08/2016	WD	03-ARM'S LENGTH	1272P22	PROPERTY TRANSFER	100.0			
BARLOW	GUTOWSKI	65,000	05/01/1992	WD	03-ARM'S LENGTH	341:148	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status			
11 SOUTH VLG		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		01/24/2017	PP17-0016				
Owner's Name/Address		P.R.E. 0%		Electrical		01/13/2017	PE17-0024				
MITCHEL THOMSON S & ELIZABETH A 6269 PALMA DEL MAR BLVD S #112 SAINT PETERSBURG FL 33715		MAP #: 21		DECK/PORCH		10/11/2007	2007-LE	100% FINIS			
		2024 Est TCV 234,117 TCV/TFA: 463.60		Res. Add/Alter/Repair		09/24/2007	PB07-0443	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD							
L282 P598 L341 P148/92 UNIT 11 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BLDG4, FLAT,LOWER, 1BDRM 1BATH		Gravel Road		H802 SOUTH SOUTH VILLAGE			1	Units	100000.00000	100	100,0
		Paved Road		0.00 Total Acres Total Est. Land Value = 100,000							
		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	50,000	67,100	117,100		88,490C	
		TPC 07/30/2019 INSPECTED			2023	40,000	52,600	92,600		84,277C	
		TPC 06/25/2015 INSPECTED			2022	20,000	62,400	82,400		80,264C	
		TPC 04/16/2013 INSPECTED			2021	15,000	62,700	77,700		77,700S	



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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 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									36	Treated Wood		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G												
Yr Built 1980		Remodeled 0	Trim & Decoration												
Condition: Average		Ex	X	Ord											
Room List		Lg	X	Ord											
Basement 1st Floor 2nd Floor 1 Bedrooms		Doors		Solid	X	H.C.									
(1) Exterior		(5) Floors		(12) Electric			No./Qual. of Fixtures			Class: C +5		Effec. Age: 20			
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min			Floor Area: 505		Total Base New : 88,237		E.C.F. X 1.900	
Insulation		(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Total Depr Cost: 70,588		Estimated T.C.V: 134,117		Cls C 5 Blt 1980	
(2) Windows		(7) Excavation		Many X Ave. Few			Exterior Units: 1 Interior Units: 0 Roof:			Total: 67,819		54,253			
Many Avg. X Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 505 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ground Area = 505 SF Floor Area = 505 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Average Fixture(s) 1 1,518 1,214		2 Fixture Bath 1 3,197 2,558		Separate Shower 1 1,398 1,118	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Deck		Treated Wood 36 1,552 1,242		Water/Sewer	
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Public Water 1 1,536 1,229		Public Sewer 1 1,536 1,229		Built-Ins	
X		(9) Basement Finish		(14) Water/Sewer			1 Appliance Allow. 1 2,845 2,276			Fireplaces		Interior 2 Story 1 6,836 5,469		Totals: 88,237 70,588	
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			Notes: BLDG4 LOWER ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 134,117								
X		(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.	
SILKWORTH JEFFREY T & MEL	FORMICOLA JOSEPH & LEIGH	259,000	01/19/2022	WD	03-ARM'S LENGTH	2022000412	REALTOR	100.0	
ALLEN JASON B & MERRIE JO	SILKWORTH JEFFREY T & MEL	170,000	07/30/2020	WD	03-ARM'S LENGTH	2020004705	PROPERTY TRANSFER	100.0	
ALLEN JASON B	ALLEN JASON B & MERRIE JO	0	05/16/2017	QC	09-FAMILY	1295P664	OTHER	0.0	
MULLKOFF BRUCE & JANE	ALLEN JASON B	140,000	07/31/2015	WD	03-ARM'S LENGTH	1235P615	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status	
12 SOUTH VLG		School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa		10/23/2015	PB15-0419	100% FINIS	
Owner's Name/Address		P.R.E. 0%		Electrical		10/23/2015	PE15-0543		
FORMICOLA JOSEPH & LEIGH 921 ROBIN RD ANN ARBOR MI 48103		MAP #: 21		DECK/PORCH		10/11/2007	070444	100% FINIS	
		2024 Est TCV 255,770 TCV/TFA: 366.96		Res. Add/Alter/Repair		09/24/2007	PB07-0444	INSPECTED	
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
				H802 SOUTH SOUTH VILLAGE	1	Units	100000.00000	100	100,0
				0.00 Total Acres Total Est. Land Value = 100,000					
L288 P343 L343 P142-144 L392 P69/94 L815 P424/04 UNIT 12 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.		X	Dirt Road						
Comments/Influences		X	Gravel Road						
BLDG4 UPPER&LOFT		X	Paved Road						
1BED/1BATH		X	Storm Sewer						
LOFT		X	Sidewalk						
STACKED TOWNHOUSE		X	Water						
		X	Sewer						
		X	Electric						
		X	Gas						
		X	Curb						
		X	Street Lights						
		X	Standard Utilities						
		X	Underground Utils.						
		Topography of Site							
		X	Level						
		X	Rolling						
		X	Low						
		X	High						
		X	Landscaped						
		X	Swamp						
		X	Wooded						
		X	Pond						
		X	Waterfront						
		X	Ravine						
		X	Wetland						
		X	Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	50,000	77,900	127,900	106,155C
		TPC 12/23/2021	INSPECTED		2023	40,000	61,100	101,100	101,100S
		TPC 05/25/2020	INSPECTED		2022	20,000	72,400	92,400	90,697C
		TPC 12/17/2015	INSPECTED		2021	15,000	72,800	87,800	87,800S



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 697 Total Base New : 102,479 Total Depr Cost: 81,984 Estimated T.C.V: 155,770		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		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 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 515 SF Floor Area = 697 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C 5 Blt 1980		
Yr Built Remodeled 1980 2015		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 515 1 Story Siding Overhang 182 Total: 85,258 68,207					
Condition: Average		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) Separate Shower Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story			1 1,518 1,214 1 1,398 1,118 36 1,552 1,242 1 1,536 1,229 1 1,536 1,229 1 2,845 2,276 1 6,836 5,469 Totals: 102,479 81,984					
Room List Basement 1st Floor 2nd Floor 1 Bedrooms		(6) Ceilings		(13) Plumbing			Notes: BLDG4 UPPER&LOFT ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 155,770								
(1) Exterior		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 515 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
X		(9) Basement Finish													
X		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X		Many Avg. X Avg. Large Small Few													
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens													
X		(3) Roof Gable Hip Flat Gambrel Mansard Shed													
X		Asphalt Shingle													
Chimney: Brick															

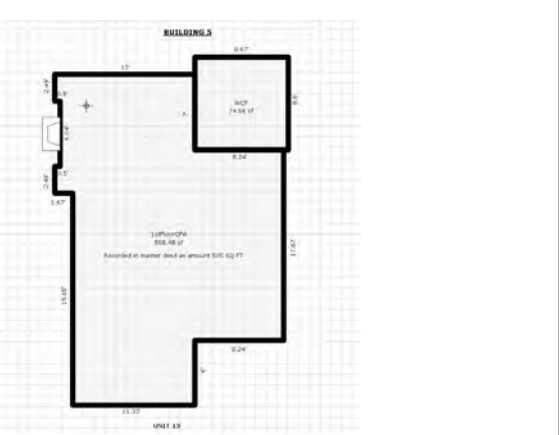
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMILTON JILL	BAHR DAVID & KASSANDRA	280,000	06/01/2023	WD	03-ARM'S LENGTH	2023002440	PROPERTY TRANSFER	100.0
BORODYCHUCK CHAD A & LISA	HAMILTON JILL	259,000	12/03/2021	WD	03-ARM'S LENGTH	2021009486	PROPERTY TRANSFER	100.0
LEVINE MICHAEL C & MARY P	BORODYCHUCK CHAD A & LISA	163,000	03/29/2021	WD	03-ARM'S LENGTH	2021003130	PROPERTY TRANSFER	100.0
WISE TRUST	LEVINE	153,450	02/20/2002	WD	03-ARM'S LENGTH	631:885	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
13 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	03/08/2018	PP18-0066	100% FINIS
	P.R.E. 0%		Electrical	03/05/2018	PE18-0092	100% FINIS
Owner's Name/Address	MAP #: 21		Mechanical	10/19/2011	PM11-0339	
BAHR DAVID & KASSANDRA 10110 HEARTWOOD CT MIAMISBURG OH 45342	2024 Est TCV 266,113 TCV/TFA: 526.96		Res. Add/Alter/Repair	09/24/2007	PB07-0445	100% FINIS

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD
L287 P646 L330 P1 L514 P834 DC L514 P833L631 P885/02 UNIT 13 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		
Comments/Influences	X		
RENTAL	X		

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



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	50,000	83,100	133,100			133,100S
X Rolling	2023	40,000	65,100	105,100			102,060C
X Low	2022	20,000	77,200	97,200			97,200S
X High	2021	15,000	57,900	72,900			59,925C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

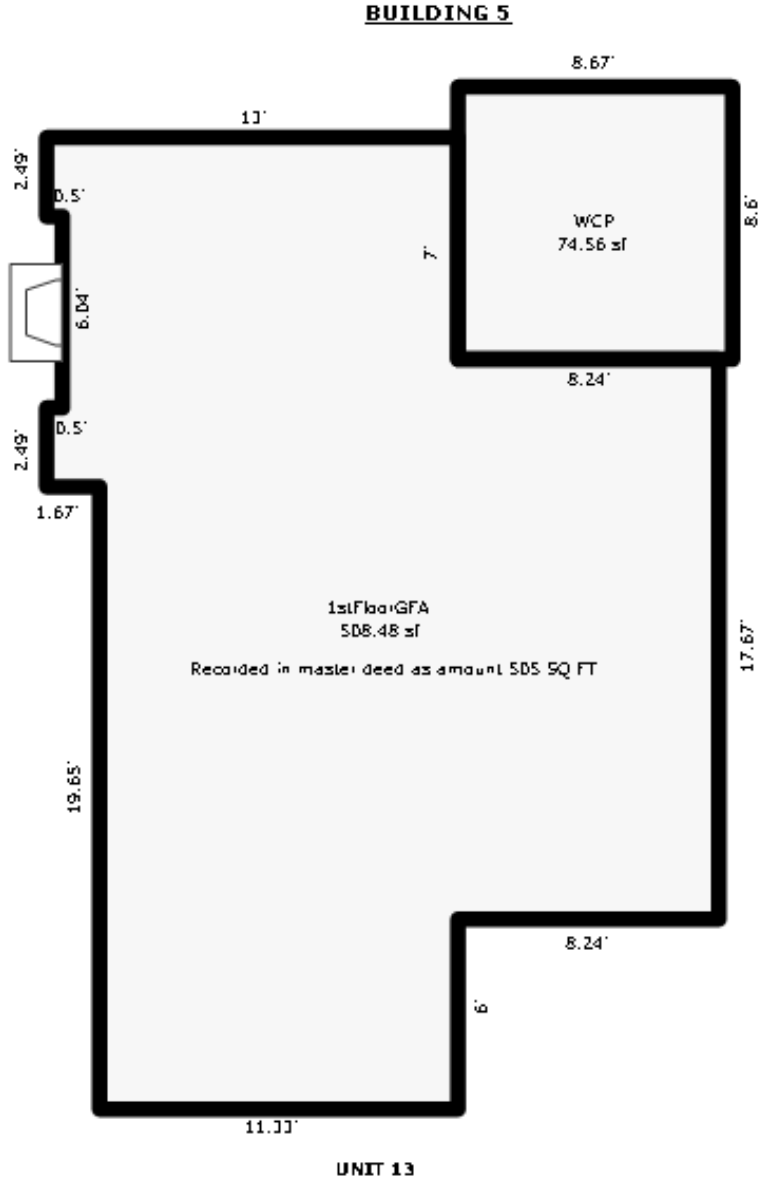
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	02/03/2021	INSPECTED	2023	40,000	65,100	105,100			102,060C
TPC	01/21/2019	INSPECTED	2022	20,000	77,200	97,200			97,200S
TPC	04/16/2013	INSPECTED	2021	15,000	57,900	72,900			59,925C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 36	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 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: 505 Total Base New : 102,855 Total Depr Cost: 87,428 Estimated T.C.V: 166,113		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 505 SF Floor Area = 505 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls BC		Blt 1980				
Yr Built Remodeled 1980 201 2021		Lg X Ord Small		(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min		Building Areas Stories Exterior Foundation Size 1 Story Siding Slab 505		Cost New		Depr. Cost		
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story		Total: 82,220		69,887		
Room List		Doors Solid X H.C.		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: BLDG5 LOWER FLAT ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCv: 166,113		Totals: 102,855		87,428				
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors Kitchen: Other: Other:		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
(1) Exterior		(6) Ceilings		(9) Basement Finish											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 505 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(2) Windows		Many Avg. X Avg. Large Small		(3) Roof Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof Gable Hip Flat X Gambrel Mansard Shed		(10) Floor Support											
Chimney: Brick															

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

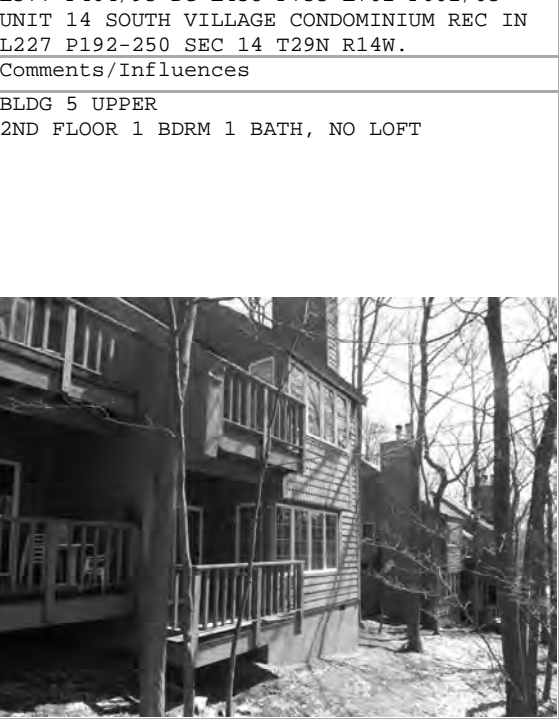


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR STATE STREET L	SHEFFER CAROLYNE G	123,500	06/15/2016	WD	03-ARM'S LENGTH	1263P562	PROPERTY TRANSFER	100.0
SOUTH VILLAGE REAL ESTATE	GLEN ARBOR STATE STREET L	1	12/28/2012	WD	03-ARM'S LENGTH	1149P471	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
14 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	11/29/2016	PB16-0516	100% FINIS
Owner's Name/Address	P.R.E. 100% 06/22/2016		Electrical	11/21/2016	PE16-0633	
SHEFFER CAROLYNE G PO BOX 682 GLEN ARBOR MI 49636	MAP #: 21		Plumbing	11/21/2016	PP16-0260	
	2024 Est TCV 234,938 TCV/TFA: 456.19		Mechanical	10/19/2011	PM11-0340	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD				
L377 P464/93 DC L458 P733 L701 P602/03 UNIT 14 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		* Factors *				
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value
BLDG 5 UPPER 2ND FLOOR 1 BDRM 1 BATH, NO LOFT	X		H802 SOUTH SOUTH VILLAGE	1	Units	100000.00000 100	100,0
	X		0.00 Total Acres Total Est. Land Value = 100,000				

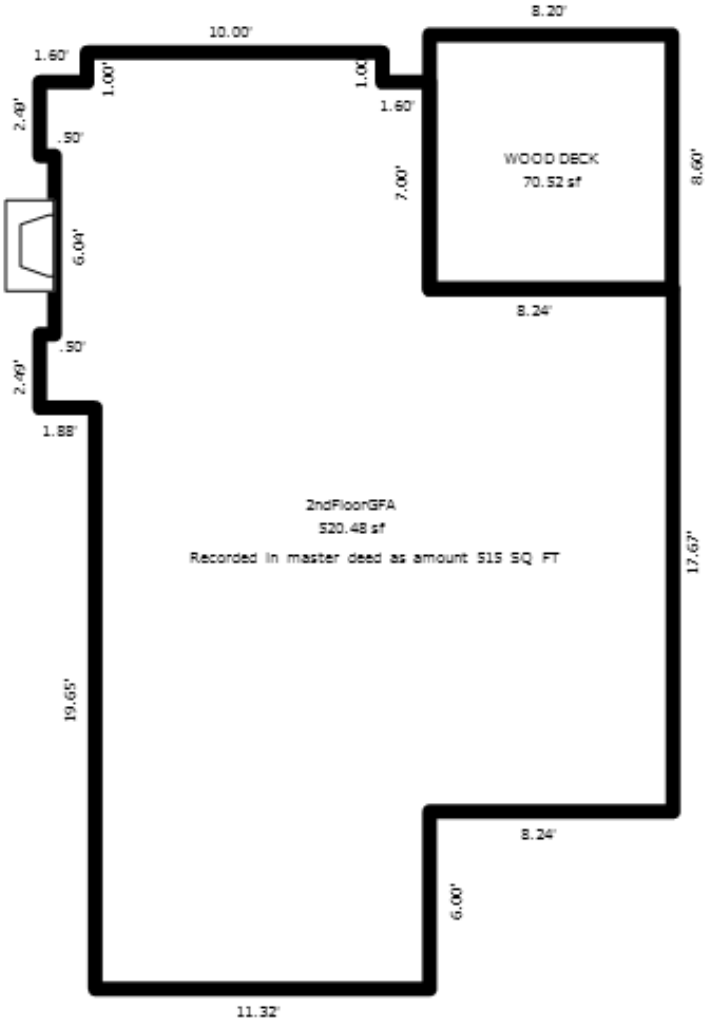


Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
X Water							
X Sewer							
X Electric							
X Gas							
Curb							
Street Lights							
X Standard Utilities							
Underground Utils.							
Topography of Site							
X Level							
Rolling							
Low							
High							
X Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	50,000	67,500	117,500			72,545C
TPC 12/28/2016 INSPECTED	2023	40,000	52,900	92,900			69,091C
TPC 06/22/2016 INSPECTED	2022	20,000	62,700	82,700			65,801C
TPC 04/16/2013 INSPECTED	2021	15,000	63,100	78,100			63,699C

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

BUILDING 5



UNIT 14

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUFFA GASPER JR TRUST	DAVIS K ROGER & DEBROAH N	120,000	11/20/2015	WD	03-ARM'S LENGTH	1246P251	PROPERTY TRANSFER	100.0
MERRITT	BUFFA	169,000	09/23/2002	WD	03-ARM'S LENGTH	668:518	PROPERTY TRANSFER	0.0
MATYSZEWSKI	MERRITT	114,500	09/08/2000	WD	03-ARM'S LENGTH	554:75	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
15 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/19/2011	PM11-0338	
	P.R.E. 0%		Res. Add/Alter/Repair	09/24/2007	PB07-0447	100% FINIS
Owner's Name/Address	MAP #: 21					
DAVIS K ROGER & DEBROAH N 3500 MICHIGAN AVE UNIT 21 CINCINNATI OH 45208	2024 Est TCV 229,257 TCV/TFA: 453.97					

Tax Description	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD	
	Improved	Vacant
L393 P655/94 L554 P75/00 L668 P518/02 UNIT 15 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X	
Comments/Influences	X	
LOWER FLAT, 1BDRM, 1BATH 2008- SOUTH VILLAGE 15 \$197,500	X	
NEW LISTING WHOLE OWNERSHIP CONDOMINIUM FOREST/GOLF/SKI VIEW ONE BEDROOM AND ONE BATH, GROUND LEVEL	X	



Description	Frontage	Depth	Front	* Factors *		Rate %Adj.	Reason	Value
				Units	Rate			
H802 SOUTH SOUTH VILLAGE				1	100000.00000	100		100,0
0.00 Total Acres Total Est. Land Value = 100,000								

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	50,000	64,600	114,600			70,372C
2023	40,000	50,700	90,700			67,021C
2022	20,000	60,100	80,100			63,830C
2021	15,000	60,400	75,400			61,791C

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County of Leelanau, Michigan

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

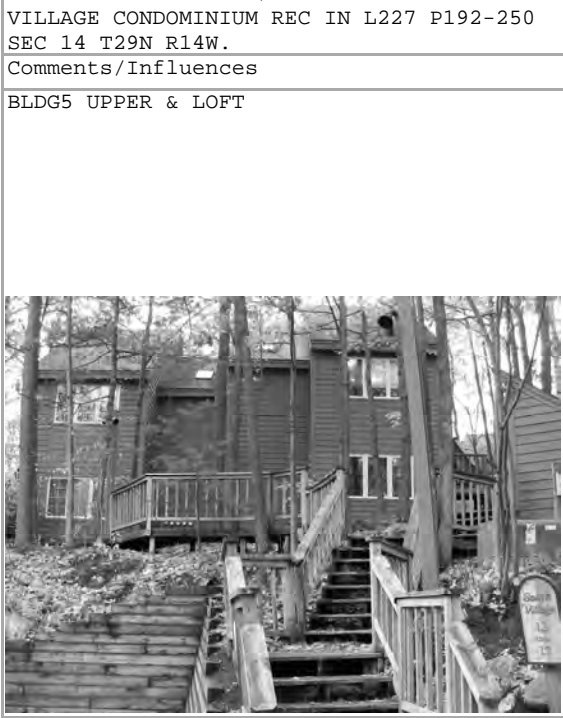
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top 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 36	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 505 Total Base New : 85,040 Total Depr Cost: 68,030 Estimated T.C.V: 129,257		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:									
Building Style: CONDOMINIUM		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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 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 Heat & Cool Ground Area = 505 SF Floor Area = 505 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 505 Total: 67,819 54,253		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,214 Separate Shower 1 1,398 1,118 Deck Treated Wood 36 1,552 1,242 Water/Sewer Public Water 1 1,536 1,229 Public Sewer 1 1,536 1,229 Built-Ins Appliance Allow. 1 2,845 2,276 Fireplaces Interior 2 Story 1 6,836 5,469 Totals: 85,040 68,030	
Yr Built Remodeled 1980 0		Condition: Average		Room List Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing		(14) Water/Sewer		Notes: BLDG5, LOWER FLAT ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 129,257						
Basement 1st Floor 2nd Floor 1 Bedrooms		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 505 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:		(11) Heating/Cooling		(12) Electric		(13) Plumbing		(14) Water/Sewer				
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small Few		(3) Roof Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(4) Interior		(5) Floors		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support				
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		(3) Roof		(4) Interior		(5) Floors		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support				
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		(11) Heating/Cooling		(12) Electric		(13) Plumbing		(14) Water/Sewer		(15) Fireplaces				
X Asphalt Shingle		Chimney: Brick		Lump Sum Items:		(11) Heating/Cooling		(12) Electric		(13) Plumbing		(14) Water/Sewer		(15) Fireplaces		(16) Porches/Decks		(17) Garage				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTONE SANDRA C	JOHNSTONE SANDRA REV L TR	1	11/30/2012	QC	09-FAMILY	1148P446	DEED	0.0
RAMEY	JOHNSTONE	63,000	11/10/1993	WD	03-ARM'S LENGTH	374:858	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
16 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	12/18/2017	PP17-0327	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	10/19/2011	PM11-0341	100% FINIS
JOHNSTONE SANDRA REV L TRUST 22 DEVONSHIRE RD PLEASANT RIDGE MI 48069	MAP #: 21		Res. Add/Alter/Repair	09/24/2007	PB07-0448	100% FINIS
	2024 Est TCV 255,905 TCV/TFA: 367.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD					
L271 P324 L374 P858/93 UNIT 16 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		* Factors *					
Comments/Influences			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
BLDG5 UPPER & LOFT	X		H802 SOUTH SOUTH VILLAGE			1 Units	100000.00000 100	100,0
	X		0.00 Total Acres Total Est. Land Value = 100,000					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	50,000	78,000	128,000			60,417C
Rolling	2023	40,000	61,100	101,100			57,540C
Low	2022	20,000	72,500	92,500			54,800C
High	2021	15,000	72,900	87,900			53,050C
X Landscaped	Who When What						
Swamp	TPC 04/16/2013 INSPECTED						
Wooded	WAS 11/09/2007 INSPECTED						
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAPEHART CRAIG EARL &	DEWITT ANGELA M	259,000	01/28/2022	WD	03-ARM'S LENGTH	2022000616	PROPERTY TRANSFER	100.0
HATHAWAY JOHN A & LORRI A	CAPEHART CRAIG EARL &	189,000	06/30/2006	WD	03-ARM'S LENGTH	906:942	OTHER	100.0
HENDRICKS	HATHAWAY	175,000	12/05/2002	WD	03-ARM'S LENGTH	689:353	OTHER	0.0
GALLAGHER	HENDRICKS	84,000	04/07/1998	WD	03-ARM'S LENGTH	471:492	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
17 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	05/11/2018	PM18-0274	100% FINIS	
P.R.E. 100% 01/28/2022						

Owner's Name/Address	MAP #: 21	2024 Est TCV 268,160 TCV/TFA: 385.84
DEWITT ANGELA M PO BOX 154 GLEN ARBOR MI 49636		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD
L270 P754 L471 P492/98 L689 P353/02 L906 P942/06 UNIT 17 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		
Comments/Influences			
TOP OF SUB, SINGLE UNIT	X		

Public Improvements	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
X Dirt Road	H802 SOUTH SOUTH VILLAGE			1 Units	100000.00000	100	100,0
X Gravel Road				0.00 Total Acres	Total Est. Land Value =		100,000
X Paved Road							
X Storm Sewer							
X Sidewalk							
X Water							
X Sewer							
X Electric							
X Gas							
X Curb							
X Street Lights							
X Standard Utilities							
X Underground Utils.							



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	50,000	84,100	134,100			111,195C
X Rolling	2023	40,000	65,900	105,900			105,900S
X Low	2022	20,000	69,000	89,000			71,971C
X High	2021	15,000	69,300	84,300			69,672C
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
TPC	01/28/2022	INSPECTED	2023	40,000	65,900	105,900			105,900S
TPC	04/16/2013	INSPECTED	2022	20,000	69,000	89,000			71,971C
WAS	11/09/2007	INSPECTED	2021	15,000	69,300	84,300			69,672C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 36	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 695 Total Base New : 104,125 Total Depr Cost: 88,505 Estimated T.C.V: 168,160		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace			No. of Elec. Outlets Ex. X Ord. Min		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 Heat & Cool Ground Area = 513 SF Floor Area = 695 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			
Yr Built Remodeled 1980 2020		Condition: Average		Lg X Ord Small		(12) Electric 0 Amps Service			No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 513 1 Story Siding Overhang 182 Total: 88,302 75,055		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,290 Deck Treated Wood 36 1,552 1,319 Water/Sewer Public Water 1 1,536 1,306 Public Sewer 1 1,536 1,306 Built-Ins Appliance Allow. 1 2,845 2,418 Fireplaces Interior 2 Story 1 6,836 5,811 Lump Sum Items STAND ALONG CONDO Totals: 104,125 88,505	
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: STAND ALONE ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 168,160							
Basement 1st Floor 2nd Floor 1 Bedrooms		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 513 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:					
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed		(4) Chimney: Brick										
Wood/Shingle Aluminum/Vinyl Brick Insulation																

*** 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	SMITH	79,900	05/04/1990	WD	03-ARM'S LENGTH	310:819	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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18 SOUTH VLG	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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SMITH VON R & CAROLYN K 11 RA-MAR DR PICKERINGTON OH 43147	2024 Est TCV 222,229 TCV/TFA: 440.06					
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	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE 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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		H802 SOUTH SOUTH VILLAGE	1	Units	100000.00000	100				100,0
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			0.00	Total Acres	Total Est. Land Value =					100,000
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Tax Description	X	Dirt Road								
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L310 P234/90 L310 P819/90 UNIT 27 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X	Gravel Road								
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Comments/Influences	X	Paved Road								
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	X	Storm Sewer								
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	X	Sidewalk								
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	X	Water								
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	X	Sewer								
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	X	Electric								
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	X	Gas								
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		Curb								
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		Street Lights								
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	X	Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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		High								
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	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	50,000	61,100	111,100		59,779C
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				2023	40,000	47,900	87,900		56,933C
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				2022	20,000	56,800	76,800		54,222C
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				2021	15,000	57,100	72,100		52,490C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family 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 36	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 505 Total Base New : 80,413 Total Depr Cost: 64,331 Estimated T.C.V: 122,229		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Trim & Decoration		Size of Closets Ex X Ord Min		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 505 SF Floor Area = 505 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C		Blt 1980			
Yr Built 1980	Remodeled 0	Condition: Average		Lg X Ord Small		(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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 505 Total: 64,590 51,672	
Room List Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story		Totals: 80,413		64,590		51,672	
(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCv: 122,229									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 505 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
(3) Roof X Gable Hip Flat Gambrel Mansard Shed															
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.
CREAN WILLIAM R & PATRICI	CREAN WILLIAM R & PATRICI	0	05/03/2011	WD	09-FAMILY	138P945	PROPERTY TRANSFER	0.0
CLEMETSON ERIC A & HELEN	CREAN WILLIAM R & PATRICI	176,500	01/31/2003	WD	03-ARM'S LENGTH	704:574	OTHER	100.0
BAYBERRY PROP	CLEMETSEN	74,900	12/28/1993	WD	03-ARM'S LENGTH	310:234	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
19 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/19/2011	PM11-0342	
Owner's Name/Address	P.R.E. 0%					
	MAP #: 21					
CREAN WILLIAM R & PATRICIA K TRUST 14130 N TERRITORIAL RD CHELSEA MI 48118	2024 Est TCV 245,588 TCV/TFA: 352.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L310 P234 L378 P725/94 L704 P574/03 UNIT 28 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		Dirt Road								
	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
Comments/Influences	X		Water								
BLDG9 UPPER & LOFT	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		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
													Who	When	What	2024	50,000	72,800	122,800			77,665C
			2023	40,000	57,100	97,100			73,967C										
			2022	20,000	67,700	87,700			70,445C										
			2021	15,000	68,100	83,100			68,195C										



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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 36	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 697 Total Base New : 95,780 Total Depr Cost: 76,625 Estimated T.C.V: 145,588		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace									
Yr Built 1980	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:									
(1) Exterior		(6) Ceilings		(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 = 515 SF Floor Area = 697 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C		Blt 1980				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 515 S.F. Height to Joists: 0.0		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 515 1 Story Siding Overhang 182 Total: 79,957 63,966									
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,214 Deck Treated Wood 36 1,552 1,242 Water/Sewer Public Water 1 1,536 1,229 Public Sewer 1 1,536 1,229 Built-Ins Appliance Allow. 1 2,845 2,276 Fireplaces Interior 2 Story 1 6,836 5,469 Totals: 95,780 76,625									
X	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: UPPER & LOFT ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 145,588									
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
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.
BEAUDOIN	GALARDI	79,000	05/19/1999	WD	03-ARM'S LENGTH	512:914	PROPERTY TRANSFER	0.0
BAYBERRY PROP	BEAUDOIN	69,900	09/27/1993	WD	03-ARM'S LENGTH	371:927	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
20 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/08/2018	PM18-0162	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	03/08/2018	PP18-0065	100% FINIS
GALARDI DON E & DIEDRE L 5145 HICKORY HOLLOW LANE OWOSSO MI 48867	MAP #: 21		Electrical	03/05/2018	PE18-0091	100% FINIS
	2024 Est TCV 222,202 TCV/TFA: 440.00		Res. Add/Alter/Repair	03/01/2018	PB18-0083	100% FINIS

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD
L310 P234 L371 P927 L512 P914/99 UNIT 29 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.	X		
Comments/Influences			
BLDG9, LOWER FLAT	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	H802 SOUTH SOUTH VILLAGE			1	Units	100000.00000	100		100,0
X Gravel Road				0.00	Total Acres			Total Est. Land Value =	100,000



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	50,000	61,100	111,100			67,363C
X Rolling	2023	40,000	47,900	87,900			64,156C
X Low	2022	20,000	56,800	76,800			61,101C
X High	2021	15,000	57,100	72,100			59,150C
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	11/12/2018	INSPECTED	2023	40,000	47,900	87,900			64,156C
TPC	04/16/2013	INSPECTED	2022	20,000	56,800	76,800			61,101C
WAS	11/09/2007	INSPECTED	2021	15,000	57,100	72,100			59,150C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 18 Floor Area: 505 Total Base New : 78,433 Total Depr Cost: 64,317 Estimated T.C.V: 122,202		E.C.F. X 1.900		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		Cls C		Blt 1980		
Yr Built 1980	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Exterior Units: 1 Interior Units: 0 Roof:					
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Ground Area = 505 SF Floor Area = 505 SF.					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82					
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			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			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1 Story Siding Slab 505		Total: 62,610		51,340	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			(14) Water/Sewer			Other Additions/Adjustments					
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 505 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story		1 1,518 1,245		1,245	
X	Many Avg. X Avg. Few Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Totals: 78,433		6,836 5,606		78,433 64,317	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes: ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 122,202								
X	Gable Hip Flat Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle														
Chimney: Brick															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ THOMAS J & IVY A	DOOLITTLE JAMES E SUZETTE	129,000	07/06/2015	WD	03-ARM'S LENGTH	1233P232	PROPERTY TRANSFER	100.0
BOICOURT EVA M TRUST	SCHWARTZ THOMAS J & IVY A	80,000	06/12/2015	WD	03-ARM'S LENGTH	1231P228	PROPERTY TRANSFER	50.0
BOICOURT EVA M	BOICOURT EVA M REV TRUST	0	11/20/2013	CD	07-DEATH CERTIFICATE	DEATH OF PRESE	DEED	0.0
BOICOURT EVA M	BOICOURT EVA M REV TRUST	0	10/10/2012	QC	09-FAMILY	1140P239	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
21 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 21					

DOOLITTLE JAMES E SUZETTE M 17821 ASHMONT CT SOUTH BEND IN 46635	2024 Est TCV 238,656 TCV/TFA: 463.41	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD				
X Improved	Vacant					
Public Improvements		* Factors *				
		Description	Frontage	Depth	Front	Rate %Adj. Reason Value
		H802 SOUTH SOUTH VILLAGE	1	Units	100000.00000	100 100,0
		0.00 Total Acres Total Est. Land Value =				100,000

Tax Description
L306 P591 L411 P614/95 UNIT 30 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.
Comments/Influences
NO LOFT IN THIS UNIT
NO LOFT
2008- SOUTH VILLAGE 21
\$200,000
ACTIVE
WHOLE OWNERSHIP CONDOMINIUM
FOREST/GOLF/SKI VIEW
ENJOY THE CONVENIENCE OF THIS CENTRALLY LOCATED ONE BEDROOM CONDOMINIUM, CLOSE TO

- 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
- 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	50,000	69,300	119,300			70,985C
2023	40,000	54,400	94,400			67,605C
2022	20,000	64,500	84,500			64,386C
2021	15,000	64,800	79,800			62,330C



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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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36	Type 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: 515 Total Base New : 91,218 Total Depr Cost: 72,977 Estimated T.C.V: 138,656		E.C.F. X 1.900		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 Cls C 5 Blt 1980 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 515 SF Floor Area = 515 SF. Phy./Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Plumbing			Fireplaces		Totals:		Totals:			
1980	0	Ex	X	Ord	Min	Many	X	Ave.	Few	Interior 2 Story							
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Notes: UPPER & NO LOFT ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 138,656								
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer											
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric			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										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Lump Sum Items:										
Insulation																	
(2) Windows		(7) Excavation															
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 515 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															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															

*** 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 CLARK CUMINGS	JOHNSON CLARK CUMINGS	0	07/19/2023	QC	15-LADY BIRD	2023003043	DEED	0.0
JOHNSON CLARK CUMINGS	JOHNSON CLARK CUMINGS	0	06/21/2022	QC	09-FAMILY	2022003569	DEED	0.0
JOHNSON CLARK CUMINGS	JOHNSON CLARK CUMINGS	0	12/22/2020	QC	09-FAMILY	2020008899	DEED	0.0
SCHULD MARY JO TRUST	JOHNSON CLARK CUMINGS	210,000	11/11/2020	WD	03-ARM'S LENGTH	2020007668	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 11/11/2020					
Owner's Name/Address	MAP #: 21					
JOHNSON CLARK CUMINGS PO BOX 258 GLEN ARBOR MI 49636	2024 Est TCV 334,643 TCV/TFA: 368.96					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO						
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value	
L523 P498 L527 P543/99 UNIT 1 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.	X		Dirt Road						
Comments/Influences	X		Gravel Road						
TWO BEDROOM WATER VIEW SUITE: MASTER BEDROOM HAS ONE KING SIZE BED, SECOND BEDROOM OFFERS TWO TWIN BEDS. AMENITIES INCLUDE KITCHENETTE, TWO-PERSON STEAM SHOWER, FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 6 PEOPLE)	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.						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO						
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value	
L523 P498 L527 P543/99 UNIT 1 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.	X		STONYBROOK >700 SQFT						
Comments/Influences	X		1 Units	50000.00000	100				50,00
TWO BEDROOM WATER VIEW SUITE: MASTER BEDROOM HAS ONE KING SIZE BED, SECOND BEDROOM OFFERS TWO TWIN BEDS. AMENITIES INCLUDE KITCHENETTE, TWO-PERSON STEAM SHOWER, FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 6 PEOPLE)	X		0.00 Total Acres				Total Est. Land Value =		50,000

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO						
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value	
L523 P498 L527 P543/99 UNIT 1 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.	X		STONYBROOK >700 SQFT						
Comments/Influences	X		1 Units	50000.00000	100		Total Est. Land Value =		50,000
TWO BEDROOM WATER VIEW SUITE: MASTER BEDROOM HAS ONE KING SIZE BED, SECOND BEDROOM OFFERS TWO TWIN BEDS. AMENITIES INCLUDE KITCHENETTE, TWO-PERSON STEAM SHOWER, FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 6 PEOPLE)	X		0.00 Total Acres				Total Est. Land Value =		50,000

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO						
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value	
L523 P498 L527 P543/99 UNIT 1 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.	X		STONYBROOK >700 SQFT						
Comments/Influences	X		1 Units	50000.00000	100		Total Est. Land Value =		50,000
TWO BEDROOM WATER VIEW SUITE: MASTER BEDROOM HAS ONE KING SIZE BED, SECOND BEDROOM OFFERS TWO TWIN BEDS. AMENITIES INCLUDE KITCHENETTE, TWO-PERSON STEAM SHOWER, FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 6 PEOPLE)	X		0.00 Total Acres				Total Est. Land Value =		50,000



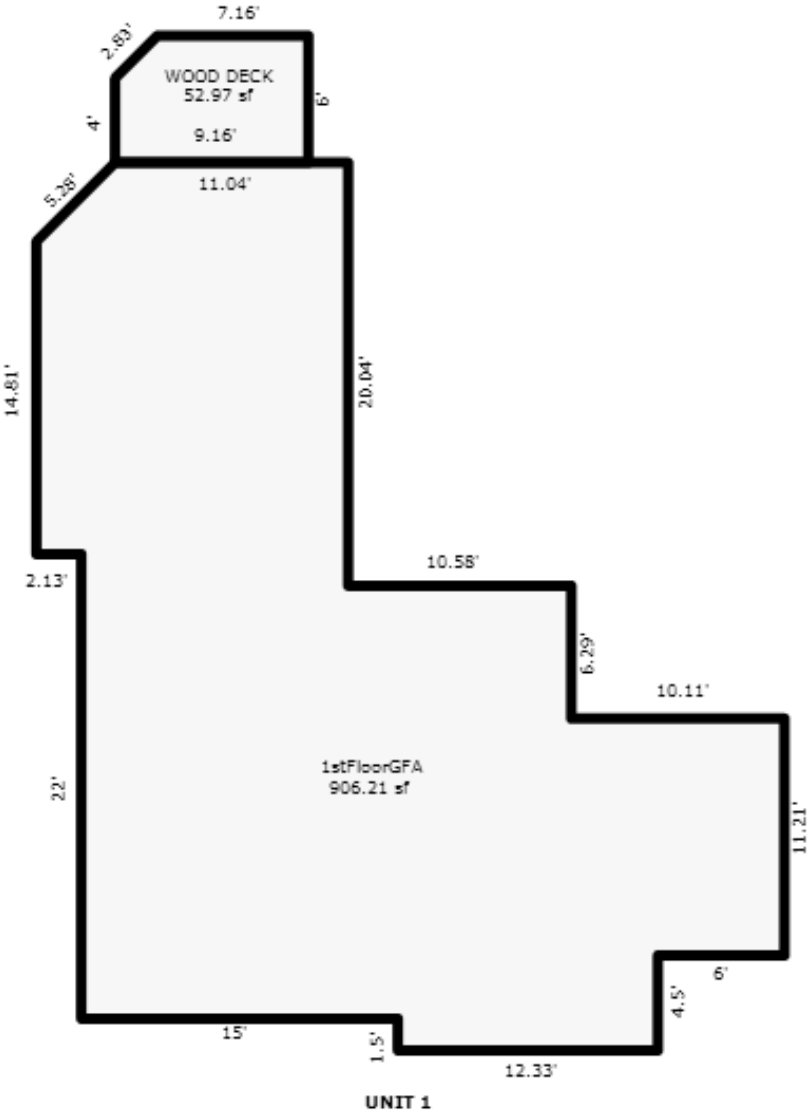
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	25,000	142,300	167,300			124,365C
2023	25,000	118,600	143,600			118,443C
2022	5,000	119,800	124,800			112,803C
2021	5,000	104,200	109,200			109,200S

*** 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	0	Eavestrough	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		Insulation		Wood											Coal	Steam	Cook Top	Interior 2 Story	28	Treated Wood																																																
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Two Sided																																																							
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Exterior 1 Story			Exterior 2 Story																																																							
	A-Frame				Forced Hot Water				Bath Heater		Prefab 1 Story			Prefab 2 Story																																																							
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Heat Circulator			Raised Hearth																																																							
			Drywall		Elec. Ceil. Radiant				Hot Tub		Wood Stove			Direct-Vented Ga																																																							
			Paneled		Radiant (in-floor)				Unvented Hood					Class: BC																																																							
	Building Style:		Plaster		Electric Wall Heat				Vented Hood					Effec. Age: 15																																																							
	CONDOMINIUM		Wood T&G		Space Heater				Intercom					Floor Area: 907																																																							
			Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub					Total Base New : 176,249																																																							
	Yr Built				Forced Heat & Cool				Jacuzzi repl.Tub					Total Depr Cost: 149,812																																																							
	1998		Ex	X	Ord		Min	Oven						Estimated T.C.V: 284,643																																																							
	Remodeled				Size of Closets				Microwave					E.C.F.																																																							
	0				Lg	X	Ord		Standard Range					X 1.900																																																							
	Condition:				Small				Self Clean Range					Bsmnt Garage:																																																							
	Average				Doors				Sauna					Carport Area:																																																							
							Solid	X	Trash Compactor					Roof:																																																							
	Room List						X	H.C.	Central Vacuum																																																												
					(5) Floors				Security System																																																												
	Basement				Kitchen:																																																																
	1st Floor				Other:																																																																
	2nd Floor				Other:																																																																
	2 Bedrooms																																																																				
	(1) Exterior				(6) Ceilings																																																																
X	Wood/Shingle				No./Qual. of Fixtures																																																																
	Aluminum/Vinyl				Ex.	X	Ord.																																																														
	Brick							Min																																																													
					No. of Elec. Outlets																																																																
	Insulation				Many	X	Ave.																																																														
								Few																																																													
	(2) Windows				(13) Plumbing																																																																
					1	Average Fixture(s)																																																															
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						Softener, Auto																																																															
						Softener, Manual																																																															
						Solar Water Heat																																																															
						No Plumbing																																																															
						Extra Toilet																																																															
						Extra Sink																																																															
						Separate Shower																																																															
						Ceramic Tile Floor																																																															
						Ceramic Tile Wains																																																															
						Ceramic Tub Alcove																																																															
						Vent Fan																																																															
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					Cntr.Sup:																																																																
	Chimney: Brick																																																																				
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 907 SF Floor Area = 907 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>907</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>150,458</td> <td>127,889</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>2,234</th> <th>1,899</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>7,025</td> <td>5,971</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th>28</th> <th>1,396</th> <th>1,187</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,968</td> <td>1,673</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,968</td> <td>1,673</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>1</th> <th>4,088</th> <th>3,475</th> </tr> </thead> <tbody> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>7,112</td> <td>6,045</td> </tr> </tbody> </table> Totals: 176,249 149,812 Notes: 1ST FLR ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 284,643																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	907			Total:				150,458	127,889	Average Fixture(s)	1	2,234	1,899	3 Fixture Bath	1	7,025	5,971	Treated Wood	28	1,396	1,187	Water/Sewer				Public Water	1	1,968	1,673	Public Sewer	1	1,968	1,673	Appliance Allow.	1	4,088	3,475	Fireplaces				Interior 1 Story	1	7,112	6,045
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.

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	10/18/2022	PE22-0792	100% FINIS	
Owner's Name/Address	P.R.E. 0%	Mechanical	04/25/2014	PM14-0182	100% FINIS	
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 21	Plumbing	04/25/2014	PP14-0066	100% FINIS	
	2024 Est TCV 242,143 TCV/TFA: 411.81	Electrical	04/15/2014	PE14-0095	100% FINIS	

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO				
L523 P498/99 UNIT 2 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.	X		* Factors *				
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value
1BDRM ONE BEDROOM WATER VIEW SUITE: KING SIZE BED, KITCHENETTE, TWO-PERSON STEAM SHOWER FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 4 PEOPLE)	X		STONYBROOK < 600SQFT			1 Units50000.00000 100	50,00
	X			0.00	Total Acres	Total Est. Land Value =	50,000



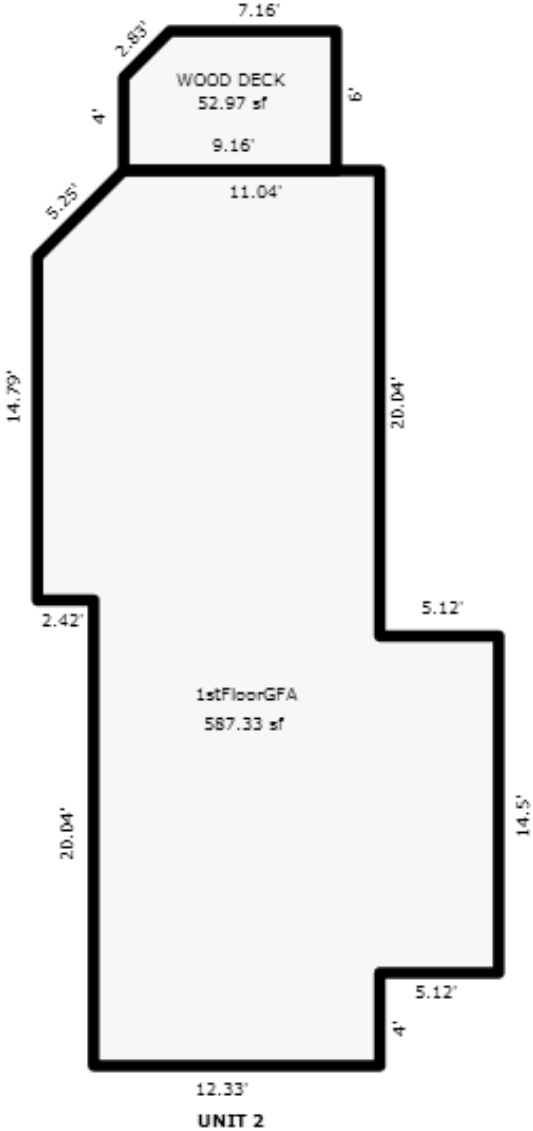
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High							
X Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	25,000	96,100	121,100			45,310C
TPC 06/26/2019 INSPECTED	2023	25,000	80,000	105,000			43,153C
TPC 08/20/2014 INSPECTED	2022	10,000	80,800	90,800			41,099C
	2021	5,000	70,300	75,300			39,787C

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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: Brier Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior									28	Treated Wood			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G													
Yr Built		Remodeled		Trim & Decoration			Size of Closets			Class: BC		Effec. Age: 15		Floor Area: 588		
1998	2014	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric			No./Qual. of Fixtures			Total Base New : 118,973		E.C.F. X 1.900		Bsmnt Garage:		
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min			Total Depr Cost: 101,128		X		Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998			Estimated T.C.V: 192,143						
	Insulation															
	(2) Windows	(7) Excavation		(13) Plumbing			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			Total: 100,207		85,176				
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			Size 588		Cost New 2,234		Depr. Cost 1,899	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Building Areas			Total: 1,396		1,968		1,673		
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation			1,968		1,968		1,673		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Notes: 1ST FLR			Built-Ins			1,968		1,968		3,475	
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Appliance Allow. Fireplaces			1,968		1,968		3,475		
	Chimney: Brick	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Interior 1 Story			7,112		7,112		6,045		
		Joists: Unsupported Len: Cntr.Sup:					Totals:			118,973		101,128		192,143		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS & ANDREW	ARI	165,900	04/14/2000	WD	03-ARM'S LENGTH	540:510	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0183	
Owner's Name/Address	P.R.E. 0%		Plumbing	04/25/2014	PP14-0067	
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 21		Electrical	04/15/2014	PE14-0096	
	2024 Est TCV 242,143 TCV/TFA: 411.81		Res. Multi-Family	04/07/2014	PB14-0057	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
L523 P498 L540 P510/00 L584 P083/01 UNIT 3 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 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								
			Underground Utils.								
			* Factors *								
			STONYBROOK < 600SQFT					1 Units	50000.00000	100	50,00
			0.00 Total Acres						Total Est. Land Value =	50,000	

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
1BDRM ONE BEDROOM WATER VIEW SUITE: KING SIZE BED, KITCHENETTE, TWO-PERSON STEAM SHOWER FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 4 PEOPLE)	Level	Rolling	2024	25,000	96,100	121,100			59,880C
	Low		2023	25,000	80,000	105,000			57,029C
	X High		2022	10,000	80,800	90,800			54,314C
	X Landscaped		2021	5,000	70,300	75,300			52,579C
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/29/2014	INSPECTED	2024	25,000	96,100	121,100			59,880C
			2023	25,000	80,000	105,000			57,029C
			2022	10,000	80,800	90,800			54,314C
			2021	5,000	70,300	75,300			52,579C

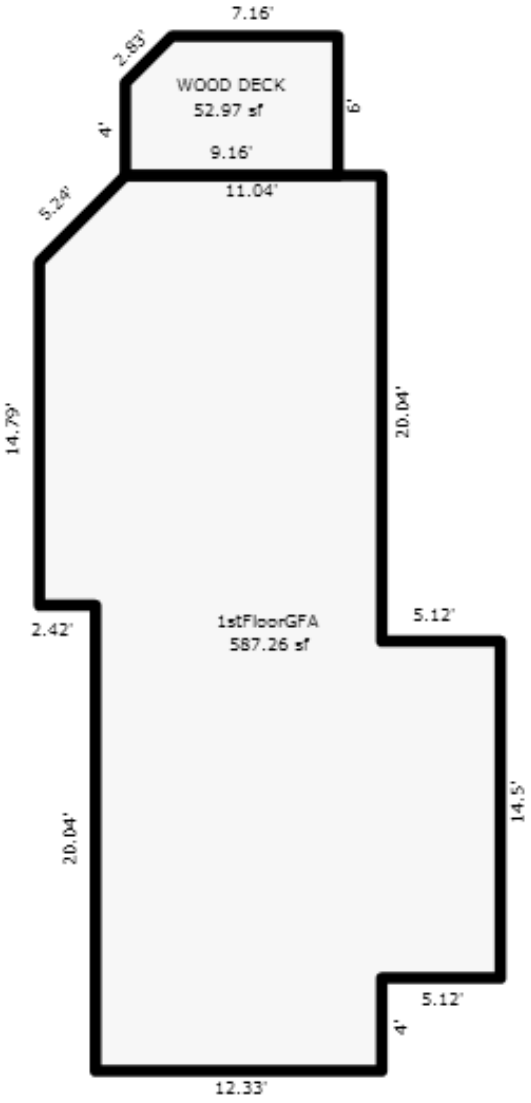


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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: Brier 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						28	Treated Wood			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built	Remodeled	Size of Closets														
1998	2014	Ex	X	Ord	Min											
Condition: Average		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												
(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 BC Blt 1998									
	Insulation			Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle									
(2) Windows		(7) Excavation		No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 S.F. Height to Joists: 0.0		Many X Ave. Few			Ground Area = 588 SF Floor Area = 588 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=85/100/100/100/85									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 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)									
							Deck									
							Treated Wood									
							Water/Sewer									
							Public Water									
							Public Sewer									
							Built-Ins									
							Appliance Allow.									
							Fireplaces									
							Interior 1 Story									
							Notes: 1ST FLR									
							Totals:									
							ECF (H803 STONY BROOK CONDO) 1.900 => TCV:									

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UNIT 3

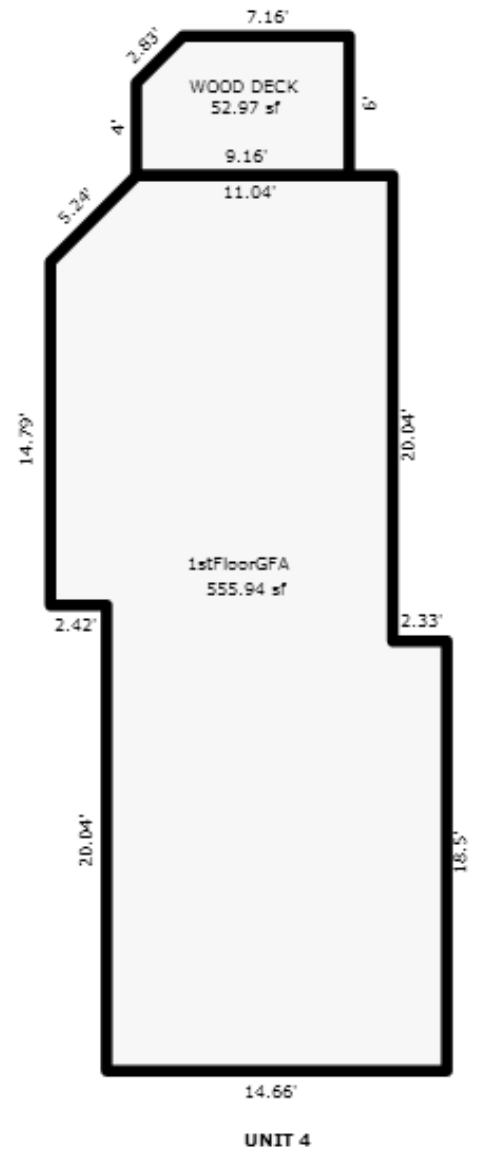
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status				
5 STONY BROOK LODGE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0184					
Owner's Name/Address		P.R.E. 0%		Plumbing	04/25/2014	PP14-0068					
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		Electrical	04/15/2014	PE14-0097					
		2024 Est TCV 234,405 TCV/TFA: 420.08		Res. Multi-Family	04/07/2014	PB14-0058		100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO							
L523 P498/99 UNIT 4 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
1BDRM ONE BEDROOM WATER VIEW SUITE: KING SIZE BED, KITCHENETTE, TWO-PERSON STEAM SHOWER FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 4 PEOPLE)		Gravel Road		STONYBROOK <	600SQFT		1	Units	50000.00000	100	50,00
		Paved Road		0.00 Total Acres		Total Est. Land Value =				50,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		X 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			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2024	25,000	92,200	117,200	45,310C		
		TPC 05/29/2014	INSPECTED		2023	25,000	76,800	101,800	43,153C		
					2022	10,000	77,600	87,600	41,099C		
					2021	5,000	67,500	72,500	39,787C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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									28	Treated Wood			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G													
Yr Built		Ex	X	Ord												
Remodeled																
1998																
2014																
Condition: Average		Trim & Decoration														
Size of Closets		Lg	X	Ord												
Room List		Doors		Solid	X	H.C.										
Basement 1st Floor 2nd Floor 1 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 BC Blt 1998						
Insulation							Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
(2) Windows		(7) Excavation		No. of Elec. Outlets						(11) Heating System: Forced Heat & Cool						
Many Avg. X Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 558 S.F. Height to Joists: 0.0			Many X Ave. Few			Ground Area = 558 SF Floor Area = 558 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=85/100/100/100/85						
X				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			Size 558		Cost New 95,415	
(3) Roof		(9) Basement Finish		(14) Water/Sewer						Other Additions/Adjustments						
X				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Plumbing						
X				Lump Sum Items:						Average Fixture(s)						
Asphalt Shingle		(10) Floor Support								Deck						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:								Treated Wood						
										Water/Sewer						
										Public Water						
										Public Sewer						
										Public Sewer						
										Built-Ins						
										Appliance Allow.						
										Fireplaces						
										Interior 1 Story						
										1						
										Totals:						
										7,112						
										114,181						
										97,055						
										Notes: 1ST FLR						
										ECF (H803 STONY BROOK CONDO) 1.900 => TCv:				184,405		

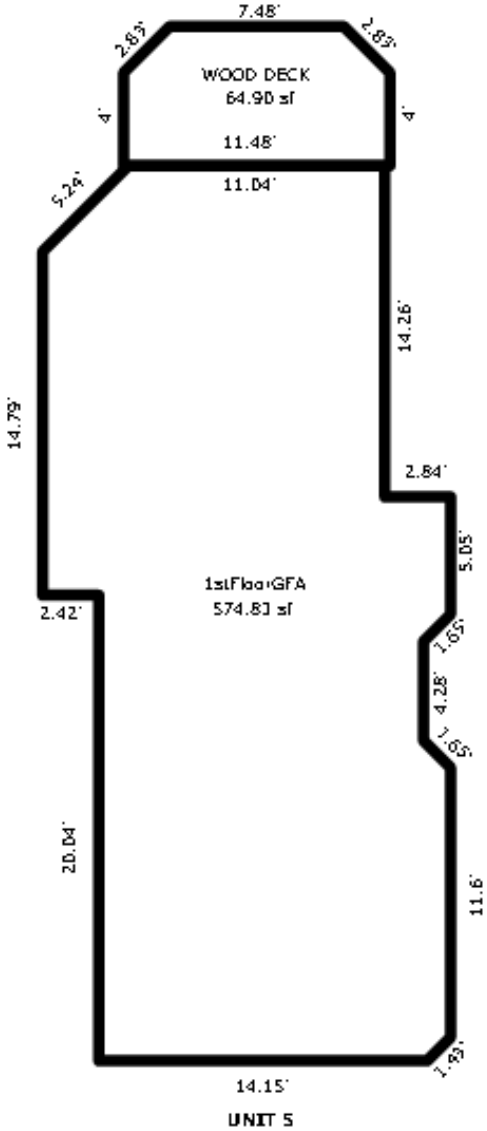
*** Information herein deemed reliable but not guaranteed***




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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 575 Total Base New : 116,881 Total Depr Cost: 99,350 Estimated T.C.V: 188,765		28	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 1.900						
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998						
1998	0	Size of Closets			Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool						
Room List		Doors	Solid	X	H.C.	Many X Ave. Few			Ground Area = 575 SF Floor Area = 575 SF.						
Basement	1st Floor	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
2nd Floor	1 Bedrooms	Kitchen:		0 Amps Service			Building Areas								
(1) Exterior		Other:		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			1 Story Siding Slab 575 98,115 83,398								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments								
Many	X	Large	Basement: 0 S.F.		Average Fixture(s)			Plumbing							
Avg.	X	Avg.	Crawl: 0 S.F.		3 Fixture Bath			Average Fixture(s)							
Few		Small	Slab: 575 S.F.		2 Fixture Bath			Deck							
Wood Sash		Height to Joists: 0.0		Softener, Auto			Treated Wood								
Metal Sash		(8) Basement		Softener, Manual			Water/Sewer								
Vinyl Sash		Conc. Block		Solar Water Heat			Public Water								
Double Hung		Poured Conc.		No Plumbing			Public Sewer								
Horiz. Slide		Stone		Extra Toilet			Built-Ins								
Casement		Treated Wood		Extra Sink			Appliance Allow.								
Double Glass		Concrete Floor		Separate Shower			Fireplaces								
Patio Doors		(9) Basement Finish		Ceramic Tile Floor			Interior 1 Story								
Storms & Screens				Ceramic Tile Wains			Totals:								
(3) Roof				Ceramic Tub Alcove			116,881								
X	Gable	Gambrel	Recreation SF		Vent Fan			7,112							
	Hip	Mansard	Living SF		(14) Water/Sewer			6,045							
	Flat	Shed	Walkout Doors (B)		1 Public Water			99,350							
X	Asphalt Shingle	(10) Floor Support		No Floor SF		1 Public Sewer			188,765						
Chimney: Brick		Joists:		Walkout Doors (A)		Water Well			Notes: 1ST FLR						
		Unsupported Len:		Concrete Floor		1000 Gal Septic			ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 188,765						
		Cntr.Sup:				2000 Gal Septic									
						Lump Sum Items:									

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



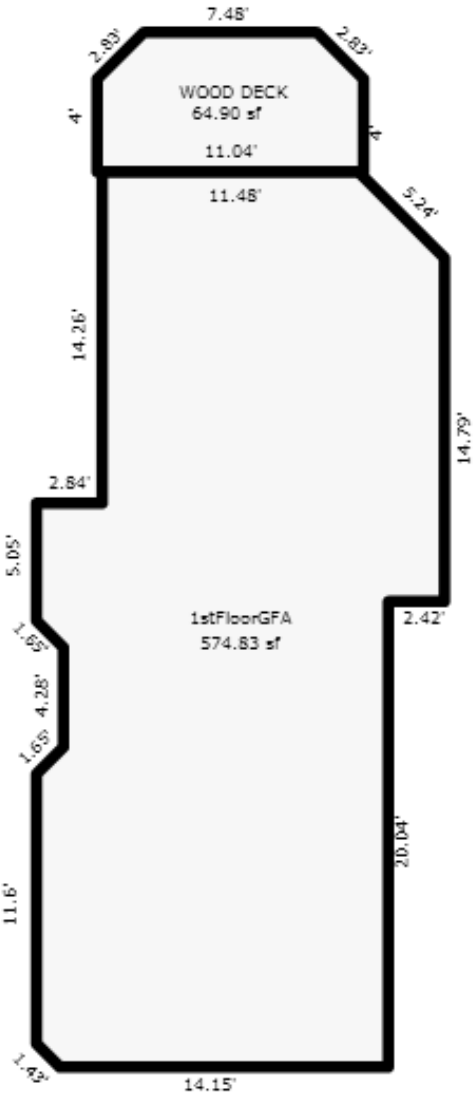
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status				
7 STONY BROOK LODGE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0185					
Owner's Name/Address		P.R.E. 0%		Plumbing	04/25/2014	PP14-0069					
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		Electrical	04/15/2014	PE14-0098					
		2024 Est TCV 238,765 TCV/TFA: 415.24		Res. Multi-Family	04/07/2014	PB14-0059		100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO							
L523 P498/99 UNIT 6 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T28N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
1BDRM ONE BEDROOM WATER VIEW SUITE: KING SIZE BED, KITCHENETTE, TWO-PERSON STEAM SHOWER FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 4 PEOPLE)		Gravel Road		STONYBROOK <	600SQFT		1	Units	50000.00000	100	50,00
		Paved Road		0.00 Total Acres		Total Est. Land Value =				50,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		X 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	25,000	94,400	119,400		45,310C	
		TPC 06/26/2019 INSPECTED			2023	25,000	78,600	103,600		43,153C	
		TPC 05/29/2014 INSPECTED			2022	10,000	79,400	89,400		41,099C	
					2021	5,000	69,100	74,100		39,787C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 575 Total Base New : 116,881 Total Depr Cost: 99,350 Estimated T.C.V: 188,765		28	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 1.900		Bsmnt Garage:		Carport Area: Roof:					
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998			E.C.F. X 1.900		Bsmnt Garage:		Carport Area: Roof:				
1998	2014	Ex	X	Ord	Min	Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Bsmnt Garage:		Carport Area: Roof:					
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Ground Area = 575 SF Floor Area = 575 SF.		Bsmnt Garage:		Carport Area: Roof:				
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Bsmnt Garage:		Carport Area: Roof:					
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		Bsmnt Garage:		Carport Area: Roof:				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			1 Story Siding Slab			575		98,115		83,398				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Other Additions/Adjustments			Plumbing		1		2,234		1,899		
(2) Windows		(7) Excavation		(14) Water/Sewer			Deck			Treated Wood		28		1,396		1,187		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 575 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Water		1		1,968		1,673	
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			Built-Ins			Appliance Allow.		1		4,088		3,475		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Fireplaces			Interior 1 Story		1		7,112		6,045		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1ST FLR			Totals:		116,881		99,350			
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (H803 STONY BROOK CONDO) 1.900 => TCv:			188,765		Bsmnt Garage:		Carport Area: Roof:				

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



UNIT 6

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

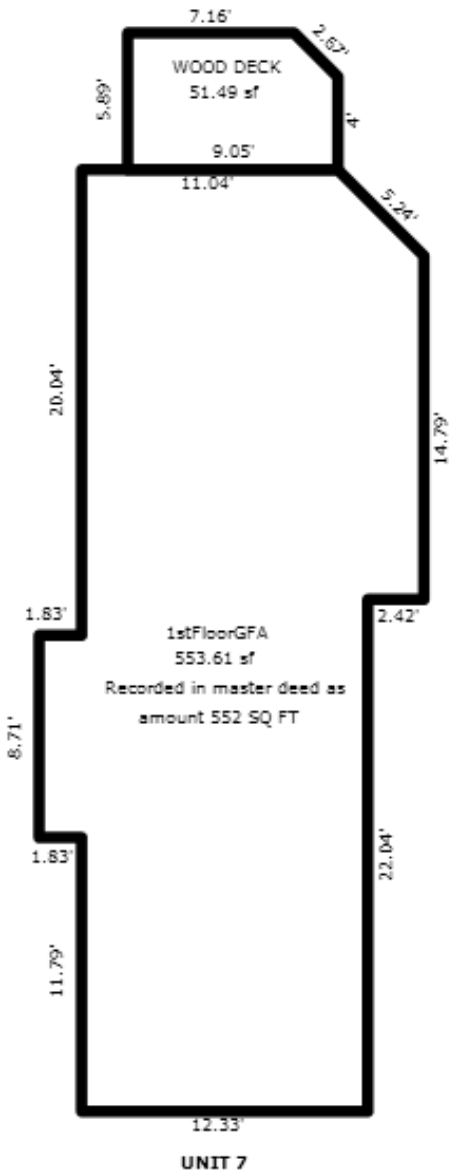
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status				
8 STONY BROOK LODGE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0186					
Owner's Name/Address		P.R.E. 0%		Plumbing	04/25/2014	PP14-0070					
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		Electrical	04/15/2014	PE14-0099					
		2024 Est TCV 232,820 TCV/TFA: 421.78		Res. Multi-Family	04/07/2014	PB14-0060		100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO							
L523 P498/99 UNIT 7 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T28N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
1BDRM 1BDRM VIEW: WEST & NORTH		Gravel Road		STONYBROOK < 600SQFT			1	Units	50000.00000	100	50,00
		Paved Road		0.00 Total Acres					Total Est. Land Value =	50,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		X 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			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2024	25,000	91,400	116,400	45,310C		
		TPC 06/26/2019	INSPECTED		2023	25,000	76,100	101,100	43,153C		
		TPC 05/29/2014	INSPECTED		2022	10,000	76,900	86,900	41,099C		
					2021	5,000	66,900	71,900	39,787C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						28	Treated Wood																																																																																														
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Condition: Average		Size of Closets			Lg	X	Ord		Small																																																																																																		
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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: 552 S.F. Height to Joists: 0.0			(13) Plumbing																																																																																																						
	(3) Roof	(8) Basement			Average Fixture(s)																																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed			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			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																					
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Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 552 SF Floor Area = 552 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>552</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td>94,435</td> <td>80,269</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,899</td> </tr> <tr> <td colspan="3">Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>28</td> <td>1,396</td> <td>1,187</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Public Water</td> <td>1</td> <td>1,968</td> <td>1,673</td> </tr> <tr> <td colspan="3">Public Sewer</td> <td>1</td> <td>1,968</td> <td>1,673</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>4,088</td> <td>3,475</td> </tr> <tr> <td colspan="3">Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Interior 1 Story</td> <td>1</td> <td>7,112</td> <td>6,045</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>113,201</td> <td>96,221</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	552			Other Additions/Adjustments			Total:	94,435	80,269	Plumbing						Average Fixture(s)			1	2,234	1,899	Deck						Treated Wood			28	1,396	1,187	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:				113,201	96,221	E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status			
9 STONY BROOK LODGE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0187				
Owner's Name/Address		P.R.E. 0%		Plumbing	04/25/2014	PP14-0071				
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		Electrical	04/15/2014	PE14-0100				
		2024 Est TCV 331,552 TCV/TFA: 370.86		Res. Multi-Family	04/07/2014	PB14-0061		100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Rate %Adj. Reason	Value	
				STONYBROOK >700 SQFT			1 Units	50000.00000 100	50,00	
				0.00 Total Acres Total Est. Land Value =					50,000	
L523 P498/99 UNIT 8 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.		X	Dirt Road							
Comments/Influences		X	Gravel Road							
2BDRM, 2BATH END UNIT VIEW WEST&NORTH TWO BEDROOM WATER VIEW SUITE: MASTER BEDROOM HAS ONE KING SIZE BED, SECOND BEDROOM OFFERS TWO TWIN BEDS. AMENITIES INCLUDE KITCHENETTE, TWO-PERSON STEAM SHOWER, FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 6 PEOPLE)		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								
		X	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	25,000	140,800	165,800		45,310C
		TPC 06/26/2019	INSPECTED		2023	25,000	117,300	142,300		43,153C
		TPC 05/29/2014	INSPECTED		2022	5,000	118,500	123,500		41,099C
		WAS 02/02/2008	INSPECTED		2021	5,000	103,000	108,000		39,787C

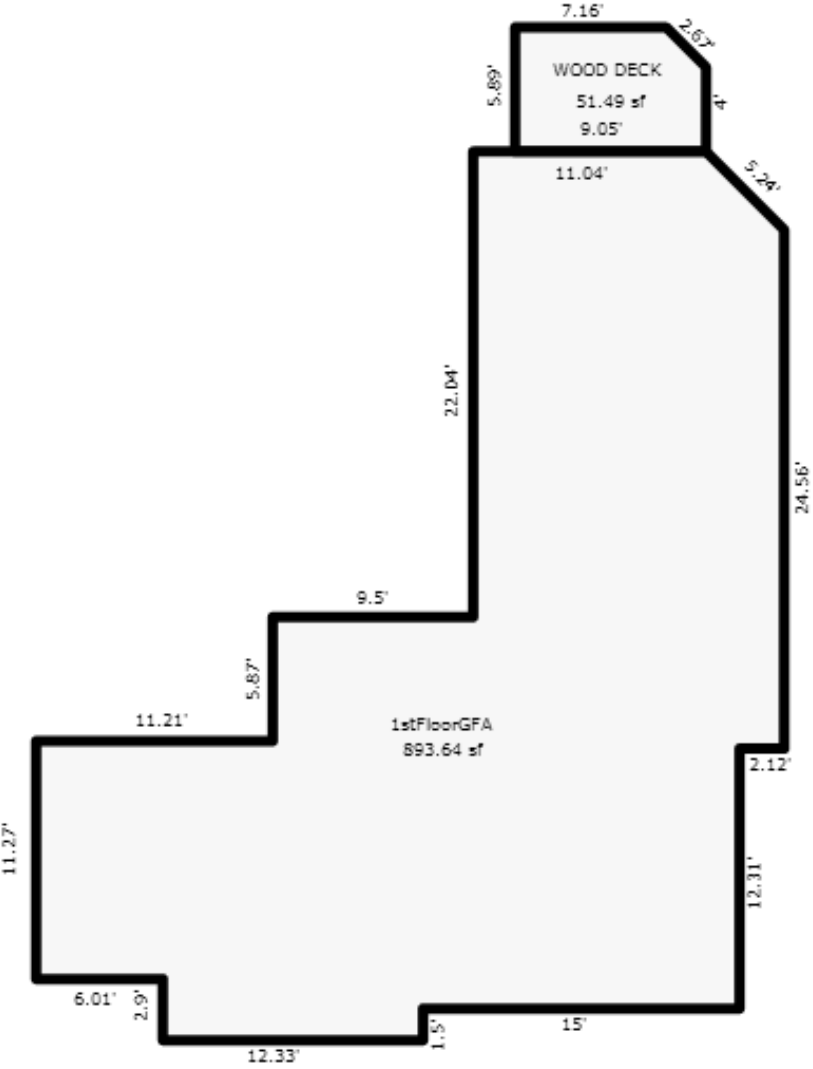


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County of Leelanau, Michigan

*** 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		28	Treated Wood	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam				Interior 2 Story	Car Capacity:
	Town Home	0	Front Overhang		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.:
			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:
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors:
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area:
	1998		Ex	X	Ord			Oven		Class: BC				% Good:	
	2014		Min		No Heating/Cooling				Microwave		Effec. Age: 15				Storage Area:
	Condition:		Size of Closets		Central Air				Standard Range		Floor Area: 894				No Conc. Floor:
	Average		Lg	X	Ord			Self Clean Range		Total Base New : 174,334					
			Small		Wood Furnace				Sauna		Total Depr Cost: 148,185			X	E.C.F. 1.900
	Room List		Doors		(12) Electric				Trash Compactor		Estimated T.C.V: 281,552				Bsmnt Garage:
	Basement		Solid	X	0 Amps Service				Central Vacuum						Carport Area:
	1st Floor		X	H.C.	No./Qual. of Fixtures				Security System						Roof:
	2nd Floor				Ex.			X							
	2 Bedrooms				X			Ord.							
	(1) Exterior				Min										
X	Wood/Shingle		(6) Ceilings		No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998						
	Aluminum/Vinyl				Many			X	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
	Brick				X			Ave.	(11) Heating System: Forced Heat & Cool						
	Insulation				Few				Ground Area = 894 SF Floor Area = 894 SF.						
	(2) Windows		(7) Excavation		(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
	Many				1			Average Fixture(s)	Building Areas						
	X				2			3 Fixture Bath	Stories Exterior Foundation Size Cost New Depr. Cost						
	Large							2 Fixture Bath	1 Story Siding Slab 894						
	Avg.	X						Softener, Auto	Total: 148,543 126,262						
	Few							Softener, Manual	Other Additions/Adjustments						
	Small							Solar Water Heat	Plumbing						
	Wood Sash							No Plumbing	Average Fixture(s)						
	Metal Sash							Extra Toilet	1 2,234 1,899						
	Vinyl Sash							Extra Sink	3 Fixture Bath						
	Double Hung							Separate Shower	Deck						
	Horiz. Slide							Ceramic Tile Floor	Treated Wood						
	Casement							Ceramic Tile Wains	Water/Sewer						
	Double Glass							Ceramic Tub Alcove	Public Water						
	Patio Doors							Vent Fan	Public Sewer						
	Storms & Screens								Built-Ins						
	(3) Roof								Appliance Allow.						
X	Gable								Fireplaces						
	Hip								Interior 1 Story						
	Flat								Totals: 174,334 148,185						
	Gambrel								Notes:						
	Mansard								ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 281,552						
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



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.
NUCCIO JAMES & FELL NUCCI	JORDAN-TANK ANNA TRUST &	305,000	05/20/2021	WD	03-ARM'S LENGTH	2021004464	PROPERTY TRANSFER	100.0
FAUT ROBERT A & SUSAN G	NUCCIO JAMES & FELL-NUCCI	385,000	08/22/2005	WD	03-ARM'S LENGTH	867:994	OTHER	100.0
EQUITY EXCH	FAUT	330,000	11/01/2002	MLC	33-TO BE DETERMINED	680:257	PROPERTY TRANSFER	0.0
WASSINK	EQUITY EXCH	330,000	10/11/2002	WD	03-ARM'S LENGTH	680:257	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
11 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 21					
JORDAN-TANK ANNA TRUST & JORDAN-TANK MATTHEW TRUST 1026 STATE ST TRAVERSE CITY MI 49686	2024 Est TCV 334,643 TCV/TFA: 368.96					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
L523 P498 L538 P594/00 L616 P432/01 L676 P370/02 L680 P257/02 L867 P994/05 UNIT 9 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 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					
			Underground Utils.					
			* Factors *					
			STONYBROOK >700 SQFT	1 Units	50000.00000	100		50,00
			0.00 Total Acres	Total Est. Land Value =				50,000

Comments/Influences

2BDRM, 2BATH,END UNIT 2ND FL VIEW WEST&S
2BDRM, 2BATH, 2ND FLOOR VIEW WEST&SOUTH



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

Who	When	What
TPC	04/11/2021	INSPECTED
TPC	06/26/2019	INSPECTED

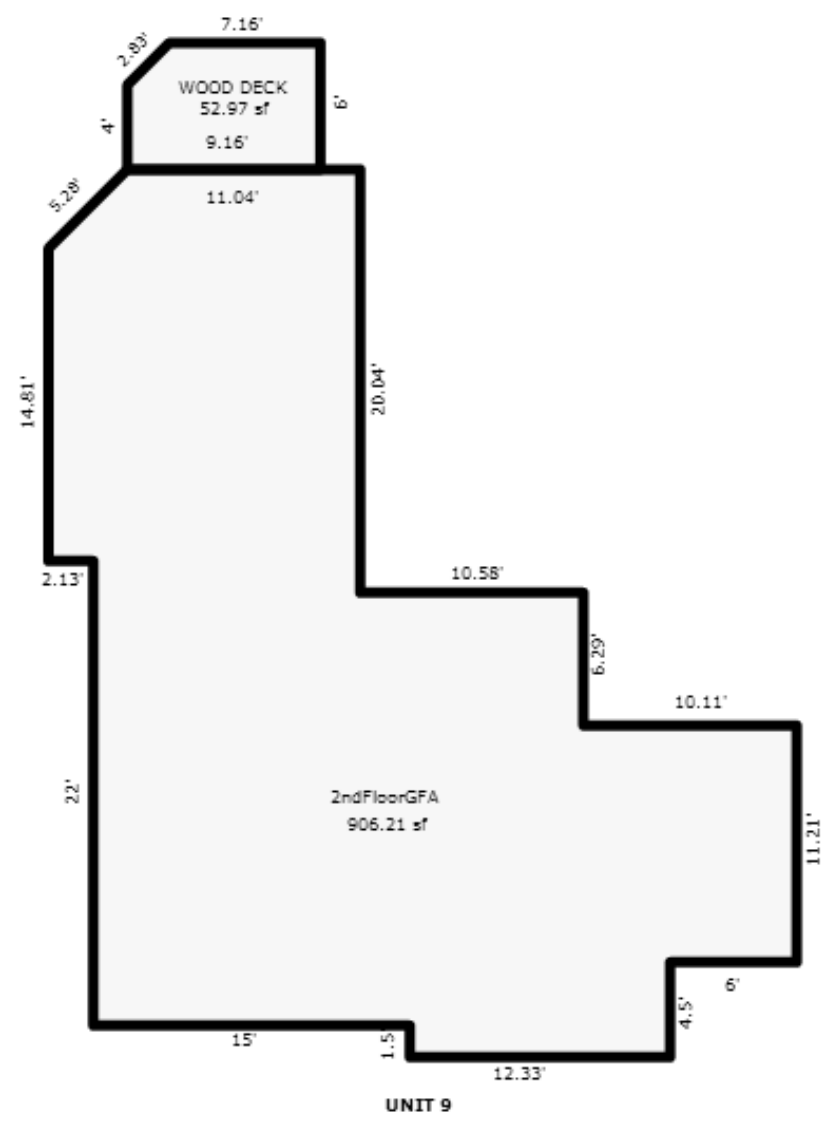
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	25,000	142,300	167,300			137,592C
2023	25,000	118,600	143,600			131,040C
2022	5,000	119,800	124,800			124,800S
2021	5,000	104,200	109,200			109,200S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																								
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						28	Treated Wood																																																									
Building Style: CONDOMINIUM																																																																						
Yr Built	Remodeled																																																																					
1998	2014	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																																																													
		Kitchen: Other: Other:							0 Amps Service																																																													
(1) Exterior									No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 907 SF Floor Area = 907 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 907 Total: 150,458 127,889																																																												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings							Ex. X Ord. Min																																																													
	Insulation								No. of Elec. Outlets																																																													
									Many X Ave. Few																																																													
(2) Windows		(7) Excavation							(13) Plumbing																																																													
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 907 S.F. Height to Joists: 0.0							1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement							(14) Water/Sewer																																																													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																													
(3) Roof		(9) Basement Finish																																																																				
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																				
	Gambrel Mansard Shed																																																																					
X	Asphalt Shingle	(10) Floor Support							Lump Sum Items:																																																													
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:																																																																				
<table border="1"> <thead> <tr> <th>Other Additions/Adjustments</th> <th>Size</th> <th>Cost New</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>2,234</td> <td>1,899</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>7,025</td> <td>5,971</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>28</td> <td>1,396</td> <td>1,187</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,968</td> <td>1,673</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,968</td> <td>1,673</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>3,475</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>7,112</td> <td>6,045</td> </tr> <tr> <td>Totals:</td> <td></td> <td>176,249</td> <td>149,812</td> </tr> </tbody> </table>															Other Additions/Adjustments	Size	Cost New	Depr. Cost	Plumbing				Average Fixture(s)	1	2,234	1,899	3 Fixture Bath	1	7,025	5,971	Deck				Treated Wood	28	1,396	1,187	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:		176,249	149,812
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<p>Notes: 2ND FLR ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 284,643</p>																																																																						

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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 CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
13 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/18/2022	PE22-0793	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	04/25/2014	PM14-0188	100% FINIS
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 21		Plumbing	04/25/2014	PP14-0072	100% FINIS
	2024 Est TCV 242,143 TCV/TFA: 411.81		Electrical	04/15/2014	PE14-0101	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO									
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
L523 P498/99 UNIT 10 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.	X		Dirt Road									
Comments/Influences	X		Gravel Road									
1BDRM, 2ND FLOOR	X		Paved Road									
1BDRM, 2ND FLOOR, VIEW IS WEST & SOUTH	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
	X		Standard Utilities									
			Underground Utils.									
			Topography of Site									
			Level									
			Rolling									
			Low									
	X		High									
	X		Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									



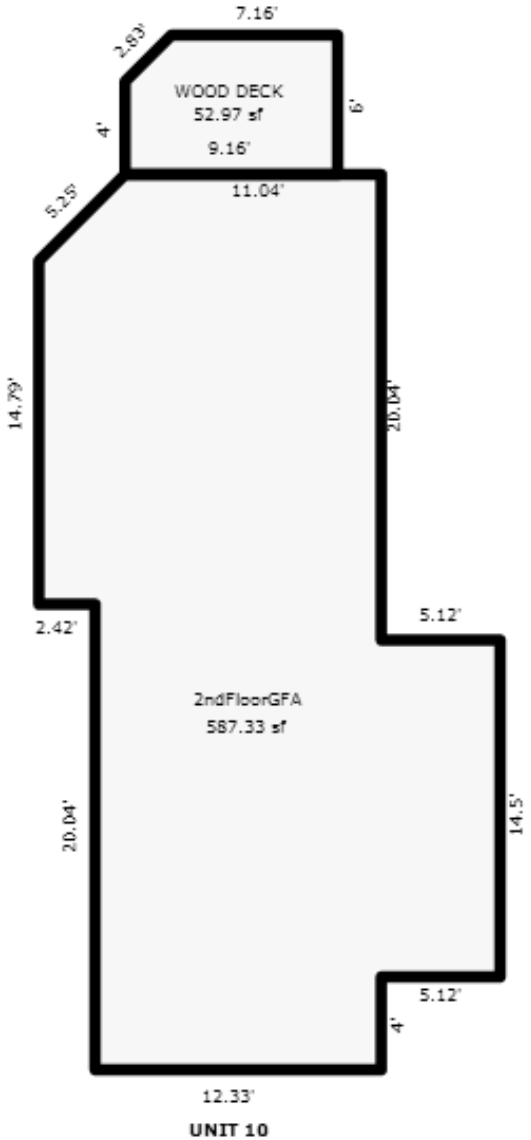
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	25,000	96,100	121,100			45,310C
2023	25,000	80,000	105,000			43,153C
2022	10,000	80,800	90,800			41,099C
2021	5,000	70,300	75,300			39,787C

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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 Interior 2 Story 2nd/Same Stack 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				Wood	Coal	Steam									Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 15 Floor Area: 588 Total Base New : 118,973 Total Depr Cost: 101,128 Estimated T.C.V: 192,143	28	Treated Wood	Bsmnt Garage: Carport Area: Roof:																																																																																															
X	Wood Frame	(4) Interior		X	Trim & Decoration			Central Air Wood Furnace	(12) Electric	0	Amps Service	No./Qual. of Fixtures	Ex.	X	Ord.	Min																																																																																																			
	Building Style: CONDOMINIUM	Drywall Paneled	Plaster Wood T&G		Ex	X	Ord										Min	Ex.	X	Ord	Min	Ex.	X	Ord	Min																																																																																										
	Yr Built 1998	Remodeled 2014	Condition: Average		Size of Closets			Central Air Wood Furnace	(12) Electric	0	Amps Service	No./Qual. of Fixtures	Ex.	X	Ord.	Min																																																																																																			
	Room List	Doors	Solid	X	H.C.	(13) Plumbing	1										Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan																																																																																				
	Basement	1st Floor	2nd Floor	1	Bedrooms	(5) Floors	Kitchen:	Other:	Other:	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 588 SF Floor Area = 588 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Siding</td> <td>Slab</td> <td>588</td> <td>100,207</td> <td>85,176</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="6">Average Fixture(s)</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="6">Treated Wood</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="6">Public Water</td> </tr> <tr> <td colspan="6">Public Sewer</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="6">Appliance Allow.</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td colspan="6">Interior 1 Story</td> </tr> <tr> <td colspan="4">Totals:</td> <td>118,973</td> <td>101,128</td> </tr> </tbody> </table>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1	Siding	Slab	588	100,207	85,176	Other Additions/Adjustments						Plumbing						Average Fixture(s)						Deck						Treated Wood						Water/Sewer						Public Water						Public Sewer						Built-Ins						Appliance Allow.						Fireplaces						Interior 1 Story						Totals:				118,973	101,128
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X	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows		Many	X	Avg.	Large	X	Avg.	Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 S.F. Height to Joists: 0.0		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:																																																																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Gable	X	Gambrel	Mansard	Flat	X	Shed	Chimney: Brick		Notes: 2ND FLR		ECF (H803 STONY BROOK CONDO) 1.900 => TCV:		192,143																																																																																																		

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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 CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status				
14 STONY BROOK LODGE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0189					
Owner's Name/Address		P.R.E. 0%		Plumbing	04/25/2014	PP14-0073					
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		Electrical	04/15/2014	PE14-0102					
		2024 Est TCV 242,143 TCV/TFA: 411.81		Res. Multi-Family	04/07/2014	PB14-0063		100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO							
L523 P498/99 UNIT 11 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		STONYBROOK <	600SQFT		1	Units	50000.00000	100	50,00
		Paved Road		0.00 Total Acres					Total Est. Land Value =	50,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		X 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	25,000	96,100	121,100		45,310C	
		TPC 06/26/2019 INSPECTED			2023	25,000	80,000	105,000		43,153C	
					2022	10,000	80,800	90,800		41,099C	
					2021	5,000	70,300	75,300		39,787C	

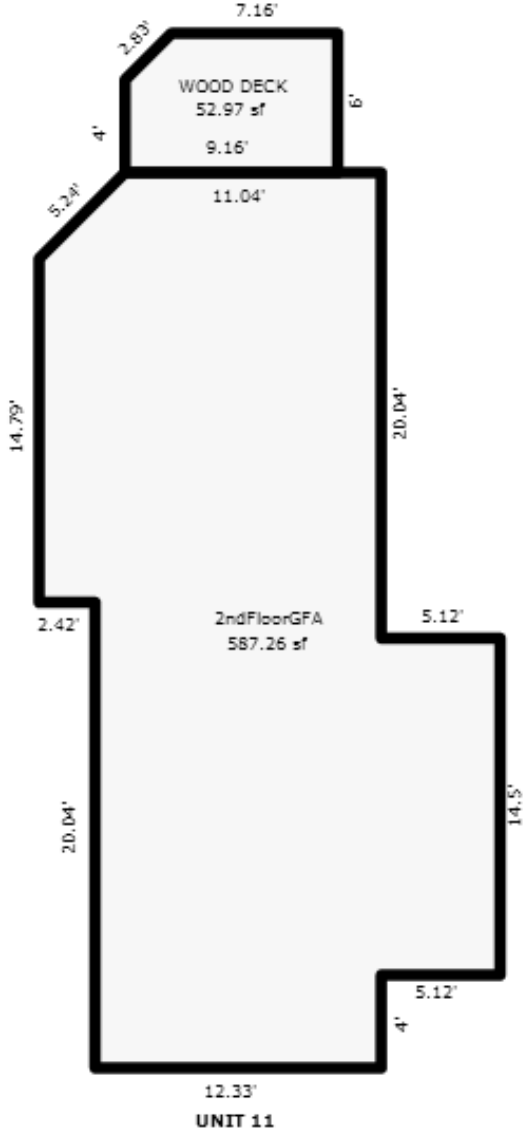


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						28	Treated Wood			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built		Trim & Decoration			(12) Electric											
1998	Remodeled 2014	Ex	X Ord	Min		0 Amps Service										
Condition: Average		Size of Closets			No./Qual. of Fixtures											
		Lg	X Ord	Small		Ex. X Ord. Min										
Room List		Doors	Solid	X H.C.		No. of Elec. Outlets										
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			Many X Ave. Few											
	(1) Exterior	Kitchen: Other: Other:			(13) Plumbing											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			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											
	Insulation	(7) Excavation			(14) Water/Sewer											
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Many Avg. X Few	Large Avg. Small	(8) Basement			Lump Sum Items:										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish											
	(3) Roof	(10) Floor Support			Notes: 2ND FLR											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic											
	Chimney: Brick				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 588 SF Floor Area = 588 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 588 Total: 100,207 85,176 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,899 Deck Treated Wood 28 1,396 1,187 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: 118,973 101,128												E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Notes: 2ND FLR ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 192,143																

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

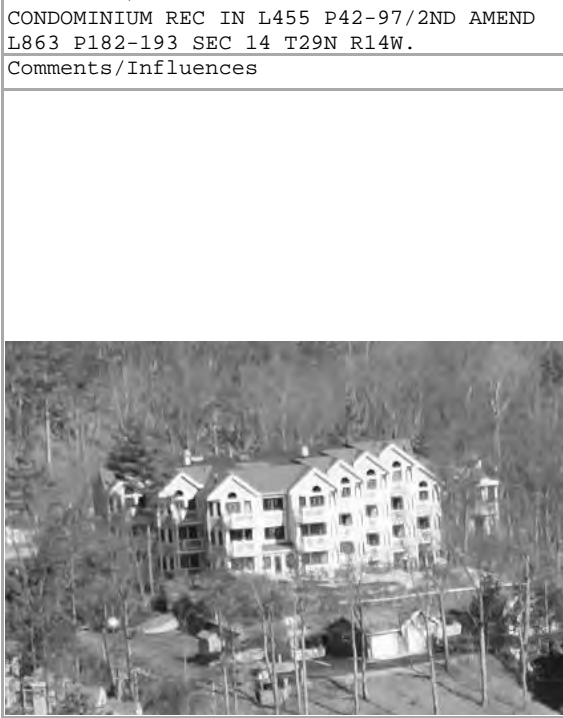


*** Information herein deemed reliable but not guaranteed***

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
15 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0190	
Owner's Name/Address	P.R.E. 0%		Plumbing	04/25/2014	PP14-0074	
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 21		Electrical	04/15/2014	PE14-0103	
	2024 Est TCV 233,861 TCV/TFA: 420.61		Res. Multi-Family	04/07/2014	PB14-0064	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO									
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
L523 P498/99 UNIT 12 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 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									
			Curb									
			Street Lights									
	X		Standard Utilities									
			Underground Utils.									
			Topography of Site									
			Level									
			Rolling									
			Low									
	X		High									
	X		Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									



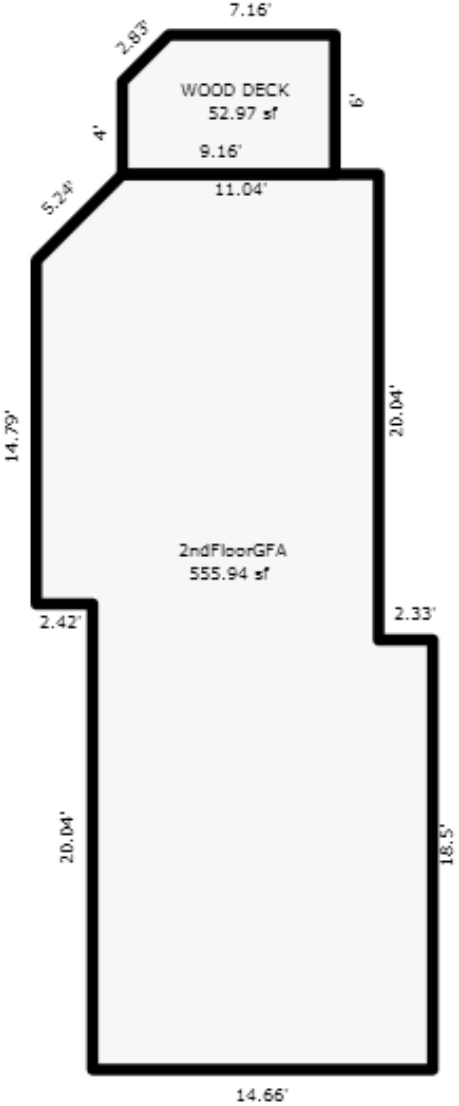
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	25,000	91,900	116,900			45,310C
2023	25,000	76,600	101,600			43,153C
2022	10,000	77,400	87,400			41,099C
2021	5,000	67,300	72,300			39,787C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 556 Total Base New : 113,846 Total Depr Cost: 96,769 Estimated T.C.V: 183,861			28	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 1.900							
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998							
1998	2014	Ex	X	Ord	Min	0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Ground Area = 556 SF Floor Area = 556 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer			Building Areas							
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		No. of Elec. Outlets		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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 556 Total: 95,080 80,817							
(1) Exterior		(6) Ceilings		Many X Ave. Few		Other Additions/Adjustments			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 556 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck							
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Plumbing			Treated Wood							
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces							
(3) Roof		(11) Heating/Cooling		(12) Electric		Lump Sum Items:			Interior 1 Story							
X	Gable Hip Flat	Gambrel Mansard Shed	(13) Plumbing		(14) Water/Sewer		Notes: 2ND FLR			Totals: 113,846 96,769						
X	Asphalt Shingle	(15) Fireplaces		(16) Porches/Decks		Lump Sum Items:			ECF (H803 STONY BROOK CONDO) 1.900 => TCv: 183,861							
Chimney: Brick		(17) Garage		(18) Other												

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



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.
GARDHOUSE	KONOP	310,000	11/01/2002	WD	03-ARM'S LENGTH	679:537	PROPERTY TRANSFER	0.0
THOMAS & ANDREW LLC	GARDHOUSE	224,900	07/02/1998	WD	03-ARM'S LENGTH	483:22	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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16 STONY BROOK LODGE	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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KONOP SUSAN E TRUST 26685 YORK RD HUNTINGTON WOODS MI 48070	2024 Est TCV 286,132 TCV/TFA: 377.98					
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X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
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STONYBROOK >700 SQFT			1 Units	50000.00000	100	50,00
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	0.00 Total Acres			Total Est. Land Value =		50,000
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Tax Description	X Dirt Road					
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L483 P022/98 L679 P537/02 UNIT 13 STONY BROOK LODGE CONDOMINIUM REC IN L455	X Gravel Road					
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P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.	X Paved Road					
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Comments/Influences	X Storm Sewer					
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	X Sidewalk					
--	------------	--	--	--	--	--

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

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

	X Gas					
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	Curb					
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	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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	X 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	25,000	118,100	143,100	104,092C
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TPC 06/26/2019 INSPECTED			2023	25,000	98,300	123,300	99,136C
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			2022	5,000	99,300	104,300	94,416C
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			2021	5,000	86,400	91,400	91,400S
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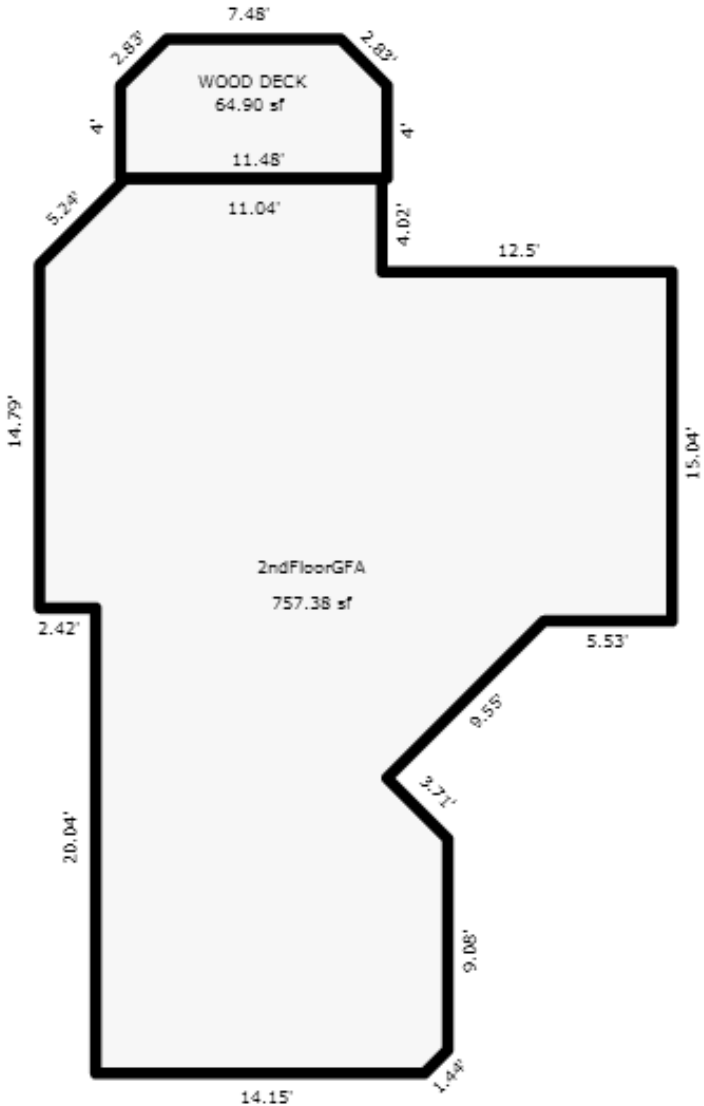


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	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		Insulation		Wood										
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack				
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided				
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story				
					Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				
	Building Style: CONDOMINIUM				Radiant (in-floor)				Unvented Hood		Prefab 2 Story				
					Electric Wall Heat				Vented Hood		Heat Circulator				
	Yr Built				Space Heater				Intercom		Raised Hearth				
	Remodeled				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				
	1998	0			Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				
	Condition: Average				Heat Pump				Oven		Class: BC				
					No Heating/Cooling				Microwave		Effec. Age: 15				
					Central Air				Standard Range		Floor Area: 757				
	Room List				Wood Furnace				Self Clean Range		Total Base New : 146,211		E.C.F.		
					(5) Floors				Sauna		Total Depr Cost: 124,280		X 1.900		
					Kitchen:				Trash Compactor		Estimated T.C.V: 236,132				
					Other:				Central Vacuum						
					Other:				Security System						
					No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998				
					Ex. X Ord. Min						Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				
					No. of Elec. Outlets						(11) Heating System: Forced Heat & Cool				
					Many X Ave. Few						Ground Area = 757 SF Floor Area = 757 SF.				
					(13) Plumbing						Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
					1 Average Fixture(s)						Building Areas				
					1 3 Fixture Bath						Stories Exterior Foundation Size Cost New Depr. Cost				
					2 Fixture Bath						1 Story Siding Slab 757				
					Softener, Auto						Total: 127,445 108,328				
					Softener, Manual						Other Additions/Adjustments				
					Solar Water Heat						Plumbing				
					No Plumbing						Average Fixture(s)				
					Extra Toilet						Deck				
					Extra Sink						Treated Wood				
					Separate Shower						Water/Sewer				
					Ceramic Tile Floor						Public Water				
					Ceramic Tile Wains						Public Sewer				
					Ceramic Tub Alcove						Built-Ins				
					Vent Fan						Appliance Allow.				
					(14) Water/Sewer						Fireplaces				
					1 Public Water						Interior 1 Story				
					1 Public Sewer						Totals:				
					Water Well						146,211 124,280				
					1000 Gal Septic						Notes: 2ND FLR				
					2000 Gal Septic						ECF (H803 STONY BROOK CONDO) 1.900 => TCv:				
					Lump Sum Items:										
					Joists:										
					Unsupported Len:										
					Cntr.Sup:										

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



UNIT 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.
DUNCAN BRUCE H & HELEN LE	DILLON WILLIAM P & RITA A	256,900	07/29/2004	WD	03-ARM'S LENGTH	815:291	OTHER	100.0
GARDHOUSE RONALD J & CHRI	DUNCAN BRUCE H & HELEN LE	230,000	07/03/2003	WD	03-ARM'S LENGTH	745:378	OTHER	100.0
THOMAS & ANDREW LLC	GARDHOUSE	165,900	07/02/1998	WD	03-ARM'S LENGTH	782:981	PROPERTY TRANSFER	0.0

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

Owner's Name/Address	MAP #: 21
DILLON WILLIAM P & RITA A 1562 WATERS EDGE CT WIXOM MI 48393	2024 Est TCV 238,765 TCV/TFA: 415.24

X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO
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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.							

Tax Description	STONYBROOK < 600SQFT	1 Units	50000.00000	100	Total Est. Land Value =	50,000
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Comments/Influences



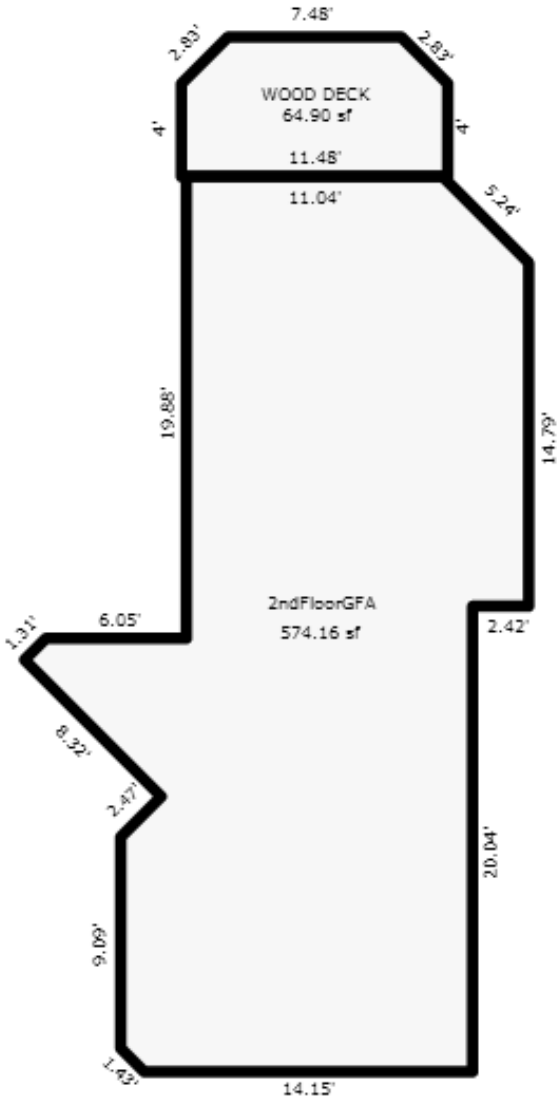
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High	2024	25,000	94,400	119,400			84,390C
X Landscaped	2023	25,000	78,600	103,600			80,372C
Swamp	2022	10,000	79,400	89,400			76,545C
Wooded	2021	5,000	69,100	74,100			74,100S
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 06/26/2019 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		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Brierk 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							28	Treated Wood		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace										
Yr Built 1998		Remodeled 0			Ex	X	Ord	Min							
Condition: Average		Trim & Decoration			No./Qual. of Fixtures										
Room List		Doors	Solid	X	H.C.	(12) Electric									
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors			0 Amps Service										
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 575 SF Floor Area = 575 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 575 Total: 98,115 83,398						
Insulation					Many	X	Ave.	Few	Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,899 Deck Treated Wood 28 1,396 1,187 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: 116,881 99,350						
(2) Windows		(7) Excavation			(13) Plumbing										
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 575 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										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer										
Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(9) Basement Finish			Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support										
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													
Notes: 2ND FLR ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 188,765															

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



UNIT 14

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status		
18 STONY BROOK LODGE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0191			
Owner's Name/Address		P.R.E. 0%		Plumbing	04/25/2014	PP14-0075			
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		Electrical	04/15/2014	PE14-0104			
		2024 Est TCV 232,820 TCV/TFA: 421.78		Res. Multi-Family	04/07/2014	PB14-0065		100% FINIS	
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO					
L523 P498/99 UNIT 15 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason	Value
		Gravel Road		STONYBROOK < 600SQFT	1 Units	50000.00000	100		50,00
		Paved Road		0.00 Total Acres				Total Est. Land Value =	50,000
		Storm Sewer							
		Sidewalk							
		X Water							
		X Sewer							
		X Electric							
		X Gas							
		Curb							
		Street Lights							
		X Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		X 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	25,000	91,400	116,400	45,310C
		TPC 06/26/2019 INSPECTED			2023	25,000	76,100	101,100	43,153C
		TPC 05/29/2014 INSPECTED			2022	10,000	76,900	86,900	41,099C
					2021	5,000	66,900	71,900	39,787C

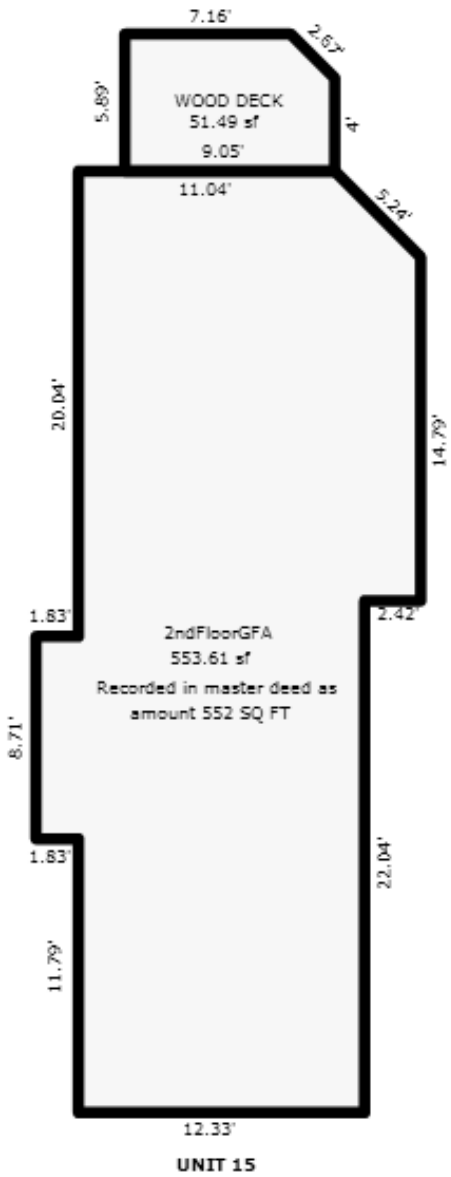


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County of Leelanau, Michigan

*** 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						28	Treated Wood		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace										
Yr Built		Trim & Decoration			(12) Electric										
1998	Remodeled 2014	Ex	X Ord	Min		0 Amps Service									
Condition: Average		Size of Closets			No./Qual. of Fixtures										
		Lg	X Ord	Small		Ex. X Ord. Min									
Room List		Doors	Solid	X H.C.		No. of Elec. Outlets									
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			Many X Ave. Few										
		Kitchen: Other: Other:			(13) Plumbing										
(1) Exterior		(6) Ceilings			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			(14) Water/Sewer										
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 552 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Many Avg. X Avg. Few	Large Avg. Small	(8) Basement		Lump Sum Items:										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish										
(3) Roof		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Notes: 2ND FLR										
X	Asphalt Shingle			Chimney: Brick		Lump Sum Items:									
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 552 SF Floor Area = 552 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 552 Total: 94,435 80,269 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,899 Deck Treated Wood 28 1,396 1,187 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: 113,201 96,221										E.C.F. X 1.900 Total Base New : 113,201 Total Depr Cost: 96,221 Estimated T.C.V: 182,820		Bsmnt Garage: Carport Area: Roof:			
Notes: 2ND FLR ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 182,820															

*** 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.
CRAIG ROBERT G & MONICA A	STONY BROOK LODGE 1920 LL	1	03/15/2019	QC	09-FAMILY	1355P736	PROPERTY TRANSFER	0.0
SCHULD MARY JO TRUST	CRAIG ROBERT G & MONICA A	235,000	03/08/2019	WD	03-ARM'S LENGTH	1354P252	PROPERTY TRANSFER	100.0
HOBART CAROLYN B	SCHULD MARY JO TRUST	255,000	05/01/2015	WD	03-ARM'S LENGTH	1228P138	PROPERTY TRANSFER	100.0
HOBART CHARLES C & CAROLY	HOBART CAROLYN B	0	11/17/2006	QC	09-FAMILY	923:674	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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19 STONY BROOK LODGE	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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STONY BROOK LODGE 1920 LLC 812 W PARK ST SAINT JOHNS MI 48879	2024 Est TCV 326,515 TCV/TFA: 374.01					
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X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO				
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Public Improvements	* Factors *				
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	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
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	STONYBROOK >700 SQFT			1 Units	50000.00000	100	50,00
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		0.00	Total Acres	Total Est.	Land Value =		50,000
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Tax Description	Dirt Road						
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L481 P865/98 L923 P674/06 UNIT 16 STONY BROOK LODGE CONDOMINIUM REC IN L455	X Gravel Road						
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P42-97/2ND AMEND L863 P182-193 SEC 14	X Paved Road						
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T29N R14W.	X Storm Sewer						
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Comments/Influences	X Sidewalk						
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	X Water						
--	---------	--	--	--	--	--	--

	X Sewer						
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2008-	X Electric						
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STONY BROOK 19/20	X Gas						
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\$425,000	X Curb						
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ACTIVE	X Street Lights						
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WHOLE OWNERSHIP CONDOMINIUM	X Standard Utilities						
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WATER VIEW	X Underground Utils.						
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TWO BEDROOM, TWO BATH UNIT IN STONY BROOK	Topography of Site						
---	--------------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

	Ravine						
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	Wetland						
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	Flood Plain						
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	25,000	138,300	163,300		120,948C
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TPC 06/26/2019 INSPECTED			2023	25,000	115,200	140,200		115,189C
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TPC 06/10/2015 INSPECTED			2022	5,000	116,300	121,300		109,704C
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			2021	5,000	101,200	106,200		106,200S
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*** Information herein deemed reliable but not guaranteed***

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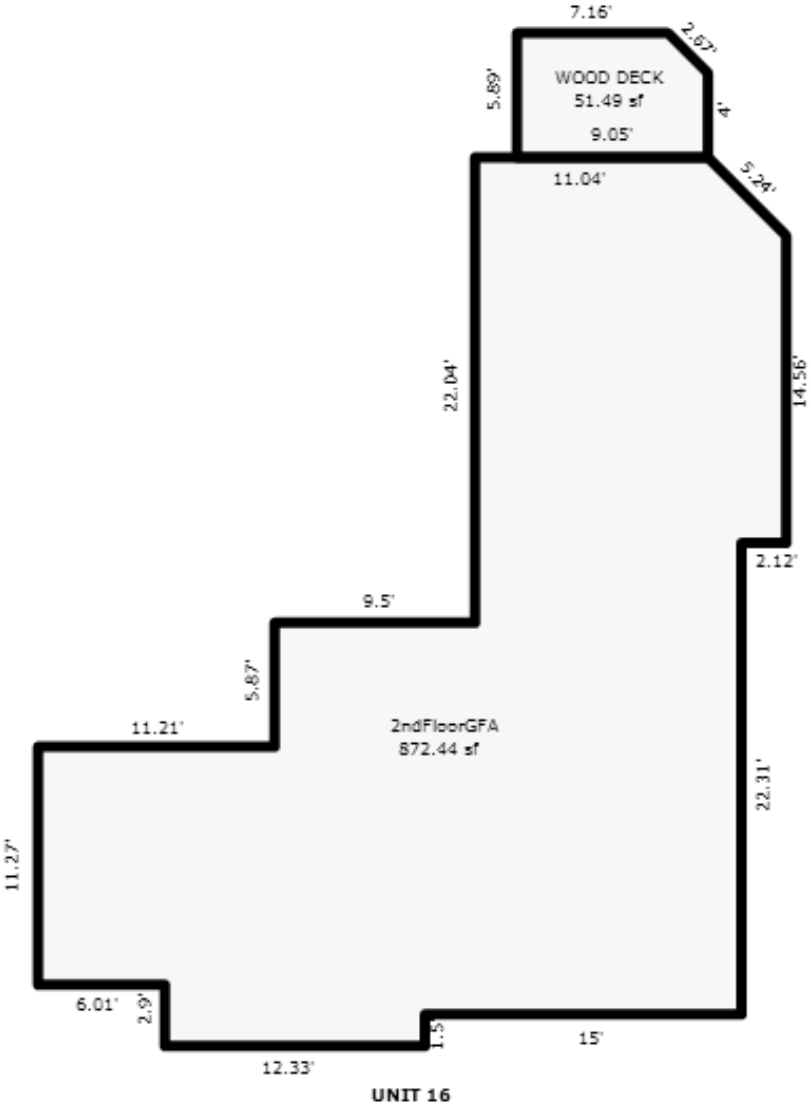
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County of Leelanau, Michigan



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						28	Treated Wood		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		Trim & Decoration										
Yr Built	Remodeled	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small						
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:										
(1) Exterior		(6) Ceilings			(12) Electric										
X	Wood/Shingle Aluminum/Vinyl Brick														
	Insulation														
(2) Windows		(7) Excavation			No./Qual. of Fixtures										
X	Many Avg. Few	X	Large Avg. Small		Ex.	X	Ord.		Min						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens					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									
(3) Roof		(8) Basement			(14) Water/Sewer										
X	Gable Hip Flat		Gambrel Mansard Shed		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 Cls BC Blt 1998										E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle															
(11) Heating System: Forced Heat & Cool															
Ground Area = 873 SF Floor Area = 873 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 873															
Total: 145,425 123,611															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)															
3 Fixture Bath															
Deck															
Treated Wood															
Water/Sewer															
Public Water															
Public Sewer															
Built-Ins															
Appliance Allow.															
Fireplaces															
Interior 1 Story															
Notes:															
ECF (H803 STONY BROOK CONDO) 1.900 => TCV:												276,515			

*** 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.
DUNCAN BRUCE & LEEANN	GORDON HARVEY C TRUST	325,000	09/30/2023	WD	03-ARM'S LENGTH	2023004297	PROPERTY TRANSFER	100.0
MCKENZIE HARRIET ANNE REV	DUNCAN BRUCE & LEEANN	210,000	04/16/2021	WD	03-ARM'S LENGTH	2021003498	PROPERTY TRANSFER	100.0
MATTSON STEVEN W & BRENDA	MCKENZIE HARRIET ANNE REV	245,000	08/29/2003	WD	03-ARM'S LENGTH	760:194	OTHER	100.0
THOMAS & ANDREW LLC	MATTSON	165,900	07/02/1998	WD	03-ARM'S LENGTH	482:822	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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21 STONY BROOK LODGE School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address MAP #: 21

GORDON HARVEY C TRUST 2024 Est TCV 242,143 TCV/TFA: 411.81

PO BOX 361 GLEN ARBOR MI 49636

X Improved Vacant Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Public Improvements * Factors *

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

L482 P822/98 L760 P194/03 UNIT 17 STONY STONYBROOK < 600SQFT 1 Units50000.00000 100 50,00

BROOK LODGE CONDOMINIUM REC IN L455 0.00 Total Acres Total Est. Land Value = 50,000

P42-97/2ND AMEND L863 P182-193 SEC 14

T29N R14W.

Comments/Influences

X Water

X Sewer

X Electric

X Gas

Curb

Street Lights

X Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

X High

X Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

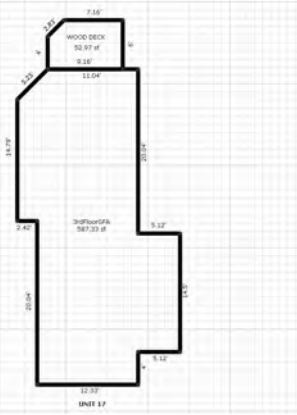
Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	25,000	96,100	121,100			121,100S
2023	25,000	80,000	105,000			95,340C
2022	10,000	80,800	90,800			90,800S
2021	5,000	70,300	75,300			75,300S

Who	When	What
TPC	08/22/2023	INSPECTED
TPC	10/11/2020	INSPECTED
TPC	06/26/2019	INSPECTED

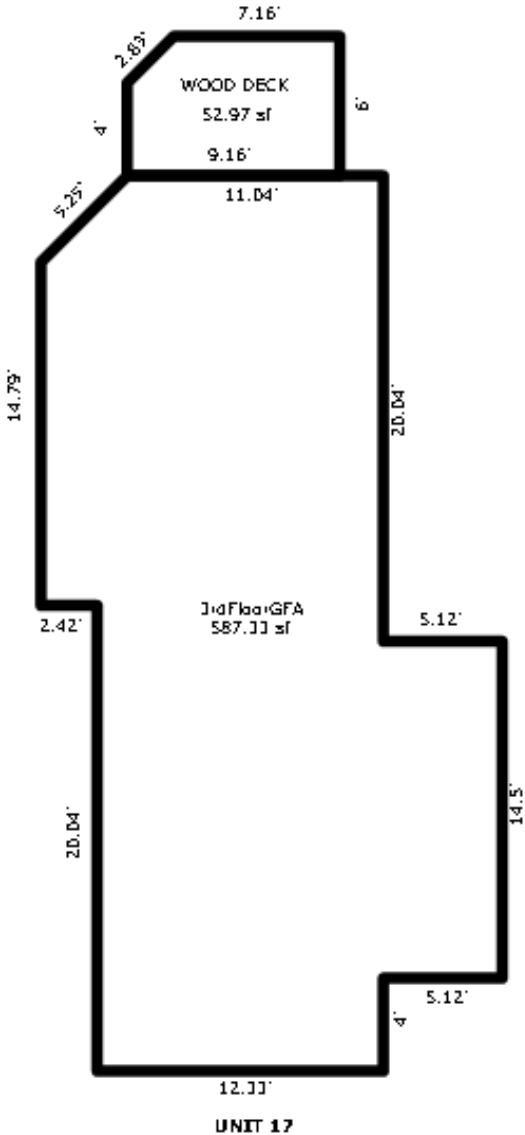
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*** Information herein deemed reliable but not guaranteed***

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	Type	Year Built: Car Capacity: Class: Exterior: Brierk 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						28	Treated Wood				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 1998		Remodeled 0	Trim & Decoration			(12) Electric											
Condition: Average		Ex	X	Ord	Min	0 Amps Service											
Room List		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998								
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Ex. X Ord. Min			No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			(11) Heating System: Forced Heat & Cool			Ground Area = 588 SF Floor Area = 588 SF.							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas							
	Insulation	(7) Excavation		1 Average Fixture(s)			1 Story			Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 S.F. Height to Joists: 0.0		1 3 Fixture Bath			Other Additions/Adjustments			Total: 100,207 85,176							
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 2,234 1,899						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Deck			Treated Wood 28 1,396 1,187							
(3) Roof		(10) Floor Support		(14) Water/Sewer			Water/Sewer			Public Water 1 1,968 1,673							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water			Notes: 3RD FLR			Public Sewer 1 1,968 1,673						
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			Water Well			Appliance Allow. 1 4,088 3,475							
Chimney: Brick				1000 Gal Septic			Fireplaces			Interior 1 Story 1 7,112 6,045							
				2000 Gal Septic			Lump Sum Items:			Totals: 118,973 101,128							
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 192,143																	

*** 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.
SCHRIEMER DALE R & MARY W	VEENSTRA ROBERT B & SUSAN	205,200	03/19/2021	WD	03-ARM'S LENGTH	2021002342	PROPERTY TRANSFER	100.0
THOMAS & ANDREW	SCHRIEMER	165,900	12/12/1998	WD	03-ARM'S LENGTH	507:698	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
22 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
VEENSTRA ROBERT B & SUSAN E 16617 GREEN PINES DR WILDWOOD MO 63011-1871	MAP #: 21					
	2024 Est TCV 242,143 TCV/TFA: 411.81					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO							
			Description	Frontage	Depth	Rate %Adj.	Reason	Value		
L507 P698/99 UNIT 18 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.	X		Dirt Road							
Comments/Influences	X		Gravel Road							
2013 HOMESTEAD REALTY\$259,000	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
			Curb							
			Street Lights							
	X		Standard Utilities							
			Underground Utils.							

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



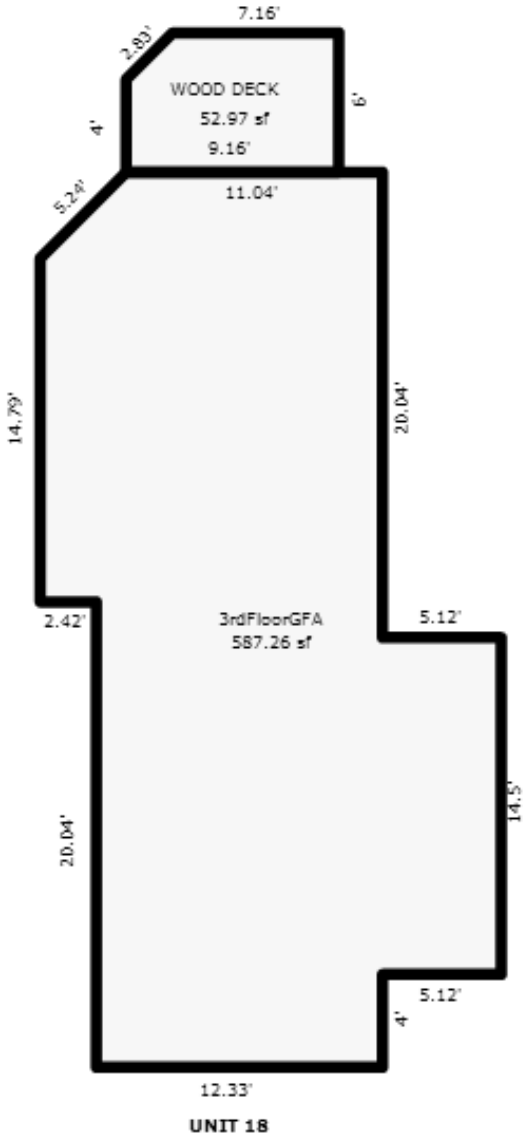
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 02/17/2021 INSPECTED			2024	25,000	96,100	121,100			100,107C
TPC 06/26/2019 INSPECTED			2023	25,000	80,000	105,000			95,340C
			2022	10,000	80,800	90,800			90,800S
			2021	5,000	70,300	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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						28	Treated Wood			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1998		Remodeled 0	Trim & Decoration			(12) Electric										
Condition: Average		Ex	X	Ord	Min	0 Amps Service										
Room List		Size of Closets			No./Qual. of Fixtures											
Basement 1st Floor 2nd Floor 1 Bedrooms		Lg	X	Ord	Small	Ex. X Ord. Min										
(1) Exterior		(5) Floors			No. of Elec. Outlets											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few											
(2) Windows		(7) Excavation			(13) Plumbing											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 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			1	1 Story	Siding	Foundation Slab	Size 588	Cost New 100,207	Depr. Cost 85,176	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer											
(3) Roof		(9) Basement Finish			1 Public Water 1 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	(10) Floor Support			Notes: 3RD FLR											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Totals: 118,973										ECF (H803 STONY BROOK CONDO) 1.900 => TCv: 192,143	

*** 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.
ZUBIK JOHN V & SANDRA J	FISHMAN COMMERCE LLC	233,000	03/19/2021	WD	03-ARM'S LENGTH	2021002343	PROPERTY TRANSFER	100.0
BOWMAN RICHARD R & JUDITH	ZUBIK JOHN V & SANDRA J	350,000	01/14/2004	WD	03-ARM'S LENGTH	784:522	OTHER	100.0
ARI KHALED & COLLEEN	BOWMAN RICHARD R & JUDITH	330,000	01/02/2003	WD	03-ARM'S LENGTH	695:926	OTHER	100.0

Property Address: 23 STONY BROOK LODGE
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 21

Owner's Name/Address: FISHMAN COMMERCE LLC
 3060 S COMMERCE RD
 COMMERCE TOWNSHIP MI 48390
 2024 Est TCV 288,752 TCV/TFA: 376.47

X Improved Vacant Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

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.							

Tax Description: L523 P498/99 L584 P084/01 L695 P926/02
 L784 P522/04 UNIT 19 STONY BROOK LODGE
 CONDOMINIUM REC IN L455 P42-97/2ND AMEND
 L863 P182-193 SEC 14 T29N R14W.

Comments/Influences



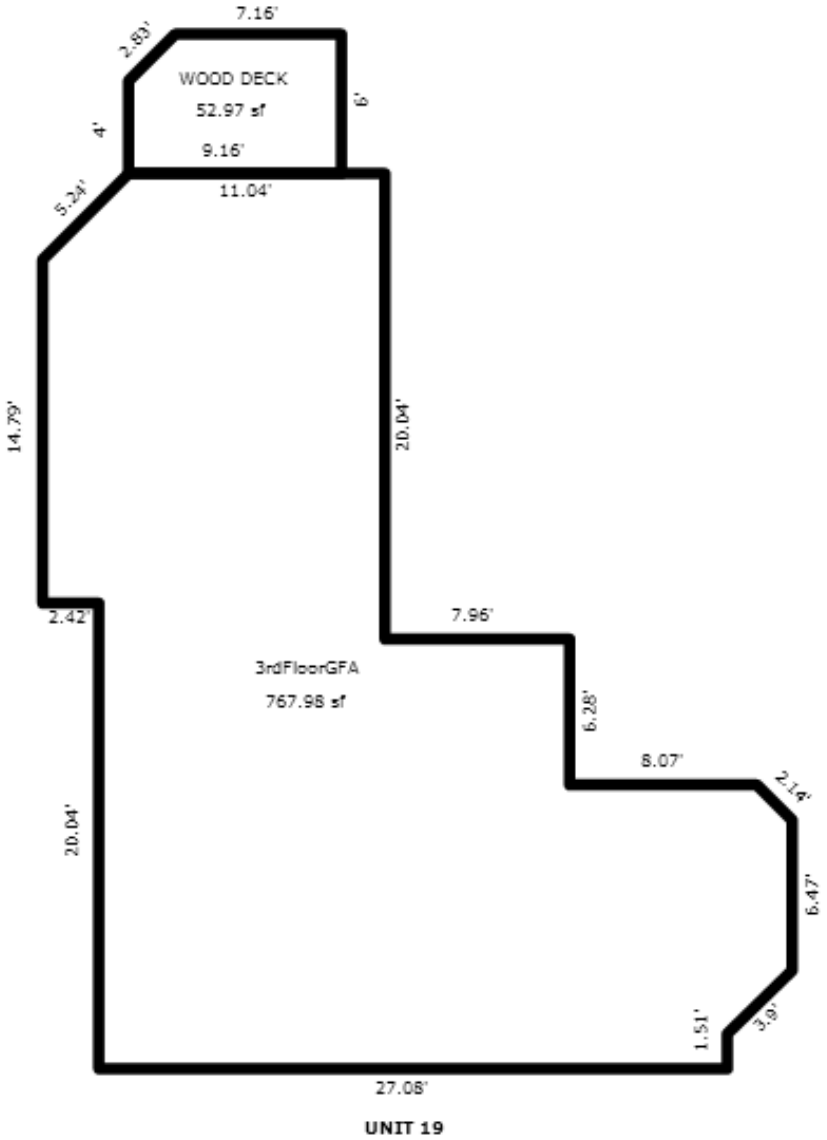
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High							
X Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2024	25,000	119,400	144,400			116,203C
TPC 06/29/2020 INSPECTED	2023	25,000	99,400	124,400			110,670C
TPC 06/26/2019 INSPECTED	2022	5,000	100,400	105,400			105,400S
	2021	5,000	87,400	92,400			92,400S

*** 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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						28	Treated Wood		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace										
Yr Built Remodeled 1998 0		Trim & Decoration			(12) Electric										
Condition: Average		Ex	X	Ord			Min								
Room List		Size of Closets			0 Amps Service										
Basement 1st Floor 2nd Floor 2 Bedrooms		Lg	X	Ord			Small								
(1) Exterior		Doors		Solid	X	H.C.									
Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Class: BC Effec. Age: 15 Floor Area: 767 Total Base New : 147,834 Total Depr Cost: 125,659 Estimated T.C.V: 238,752		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Insulation		(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
(2) Windows		(7) Excavation		Many			X	Ave.		(11) Heating System: Forced Heat & Cool Ground Area = 767 SF Floor Area = 767 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 767 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			Size 767		Cost New 129,068		Depr. Cost 109,707	
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 Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 1 Story			1 28 1 1 1 1		2,234 1,396 1,968 1,968 4,088 7,112		1,899 1,187 1,673 1,673 3,475 6,045	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Totals:		147,834		125,659	
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			(14) Water/Sewer			Notes: 3RD FLR		ECF (H803 STONY BROOK CONDO) 1.900 => TCV:		238,752	
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
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.
MCKENZIE HARRIET ANNE TRU	FISHMAN COMMERCE LLC	235,000	03/08/2021	WD	03-ARM'S LENGTH	2021002055	PROPERTY TRANSFER	100.0
THOMAS & ANDREW LLC	MCKENZIE	229,900	07/02/1998	WD	03-ARM'S LENGTH	480:140	OTHER	0.0

Property Address: 24 STONY BROOK LODGE
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 21

Owner's Name/Address: FISHMAN COMMERCE LLC
 3060 S COMMERCE RD
 COMMERCE TOWNSHIP MI 48390
 2024 Est TCV 286,132 TCV/TFA: 377.98

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

X	Improved	Vacant	Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
			STONYBROOK >700 SQFT			1 Units	50000.00000	100		50,00
			0.00 Total Acres				Total Est. Land Value =			50,000

Tax Description: L480 P139&140 L541 P998/00 UNIT 20 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 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 Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year: 2024 Land Value: 25,000 Building Value: 118,100 Assessed Value: 143,100 Board of Review: Tribunal/Other: Taxable Value: 114,990C

Who: TPC 06/26/2019 INSPECTED When: 2023 What: 25,000 Building Value: 98,300 Assessed Value: 123,300 Taxable Value: 109,515C

Who: 2022 What: 5,000 Building Value: 99,300 Assessed Value: 104,300 Taxable Value: 104,300S

Who: 2021 What: 5,000 Building Value: 86,400 Assessed Value: 91,400 Taxable Value: 91,400S

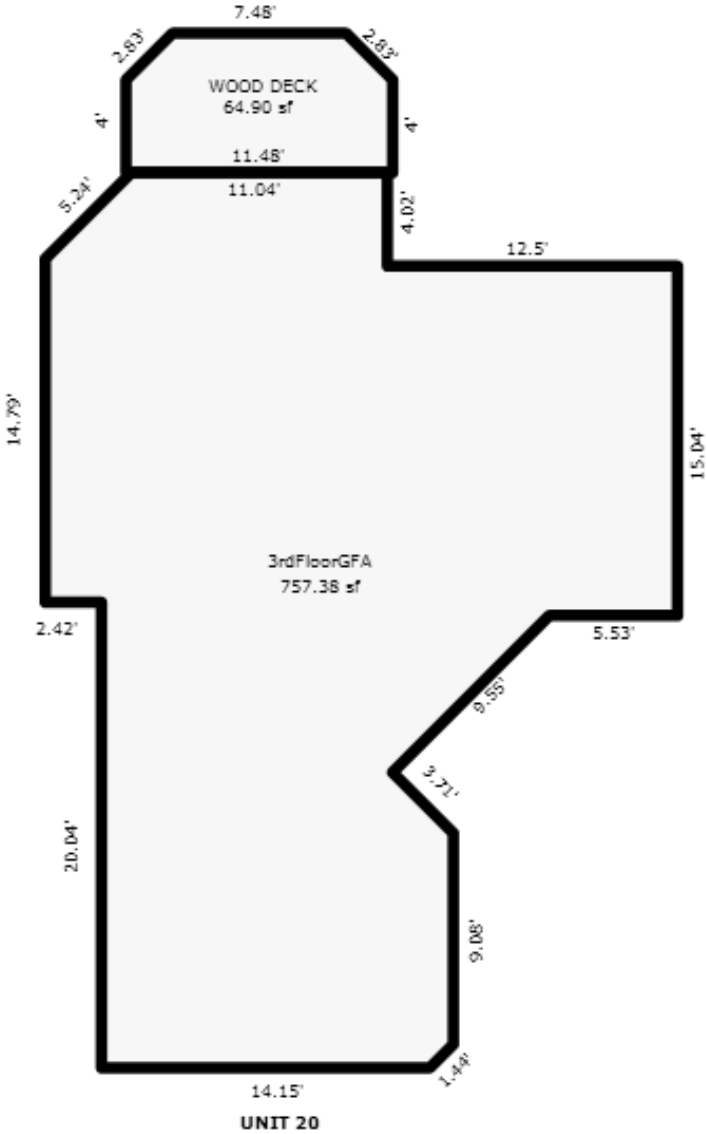


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 28	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 757 Total Base New : 146,211 Total Depr Cost: 124,280 Estimated T.C.V: 236,132		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace			(12) Electric								
Yr Built 1998	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998								
Condition: Average		Lg	X	Ord	Small	0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool								
Basement	1st Floor	(5) Floors		Many			X	Ave.	Few	Ground Area = 757 SF Floor Area = 757 SF.							
2 Bedrooms	2 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			Building Areas							
(1) Exterior		(6) Ceilings		(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							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Lump Sum Items:			1 Story Siding Slab			757 Total: 127,445 108,328							
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Plumbing							
Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 757 S.F. Height to Joists: 0.0		Average Fixture(s)			Deck			1 2,234 1,899						
Few		Small	(9) Basement Finish		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood			28 1,396 1,187						
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:			Water/Sewer			Public Water Public Sewer Public Sewer		1 1,968 1,673 1 1,968 1,673					
(3) Roof		(11) Heating/Cooling		Notes: 3RD FLR			Built-Ins			Appliance Allow.		1 4,088 3,475					
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			Fireplaces			Interior 1 Story		1 7,112 6,045				
Asphalt Shingle		(12) Electric		Totals: 146,211 124,280			E.C.F. (H803 STONY BROOK CONDO) 1.900 => TCv: 236,132										

*** 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				
25 STONY BROOK LODGE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0192					
Owner's Name/Address		P.R.E. 0%		Plumbing	04/25/2014	PP14-0076					
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		Electrical	04/15/2014	PE14-0105					
		2024 Est TCV 238,765 TCV/TFA: 415.24		Res. Multi-Family	04/07/2014	PB14-0066		100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO							
L523 P498/99 UNIT 21 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		STONYBROOK < 600SQFT			1	Units	50000.00000	100	50,00
		Paved Road		0.00 Total Acres					Total Est. Land Value =	50,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		X 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	25,000	94,400	119,400			45,310C
		TPC 06/26/2019	INSPECTED		2023	25,000	78,600	103,600			43,153C
		TPC 05/29/2014	INSPECTED		2022	10,000	79,400	89,400			41,099C
					2021	5,000	69,100	74,100			39,787C

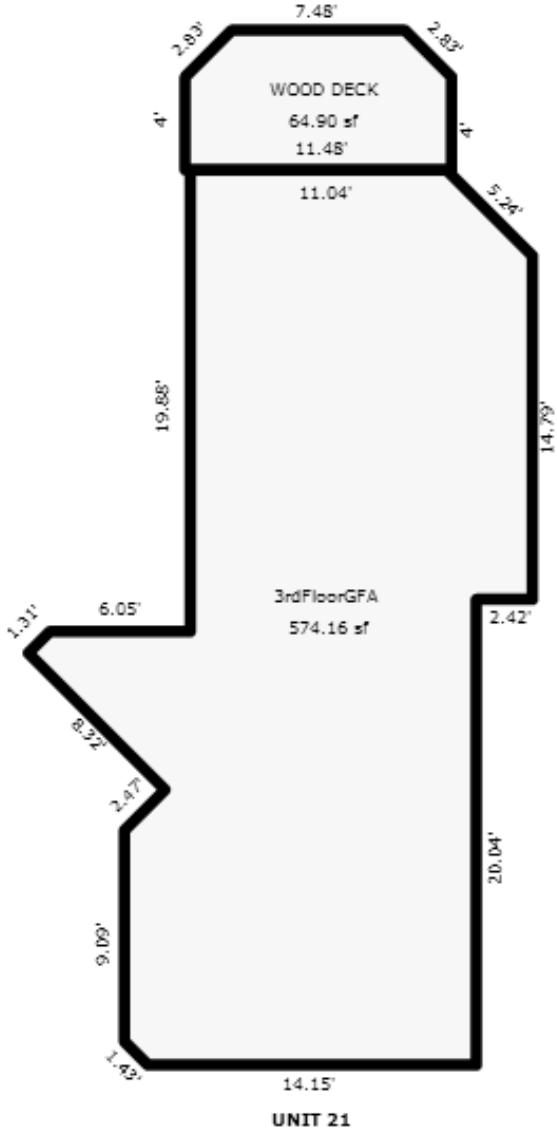


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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:																																																																	
	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							28	Treated Wood																																																																		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																										
Yr Built 1998		Remodeled 2014			(12) Electric																																																																										
Condition: Average		Ex	X Ord	Min	0 Amps Service																																																																										
Room List		Lg	X Ord	Small	No./Qual. of Fixtures																																																																										
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors			Ex. X Ord. Min																																																																										
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few																																																																										
Insulation		(7) Excavation			(13) Plumbing																																																																										
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 575 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																																																																										
X	Many Avg. X Few	Large Avg. Small	(8) Basement		(14) Water/Sewer																																																																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																										
(3) Roof		(9) Basement Finish			Lump Sum Items:																																																																										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Notes: 3RD FLR																																																																										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																											
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 575 SF Floor Area = 575 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>575</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>98,115</td> <td>83,398</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>2,234</td> <td>1,899</td> </tr> <tr> <td>Deck</td> <td>28</td> <td>1,396</td> <td>1,187</td> </tr> <tr> <td>Water/Sewer</td> <td>1</td> <td>1,968</td> <td>1,673</td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,968</td> <td>1,673</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,968</td> <td>1,673</td> </tr> <tr> <td>Built-Ins</td> <td>1</td> <td>4,088</td> <td>3,475</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>4,088</td> <td>3,475</td> </tr> <tr> <td>Fireplaces</td> <td>1</td> <td>7,112</td> <td>6,045</td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>7,112</td> <td>6,045</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>116,881</td> <td>99,350</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	575			Total:				98,115	83,398	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1	2,234	1,899	Deck	28	1,396	1,187	Water/Sewer	1	1,968	1,673	Public Water	1	1,968	1,673	Public Sewer	1	1,968	1,673	Built-Ins	1	4,088	3,475	Appliance Allow.	1	4,088	3,475	Fireplaces	1	7,112	6,045	Interior 1 Story	1	7,112	6,045	Totals:				116,881	99,350	E.C.F. X 1.900 Total Base New : 116,881 Total Depr Cost: 99,350 Estimated T.C.V: 188,765		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																										
1 Story	Siding	Slab	575																																																																												
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ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 188,765																																																																															

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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 CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status				
26 STONY BROOK LODGE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0193					
Owner's Name/Address		P.R.E. 0%		Plumbing	04/25/2014	PP14-0077					
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		Electrical	04/15/2014	PE14-0106					
		2024 Est TCV 232,820 TCV/TFA: 421.78		Res. Multi-Family	04/07/2014	PB14-0067		100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO							
L523 P498/99 UNIT 22 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		STONYBROOK < 600SQFT			1	Units	50000.00000	100	50,00
		Paved Road		0.00 Total Acres				Total Est. Land Value =	50,000		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		X 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	25,000	91,400	116,400		45,310C	
		TPC 06/26/2019 INSPECTED			2023	25,000	76,100	101,100		43,153C	
		TPC 05/29/2014 INSPECTED			2022	10,000	76,900	86,900		41,099C	
					2021	5,000	66,900	71,900		39,787C	

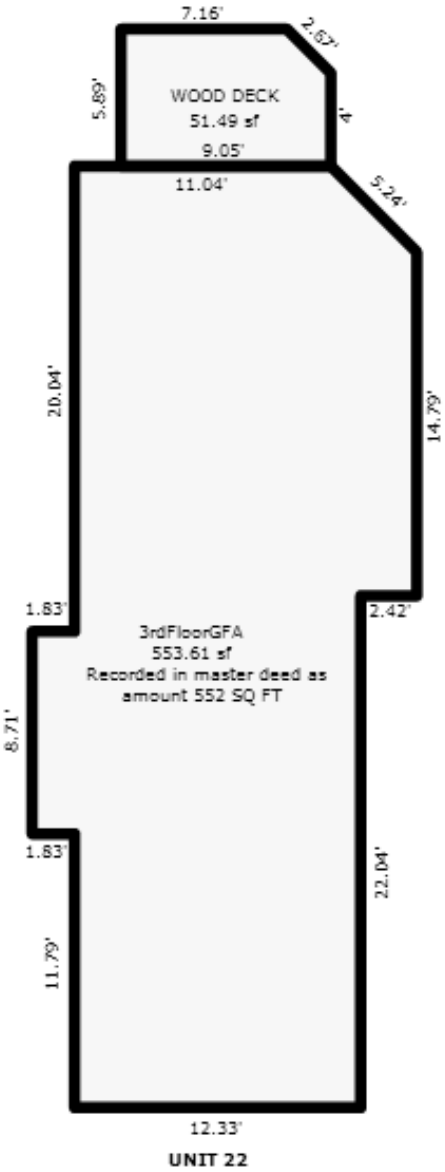


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County of Leelanau, Michigan

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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: 15 Floor Area: 552 Total Base New : 113,201 Total Depr Cost: 96,221 Estimated T.C.V: 182,820		28	Treated Wood	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 Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 552 SF Floor Area = 552 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 552 Total: 94,435 80,269		E.C.F. X 1.900		Storage Area: No Conc. Floor:				
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		(12) Electric		Notes: 3RD FLR		Total Base New : 113,201		E.C.F. X 1.900		Total Depr Cost: 96,221		
1998	2014	Ex	X	Ord	Min	0 Amps Service		E.C.F. X 1.900		Total Depr Cost: 96,221		Estimated T.C.V: 182,820		Estimated T.C.V: 182,820		
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		Other Additions/Adjustments		Total: 113,201		96,221		96,221		
Room List		Doors	Solid	X	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Total: 113,201		96,221		96,221		
Basement	1st Floor	(5) Floors		No. of Elec. Outlets		1 Average Fixture(s)		Deck		Total: 113,201		96,221		96,221		
2nd Floor	1 Bedrooms	Kitchen: Other: Other:		Ex.	X	Ord.	Min	Treated Wood		Total: 113,201		96,221		96,221		
(1) Exterior		(6) Ceilings		Many		X	Ave.	Few	Water/Sewer		Total: 113,201		96,221		96,221	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1		Public Water		Notes: 3RD FLR		Total: 113,201		96,221		96,221		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 552 S.F. Height to Joists: 0.0		1		Public Sewer		E.C.F. (H803 STONY BROOK CONDO) 1.900 => TC		Total: 113,201		96,221		96,221		
X	Many Avg. Few	X	Large Avg. Small	1		Water Well		E.C.F. (H803 STONY BROOK CONDO) 1.900 => TC		Total: 113,201		96,221		96,221		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1		1000 Gal Septic		E.C.F. (H803 STONY BROOK CONDO) 1.900 => TC		Total: 113,201		96,221		96,221		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2000 Gal Septic		E.C.F. (H803 STONY BROOK CONDO) 1.900 => TC		Total: 113,201		96,221		96,221		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1		Lump Sum Items:		E.C.F. (H803 STONY BROOK CONDO) 1.900 => TC		Total: 113,201		96,221		96,221	
Asphalt Shingle		(10) Floor Support		1		Lump Sum Items:		E.C.F. (H803 STONY BROOK CONDO) 1.900 => TC		Total: 113,201		96,221		96,221		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1		Lump Sum Items:		E.C.F. (H803 STONY BROOK CONDO) 1.900 => TC		Total: 113,201		96,221		96,221		

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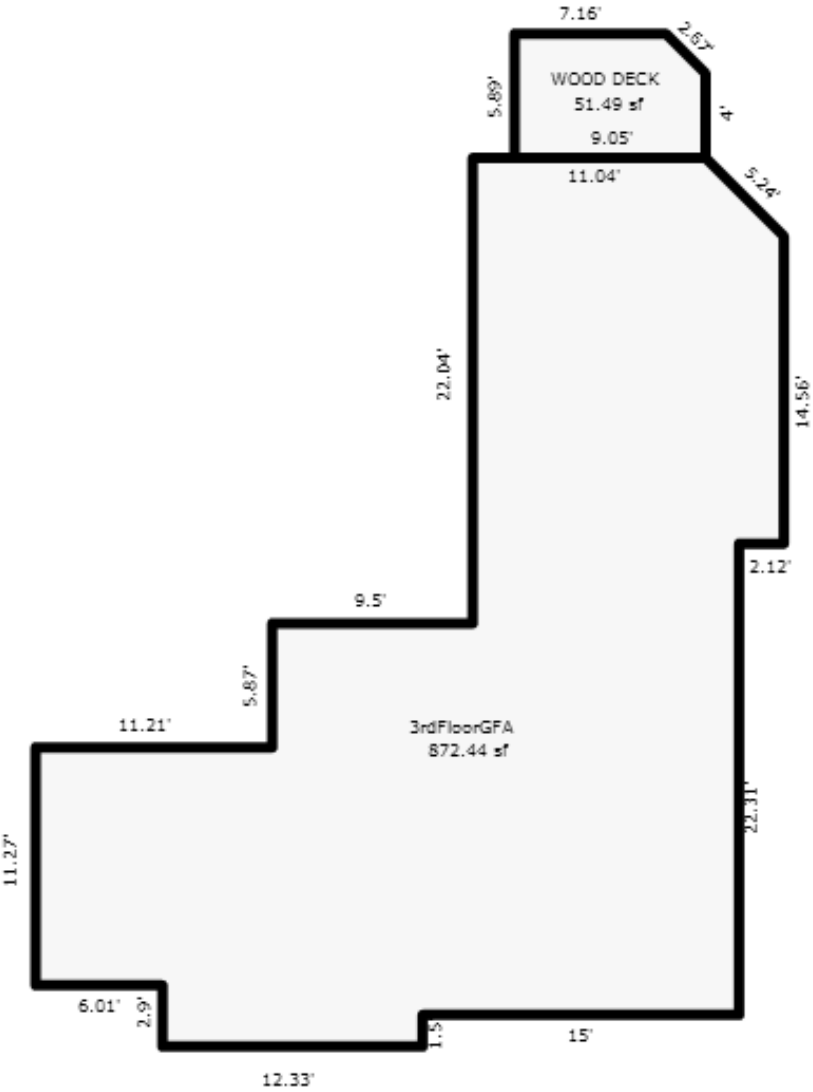
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status					
27 STONY BROOK LODGE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0194						
Owner's Name/Address		P.R.E. 0%		Plumbing	04/25/2014	PP14-0078						
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		Electrical	04/15/2014	PE14-0107						
		2024 Est TCV 326,515 TCV/TFA: 374.01		Res. Multi-Family	04/07/2014	PB14-0068		100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO								
L523 P498/99 UNIT 23 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
2BDRM		Gravel Road		STONYBROOK >700 SQFT			1	Units	50000.00000	100	50,00	
TWO BEDROOM WATER VIEW SUITE: MASTER BEDROOM HAS ONE KING SIZE BED, SECOND BEDROOM OFFERS TWO TWIN BEDS. AMENITIES INCLUDE KITCHENETTE, TWO-PERSON STEAM SHOWER, FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 6 PEOPLE)		Paved Road		0.00 Total Acres					Total Est. Land Value =	50,000		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X 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				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2024	25,000	138,300	163,300			45,310C	
		TPC 06/26/2019	INSPECTED		2023	25,000	115,200	140,200			43,153C	
		TPC 05/29/2014	INSPECTED		2022	5,000	116,300	121,300			41,099C	
					2021	5,000	101,200	106,200			39,787C	



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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: 15 Floor Area: 873 Total Base New : 171,216 Total Depr Cost: 145,534 Estimated T.C.V: 276,515		28	Treated Wood	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool Ground Area = 873 SF Floor Area = 873 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 873 Total: 145,425 123,611		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,899 3 Fixture Bath 1 7,025 5,971 Deck Treated Wood 28 1,396 1,187 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: 171,216 145,534							
Yr Built Remodeled 1998 2014		Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Notes: ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 276,515							
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing									
Room List		Doors	Solid	X	H.C.	(12) Electric 0 Amps Service										
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		(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									
X		Wood/Shingle Aluminum/Vinyl Brick														
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 873 S.F. Height to Joists: 0.0												
(2) Windows		Many Avg. Few	X	Large Avg. Small	(9) Basement Finish											
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
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***



UNIT 23

*** 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 PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
STONY BROOK MTG CENTER	School: GLEN LAKE COMMUNITY SCH DIST	Plumbing	02/01/2024	PP24-0026		
Owner's Name/Address	P.R.E. 0%	Electrical	10/03/2014	PE14-0447		
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 21	2024 Est TCV 905,279 TCV/TFA: 234.22				

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO					
	Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
UNIT 24 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.	X		STONYBROOK < 600SQFT	1	Units	50000.00000	100	50,00
Comments/Influences	X		0.00 Total Acres Total Est. Land Value =					50,000
UNIT 24 - NOT A COMMON ELEMENT	X							
UNIT 24 - NOT A COMMON ELEMENT PER MASTER DEED - MEETING ROOM POOL & FITNESS AREA	X							

Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		UNIT 24 - NOT A COMMON ELEMENT PER MASTER DEED - MEETING ROOM POOL & FITNESS AREA	X	2024	25,000	427,600	452,600			45,310C
	X	2023	25,000	356,200	381,200			43,153C
	X	2022	10,000	359,800	369,800			41,099C
	X	2021	5,000	332,500	337,500			39,787C

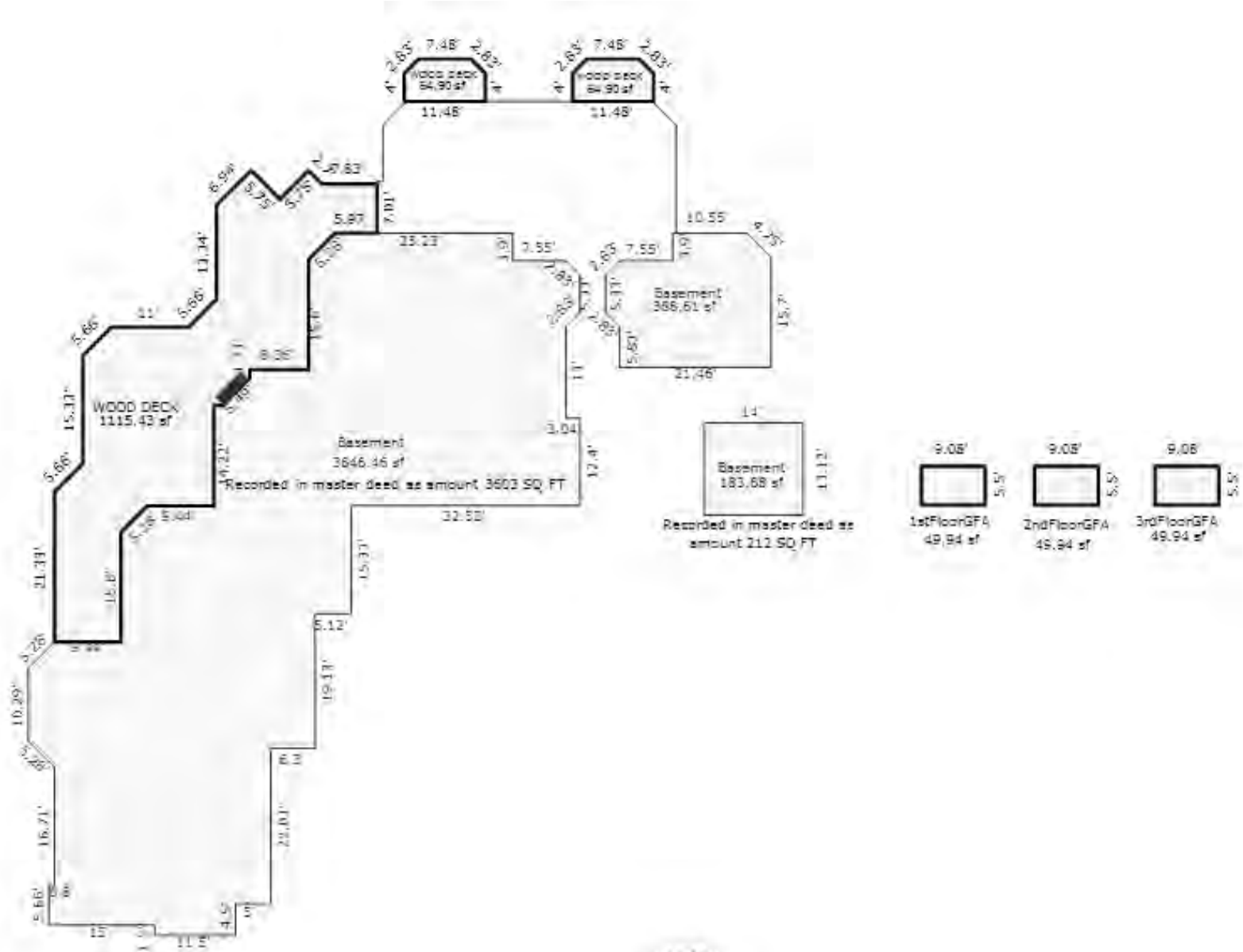


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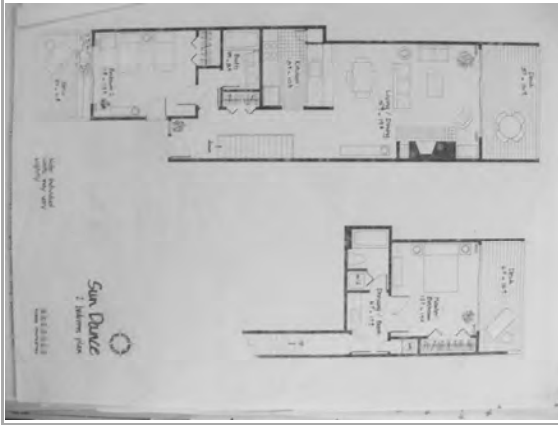
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 3,865 Total Base New : 562,683 Total Depr Cost: 450,147 Estimated T.C.V: 855,279		28	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 1.900		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 1998		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Ground Area = 3865 SF Floor Area = 3865 SF.	
1998	0	Lg		X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Condition: Average		Size of Closets		Doors			Solid X H.C.			(12) Electric		0 Amps Service		1 Story Siding Slab 50	
Room List		(5) Floors		Kitchens:			Other:			Other Additions/Adjustments		Plumbing		Average Fixture(s)	
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen:		Other:			No. of Elec. Outlets			1 Average Fixture(s)		2 3 Fixture Bath		2 2 Fixture Bath	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		1 Average Fixture(s)		2 3 Fixture Bath	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F.			Crawl: 0 S.F.			2 2 Fixture Bath		Softener, Auto		Softener, Manual	
Insulation		Basement: 0 S.F.		Crawl: 0 S.F.			Slab: 3865 S.F.			Solar Water Heat		No Plumbing		Extra Toilet	
(2) Windows		Height to Joists: 0.0		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Sink		Separate Shower		Ceramic Tile Floor	
Many Avg. X Avg. Few Small		Recreation SF		Living SF			Walkout Doors (B)			Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			1 Public Water			1 Public Sewer		Water Well		1000 Gal Septic	
X		Gable Hip Flat		Gambrel Mansard Shed			1 Public Water			1 Public Sewer		Water Well		1000 Gal Septic	
X		Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Notes: LOBBY AREA		ECF (H803 STONY BROOK CONDO) 1.900 => TCV:		855,279	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Totals:			562,683		450,147		855,279			

*** 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.	
FABER PETE	WADSWORTH ERIC & TRACI	585,000	03/06/2020	WD	03-ARM'S LENGTH	2020001476	PROPERTY TRANSFER	100.0	
COWAN JON P & WANDA J TRU	FABER PETE	775,000	06/17/2019	WD	03-ARM'S LENGTH	1363P58	PROPERTY TRANSFER	100.0	
COWAN JON PHILIP & WANDA	COWAN JON P & WANDA J TRU	0	03/22/2019	QC	09-FAMILY	1356P750	PROPERTY TRANSFER	0.0	
MALCOLM	COWAN	537,500	10/08/2002	WD	03-ARM'S LENGTH	673:74	PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status	
1 SUN DANCE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/17/2020	PM20-0048	100% FINIS	
Owner's Name/Address		P.R.E. 0%		Plumbing		01/10/2020	PP20-0013	100% FINIS	
WADSWORTH ERIC & TRACI 767 FIR CT YORKVILLE IL 60560		MAP #: 17,16		Electrical		01/07/2020	PE20-0005	100% FINIS	
		2024 Est TCV 833,887 TCV/TFA: 583.14		Res. Add/Alter/Repair		12/20/2019	PB19-0564	100% FINIS	
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
				H805 SUNDA APPURTENANCE	1	Units	300000.00000	100	300,0
				0.00 Total Acres Total Est. Land Value = 300,000					
L269 P735 L673 P71 L673 P74/02 UNIT 1 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF		X	Dirt Road						
Comments/Influences		X	Gravel Road						
LOWER & 1ST FL 2 BDRM 2 BATH, NORTH END 2BED/2BATH		X	Paved Road						
LOWER & GROUND LEVELS		X	Storm Sewer						
INTERIOR STAIRS TO UNIT 805-002-00		X	Sidewalk						
		X	Water						
		X	Sewer						
		X	Electric						
		X	Gas						
		X	Curb						
		X	Street Lights						
		X	Standard Utilities						
		X	Underground Utils.						
		Topography of Site							
		X	Level						
		X	Rolling						
		X	Low						
		X	High						
		X	Landscaped						
		X	Swamp						
		X	Wooded						
		X	Pond						
		X	Waterfront						
		X	Ravine						
		X	Wetland						
		X	Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	150,000	266,900	416,900	311,483C
		TPC 03/03/2020	INSPECTED		2023	100,000	239,300	339,300	296,651C
		TPC 12/04/2019	INSPECTED		2022	75,000	208,000	283,000	282,525C
		TPC 11/16/2016	INSPECTED		2021	75,000	198,500	273,500	273,500S

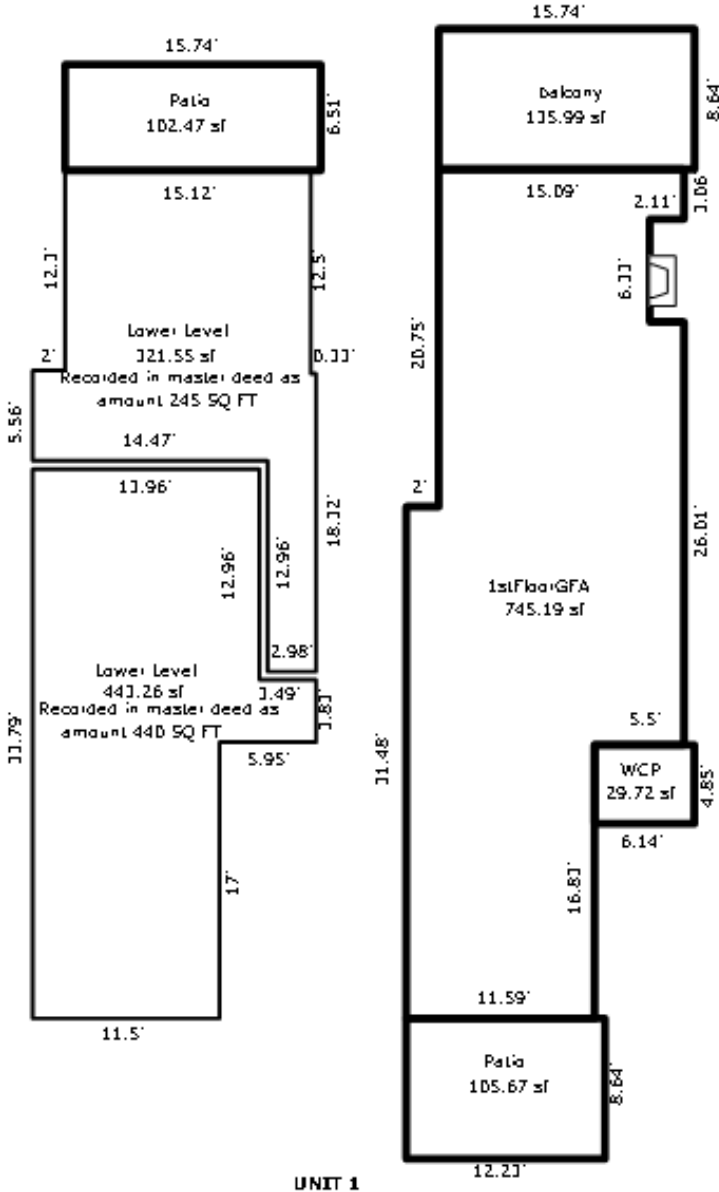


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*** Information herein deemed reliable but not guaranteed***

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	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 127 90	Type 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 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: 15 Floor Area: 1,430 Total Base New : 232,630 Total Depr Cost: 197,736 Estimated T.C.V: 533,887		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:								
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer 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 = 715 SF Floor Area = 1430 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 Slab 715 Total: 196,630 167,136		Cls BC Blt 1982	
Yr Built Remodeled 1982 200 2020		Condition: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors Kitchen: Other: Other:			(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 715 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish 440 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Notes: LOWER & MAIN 3 BR ECF (H805 SUN DANCE CONDO) 2.700 => TCV: 533,887		Totals: 232,630 197,736	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small			(3) Roof Gable Hip Flat Gambrel Mansard Shed			X Asphalt Shingle		Chimney: Brick											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FABER PETE	DRAGONFLY IDEAS LLC	585,000	09/28/2020	WD	03-ARM'S LENGTH	2020006521	PROPERTY TRANSFER	100.0
COWAN JON P & WANDA J TRU	FABER PETE	775,000	06/17/2019	WD	19-MULTI PARCEL ARM'S LE	1363P58	PROPERTY TRANSFER	100.0
COWAN JON P & WANDA J	COWAN JON P & WANDA J TRU	1	03/22/2019	QC	09-FAMILY	1356P748	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	01/10/2020	PP20-0014	100% FINIS
	P.R.E. 0%		Electrical	01/07/2020	PE20-0007	100% FINIS
Owner's Name/Address	MAP #: 17,16		Res. Add/Alter/Repair	12/20/2019	PB19-0565	100% FINIS
DRAGONFLY IDEAS LLC 620 A WOODMERE TRAVERSE CITY MI 49686	2024 Est TCV 832,562 TCV/TFA: 637.49		ADDITION/ALTERATION	11/12/2019	LU19-39	100% FINIS

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO
L249 P687/84 L591 P308&312 L595 P191/01 L676 P977/02 UNIT 2 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278/2ND AMEND REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF	X		
Comments/Influences	X		
3BDRM 2BA 2ND & 3RD FLOOR WITH INTERIOR STAIRS TO UNIT 805-001-00	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.							



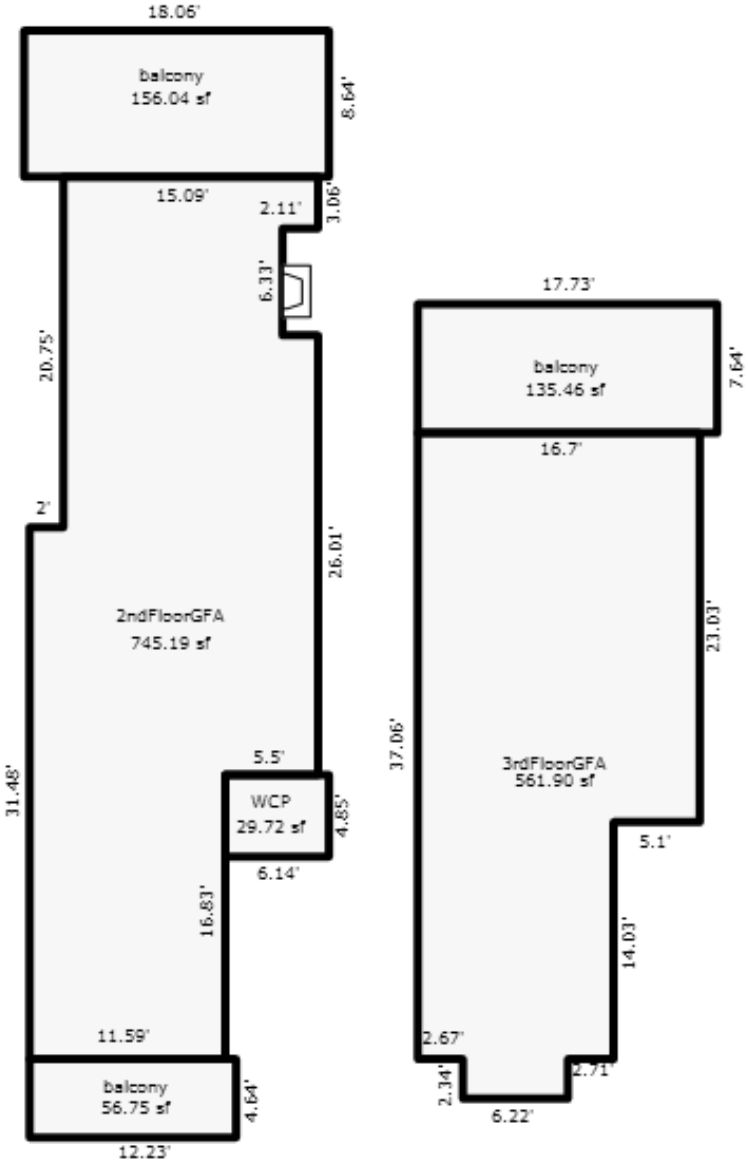
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	150,000	266,300	416,300			305,447C
X Rolling	2023	100,000	239,100	339,100			290,902C
X Low	2022	75,000	208,300	283,300			277,050C
X High	2021	75,000	193,200	268,200			268,200S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 135	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			1	Class: BC Effec. Age: 15 Floor Area: 1,306 Total Base New : 232,052 Total Depr Cost: 197,245 Estimated T.C.V: 532,562	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 653 SF Floor Area = 1306 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 Slab 653 Total: 188,361 160,107							
Yr Built Remodeled 1982 REM 2020		Size of Closets 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 2 Fixture Bath Softener, Auto 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 1,899 3 Fixture Bath 1 7,025 5,971 Balcony Wood Balcony 212 10,776 9,160 Wood Balcony 135 6,862 5,833 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 Prefab 1 Story 1 3,770 3,204 Lump Sum Items END UNIT UPPER Notes: UPPER Totals: 5,000 4,250 232,052 197,245			
Condition: Average		Doors Solid X H.C.		(12) Electric 0 Amps Service			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		E.C.F. X 2.700		E.C.F. X 2.700		E.C.F. X 2.700	
Room List Basement 1st Floor 2nd Floor 3 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		E.C.F. X 2.700		E.C.F. X 2.700		E.C.F. X 2.700	
(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			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		E.C.F. X 2.700		E.C.F. X 2.700		E.C.F. X 2.700	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 653 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		E.C.F. X 2.700		E.C.F. X 2.700		E.C.F. X 2.700	
(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		E.C.F. X 2.700		E.C.F. X 2.700		E.C.F. X 2.700	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(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		E.C.F. X 2.700		E.C.F. X 2.700		E.C.F. X 2.700	
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(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		E.C.F. X 2.700		E.C.F. X 2.700		E.C.F. X 2.700	
Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(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		E.C.F. X 2.700		E.C.F. X 2.700		E.C.F. X 2.700	
Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(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		E.C.F. X 2.700		E.C.F. X 2.700		E.C.F. X 2.700	

*** 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.
ZOELLER SHERYL B REVOC LI	KAASA MAK A & TARA LUZOD	490,000	08/28/2020	WD	03-ARM'S LENGTH	2020005581	PROPERTY TRANSFER	100.0
ZOELLER JOHN M & SHERYL B	ZOELLER SHERYL B REVOC LI	0	05/04/2004	QC	09-FAMILY	807:62	OTHER	0.0
STROEBEL JOANNE H TRUST	ZOELLER JOHN M & SHERYL B	640,000	11/17/2003	WD	03-ARM'S LENGTH	776:532	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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5 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 17,16					
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KAASA MAK A & TARA LUZOD TRUST 175 SHOAL CVESHL DR ROSWELL GA 30075	2024 Est TCV 787,777 TCV/TFA: 528.00					
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X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO				
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
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H805 SUNDA APPURTENANCE	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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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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X 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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2024	150,000	243,900	393,900			292,009C
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2023	100,000	218,700	318,700			278,104C
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2022	75,000	190,000	265,000			264,861C
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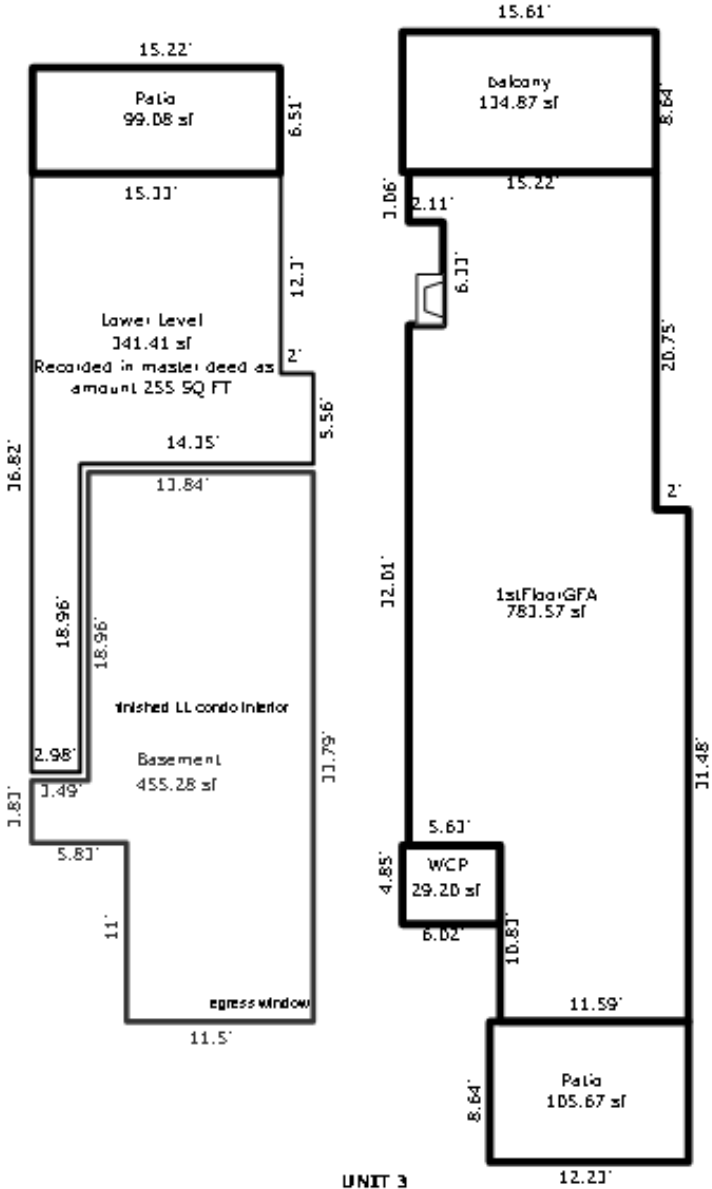
2021	75,000	181,400	256,400			256,400S
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	
	Mobile Home		Insulation		Wood									Coal	Steam	Cook Top	Interior 2 Story	29	WCP (1 Story)	Class:
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher	2nd/Same Stack	99	Treated Wood	Class:	Exterior:	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	Two Sided	105	Treated Wood	Class:	Brick Ven.:	
	A-Frame				Forced Hot Water				Bath Heater	Exterior 1 Story	134	Wood Balcony	Class:	Stone Ven.:	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan	Exterior 2 Story			Class:	Common Wall:	
			Drywall		Elec. Ceil. Radiant				Hot Tub	1 Prefab 1 Story			Class:	Foundation:	
			Paneled		Radiant (in-floor)				Unvented Hood	Prefab 2 Story			Class:	Finished ?:	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood	Heat Circulator			Class:	Auto. Doors:	
	CONDOMINIUM		Wood T&G		Space Heater				Intercom	Raised Hearth			Class:	Mech. Doors:	
			Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub	Wood Stove			Class:	Area:	
	Yr Built		Ex		Forced Heat & Cool				Jacuzzi repl.Tub	Direct-Vented Ga			Class:	% Good:	
	1982		X		Heat Pump				Oven	Class: BC			Effec. Age:	Storage Area:	
	Remodeled		Ord		No Heating/Cooling				Microwave	Effec. Age: 25			Floor Area:	No Conc. Floor:	
	0		Min		Central Air				Standard Range	Floor Area: 1,492			Total Base New :	Bsmnt Garage:	
	Condition:		Size of Closets		Wood Furnace				Self Clean Range	Total Base New : 240,881			Total Depr Cost:	Carport Area:	
	Average		Lg		(12) Electric				Sauna	Total Depr Cost: 180,658			Estimated T.C.V:	Roof:	
			X		0 Amps Service				Trash Compactor	Estimated T.C.V: 487,777					
	Room List		Ord		No./Qual. of Fixtures				Central Vacuum						
	Doors		Small		Ex. X Ord. Min				Security System						
	Basement		X		No. of Elec. Outlets										
	1st Floor		Ord		Many X Ave. Few										
	2nd Floor		H.C.		(13) Plumbing										
	3 Bedrooms				1 Average Fixture(s)										
	Condition:				3 3 Fixture Bath										
	Average				2 Fixture Bath										
					Softener, Auto										
	Room List				Softener, Manual										
	Basement				Solar Water Heat										
	1st Floor				No Plumbing										
	2nd Floor				Extra Toilet										
	3 Bedrooms				Extra Sink										
	Condition:				Separate Shower										
	Average				Ceramic Tile Floor										
					Ceramic Tile Wains										
	Room List				Ceramic Tub Alcove										
	Basement				Vent Fan										
	1st Floor				(14) Water/Sewer										
	2nd Floor				1 Public Water										
	3 Bedrooms				1 Public Sewer										
	Condition:				Water Well										
	Average				1000 Gal Septic										
					2000 Gal Septic										
	Room List				Lump Sum Items:										
	Basement														
	1st Floor														
	2nd Floor														
	3 Bedrooms														
	Condition:														
	Average														
	Room List														
	Basement														
	1st Floor														
	2nd Floor														
	3 Bedrooms														
	Condition:														
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	Room List														
	Basement														
	1st Floor														
	2nd Floor														
	3 Bedrooms														
	Condition:														
	Average														
	Room List														
	Basement														
	1st 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.
LANGNAS SHARI B A SINGLE	LANGNAS ALAN N A SINGLE M	10	08/21/2012	QC	09-FAMILY	1135P377	DEED	50.0
HANNIFORD	LANGNAS ALAN N & SHARI I	162,500	07/29/1992	WD	03-ARM'S LENGTH	346:292	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LANGNAS ALAN N 11434 FRANCES ST OMAHA NE 68144	MAP #: 17,16					
	2024 Est TCV 770,796 TCV/TFA: 556.13					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO					
			Description	Frontage	Depth	Front Rate %Adj.	Reason	Value
L250 P435 L343 P119-120 L346 P292-293/92UNIT 4 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF	X		* Factors *					
			H805 SUNDA APPURTENANCE	1 Units	300000.00000	100		300,0
			0.00 Total Acres		Total Est. Land Value =			300,000

Comments/Influences	X	Public Improvements
3BED/2BATH UPPER 3BED/2BATH UPPER LEVEL	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



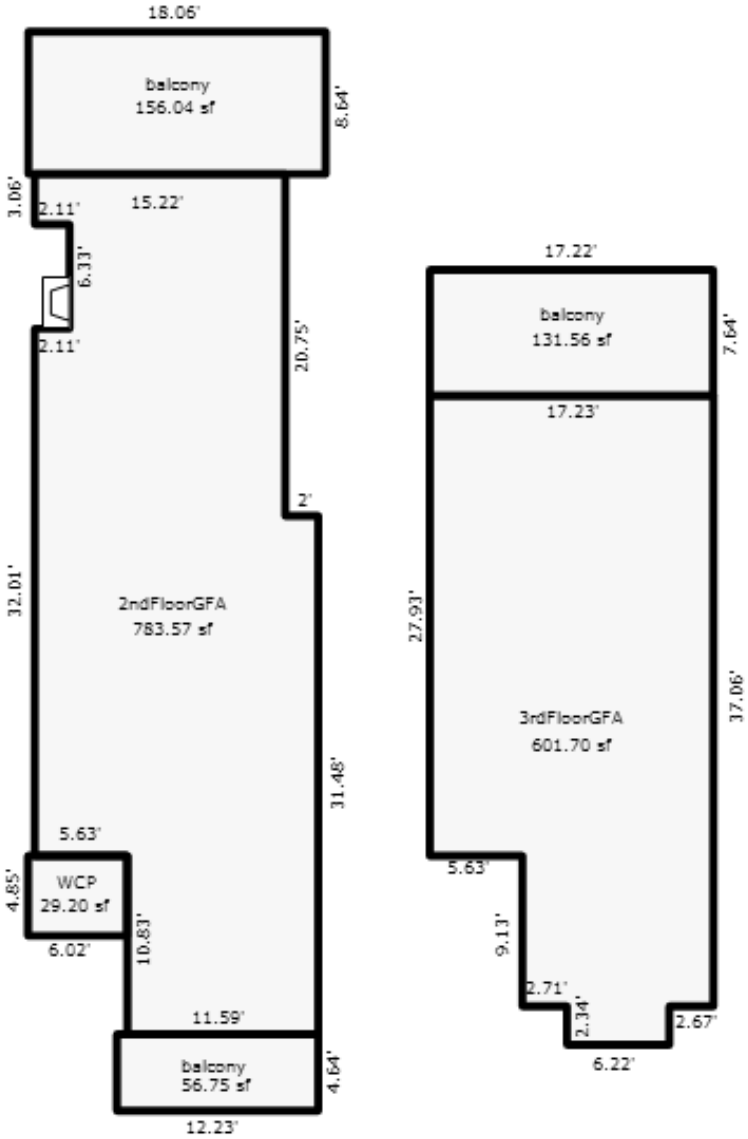
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High	2024	150,000	235,400	385,400			262,382C
X Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2023	100,000	211,000	311,000			249,888C
	2022	75,000	183,400	258,400			237,989C
	2021	75,000	175,100	250,100			230,387C

*** Information herein deemed reliable 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	29 WCP (1 Story)	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack		212 Wood Balcony	131 Wood Balcony	Class:	
	Duplex	0	Other Overhang		Forced Air w/ Ducts						Two Sided					Exterior 1 Story		Exterior:
	A-Frame	(4) Interior		Forced Hot Water			Vent Fan		Exterior 2 Story		Exterior 2 Story		Stone Ven.:		Common Wall:	
X	Wood Frame	Drywall		Electric Baseboard			Hot Tub		Prefab 1 Story		Prefab 2 Story		Foundation:			
Building Style:		Paneled		Elec. Ceil. Radiant			Unvented Hood		Heat Circulator		Raised Hearth		Wood Stove		Finished ?	
CONDOMINIUM		Plaster		Radiant (in-floor)			Vented Hood		Heat Circulator		Wood Stove		Auto. Doors:		Mech. Doors:	
Yr Built		Trim & Decoration		Space Heater			Intercom		Wood Stove		Direct-Vented Ga		Area:		% Good:	
1982	Remodeled	Ex		Wall/Floor Furnace			Jacuzzi Tub		Class: BC		E.C.F.		Storage Area:		No Conc. Floor:	
0	0	X		Forced Heat & Cool			Jacuzzi repl.Tub		Effec. Age: 25		X 2.700		Bsmnt Garage:		Carport Area:	
Condition: Average		Ord		Heat Pump			Oven		Floor Area: 1,386		Total Base New : 232,496		Roof:			
Room List		Min		No Heating/Cooling			Microwave		Total Depr Cost: 174,369		Estimated T.C.V: 470,796					
Basement		Lg		Central Air			Standard Range									
1st Floor		X		Wood Furnace			Self Clean Range									
2nd Floor		Ord		(12) Electric			Sauna									
3 Bedrooms		Solid		0 Amps Service			Trash Compactor									
(1) Exterior		X		No./Qual. of Fixtures			Central Vacuum									
X	Wood/Shingle	H.C.		Ex.			Security System									
	Aluminum/Vinyl	(5) Floors		X												
	Brick	Kitchen:		Ord.												
	Insulation	Other:		Min												
		Other:		Many												
(2) Windows		X		X												
X	Many	Avg.		Ave.												
	X	Large		Few												
	Few	Small		No. of Elec. Outlets												
	Wood Sash	Basement: 0 S.F.		Many												
	Metal Sash	Crawl: 0 S.F.		X												
	Vinyl Sash	Slab: 693 S.F.		Ave.												
	Double Hung	Height to Joists: 0.0		Few												
	Horiz. Slide	(8) Basement		X												
	Casement	Conc. Block		Ave.												
	Double Glass	Poured Conc.		X												
	Patio Doors	Stone		Ave.												
	Storms & Screens	Treated Wood		X												
		Concrete Floor		Ave.												
		(9) Basement Finish		X												
(3) Roof		Recreation SF		Ave.												
X	Gable	Living SF		X												
	Hip	Walkout Doors (B)		X												
	Flat	No Floor SF		Ave.												
		Walkout Doors (A)		X												
X	Asphalt Shingle	(10) Floor Support		Ave.												
		Joists:		X												
	Chimney: Brick	Unsupported Len:		Ave.												
		Cntr.Sup:		X												

*** 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.
ROSSITER KATHERINE C	ROSSITER KATHERINE C TRUS	0	04/01/2017	WD	09-FAMILY	1297P359	OTHER	0.0
SOLBERG	ROSSITER	285,000	09/09/1998	WD	03-ARM'S LENGTH	486:937	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
9 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ROSSITER KATHERINE C TRUST 785 VALLEY RD GLENCOE IL 60022	MAP #: 17,16					
	2024 Est TCV 759,260 TCV/TFA: 530.95					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO							
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value		
L221 P600 L417 P93 L486 P937/98 UNIT 5 SUN DANCE CONDOMINIUM REC IN L220 P854-891 L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF	X		Dirt Road							
	X		Gravel Road							
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
	X		Street Lights							
	X		Standard Utilities							
	X		Underground Utils.							

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	150,000	229,600	379,600			156,158C
Rolling	2023	100,000	205,900	305,900			148,722C
Low	2022	75,000	178,900	253,900			141,640C
High	2021	75,000	170,800	245,800			137,116C

Comments/Influences
DOOR #9 & 10 2 BDRM 2BA LOWER & 1ST FL
4BED/3BATH LOWER UNIT EGRESS WINDOW

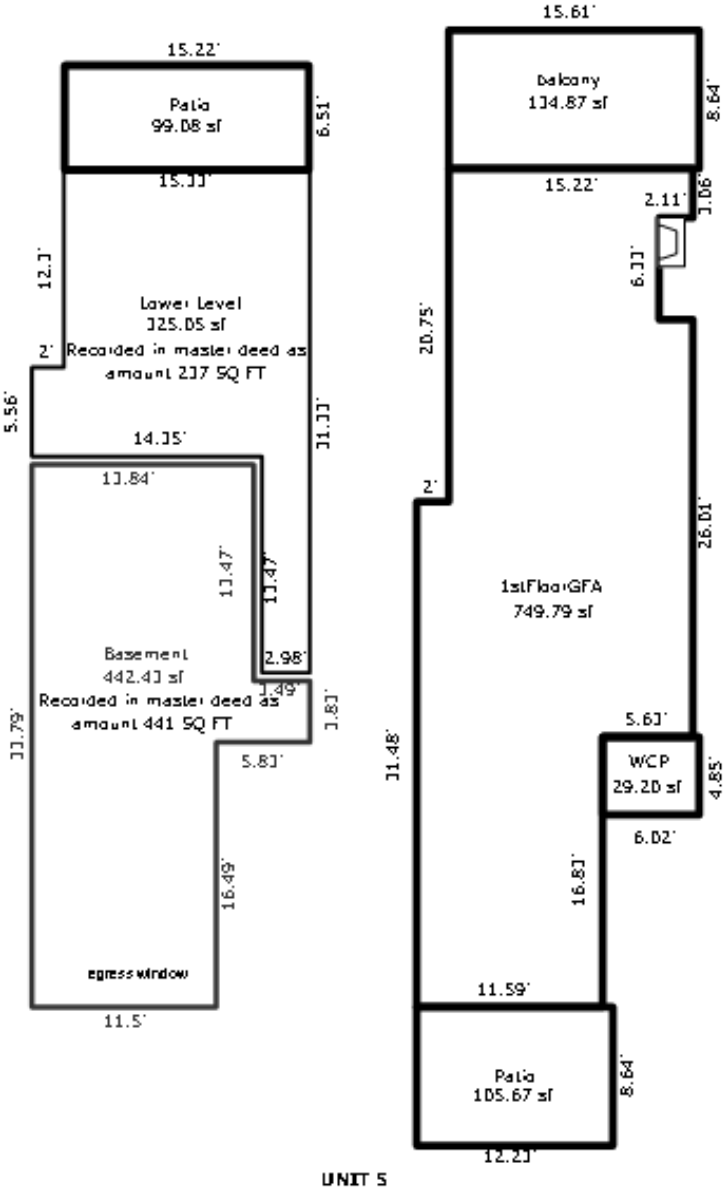


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	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	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:			
	Wood Frame	0	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: BC Effec. Age: 25 Floor Area: 1,430 Total Base New : 226,798 Total Depr Cost: 170,096 Estimated T.C.V: 459,260	29 99 105 134	WCP (1 Story) Treated Wood Treated Wood Wood Balcony					
Building Style: CONDOMINIUM		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1982	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls BC		Blt 1982		
Condition: Average		Size of Closets		0 Amps Service			Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof:						
Room List		Doors		Solid X H.C.			No. of Elec. Outlets			(11) Heating System: Electric Wall Heat						
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Ground Area = 715 SF Floor Area = 1430 SF.							
(1) Exterior		(6) Ceilings		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas						
Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 715 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Slab			Stories Exterior Foundation Size Cost New Depr. Cost				
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments						
Many Avg. X Few	Large Avg. Small	(9) Basement Finish		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						
(3) Roof		(10) Floor Support		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			Porches						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	442		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck							
Chimney: Brick										Water/Sewer						
										Public Water						
										Public Sewer						
										Built-Ins						
										Appliance Allow.						
										Fireplaces						
										Prefab 1 Story						
										Totals:						
										Notes: LOWER						
										ECF (H805 SUN DANCE CONDO) 2.700 => TCY:					459,260	

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



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

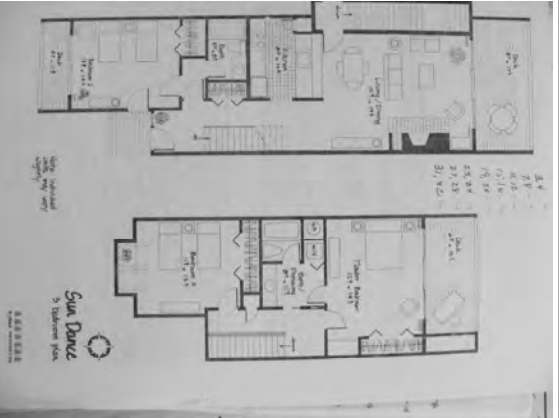
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINDLAY DAVID M	FINDLAY SUSAN S	0	03/31/2023	QC	06-COURT JUDGEMENT	2023001645	PROPERTY TRANSFER	0.0
HERZOG DONALD J & MARY LU	FINDLAY DAVID M & SUSAN S	480,000	11/01/2016	WD	03-ARM'S LENGTH	1277P845	PROPERTY TRANSFER	100.0
CARPENTER	HERZOG	175,000	05/08/1993	WD	03-ARM'S LENGTH	362:584	OTHER	0.0
KLYM	CARPENTER	155,000	09/06/1990	WD	03-ARM'S LENGTH	315:132	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
11 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	01/25/2017	PP17-0017	
	P.R.E. 0%		Electrical	01/20/2017	PE17-0036	
Owner's Name/Address	MAP #: 17,16		Commercial/Residential	12/13/2016	PB16-0540	100% FINIS
FINDLAY SUSAN S 2828 EAST PRESTWICK RD WINONA LAKE IN 46590	2024 Est TCV 768,123 TCV/TFA: 581.91		Mechanical	12/12/2016	PM16-0771	

X Improved		Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1	Units	300000.00000	100	300,0
			0.00	Total Acres	Total Est. Land Value =		300,000

Tax Description
 L380 P753-756 L411 P526 & 535/95 UNIT 6
 SUN DANCE CONDOMINIUM REC IN L220
 P854-891 & L317 P249-278 2ND AMENDMENT
 REC IN L637 P922-926 SEC 14 T29N R14W.
 2023000210 AFF

Comments/Influences
 3BED/2BATH UPPER
 3BED/2BATH UPPER LEVEL



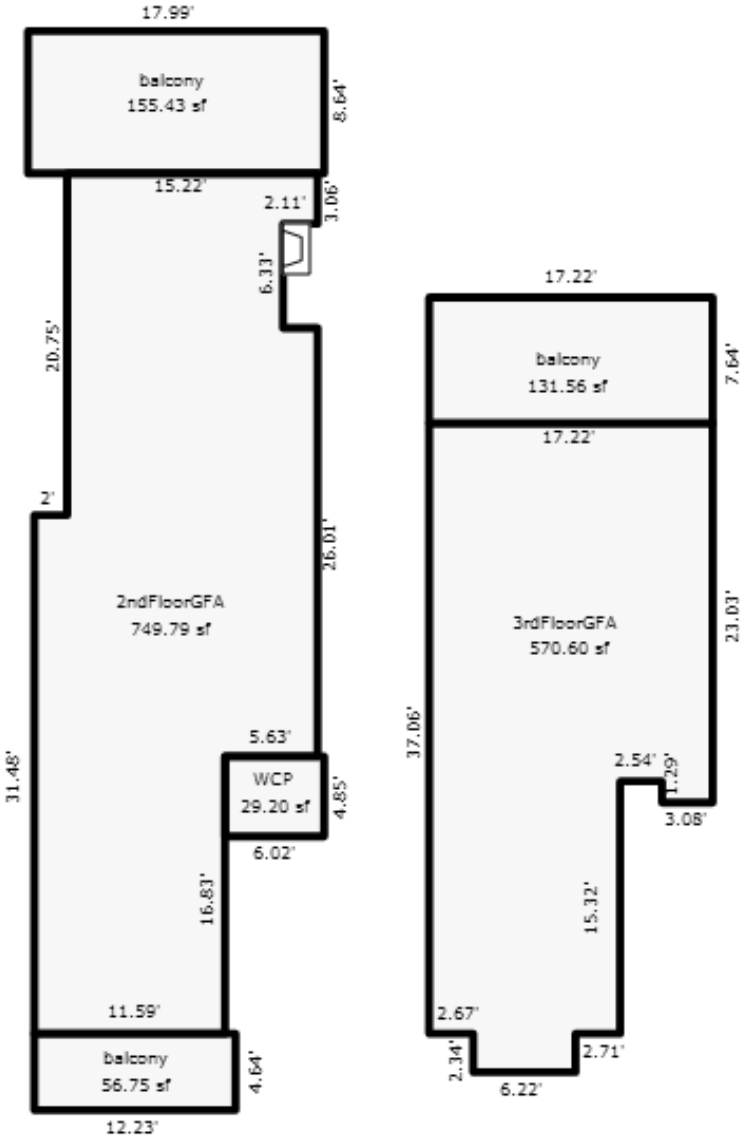
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 County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	150,000	234,100	384,100			283,673C
		TPC 11/17/2016 INSPECTED	2023	100,000	209,800	309,800			270,165C
		WAS 12/07/2007 INSPECTED	2022	75,000	182,300	257,300			257,300S
			2021	75,000	174,100	249,100			249,100S

*** 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	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 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:	29	WCP (1 Story)	
	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	211	Wood Balcony	131	Wood Balcony
X	Wood Frame	(4) Interior		X	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 660 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 660 Total: 190,125 142,593	Class: BC Effec. Age: 25 Floor Area: 1,320 Total Base New : 231,174 Total Depr Cost: 173,379 Estimated T.C.V: 468,123	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:	Cls BC	Blt 1982		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		(12) Electric									Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,675 3 Fixture Bath 1 7,025 5,269 Porches WCP (1 Story) 29 2,612 1,959 Balcony Wood Balcony 211 10,725 8,044 Wood Balcony 131 6,659 4,994 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 Totals: 231,174 173,379	Notes: UPPER	ECF (H805 SUN DANCE CONDO) 2.700 => TCv: 468,123
Yr Built Remodeled 1982 2017		Ex	X	Ord	Min	No./Qual. of Fixtures			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Condition: Average		Trim & Decoration		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Room List		Doors		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
(1) Exterior		Kitchen:		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
	Aluminum/Vinyl Brick	Kitchen:		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Insulation		Other:		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
(2) Windows		(7) Excavation		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
X	Many	Large	Basement: 0 S.F.		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets	
	Avg.		X	Avg.	Crawl: 0 S.F.		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets	
Wood Sash		Slab: 660 S.F.		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Metal Sash		Height to Joists: 0.0		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Vinyl Sash		(8) Basement		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Double Hung		Conc. Block		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Horiz. Slide		Poured Conc.		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Casement		Stone		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Double Glass		Treated Wood		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Patio Doors		Concrete Floor		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
Storms & Screens		(9) Basement Finish		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
(3) Roof		Recreation SF		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
X	Gable	Living SF	1 Public Water		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets	
	Hip		Gambrel	1 Public Sewer		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets
Flat		Mansard	Water Well		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets	
Asphalt Shingle		Shed	1000 Gal Septic		No. of Elec. Outlets			No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets	
Chimney: Brick		(10) Floor Support		2000 Gal Septic			Lump Sum Items:		No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
		Joists:							No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
		Unsupported Len:							No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		
		Cntr.Sup:							No. of Elec. Outlets		No. of Elec. Outlets		No. of Elec. Outlets		

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



UNIT 6

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TANIS MARGO L TRUST	BERGMAN CHRIS E & DEVLIN	535,000	10/25/2017	WD	03-ARM'S LENGTH	1311P536	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
13 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BERGMAN CHRIS E & DEVLIN STACEY L 3055 SPENCER HILL DR CINCINNATI OH 45226	MAP #: 17,16					
	2024 Est TCV 789,427 TCV/TFA: 552.82					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L226 P307/81 L605 P165/01 UNIT 7 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 REC 14 T29N R14W. 2023000210 AFF	X		H805 SUNDA APPURTENANCE	1 Units	300000.00000	100		300,0
			0.00 Total Acres	Total Est. Land Value =				300,000

Comments/Influences

DOORS #13 & 14 4BDRM 3 BA LOWER W/EGRESS 4BED/3BATH LOWER LEVEL & GROUND FLOOR W/EGRESS WINDOW



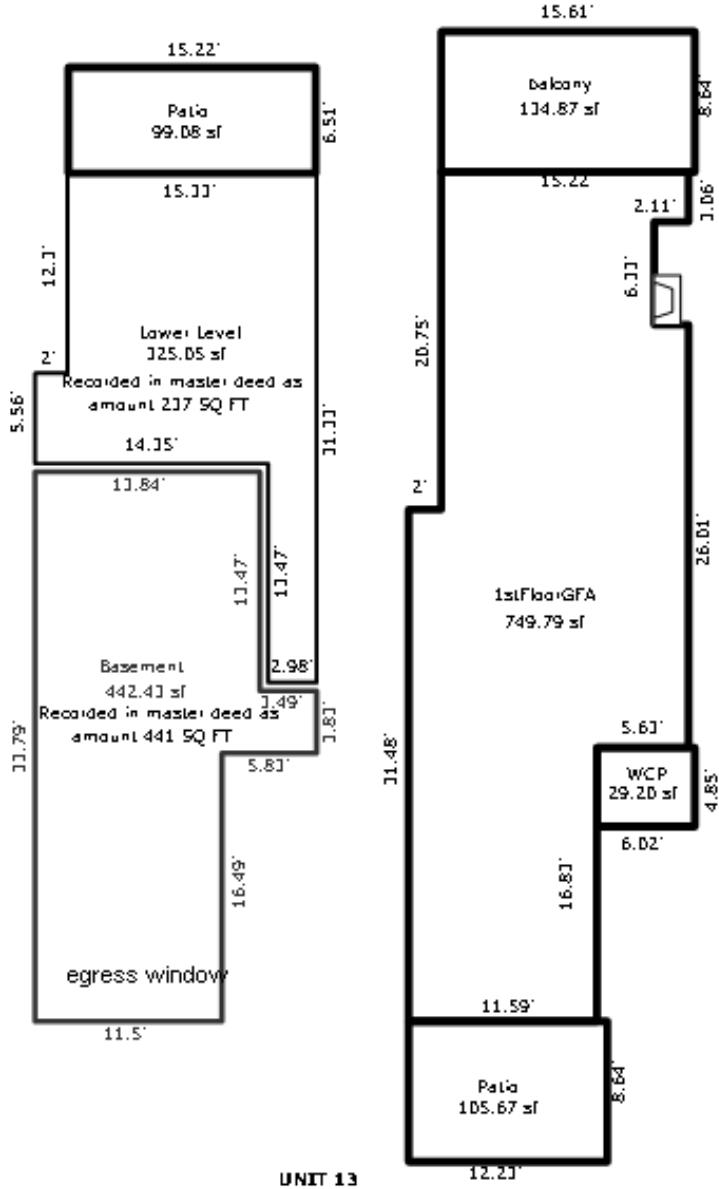
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	150,000	244,700	394,700			254,984C
			2023	100,000	219,400	319,400			242,842C
			2022	75,000	190,700	265,700			231,279C
			2021	75,000	182,000	257,000			223,891C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	Class: BC Effec. Age: 20 Floor Area: 1,428 Total Base New : 226,586 Total Depr Cost: 181,269 Estimated T.C.V: 489,427	29 WCP (1 Story) 99 Treated Wood 105 Treated Wood 134 Wood Balcony	E.C.F. X 2.700	Bsmnt Garage:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		(12) Electric					Cls BC		Blt 1982	
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	0 Amps Service						No./Qual. of Fixtures		Exterior Units: 1 Interior Units: 0 Roof:	
Condition: Average		Size of Closets		Lg	X	Ord	Small	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Clas BC		Blt 1982			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Ground Area = 714 SF Floor Area = 1428 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			2 Story Siding Slab		714				
X		Wood/Shingle Aluminum/Vinyl Brick	Ex. X Ord. Min			Many X Ave. Few			Other Additions/Adjustments			Total: 190,433		152,347		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 714 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 1 2,234 1,787		3 Fixture Bath 1 7,025 5,620		
X		Many Avg. X Few	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches		WCP (1 Story) 29 2,612 2,090				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Deck		Treated Wood 99 2,777 2,222		Treated Wood 105 2,900 2,320	
(3) Roof		441		Public Water			Public Water			Balcony		Wood Balcony 134 6,811 5,449				
X		Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Water 1 1,968 1,574		Public Sewer 1 1,968 1,574		
X		Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins		Appliance Allow. 1 4,088 3,270				
Chimney: Brick		Fireplaces			Prefab 1 Story 1 3,770 3,016			Notes: LOWER & 1ST WITH EGRESS WINDOW / COMPLETED LOWER LEVEL ECF (H805 SUN DANCE CONDO) 2.700 => TCY: 489,427			Totals: 226,586 181,269					

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



UNIT 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.		
MARTIN THOMAS P & MARY M	DUNE R THING LLC	500,000	08/27/2018	WD	03-ARM'S LENGTH	1339P518	PROPERTY TRANSFER	100.0		
MATSON FAMILY LLC	MARTIN THOMAS P & MARY M	447,500	08/01/2014	WD	03-ARM'S LENGTH	1205P412	PROPERTY TRANSFER	100.0		
SUNDANCE INN	MATSON FAMILY LLC	1	01/31/2007	QC	09-FAMILY	930:379	OTHER	0.0		
MATSON FAMILY LLC		0	11/17/2006	QC	09-FAMILY	922:380	REALTOR	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
15 SUN DANCE		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
DUNE R THING LLC 2S003 TREE TOPS LN WHEATON IL 60189		MAP #: 17,16		2024 Est TCV 753,689 TCV/TFA: 570.98						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
				H805 SUNDA APPURTENANCE	1 Units	300000	0.00000	100		300,0
				0.00 Total Acres Total Est. Land Value = 300,000						
L408 P663/95 L645 P748/02 L922 P380/06 L930 P379/07 UNIT 8 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF		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.							
3BDRM 2 BATH UPPER 2008- SUNDANCE15/16 \$699,000		Topography of Site								
ACTIVE WHOLE OWNERSHIP CONDOMINIUM		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	150,000	226,800	376,800	277,499C	
		TPC 11/17/2016 INSPECTED	2023	100,000	203,400	303,400		264,285C		
		WAS 12/07/2007 INSPECTED	2022	75,000	176,700	251,700		251,700S		
			2021	75,000	168,700	243,700		243,700S		

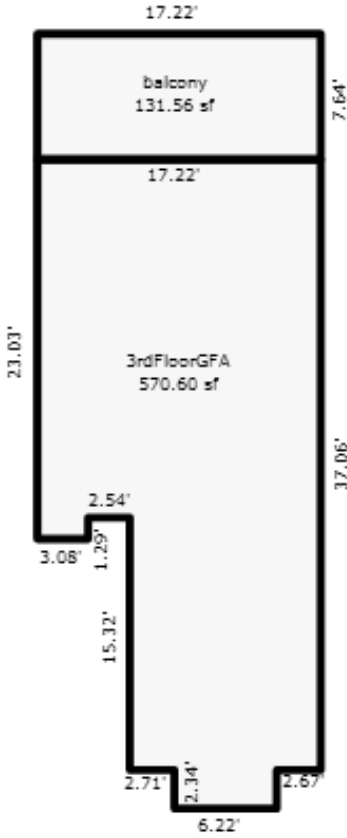
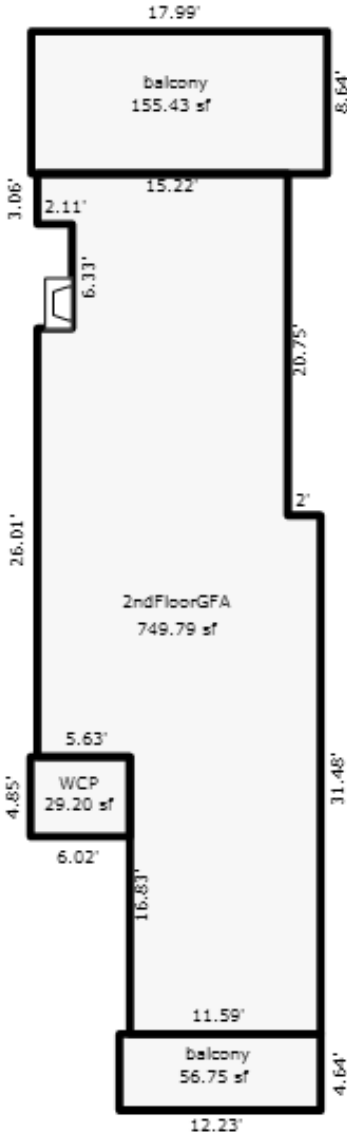


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*** Information herein deemed reliable but not guaranteed***

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	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam				Interior 2 Story	29 WCP (1 Story)	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack		201 Wood Balcony	131 Wood Balcony	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			Bath Heater	Prefab 1 Story		1	Prefab 2 Story		Stone Ven.:		
X	Wood Frame	Drywall		Electric Baseboard			Vent Fan	Heat Circulator			Class: BC	Raised Hearth		Common Wall:	
		Paneled		Elec. Ceil. Radiant			Hot Tub	Wood Stove		Effec. Age: 25		Wood Balcony			Foundation:
	Building Style:	Plaster		Radiant (in-floor)			Unvented Hood	Direct-Vented Ga			Floor Area: 1,320	E.C.F.		Finished ?:	
	CONDOMINIUM	Wood T&G		Electric Wall Heat			Vented Hood	X 2.700		Total Base New : 224,046		X 2.700			Auto. Doors:
	Yr Built	Trim & Decoration		Space Heater			Intercom	Total Depr Cost: 168,033			Estimated T.C.V: 453,689	No Conc. Floor:		Mech. Doors:	
	1982	Ex X Ord		Wall/Floor Furnace			Jacuzzi Tub	Bsmnt Garage:		Storage Area:		Roof:			
	Remodeled	Min		Forced Heat & Cool			Jacuzzi repl.Tub	Carport Area:			Roof:				
	0	Size of Closets		Heat Pump			Oven			Roof:					
	Condition: Average	Lg X Ord		No Heating/Cooling			Microwave				Roof:				
		Small		Central Air			Standard Range			Roof:					
	Room List	Doors		Wood Furnace			Self Clean Range				Roof:				
	Basement	Solid X H.C.		(12) Electric			Sauna			Roof:					
	1st Floor	(5) Floors		0 Amps Service			Trash Compactor				Roof:				
	2nd Floor	Kitchen:		No./Qual. of Fixtures			Central Vacuum			Roof:					
	3 Bedrooms	Other:		Ex. X Ord. Min			Security System				Roof:				
		Other:		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC			Blt 1982			
	(1) Exterior			Many X Ave. Few			Exterior Units: 1 Interior Units: 0 Roof:								
X	Wood/Shingle	(6) Ceilings		(13) Plumbing			(11) Heating System: Forced Air w/ Ducts								
	Aluminum/Vinyl			1 Average Fixture(s)			Ground Area = 660 SF Floor Area = 1320 SF.								
	Brick			2 3 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
	Insulation			2 Fixture Bath			Building Areas								
				Softener, Auto			Stories Exterior Foundation		Size		Cost New Depr. Cost				
	(2) Windows	(7) Excavation		Softener, Manual			2 Story Siding Slab		660						
	Many			Solar Water Heat			Other Additions/Adjustments								
	Avg. X Avg.			No Plumbing			Plumbing								
	Few			Extra Toilet			Average Fixture(s)		1		2,234 1,675				
	Large			Extra Sink			3 Fixture Bath		1		7,025 5,269				
	X Avg. Small			Separate Shower			Porches								
				Ceramic Tile Floor			WCP (1 Story)		29		2,612 1,959				
	Wood Sash			Ceramic Tile Wains			Balcony								
	Metal Sash			Ceramic Tub Alcove			Wood Balcony		201		10,217 7,663				
	Vinyl Sash			Vent Fan			Wood Balcony		131		6,659 4,994				
	Double Hung			(14) Water/Sewer			Water/Sewer								
	Horiz. Slide			1 Public Water			Public Water		1		1,968 1,476				
	Casement			1 Public Sewer			Public Sewer		1		1,968 1,476				
	Double Glass			1000 Gal Septic			Built-Ins								
	Patio Doors			2000 Gal Septic			Appliance Allow.		1		4,088 3,066				
	Storms & Screens			Lump Sum Items:			Fireplaces								
							Prefab 1 Story		1		3,770 2,827				
	(3) Roof						Notes: UPPER								
X	Gable						Totals:		224,046		168,033				
	Hip						ECF (H805 SUN DANCE CONDO) 2.700 => TCY:				453,689				
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



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.
HOLT STEVEN C & JO ELLYN	HOLT STEVEN C & JO ELLYN	0	07/29/2021	QC	09-FAMILY	2021006455	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
17 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17.16					
HOLT STEVEN C & JO ELLYN TRUSTS 4362 HONEYSUCKLE DR STERLING HEIGHTS MI 48314	2024 Est TCV 773,550 TCV/TFA: 518.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO				
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L233 P976/82 L281 P723/88 UNIT 9 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF	X		H805 SUNDA APPURTENANCE	1 Units	300000.00000	100	300,000
				0.00 Total Acres		Total Est. Land Value =	300,000

Comments/Influences	X	Public Improvements
4BED/3BATH LOWER LEVEL W/ EGRESS WINDOW 4BED/3BATH LOWER LEVEL W/ EGRESS WINDOW	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk
	X	Water
	X	Sewer
	X	Electric
	X	Gas
	X	Curb
	X	Street Lights
	X	Standard Utilities
		Underground Utils.

Topography of Site	X	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
2024	150,000	236,800	386,800			156,158C
2023	100,000	212,300	312,300			148,722C
2022	75,000	184,500	259,500			141,640C
2021	75,000	176,100	251,100			137,116C

Who When What

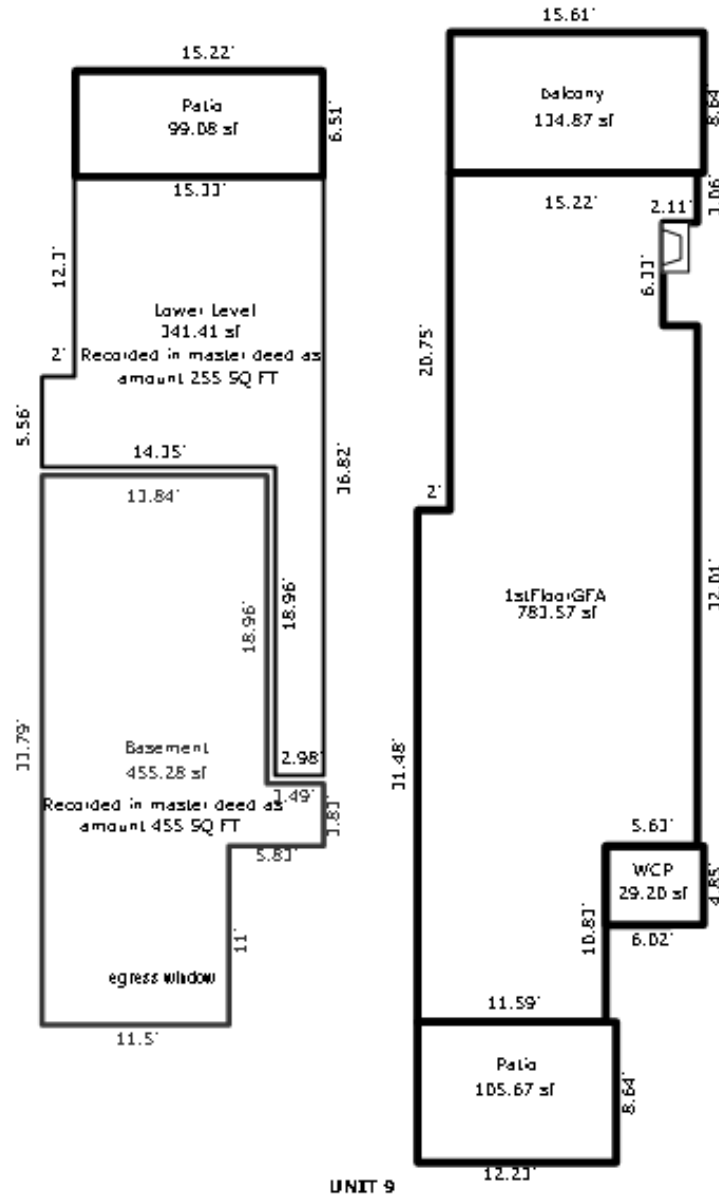
TPC 11/17/2016 INSPECTED
WAS 12/07/2007 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	1	Interior 1 Story		29	WCP (1 Story)	Year Built:		
	Mobile Home		Insulation		Wood	Coal	1	Cook Top		Interior 2 Story				Car Capacity:		
	Town Home	0	Front Overhang					Dishwasher		2nd/Same Stack		99	Treated Wood	Class:		
	Duplex	0	Other Overhang					Garbage Disposal		Two Sided		105	Treated Wood	Exterior:		
	A-Frame							Bath Heater		Exterior 1 Story		134	Wood Balcony	Brick Ven.:		
X	Wood Frame	(4) Interior						Vent Fan		Exterior 2 Story				Stone Ven.:		
								Hot Tub		Prefab 1 Story				Common Wall:		
	Building Style:		Drywall					Unvented Hood		Prefab 2 Story				Foundation:		
	CONDOMINIUM		Paneled					Vented Hood		Heat Circulator				Finished ?		
			Plaster					Intercom		Raised Hearth				Auto. Doors:		
			Wood T&G					Jacuzzi Tub		Wood Stove				Mech. Doors:		
	Yr Built		Trim & Decoration					Jacuzzi repl.Tub		Direct-Vented Ga				Area:		
	1982							Oven		Class: BC				% Good:		
	Remodeled							Microwave		Effec. Age: 25				Storage Area:		
	0							Standard Range		Floor Area: 1,492				No Conc. Floor:		
	Condition:							Self Clean Range		Total Base New : 233,855			E.C.F.	Bsmnt Garage:		
	Average							Sauna		Total Depr Cost: 175,389			X 2.700	Carport Area:		
								Trash Compactor		Estimated T.C.V: 473,550				Roof:		
	Room List							Central Vacuum								
	Basement							Security System								
	1st Floor															
	2nd Floor															
	2 Bedrooms															
	(1) Exterior															
X	Wood/Shingle															
	Aluminum/Vinyl															
	Brick															
	Insulation															
	(2) Windows															
X	Many															
	Avg.	X														
	Few															
	Large															
	Avg.															
	Small															
	Wood Sash															
	Metal Sash															
	Vinyl Sash															
	Double Hung															
	Horiz. Slide															
	Casement															
	Double Glass															
	Patio Doors															
	Storms & Screens															
	(3) Roof															
X	Gable															
	Hip															
	Flat															
	Gambrel															
	Mansard															
	Shed															
X	Asphalt Shingle															
	Chimney: Brick															

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



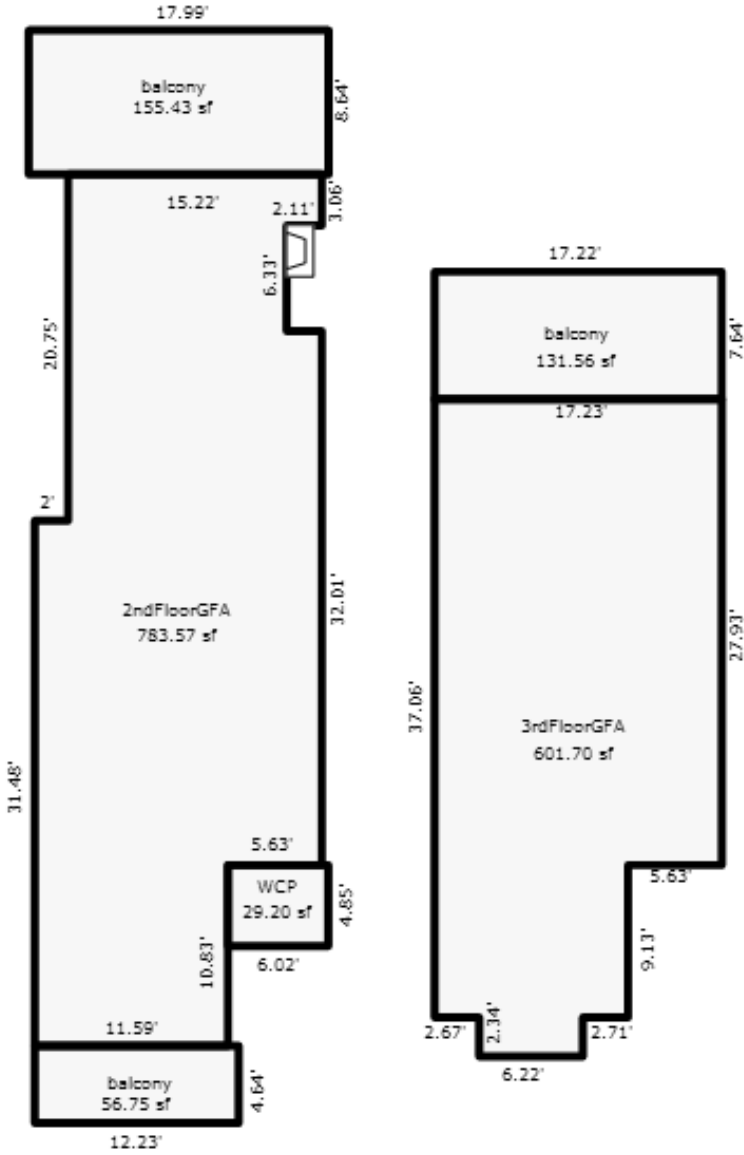
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
CUMMINGS RICHARD TRUST	CUMMINGS RICHARD	0	12/29/2010	QC	03-ARM'S LENGTH	2010 1075-937	DEED	0.0									
CUMMINGS RICHARD H TRUSTE	CUMMINGS GLEN ARBOR LLC	0	12/29/2010	WD	03-ARM'S LENGTH	2010 1075-939W	PROPERTY TRANSFER	100.0									
CUMMINGS RICHARD H	CUMMINGS RICHARD H TRUSTE	0	04/04/1996	QC	09-FAMILY		DEED	0.0									
PRIDY JAMES K & MONA G	CUMMINGS RICHARD H	155,000	11/04/1986	WD	03-ARM'S LENGTH		DEED	100.0									
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status								
19 SUN DANCE		School: GLEN LAKE COMMUNITY SCH DIST															
Owner's Name/Address		P.R.E. 0%															
CUMMINGS GLEN ARBOR LLC 2060 FAIRWAY BIRMINGHAM MI 48009		MAP #: 17,16		2024 Est TCV 770,694 TCV/TFA: 556.06													
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO											
CUMMINGS GLEN ARBOR LLC 22010 VILLAGE PINES DR FRANKLIN MI 48025		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		* Factors *											
Tax Description		X		Water Sewer Electric Gas Curb Street Lights		Description Frontage Depth Front		Rate %Adj. Reason Value									
L269 P445 L420 P802/96 UNIT 10 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF		X		Standard Utilities Underground Utils.		H805 SUNDA APPURTENANCE 1 Units300000.00000 100		0.00 Total Acres Total Est. Land Value = 300,000									
Comments/Influences		X		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	
		Who		When		What		2024		150,000		235,300		385,300		284,720C	
		TPC 11/17/2016 INSPECTED		WAS 12/07/2007 INSPECTED		2023		100,000		211,000		311,000				271,162C	
						2022		75,000		183,400		258,400				258,250C	
						2021		75,000		175,000		250,000				250,000S	

*** 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	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	29 WCP (1 Story)	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack		211 Wood Balcony	131 Wood Balcony	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		Class: BC	Effec. Age: 25	Floor Area: 1,386	Total Base New : 232,445	E.C.F.	Storage Area:
X	Wood Frame	Drywall		Electric Ceil. Radiant			Unvented Hood	Prefab 2 Story								Total Depr Cost: 174,331	Estimated T.C.V: 470,694	X 2.700	No Conc. Floor:
	Building Style:	Paneled		Radiant (in-floor)			Vented Hood	Heat Circulator		Bsmnt Garage:	Roof:				
	CONDOMINIUM	Plaster		Electric Wall Heat			Intercom	Raised Hearth				Mech. Doors:	Area:		
	Yr Built	Trim & Decoration		Space Heater			Jacuzzi Tub	Wood Stove		% Good:	Storage Area:				
	1982	Ex	X	Ord	Min	Wall/Floor Furnace	Jacuzzi repl.Tub	Direct-Vented Ga				No Conc. Floor:	Bsmnt Garage:		
	Remodeled	Size of Closets		Forced Heat & Cool			Oven			Carport Area:	Roof:				
	0	Lg	X	Ord	Small	Heat Pump	Microwave					Carport Area:	Roof:		
	Condition:	Doors		No Heating/Cooling			Standard Range			Carport Area:	Roof:				
	Average	Solid		Central Air			Self Clean Range					Carport Area:	Roof:		
	Room List	X H.C.		Wood Furnace			Sauna			Carport Area:	Roof:				
	Basement	(5) Floors		(12) Electric			Trash Compactor					Carport Area:	Roof:		
	1st Floor	Kitchen:		0 Amps Service			Central Vacuum			Carport Area:	Roof:				
	2nd Floor	Other:		No./Qual. of Fixtures			Security System					Carport Area:	Roof:		
	3 Bedrooms	Other:		Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC		Blt 1982				
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof:								
X	Wood/Shingle			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts								
	Aluminum/Vinyl			(13) Plumbing			Ground Area = 693 SF Floor Area = 1386 SF.								
	Brick			1 Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
	Insulation			2 3 Fixture Bath			Building Areas								
	(2) Windows	(7) Excavation		2 Fixture Bath			Stories Exterior Foundation		Size		Cost New		Depr. Cost		
X	Many	Basement: 0 S.F.		2 Fixture Bath			2 Story Siding Slab		693		191,396		143,545		
	Avg. X Avg.	Crawl: 0 S.F.		Softener, Auto			Other Additions/Adjustments								
	Few	Slab: 693 S.F.		Softener, Manual			Plumbing								
	Large	Height to Joists: 0.0		Solar Water Heat			Average Fixture(s)		1		2,234		1,675		
	Small	(8) Basement		No Plumbing			3 Fixture Bath		1		7,025		5,269		
	Wood Sash	Conc. Block		Extra Toilet			Porches		29		2,612		1,959		
	Metal Sash	Poured Conc.		Extra Sink			Balcony		211		10,725		8,044		
	Vinyl Sash	Stone		Separate Shower			Wood Balcony		131		6,659		4,994		
	Double Hung	Treated Wood		Ceramic Tile Floor			Water/Sewer		1		1,968		1,476		
	Horiz. Slide	Concrete Floor		Ceramic Tile Wains			Public Water		1		1,968		1,476		
	Casement	(9) Basement Finish		Ceramic Tub Alcove			Public Sewer								
	Double Glass			Vent Fan			Built-Ins		1		4,088		3,066		
	Patio Doors			(14) Water/Sewer			Appliance Allow.								
	Storms & Screens			1 Public Water			Fireplaces		1		3,770		2,827		
X	Gable			1 Public Sewer			Prefab 1 Story				Totals:		232,445 174,331		
	Hip			1000 Gal Septic			Notes: UPPER				ECF (H805 SUN DANCE CONDO) 2.700 => TCV:		470,694		
	Flat			2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
	Chimney: Brick	Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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



UNIT 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.
RECTOR DIANNE J TRUST	RECTOR DELBERT & DIANNE J	0	05/22/2017	QC	09-FAMILY	1296P74	PROPERTY TRANSFER	0.0
RECTOR DELBERT & DIANNE J	RECTOR DELBERT & DIANNE J	0	05/22/2017	WD	09-FAMILY	1296P76	PROPERTY TRANSFER	0.0
VANDERWALL	RECTOR	177,000	03/29/1994	WD	03-ARM'S LENGTH	383:944	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
21 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST		Commercial/Residential	01/13/2017	PB17-0002	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	05/20/2014	PE14-0171	
RECTOR DELBERT & DIANNE J TRUST 307 COLOGNE LANSING MI 48917	MAP #: 17,16		Mechanical	04/15/2014	PM14-0169	
	2024 Est TCV 773,550 TCV/TFA: 518.47		Res. Add/Alter/Repair	01/27/2014	PB14-0012	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO					
			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
L281 P123 L383 P944 L527 P661/99 UNIT 11 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF	X		H805 SUNDA APPURTENANCE	1 Units	300000	0.00000	100	300,0
			0.00 Total Acres			Total Est. Land Value =		300,000

Comments/Influences
LOWER LEVEL & 1ST FLOOR 4BDRM 3.5 BATH
2BED/4.5BATH LOWER LEVEL W/ EGRESS WINDOW



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

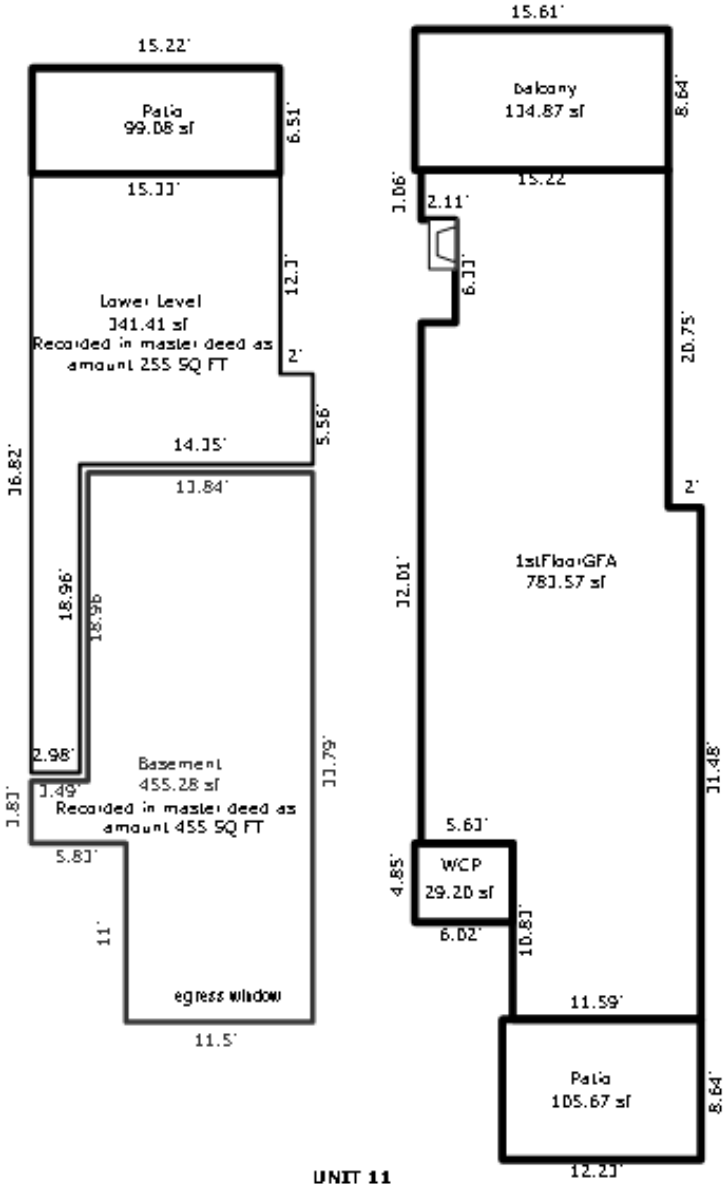
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	150,000	236,800	386,800			141,694C
2023	100,000	212,300	312,300			134,947C
2022	75,000	184,500	259,500			128,521C
2021	75,000	176,100	251,100			124,416C

Who	When	What
TPC	11/14/2017	INSPECTED
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	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	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:		
	Mobile Home				Wood	Coal	Steam		Cook Top				Interior 2 Story	Car Capacity:	
	Town Home	0	Front Overhang					Dishwasher	2nd/Same Stack	29	WCP (1 Story)	Class:			
	Duplex	0	Other Overhang					Garbage Disposal	Two Sided	99	Treated Wood	Exterior:			
	A-Frame							Bath Heater	Exterior 1 Story	105	Treated Wood	Brick Ven.:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts			1	Exterior 2 Story	134	Wood Balcony	Stone Ven.:			
		Drywall	Plaster		Forced Air w/ Ducts				Prefab 1 Story	Foundation:					
	Building Style:	Paneled	Wood T&G	Forced Hot Water			Prefab 2 Story	Finished ?							
	CONDOMINIUM	Trim & Decoration		Electric Baseboard			Heat Circulator	Auto. Doors:							
Yr Built	Remodeled	Ex	X	Ord	Min	Elec. Ceil. Radiant			Wood Stove	Mech. Doors:					
1982	0					Radiant (in-floor)			Direct-Vented Ga	Area:					
Condition: Average		Size of Closets		Electric Wall Heat			Class: BC			% Good:					
		Lg	X	Ord	Small	Space Heater			Effec. Age: 25		Storage Area:				
Room List		Doors	Solid	X	H.C.	Wall/Floor Furnace			Floor Area: 1,492		No Conc. Floor:				
	Basement	(5) Floors		Forced Heat & Cool			Total Base New : 233,855			E.C.F.		Bsmnt Garage:			
	1st Floor	Kitchen:		Heat Pump			Total Depr Cost: 175,389			X 2.700		Carport Area:			
	2nd Floor	Other:		No Heating/Cooling			Estimated T.C.V: 473,550					Roof:			
	4 Bedrooms	Other:		Central Air			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls BC		Blt 1982			
	(1) Exterior			Wood Furnace			Exterior Units: 1 Interior Units: 0 Roof:								
X	Wood/Shingle	(6) Ceilings		(12) Electric			(11) Heating System: Electric Wall Heat								
	Aluminum/Vinyl			0 Amps Service			Ground Area = 746 SF Floor Area = 1492 SF.								
	Brick			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
	Insulation			Ex. X Ord. Min			Building Areas								
	(2) Windows	(7) Excavation		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
	Many			Many X Ave. Few			2 Story Siding Slab 746								
	Avg. X Avg.	Basement: 0 S.F.		(13) Plumbing			Other Additions/Adjustments								
	Few	Crawl: 0 S.F.		1 Average Fixture(s)			Plumbing								
	Large	Slab: 746 S.F.		2 3 Fixture Bath			Average Fixture(s)								
	Small	Height to Joists: 0.0		2 Fixture Bath			3 Fixture Bath								
X	Wood Sash	(8) Basement		Softener, Auto			Porches								
	Metal Sash	Conc. Block		Softener, Manual			WCP (1 Story)								
	Vinyl Sash	Poured Conc.		Solar Water Heat			Deck								
	Double Hung	Stone		No Plumbing			Treated Wood								
	Horiz. Slide	Treated Wood		Extra Toilet			Treated Wood								
	Casement	Concrete Floor		Extra Sink			105								
	Double Glass	(9) Basement Finish		Separate Shower			Balcony								
	Patio Doors			Ceramic Tile Floor			Wood Balcony								
	Storms & Screens			Ceramic Tile Wains			134								
	(3) Roof			Ceramic Tub Alcove			Water/Sewer								
X	Gable	Recreation SF		Vent Fan			Public Water								
	Hip	Living SF		(14) Water/Sewer			Public Sewer								
	Flat	Walkout Doors (B)		1 Public Water			Built-Ins								
	Gambrel	No Floor SF		1 Public Sewer			Appliance Allow.								
	Mansard	Walkout Doors (A)		Water Well			Fireplaces								
	Shed			1000 Gal Septic			Prefab 1 Story								
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic			Notes: LOWER								
	Chimney: Brick	Joists:		Lump Sum Items:			ECF (H805 SUN DANCE CONDO) 2.700 => TCV:					473,550			
		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.
BAYLY GEORGE V JR & ANNA	BAYLY ANNA TRUST	0	11/26/2008	WD	03-ARM'S LENGTH	2008 994/113	DEED	0.0
BAYLY ANNA TRUST	BAYLY ANNA TRUST	0	11/12/2008	WD	03-ARM'S LENGTH	2008 994/115	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
23 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYLY ANNA TRUST 101 PEMBROKE DR LAKE FOREST IL 60045-2149	MAP #: 17,16					
	2024 Est TCV 770,694 TCV/TFA: 556.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO					
			Description	Frontage	Depth	Front Rate %Adj.	Reason	Value
L379 P427/94 UNIT 12 SUN DANCE CONDOMIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF	X		H805 SUNDA APPURTENANCE	1 Units	300000.00000	100		300,0
			0.00 Total Acres			Total Est. Land Value =		300,000

Comments/Influences
3BED/2BATH UPPER LEVEL
3BED/2BATH UPPER LEVEL

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



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

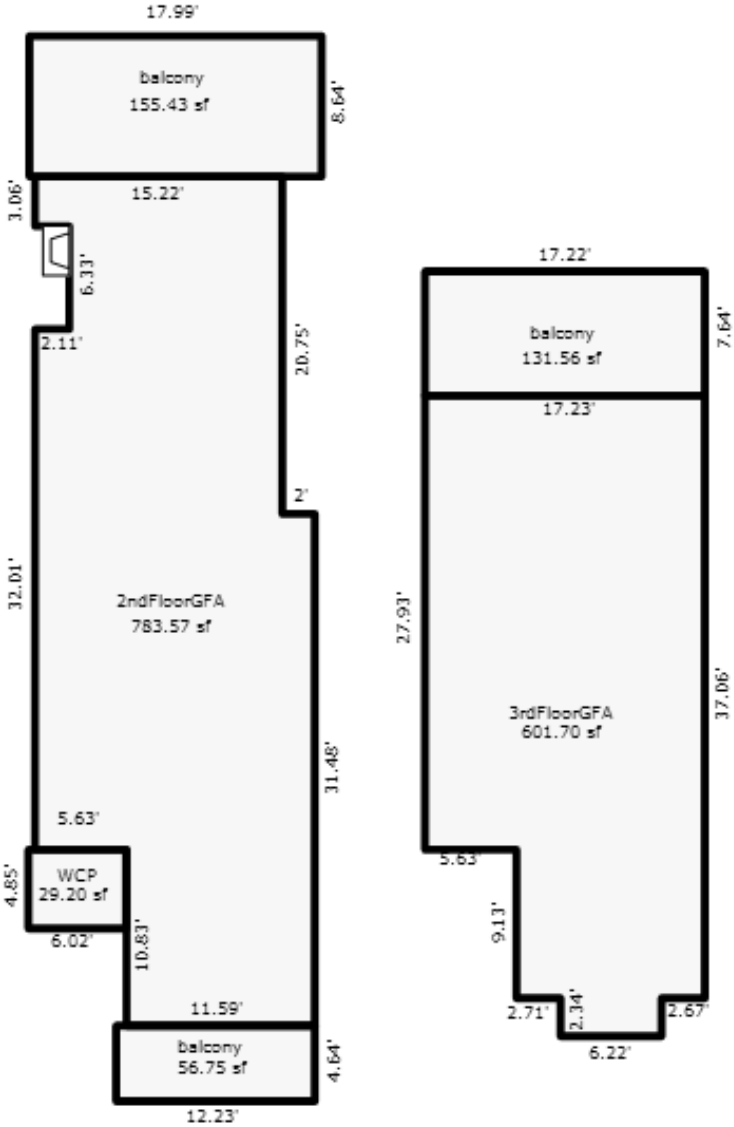
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	150,000	235,300	385,300			156,158C
2023	100,000	211,000	311,000			148,722C
2022	75,000	183,400	258,400			141,640C
2021	75,000	175,000	250,000			137,116C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	Class: BC Effec. Age: 25 Floor Area: 1,386 Total Base New : 232,445 Total Depr Cost: 174,331 Estimated T.C.V: 470,694		29 211 131	WCP (1 Story) 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 1982	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls BC		Blt 1982		
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Exterior Units: 1 Interior Units: 0 Roof:		Total: 191,396		Depr. Cost 143,545		
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts		Total: 2,234		1,675		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 693 SF Floor Area = 1386 SF.		Total: 7,025		5,269	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas		Total: 10,725		8,044	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many			X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost		Total: 2,612		1,959	
(2) Windows		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Slab			Other Additions/Adjustments		Total: 1,968		1,476	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 693 S.F. Height to Joists: 0.0			(13) Plumbing			Plumbing		Total: 1,968		1,476	
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			Porches		Total: 1,968		1,476	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Balcony		Total: 1,968		1,476	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins		Total: 1,968		1,476		
X	Asphalt Shingle	Chimney: Brick		Notes: UPPER			Appliance Allow. Fireplaces Prefab 1 Story			Totals: 232,445		174,331		470,694	

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



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.
BATTISTA JOHN A & PATRICI	HEADRICK KRISTEN M REV TR	0	12/18/2012	WD	09-FAMILY	1170P187	PROPERTY TRANSFER	100.0
BATTISTA-DONATI PARTNERSH	BATTISTA JOHN A & PATRICI	1	05/05/1988	QC	09-FAMILY	287P440	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
25 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	11/20/2014	PE14-0543	
	P.R.E. 0%		Mechanical	11/10/2014	PM14-0595	
Owner's Name/Address	MAP #: 17,16		Commercial/Residential	10/20/2014	PB14-0341	100% FINIS
HEADRICK KRISTEN M REV TRUST 50548 AMBERLEY BLVD CANTON MI 48187	2024 Est TCV 788,912 TCV/TFA: 553.23					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO				
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L256 P840/85 L287 P440/88 UNIT 13 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF	X		H805 SUNDA APPURTENANCE	1 Units	300000.00000	100	300,0
			0.00 Total Acres			Total Est. Land Value =	300,000

3BED/2BATH LOWER LEVEL WITH EGRESS
3BED/2BATH LOWER LEVEL WITH EGRESS

Comments/Influences

3BED/2BATH LOWER LEVEL WITH EGRESS
3BED/2BATH LOWER LEVEL WITH EGRESS



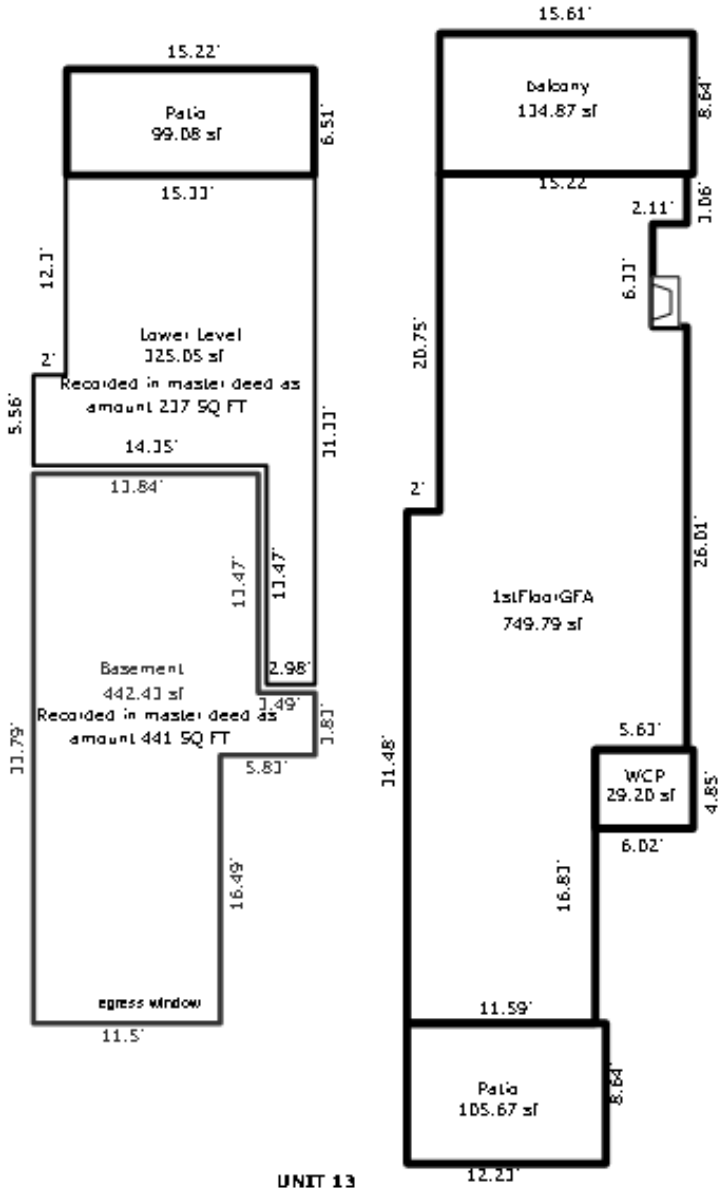
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County of Leelanau, Michigan

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2024	150,000	244,500	394,500			251,133C
X Gravel Road	2023	100,000	219,200	319,200			239,175C
X Paved Road	2022	75,000	190,400	265,400			227,786C
X Storm Sewer	2021	75,000	181,800	256,800			220,510C
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							
Rolling							
Low							
High							
X Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	11/17/2016	INSPECTED					
TPC	01/02/2015	INSPECTED					
WAS	12/07/2007	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		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:	
	Wood Frame		(4) Interior										29 WCP (1 Story) 99 Treated Wood 105 Treated Wood 134 Wood Balcony			
Building Style: CONDOMINIUM			Drywall Paneled													
Yr Built 1982			Plaster Wood T&G													
Remodeled 2014			Trim & Decoration													
Condition: Average			Ex X Ord Min													
Room List			Size of Closets													
Basement 1st Floor 2nd Floor 3 Bedrooms			Lg X Ord Small													
(1) Exterior			Doors Solid X H.C.													
Wood/Shingle Aluminum/Vinyl Brick			(5) Floors													
Insulation			Kitchen: Other: Other:													
(2) Windows			(6) Ceilings													
Many Avg. X Large Avg. Small																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(7) Excavation													
Gable Hip Flat			Basement: 0 S.F. Crawl: 0 S.F. Slab: 713 S.F. Height to Joists: 0.0													
Asphalt Shingle			(8) Basement													
Chimney: Brick			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof			(9) Basement Finish													
Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Floor Support			(10) Floor Support													
Joists: Unsupported Len: Cntr.Sup:																
(11) Heating/Cooling			(12) Electric													
Gas Wood Oil Coal Elec. Steam			0 Amps Service													
(15) Built-ins			No./Qual. of Fixtures													
Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Ex. X Ord. Min													
(15) Fireplaces			No. of Elec. Outlets													
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			Many X Ave. Few													
Class: BC Effec. Age: 20 Floor Area: 1,426 Total Base New : 226,347 Total Depr Cost: 181,079 Estimated T.C.V: 488,912			(13) Plumbing													
E.C.F. X 2.700			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													
Bsmnt Garage: Carport Area: Roof:			(14) Water/Sewer													
Bsmnt Garage: Carport Area: Roof:			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: Electric Wall Heat Ground Area = 713 SF Floor Area = 1426 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 Slab 713 Total: 190,194 152,157			(9) Basement Finish													
Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 1 7,025 5,620 Porches WCP (1 Story) 29 2,612 2,090 Deck Treated Wood 99 2,777 2,222 Treated Wood 105 2,900 2,320 Balcony Wood Balcony 134 6,811 5,449 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 Prefab 1 Story 1 3,770 3,016 Totals: 226,347 181,079			(10) Floor Support													
Notes: LOWER & 1ST FLOOR ECF (H805 SUN DANCE CONDO) 2.700 => TCY: 488,912			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.
DETERS JOHN P & MARY P	ZAWACKI LAURA A	650,000	12/28/2006	WD	03-ARM'S LENGTH	926:741	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
27 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ZAWACKI LAURA A 923 N ELMWOOD AVE OAK PARK IL 60302	MAP #: 17,16					
	2024 Est TCV 754,820 TCV/TFA: 571.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO				
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L926 P741/06 UNIT 14 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMEND REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF	X		H805 SUNDA APPURTENANCE	1 Units	300000.00000	100	300,0
			0.00 Total Acres	Total Est. Land Value =			300,000

Comments/Influences
3BED/2BATH UPPER LEVEL
3BED/2BATH UPPER LEVEL



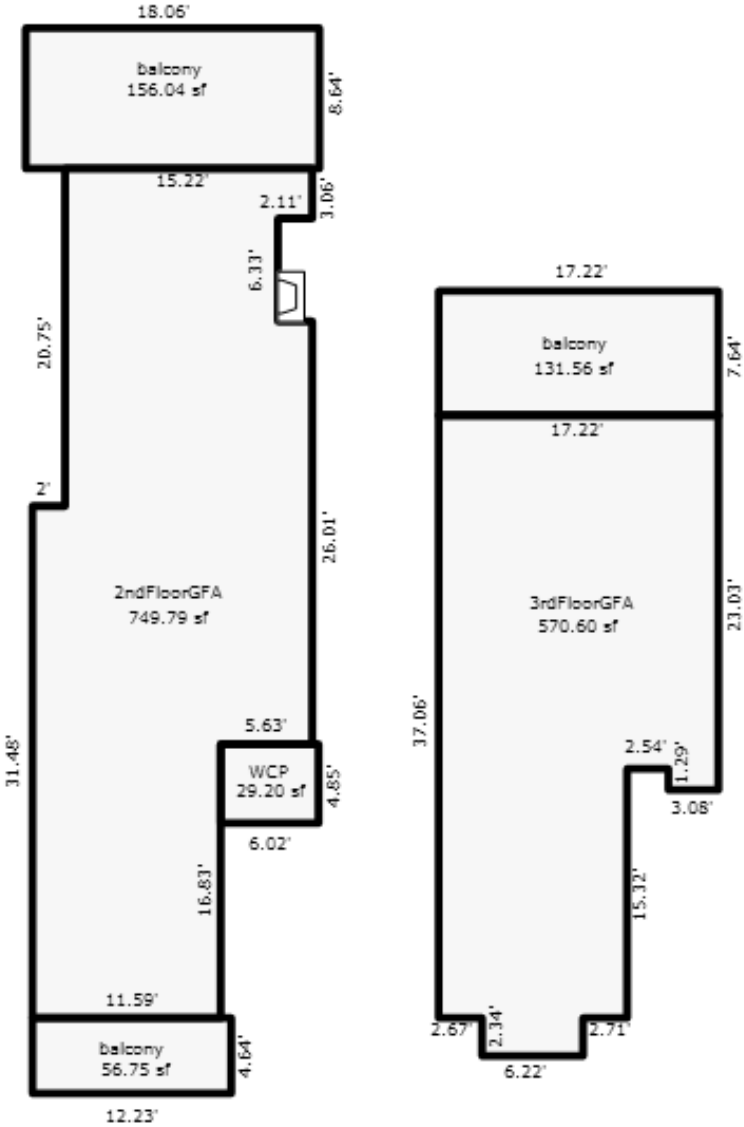
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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	150,000	227,400	377,400			278,000C
			2023	100,000	203,900	303,900			264,762C
			2022	75,000	177,200	252,200			252,155C
			2021	75,000	169,100	244,100			244,100S

*** 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	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	29 WCP (1 Story)	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack		212 Wood Balcony	131 Wood Balcony	Class:		
	Duplex	0	Other Overhang		Forced Air w/ Ducts						Garbage Disposal	Two Sided				Exterior 1 Story		Exterior:
	A-Frame			Forced Hot Water			Electric Baseboard	Hot Tub		Exterior 2 Story		Exterior 2 Story		Exterior Ven.:			
X	Wood Frame	(4) Interior		Electric Radiant			Elec. Ceil. Radiant	Unvented Hood		Prefab 1 Story		Prefab 2 Story		Stone Ven.:			
			Drywall	Electric Wall Heat			Radiant (in-floor)	Vented Hood		Heat Circulator		Raised Hearth		Common Wall:			
	Building Style:		Paneled	Space Heater			Electric Wall Heat	Intercom		Wood Stove		Direct-Vented Ga		Foundation:			
	CONDOMINIUM		Plaster	Wall/Floor Furnace			Space Heater	Jacuzzi Tub		Wood Stove		Direct-Vented Ga		Finished ?:			
			Wood T&G	Forced Heat & Cool			Space Heater	Jacuzzi repl.Tub		Wood Stove		Direct-Vented Ga		Auto. Doors:			
			Trim & Decoration	Heat Pump			Space Heater	Oven		Class: BC				Mech. Doors:			
	Yr Built		Ex	X	Ord	Min	Wall/Floor Furnace	Microwave		Effec. Age: 25				Area:			
	1982	Remodeled					Forced Heat & Cool	Standard Range		Floor Area: 1,320				% Good:			
	0						No Heating/Cooling	Self Clean Range		Total Base New : 224,605		E.C.F.		Storage Area:			
	Condition:	Average					Central Air	Sauna		Total Depr Cost: 168,452		X 2.700		No Conc. Floor:			
	Room List		Lg	X	Ord	Small	Wood Furnace	Trash Compactor		Estimated T.C.V: 454,820				Bsmnt Garage:			
								Central Vacuum						Carport Area:			
	Basement						(12) Electric	Security System						Roof:			
	1st Floor						0	Amps Service									
	2nd Floor						No./Qual. of Fixtures										
	3 Bedrooms						Ex.	X	Ord.	Min							
	(1) Exterior						No. of Elec. Outlets										
X	Wood/Shingle						Many	X	Ave.	Few							
	Aluminum/Vinyl						(13) Plumbing										
	Brick						1	Average Fixture(s)									
	Insulation						2	3 Fixture Bath									
	(2) Windows							2 Fixture Bath									
								Softener, Auto									
X	Many							Softener, Manual									
	Avg.	X						Solar Water Heat									
	Few							No Plumbing									
	Large							Extra Toilet									
	Avg.							Extra Sink									
	Small							Separate Shower									
	Wood Sash							Ceramic Tile Floor									
	Metal Sash							Ceramic Tile Wains									
	Vinyl Sash							Ceramic Tub Alcove									
	Double Hung							Vent Fan									
	Horiz. Slide							(14) Water/Sewer									
	Casement							1 Public Water									
	Double Glass							1 Public Sewer									
	Patio Doors							Water Well									
	Storms & Screens							1000 Gal Septic									
	(3) Roof							2000 Gal Septic									
X	Gable							Lump Sum Items:									
	Hip																
	Flat																
	Gambrel																
	Mansard																
	Shed																
X	Asphalt Shingle																
	Chimney: Brick																

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



UNIT 14

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EMMETT DAVID C & MARY	EMMET MARY TRUST	0	02/26/2008	QC	09-FAMILY	970/42	DEED	0.0
VARNER	EMMETT	255,000	12/23/1996	WD	03-ARM'S LENGTH	436:150	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
29 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
EMMET MARY TRUST 10685 WARREN RD PLYMOUTH MI 48170	MAP #: 17,16					
	2024 Est TCV 774,358 TCV/TFA: 518.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L256 P754 L283 P786 L436 P150-151/96 UNIT 15 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF	X		H805 SUNDA APPURTENANCE	1 Units	300000.00000	100		300,000
			0.00 Total Acres			Total Est. Land Value =		300,000

3BED/2BATH LOWER W/ EGRESS SOUTH END
3BED/2BATH LOWER LEVEL W/ EGRESS

Comments/Influences



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Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2024	150,000	237,200	387,200			156,158C
X Gravel Road	2023	100,000	212,700	312,700			148,722C
X Paved Road	2022	75,000	184,800	259,800			141,640C
X Storm Sewer	2021	75,000	176,400	251,400			137,116C
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							
Rolling							
Low							
High							
X Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 11/17/2016 INSPECTED							
WAS 12/07/2007 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		Area	Type	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam				Interior 2 Story	29	WCP (1 Story)	Car Capacity:
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		102	Treated Wood			Class:
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		105	Treated Wood			Exterior:
	A-Frame				Forced Hot Water				Bath Heater		136	Wood Balcony			Brick Ven.:
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan						Stone Ven.:
			Drywall		Elec. Ceil. Radiant				Hot Tub						Common Wall:
			Paneled		Radiant (in-floor)				Unvented Hood						Foundation:
			Plaster		Electric Wall Heat				Vented Hood						Finished ?:
	Building Style:		Wood T&G		Space Heater				Intercom						Auto. Doors:
	CONDOMINIUM		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub						Mech. Doors:
	Yr Built		Ex		Forced Heat & Cool				Jacuzzi repl.Tub						Area:
	Remodeled		X		Heat Pump				Oven						% Good:
	0		Ord		No Heating/Cooling				Microwave						Storage Area:
	Condition:		Min		Central Air				Standard Range						No Conc. Floor:
	Average		Small		Wood Furnace				Self Clean Range						Bsmnt Garage:
	Room List		Lg		(12) Electric				Sauna						Carport Area:
	Basement		X		0				Trash Compactor						Roof:
	1st Floor		Ord		Amps Service				Central Vacuum						
	2nd Floor		H.C.		No./Qual. of Fixtures				Security System						
	3 Bedrooms				Ex.										
	(1) Exterior				X										
	Wood/Shingle				Ord.										
	Aluminum/Vinyl				Min										
	Brick				No. of Elec. Outlets										
	Insulation				Many										
	(2) Windows				X										
	Many				Ave.										
	Avg.				Few										
	X				(13) Plumbing										
	Large				1										
	Avg.				2										
	X				Average Fixture(s)										
	Few				3										
	Small				Fixture Bath										
	Basement: 0 S.F.				2										
	Crawl: 0 S.F.				Softener, Auto										
	Slab: 747 S.F.				Softener, Manual										
	Height to Joists: 0.0				Solar Water Heat										
	(8) Basement				No Plumbing										
	Wood Sash				Extra Toilet										
	Metal Sash				Extra Sink										
	Vinyl Sash				Separate Shower										
	Double Hung				Ceramic Tile Floor										
	Horiz. Slide				Ceramic Tile Wains										
	Casement				Ceramic Tub Alcove										
	Double Glass				Vent Fan										
	Patio Doors				(9) Basement Finish										
	Storms & Screens				1										
	(3) Roof				Public Water										
	Gable				1										
	X				Public Sewer										
	Hip				Water Well										
	Gambrel				1000 Gal Septic										
	Mansard				2000 Gal Septic										
	Flat				Lump Sum Items:										
	Shed				(14) Water/Sewer										
	X				1										
	Asphalt Shingle				Public Water										
	(10) Floor Support				1										
	Joists:				Public Sewer										
	Unsupported Len:				Water Well										
	Cntr.Sup:				1000 Gal Septic										
					2000 Gal Septic										
	Chimney: Brick				Notes: LOWER										
					ECF (H805 SUN DANCE CONDO) 2.700 => TCY:										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARNELL PAULA Y ESTATE TRU	ARNELL PAULA Y IL QTIP TR	0	07/25/2017	QC	09-FAMILY	1303P664	DEED	0.0
ARNELL RICHARD A & PAULA	ARNELL RICHARD A & PAULA	0	09/26/2008	QC	09-FAMILY	988/952	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
31 SUN DANCE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/15/2014	PM14-0170	
Owner's Name/Address	P.R.E. 0%					
	MAP #: 17,16					
	2024 Est TCV 782,806 TCV/TFA: 573.90					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO				
ARNELL RICHARD A ESTATE TRUST & ARNEYLL Y RICHARD TRUSTEES 3904 7TH AVE ROCK ISLAND IL 61201			* Factors *				
	Public Improvements		Description	Frontage	Depth	Front Rate %Adj.	Reason Value
			H805 SUNDA APPURTENANCE	1 Units	300000.00000	100	300,0
			0.00 Total Acres Total Est. Land Value =				300,000

Tax Description
 L222 P201/81 UNIT 16 SUN DANCE
 CONDOMINIUM REC IN L220 P854-891 & L317
 P249-278 2ND AMENDMENT REC IN L637
 P922-926 SEC 14 T29N R14W. 2023000210
 AFF

Comments/Influences
 3BED/2BATH UPPER LEVEL SOUTH END
 3BED/2BATH UPPER LEVEL



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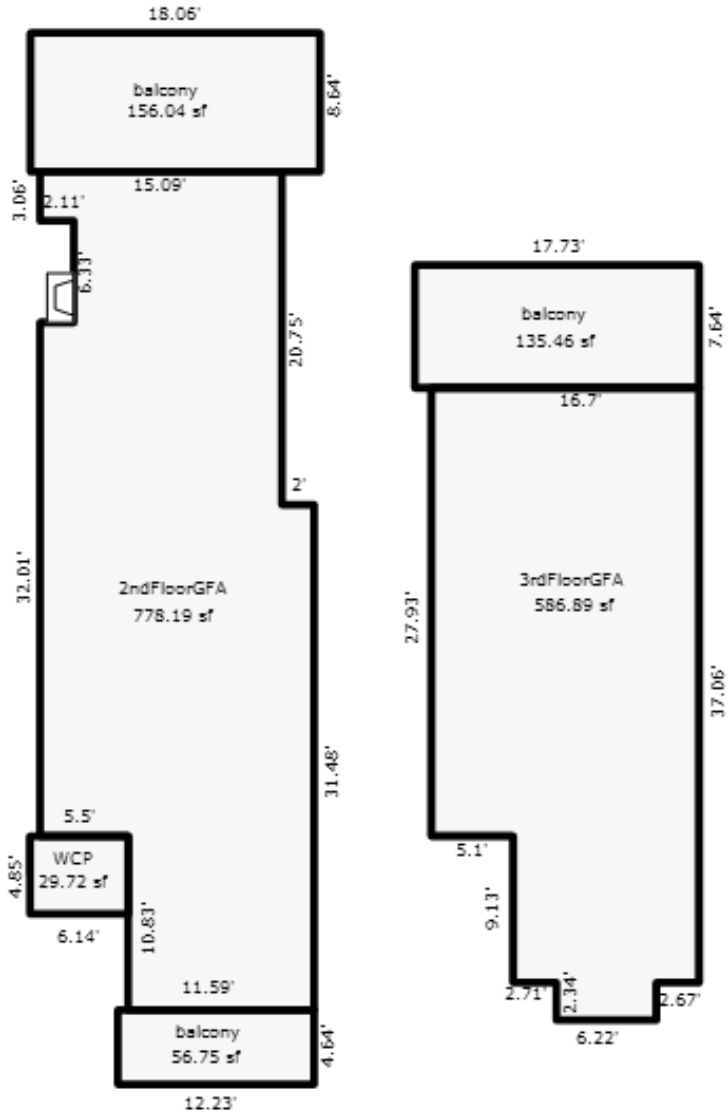
- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.
- Topography of Site
- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	150,000	241,400	391,400			156,158C
2023	100,000	216,800	316,800			148,722C
2022	75,000	188,800	263,800			141,640C
2021	75,000	180,700	255,700			137,116C

*** Information herein deemed reliable 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	29	WCP (1 Story)	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack		127	Treated Wood	Class:
	Duplex	0	Other Overhang		Forced Air w/ Ducts						Two Sided					212	Wood Balcony	Exterior:
	A-Frame	(4) Interior		Forced Hot Water			Exterior 1 Story		135	Wood Balcony	Stone Ven.:				
X	Wood Frame	Drywall		Electric Baseboard			Exterior 2 Story					Class: BC		Foundation:	
Building Style:		Paneled		Elec. Ceil. Radiant			Prefab 1 Story		Effec. Age: 25		Finished ?:				
CONDOMINIUM		Plaster		Radiant (in-floor)			Prefab 2 Story		Floor Area: 1,364			Auto. Doors:			
Yr Built		Trim & Decoration		Electric Wall Heat			Heat Circulator		Total Base New : 238,426		Mech. Doors:				
1982	Remodeled	Ex X Ord		Space Heater			Raised Hearth		Total Depr Cost: 178,817			Area:			
0		Min		Wall/Floor Furnace			Wood Stove		Estimated T.C.V: 482,806		% Good:				
Condition: Average		Size of Closets		Forced Heat & Cool			Direct-Vented Ga		E.C.F.			Storage Area:			
		Lg X Ord		Heat Pump					X 2.700		No Conc. Floor:				
		Small		No Heating/Cooling								Bsmnt Garage:			
Room List		Doors		Central Air							Carport Area:				
Basement		Solid X H.C.		Wood Furnace								Roof:			
1st Floor		(5) Floors		(12) Electric							Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM				
2nd Floor		Kitchen:		0 Amps Service								Exterior Units: 1 Interior Units: 0 Roof:			
3 Bedrooms		Other:		No./Qual. of Fixtures							Clas BC Blt 1982				
(1) Exterior		Other:		Ex. X Ord. Min								(11) Heating System: Forced Air w/ Ducts			
Wood/Shingle		(6) Ceilings		No. of Elec. Outlets							Ground Area = 682 SF Floor Area = 1364 SF.				
Aluminum/Vinyl				Many X Ave. Few								Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			
Brick				(13) Plumbing							Building Areas				
Insulation		(7) Excavation		1 Average Fixture(s)								Stories Exterior Foundation Size Cost New Depr. Cost			
(2) Windows		Basement: 0 S.F.		2 3 Fixture Bath							2 Story Siding Slab 682				
Many		Crawl: 0 S.F.		2 Fixture Bath								Total: 188,777 141,582			
Avg. X Avg.		Slab: 682 S.F.		Softener, Auto							Other Additions/Adjustments				
Few		Height to Joists: 0.0		Softener, Manual								Plumbing			
Wood Sash		(8) Basement		Solar Water Heat							Average Fixture(s) 1 2,234 1,675				
Metal Sash		Conc. Block		No Plumbing								3 Fixture Bath 1 7,025 5,269			
Vinyl Sash		Poured Conc.		Extra Toilet							Porches				
Double Hung		Stone		Extra Sink								WCP (1 Story) 29 2,612 1,959			
Horiz. Slide		Treated Wood		Separate Shower							Deck				
Casement		Concrete Floor		Ceramic Tile Floor								Treated Wood 127 3,346 2,509			
Double Glass		(9) Basement Finish		Ceramic Tile Wains							Balcony				
Patio Doors				Ceramic Tub Alcove								Wood Balcony 212 10,776 8,082			
Storms & Screens				Vent Fan							Wood Balcony 135 6,862 5,146				
(3) Roof				(14) Water/Sewer								Water/Sewer			
X Gable		Recreation SF		1 Public Water							Public Water 1 1,968 1,476				
Hip		Living SF		1 Public Sewer								Public Sewer 1 1,968 1,476			
Flat		Walkout Doors (B)		Water Well							Built-Ins				
X Asphalt Shingle		No Floor SF		1000 Gal Septic								Appliance Allow. 1 4,088 3,066			
Chimney: Brick		Walkout Doors (A)		2000 Gal Septic							Fireplaces				
		(10) Floor Support		Lump Sum Items:								Prefab 1 Story 1 3,770 2,827			
		Joists:		1							Lump Sum Items				
		Unsupported Len:										END UNIT			
		Cntr.Sup:									Totals: 5,000 3,750				
												238,426 178,817			
											<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

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



UNIT 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-VACAN Zoning: NTL P Building Permit(s) Date Number Status

SUNSET SHORES DR School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 12 2024 Est TCV 0

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

Tax Description L190 P422/77 L185 0279/76 L203 P951/78 L207 P739/79 LOTS 1 THRU 44 & PARK EXC LOT 31 & S 1/2 OF LOT32 ACREAGE INCLUDED IN 111-002-00 SUNSET HAVEN. SEC 11 T29N R14W.

Comments/Influences Improved X Vacant Land Value Estimates for Land Table 090.090 EXEMPT * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value EXEMPT - PARK 111.000 Acres 10,000 100 1,110,000 111.00 Total Acres Total Est. Land Value = 1,110,000

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/05/2021	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 04/28/2017	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2022	0	0	0			0
			2021	0	0	0			0

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

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

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

S SUNSET SHORES DR School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address P.R.E. 0% MAP #: 12

US GOVT NATL PARK 2024 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

9922 W FRONT ST Improved X Vacant Description Frontage Depth Front Depth Rate %Adj. Reason Value

EMPIRE MI 49630 Public Improvements * Factors * LK MI "A" 18000 100.43 130.00 0.8937 0.7214 18000 100 1,165,532

Tax Description LK MI "A" 18000 50.03 130.00 0.8937 0.7214 18000 100 580,619

L296 P656-660/89 LOT 31 & S 1/2 LOT 32 150 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 1,746,150

SUNSET HAVEN. SEC 11 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

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

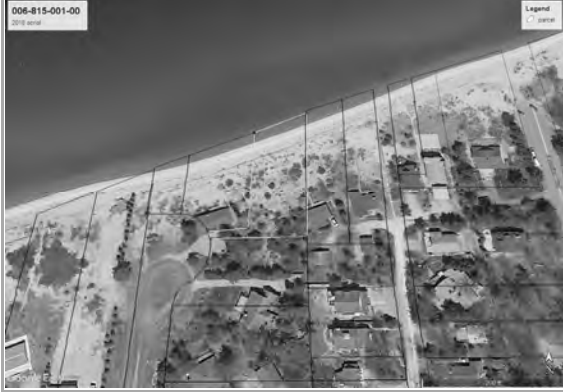
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACDONALD GARY A & ELIZAB	MACDONALD ELIZABETH S TRU	0	12/15/2010	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
PETRIE GEORGE R MD FAMILY	MACDONALD GARY A & ELIZAB	1,350,000	05/09/2008	WD	03-ARM'S LENGTH	978/382	DEED	100.0
PETRIE FAMILY TRUST		0	05/01/2008	QC	03-ARM'S LENGTH	978/379	DEED	0.0
PETRIE GEORGE R & JANE E	PETRIE GEORGE R MD FAMILY	0	06/09/2004	QC	09-FAMILY	811:369	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S SYLVAN CT	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 11/01/2018					
Owner's Name/Address	MAP #: 33					
MACDONALD ELIZABETH S TRUST MACDONALD SARA & MACDONALD LORA PO BOX 73 GLEN ARBOR MI 49636	2024 Est TCV 1,529,514					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
Public Improvements			* Factors *								
Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Gravel Road			LK MI "A"	18000	105.57	221.55	0.9765	0.8242	18000	100	1,529,514
Paved Road			106 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 1,529,514								

Tax Description	Topography of Site
L175 P73/74 L335 P719/92 L811 P369/04 LOT 1 SYLVAN SHORES SEC 22 T29N R14W.	Level
Comments/Influences	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	764,800	0	764,800			619,862C
2023	679,800	0	679,800			590,345C
2022	568,000	0	568,000			562,234C
2021	632,100	0	632,100			544,273C



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County of Leelanau, Michigan

Who	When	What
TPC	03/30/2018	INSPECTED
TPC	03/27/2017	INSPECTED
TPC	11/02/2016	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COHEN ALBERT & SUSAN	COHEN SUSAN E TRUST	0	05/08/2020	WD	09-FAMILY	2020003335	PROPERTY TRANSFER	0.0
COHEN ALBERT	COHEN ALBERT & SUSAN	0	10/13/2009	QC	09-FAMILY	1031-447QC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5761 S SYLVAN CT	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/30/2014	PM14-0198	
Owner's Name/Address	P.R.E. 0%		Plumbing	04/30/2014	PP14-0080	
COHEN SUSAN E TRUST 1245 PIERCE ST BIRMINGHAM MI 48009	MAP #: 33					
	2024 Est TCV 2,195,623 TCV/TFA: 1260.4					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements			* Factors *								
L383 P308 L383 P474 & 475 L398 P360 & 361/94 L708 P617/03 LOT 2 SYLVAN SHORES SEC 22 T29N R14W. AS TENANTS IN COMMON				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences				LK MI "A"	18000	128.00	167.70	0.9306	0.7688	18000	100	1,648,431
				128 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =						1,648,431		

Tax Description	Land Improvement Cost Estimates				
	Description	Rate	Size	% Good	Cash Value
L383 P308 L383 P474 & 475 L398 P360 & 361/94 L708 P617/03 LOT 2 SYLVAN SHORES SEC 22 T29N R14W. AS TENANTS IN COMMON	Dirt Road				
Comments/Influences	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	Electric				
	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				
	D/W/P: Crushed Rock	2.33	1400	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
	Level	2024	824,200	273,600	1,097,800			419,305C
Rolling	2023	732,600	206,100	938,700			399,339C
Low	2022	592,200	177,500	769,700			380,323C
High	2021	673,200	163,100	836,300			368,174C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



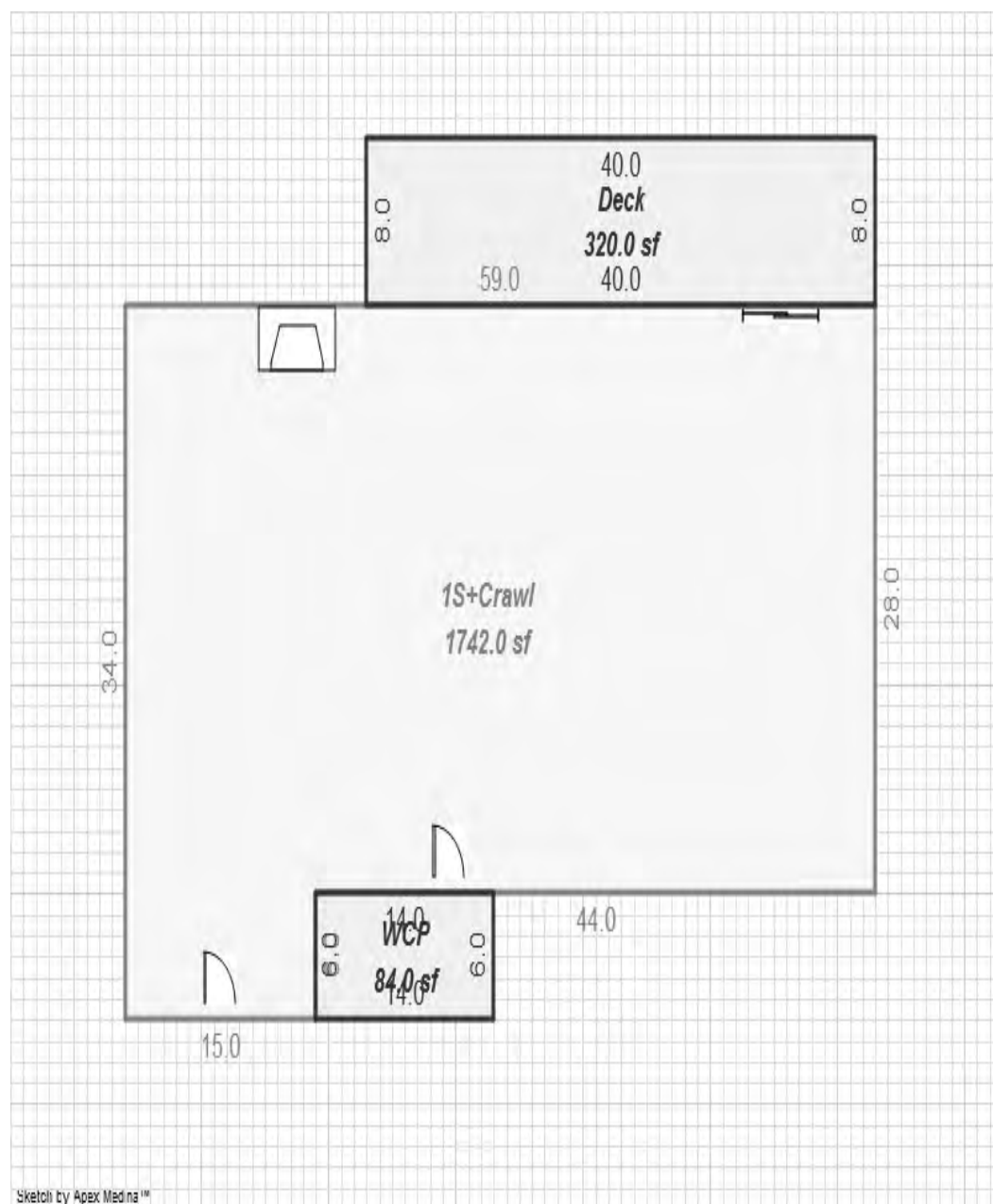
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/15/2012	INSPECTED	2024	824,200	273,600	1,097,800			419,305C
WAS	09/17/2007	INSPECTED	2023	732,600	206,100	938,700			399,339C
			2022	592,200	177,500	769,700			380,323C
			2021	673,200	163,100	836,300			368,174C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior	X 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			Class: C +10 Effec. Age: 25 Floor Area: 1,742 Total Base New : 279,347 Total Depr Cost: 209,497 Estimated T.C.V: 544,692			84 WCP (1 Story) 320 Treated Wood		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1742 SF Floor Area = 1742 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls C 10 Blt 1976		Totals: 279,347 209,497		Notes: ECF (4085 LAKE MICHIGAN) 2.600 => TCV: 544,692						
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 244,975 183,718		Other Additions/Adjustments								
1976	0	Ex	X Ord	Min	Ex. X Ord. Min			1 Story Siding Crawl Space 1,742			3 Fixture Bath 1 4,777 3,583		3 Fixture Bath 1 5,002 3,751		Solar Water Heat 1 5,973 4,480					
Condition: Average		Lg X Ord Small		No. of Elec. Outlets			Plumbing			Porches		Deck		Built-Ins		Fireplaces				
Room List		Doors	Solid	X H.C.	Many X Ave. Few			(13) Plumbing			WCP (1 Story) 84 4,488 3,366		Treated Wood 320 5,798 4,348		Appliance Allow. 1 2,845 2,134		Interior 1 Story 1 5,489 4,117			
Basement	5 1st Floor	(5) Floors		Average Fixture(s)			Public Water			Totals: 279,347 209,497		Plumbing								
2nd Floor	2 Bedrooms	Kitchen: Linoleum Other: Carpeted Other: Slate/Stone		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			Public Sewer			Water/Sewer		Water Well		1000 Gal Septic		2000 Gal Septic				
(1) Exterior		(6) Ceilings		(12) Electric			Water Well			Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		150 Amps Service			1000 Gal Septic			Water Well, 100 Feet		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		
X	Insulation	(7) Excavation		No. of Elec. Outlets			Plumbing			Porches		Deck		Built-Ins		Fireplaces		Interior 1 Story		
(2) Windows		Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1742 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			WCP (1 Story) 84 4,488 3,366			Treated Wood 320 5,798 4,348		Appliance Allow. 1 2,845 2,134		Interior 1 Story 1 5,489 4,117			
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 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing			Porches		Deck		Built-Ins		Fireplaces		Interior 1 Story		
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/Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	
X	Asphalt Shingle	(10) Floor Support		Joists: 2X12X12 Unsupported Len: 12 Cntr.Sup:			Lump Sum Items:			Plumbing			Water/Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONKLIN RUTH VAN NICE TRU	CONKLIN RUTH VAN NICE TRU	0	07/12/2023	QC	09-FAMILY	2023003056	DEED	0.0
CONKLIN RUTH	CONKLIN RUTH VAN NICE TRU	0	08/18/2004	WD	03-ARM'S LENGTH	820:62	OTHER	0.0


Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5783 S SYLVAN CT	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/20/2021	PM21-0898	100% FINIS
	P.R.E. 100% 11/30/2020		Electrical	10/01/2021	PE21-0678	100% FINIS
Owner's Name/Address	MAP #: 33		Mechanical	10/18/2017	PM17-0644	100% FINIS
CONKLIN RUTH VAN NICE TRUST P O BOX 343 GLEN ARBOR MI 49636	2024 Est TCV 1,047,722 TCV/TFA: 491.89		ADDITION/ALTERATION	10/29/1998	98000695	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L246 P376 L356 P576/93 L820 P62/04 LOT 3 SYLVAN SHORES. SEC 22 T29N R14W.	X		Dirt Road	4200	100.00	200.00	1.0000	0.9821	4200	100	412,475
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 412,475							

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

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

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

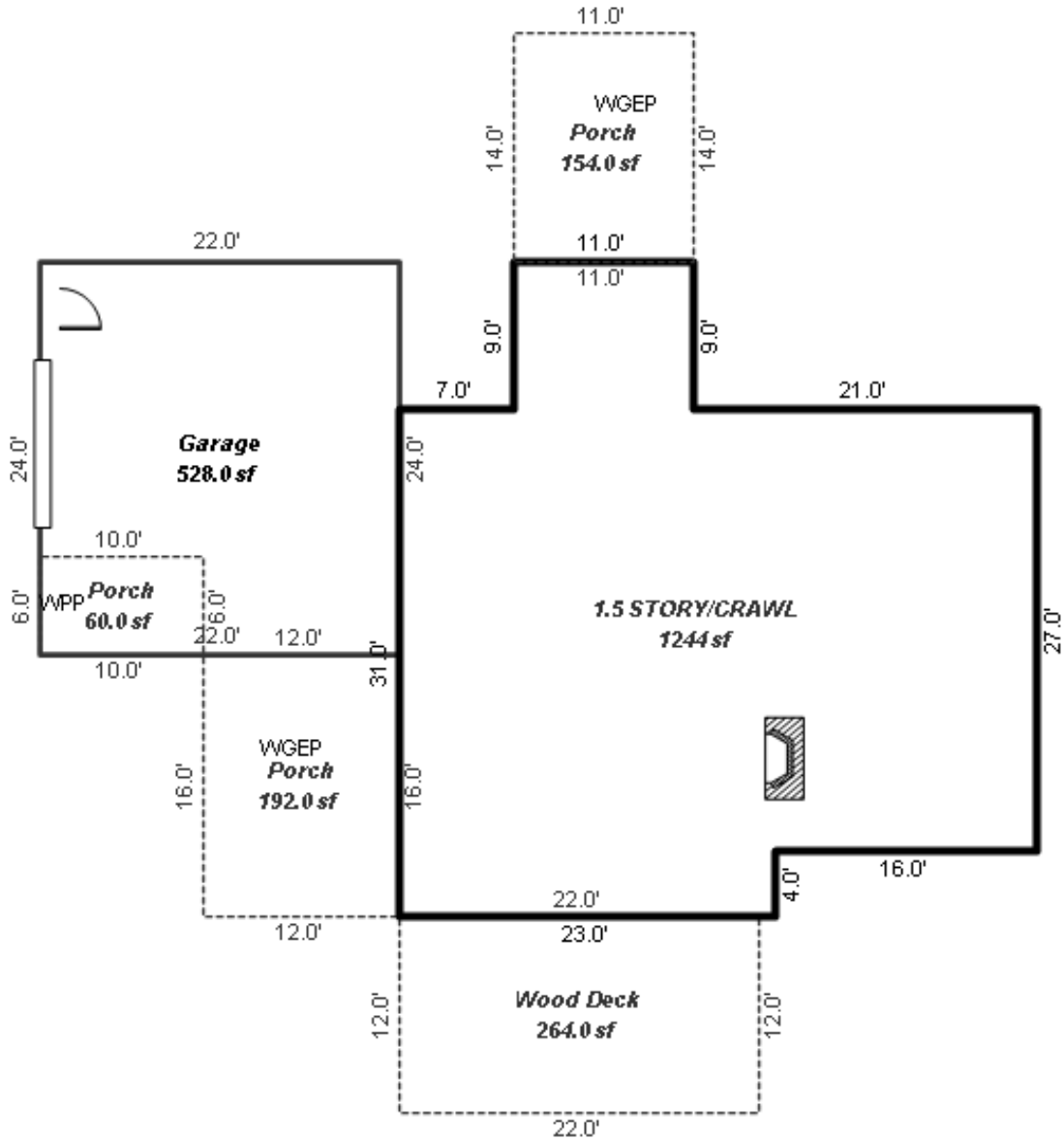
	Who	When	What	2024	206,200	317,700	523,900			318,746C
	TPC 05/02/2022	INSPECTED		2023	196,400	296,000	492,400			303,568C
	TPC 05/10/2021	INSPECTED		2022	200,000	253,900	453,900			286,541C
	TPC 11/28/2012	INSPECTED		2021	200,000	275,300	475,300			277,388C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: 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	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							154 192 60 264	WGEP (1 Story) WGEP (1 Story) WPP Pine									
Building Style: 1.5 STORY		X	Ex	Ord	Min	Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,130 Total Base New : 412,992 Total Depr Cost: 330,393 Estimated T.C.V: 627,747													
Yr Built 1993	Remodeled 1998	X	Lg	Ord	Small	(12) Electric 200 Amps Service			E.C.F. X 1.900													
Condition: Average		Size of Closets			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1244 SF Floor Area = 2130 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 1993									
Room List		(5) Floors			No. of Elec. Outlets Many X Ave. Few			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Basement	5 1st Floor	Kitchen: Other: Hardwood Other: Carpeted			(13) Plumbing			1.5 Story			Siding		Crawl Space		1,244							
2 2nd Floor	3 Bedrooms	Other: Carpeted			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		Overhang		264		Total:		293,271		234,616	
(1) Exterior		(6) Ceilings			(14) Water/Sewer			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		2,234		1,787			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			3 Fixture Bath		1		7,025		5,620					
X	Insulation	(7) Excavation			Lump Sum Items:			Water/Sewer			2 Fixture Bath		1		4,707		3,766					
(2) Windows		Basement: 0 S.F. Crawl: 1244 S.F. Slab: 0 S.F. Height to Joists: 0.0						Water/Sewer			1000 Gal Septic		1		5,796		4,637					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Porches			Water Well, 100 Feet		1		6,421		5,137						
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						WGEP (1 Story) WGEP (1 Story) WPP			Deck		Pine w/Roof (Deck Portion)		264		4,335		3,468			
(3) Roof		(9) Basement Finish						Garages			Pine w/Roof (Roof portion)		264		5,924		4,739					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener			528		36,696		29,357						
X	Asphalt Shingle	(10) Floor Support						Built-Ins			1		-3,205		-2,564							
Chimney: Stone		Joists: 2X12X16 Unsupported Len: Cntr.Sup:						<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			1		703		562							

*** 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.
BULLISS GEORGE W III & JA	BULLISS GEORGE W III &	0	08/08/2019	QC	09-FAMILY	2019004361	PROPERTY TRANSFER	0.0
BULLISS PATRICIA R	BULLIS GEORGE W JR	0	11/10/2016	QC	06-COURT JUDGEMENT	1284P566	OTHER	0.0
BULLISS JANE L	BULLISS JANE L TRUST	0	06/29/2002	AFF	07-DEATH CERTIFICATE	655P944	OTHER	0.0
BULLISS GEORGE W JR & JAN	BULLISS GEORGE W JR TRUST	0	03/30/2000	QC	09-FAMILY	539P673	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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5803 S SYLVAN CT	School: GLEN LAKE COMMUNITY SCH DIST	Res. Add/Alter/Repair	08/12/2003	PB03-0471		
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Owner's Name/Address	P.R.E. 0%	ELECTRICAL	08/12/2003	PE03-0479		
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BULLISS GEORGE W III & AXTELL KATHERINE ANNE 2263 CRESCENT WOODS TRAVERSE CITY MI 49685	MAP #: 33	PLUMBING	08/12/2003	PP03-0326		
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	2024 Est TCV 869,091 TCV/TFA: 672.67					
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X	Improved	Vacant	Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES			
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Public Improvements		* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SYLVAN CT 4200	100.00	213.00	1.0000	0.9977	4200	100		419,020
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100 Actual Front Feet, 0.49 Total Acres								Total Est. Land Value =	419,020
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Land Improvement Cost Estimates					
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Description	Rate	Size	% Good	Cash Value
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D/W/P: Patio Blocks	19.40	66	0	0
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D/W/P: 3.5 Concrete	7.80	115	0	0
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D/W/P: Crushed Rock	2.55	2300	0	0
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Residential Local Cost Land Improvements					
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
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Total Estimated Land Improvements True Cash Value =				5,000
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Topography of Site							
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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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Who	When	What	2024	209,500	225,000	434,500			187,394C
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TPC 11/28/2012 INSPECTED			2023	199,500	209,700	409,200			178,471C
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WAS 09/17/2007 INSPECTED			2022	200,000	179,900	379,900			169,973C
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			2021	200,000	177,000	377,000		377,000C	164,544C
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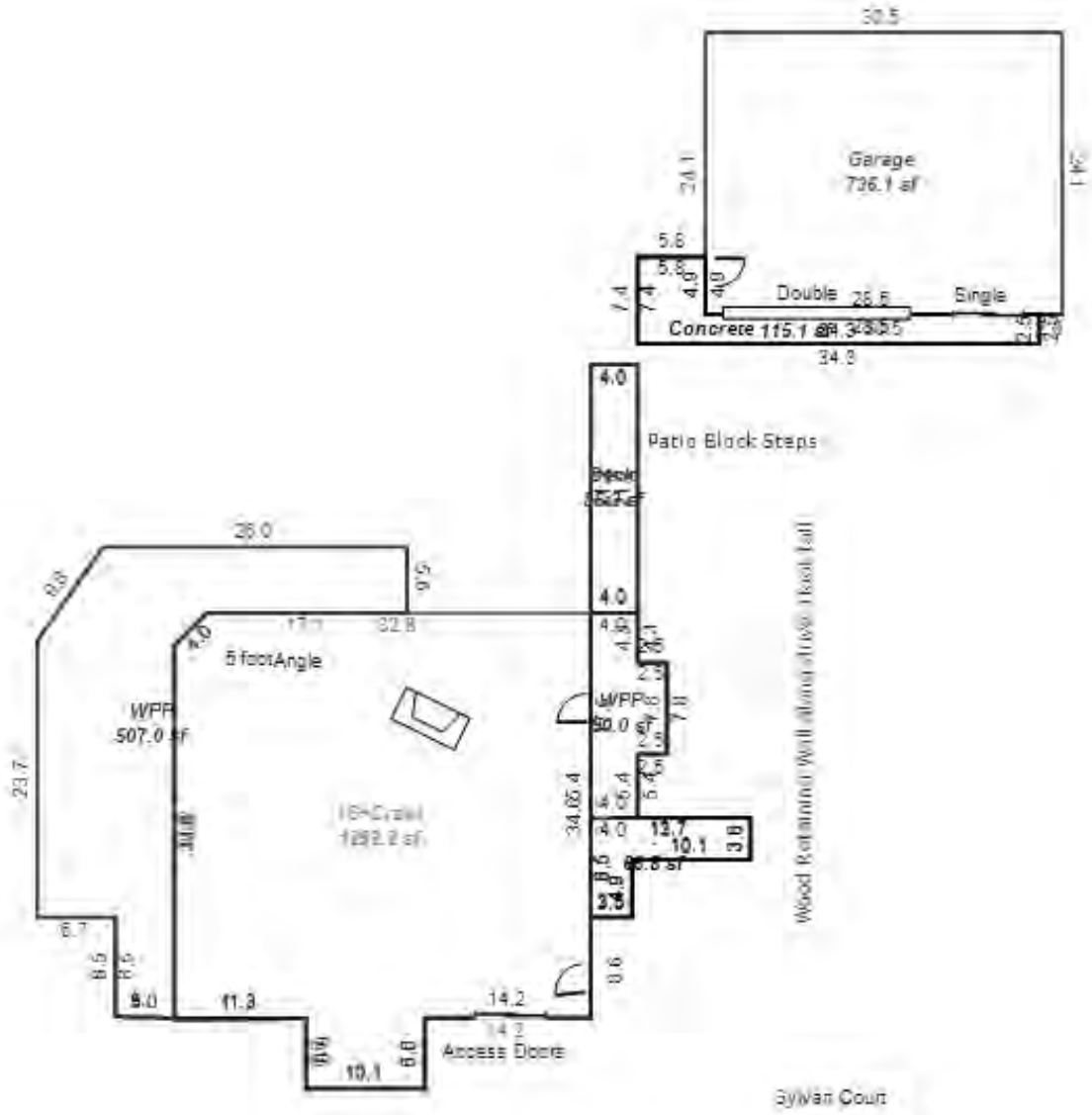
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal 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: 1984 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 736 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: BC Effec. Age: 30 Floor Area: 1,292 Total Base New : 334,643 Total Depr Cost: 234,248 Estimated T.C.V: 445,071		90	WPP	Bsmnt Garage:			
Building Style: 1 STORY		X	Drywall Plaster X Paneled Wood T&G	(12) Electric		200 Amps Service		E.C.F. X 1.900		507	WPP	Carport Area: Roof:			
Yr Built Remodeled 1977 1984		Trim & Decoration		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1292 SF Floor Area = 1292 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		85	Treated Wood	Cls BC Blt 1977			
Condition: Average		Ex	X Ord	Min	200 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Lg	X Ord	Small	(13) Plumbing		1 Story Siding Basement		1,292		246,422		172,495		
Basement	6 1st Floor	(5) Floors		Average Fixture(s)		Other Additions/Adjustments		Plumbing		3 Fixture Bath		1 7,025		4,917	
2nd Floor	3 Bedrooms	Kitchen: Linoleum Other: Carpeted Other:		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		Water/Sewer		1000 Gal Septic		1 5,796		4,057	
(1) Exterior		(6) Ceilings		(14) Water/Sewer		Public Water Public Sewer Water Well		Porches		Water Well, 100 Feet		1 6,421		4,495	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		2		1000 Gal Septic 2000 Gal Septic		WPP		Deck		90 3,594		2,516	
X	Insulation	(7) Excavation		Lump Sum Items:				WPP		Treated Wood		507 11,245		7,871	
(2) Windows		Basement: 1292 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Deck		Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)		85 2,558		1,791	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement				Garages		Base Cost		736 36,012		25,208	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish						Door Opener		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		2 1,405		983	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor						Built-Ins		Basement Garage: 1 Car		1 2,965		2,075	
(3) Roof		(10) Floor Support						Appliance Allow.		Fireplaces		1 4,088		2,862	
Gable Hip Flat	X Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Interior 1 Story		Totals:		1 7,112		4,978	
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:						Totals:		334,643		234,248		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Chimney: Stone															

*** 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.
BAREMAN MARK & MARILYN	BAREMAN LIVING TRUST	1	08/23/2011	WD	15-LADY BIRD	2011 1095-372	DEED	0.0
DRAKE JOEL & DENISE	BAREMAN MARK & MARILYN	830,000	04/28/2006	WD	03-ARM'S LENGTH	899:170	OTHER	100.0
SMITH	DRAKE	213,500	03/20/1992	WD	03-ARM'S LENGTH	338:833	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5823 S SYLVAN CT	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	10/15/2001	2001-6748	100% FINIS
	P.R.E. 0%		GARAGE	10/11/2001	1902	
Owner's Name/Address	MAP #: 33					
BAREMAN MARK & MARILYN J 0-3271 RIVER HILL DR NW GRAND RAPIDS MI 49534	2024 Est TCV 1,089,909 TCV/TFA: 471.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L316 P467/90 L338 P833/92 L899 P170/06 LOT 5 SYLVAN SHORES. SEC 22 T29N R14W. Comments/Influences	X			SYLVAN CT 4200	100.00	215.50	1.0000	1.0006	4200	100	420,244
MLS 1661050 \$863,500	X			100 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 420,244							
	X			Land Improvement Cost Estimates							
				Description				Rate	Size % Good	Cash Value	
				D/W/P: 3.5 Concrete				6.77	782 0	0	
				Wood Frame				29.31	108 50	1,582	
				Residential Local Cost Land Improvements							
				Description				Rate	Size % Good	Cash Value	
				LAND IMPROVEMENTS 75				7,500.00	1 100	7,500	
				Total Estimated Land Improvements True Cash Value = 9,082							

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



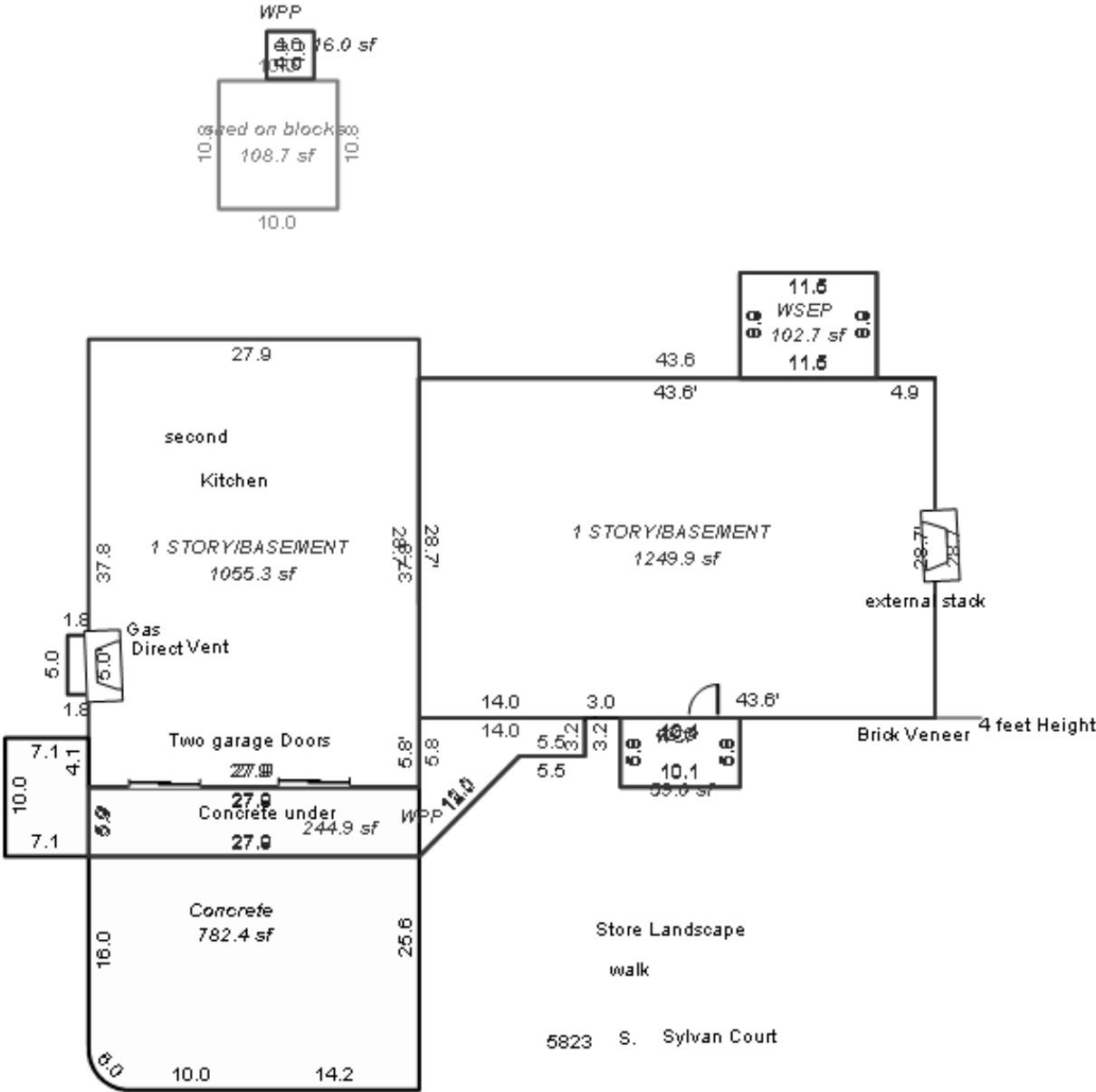
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,100	334,900	545,000			481,908C
2023	200,100	312,000	512,100			458,960C
2022	200,000	267,700	467,700			437,105C
2021	200,000	262,100	462,100			423,142C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 16 102 244 59	Type WPP WSEP (1 Story) WPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	1	Class: C +10 Effec. Age: 25 Floor Area: 2,313 Total Base New : 463,609 Total Depr Cost: 347,675 Estimated T.C.V: 660,583	E.C.F. X 1.900	Bsmnt Garage: 2 Car Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace							
Yr Built 1975	Remodeled 2001	Ex	X	Ord	Min	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 1975				
Condition: Average		Size of Closets		No./Qual. of Fixtures			150 Amps Service		(11) Heating System: Forced Heat & Cool					
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Ground Area = 2304 SF Floor Area = 2313 SF.						
3	Basement	(5) Floors		Many			X	Ave.	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
3	1st Floor	Kitchen:		Ex.			X	Ord.	Building Areas					
2	2nd Floor	Other: Carpeted		X			Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost					
6	Bedrooms	Other:		1			Average Fixture(s)	1 Story Siding Basement 1,249						
(1) Exterior		(6) Ceilings		4			3 Fixture Bath	1 Story Siding Basement 1,055						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		2			Fixture Bath	1 Story Siding Overhang 9						
X	Insulation	X		2			Softener, Auto	Total: 363,106 272,301						
(2) Windows		(7) Excavation		2			Softener, Manual	Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	2			Solar Water Heat	Recreation Room 1539 30,595 22,946						
Basement: 2304 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		2			No Plumbing	Exterior						
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		2			Extra Toilet	Brick Veneer						
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		2			Extra Sink	Basement, Outside Entrance, Above Grade		1 1,923 1,442				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2			Separate Shower	Plumbing						
(3) Roof		1539 Recreation SF		2			Ceramic Tile Floor	Average Fixture(s)		1 1,518 1,138				
X	Gable Hip Flat	Gambrel Mansard Shed	Living SF	2			Ceramic Tile Wains	3 Fixture Bath		3 14,332 10,749				
X	Asphalt Shingle	1 Walkout Doors (A)		2			Ceramic Tub Alcove	Water/Sewer						
Chimney: Brick		(10) Floor Support		2			Vent Fan	1000 Gal Septic		1 5,002 3,751				
		Joists: 2X10X12		2			Water Well	Water Well, 100 Feet		1 5,973 4,480				
		Unsupported Len: Cntr.Sup:		2			Public Water	Porches						
				2			Public Sewer	WSEP (1 Story)		102 6,250 4,687				
				2			Water Well	WPP		244 5,058 3,793				
				2			1000 Gal Septic	WCP (1 Story)		59 3,577 2,683				
				2			2000 Gal Septic	WPP		16 872 654				
				2			Lump Sum Items:	Garages						
				2				Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
				2				Basement Garage: 2 Car		1 3,734 2,800				
				2				Door Opener		2 1,124 843				
				2				<<<<< 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.
GLEN ARBOR 1031 LLC	LIPPITT SANDY L AGREEMENT	0	03/31/2006	QC	09-FAMILY	896:239	OTHER	100.0
RYCUS JUDITH S &	GLEN ARBOR 1031 LLC	675,000	09/06/2005	WD	03-ARM'S LENGTH	870:411	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5843 S SYLVAN CT	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	08/14/1991	91000213	
Owner's Name/Address	P.R.E. 0%					
LIPPITT SANDY L AGREEMENT OF TRUST 30500 NORTHWESTERN HWY SUITE 200 FARMINGTON MI 48334	MAP #: 33					
	2024 Est TCV 862,869 TCV/TFA: 435.35					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L860 P615/05 L870 P411/05 L896 P239/06 LOT 6 SYLVAN SHORES. SEC 22 T29N R14W. Comments/Influences	X			SYLVAN CT 4200	100.00	215.50	1.0000	1.0006	4200	100	420,244
MLS 1648687 \$695,000	X			100 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 420,244							
	X			Land Improvement Cost Estimates							
				Description				Rate	Size % Good	Cash Value	
				D/W/P: 3.5 Concrete				6.77	56 0	0	
				D/W/P: 3.5 Concrete				6.77	117 0	0	
				Residential Local Cost Land Improvements							
				Description				Rate	Size % Good	Cash Value	
				LAND IMPROVEMENTS 5				5,000.00	1 100	5,000	
				Total Estimated Land Improvements True Cash Value = 5,000							



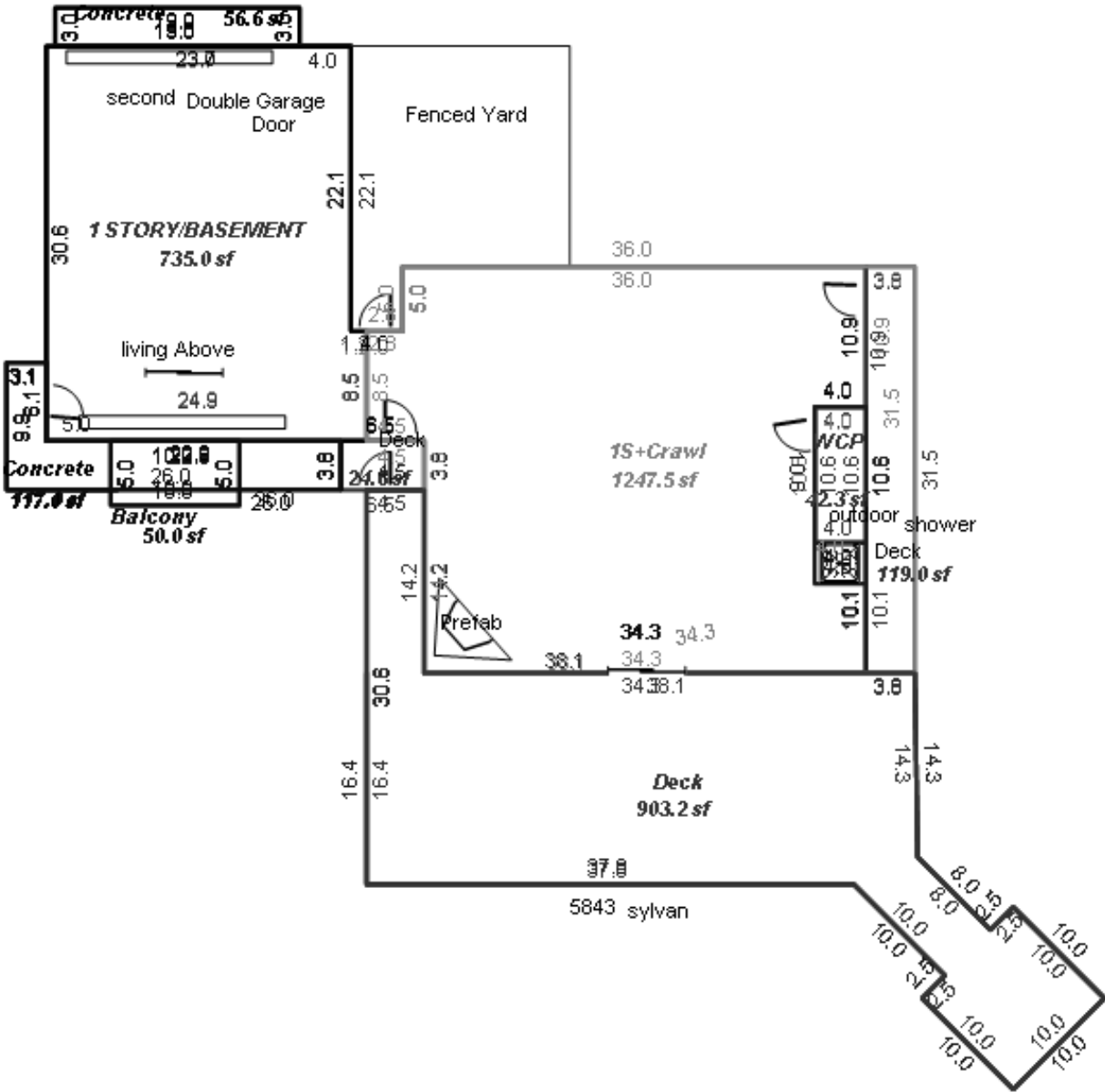
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	210,100	221,300	431,400			397,489C
Rolling	2023	200,100	206,200	406,300			378,561C
Low	2022	200,000	176,900	376,900			360,535C
High	2021	200,000	174,100	374,100			349,018C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
WAS 11/10/2010 INSPECTED							
WAS 09/17/2007 APPRAISAL							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area Type 42 WCP (1 Story) 1046 Treated Wood 50 Wood Balcony 24 Brzwy, FW		Year Built: 91 Car Capacity: 3.5 Class: C 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: 735 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																															
Building Style: 1.5 STORY		X	Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace																																																																																																															
Yr Built 1981	Remodeled 1991		Trim & Decoration		(12) Electric																																																																																																															
Condition: Average			Ex X Ord Min		100 Amps Service																																																																																																															
Room List			Lg X Ord Small		No./Qual. of Fixtures																																																																																																															
4	Basement 1st Floor 2nd Floor 3 Bedrooms		Doors Solid X H.C.		Ex. X Ord. Min																																																																																																															
(1) Exterior			(5) Floors		No. of Elec. Outlets																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Carpeted Other:		(13) Plumbing																																																																																																															
X	Insulation		(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																																																																																																															
(2) Windows			X Drywall		(14) Water/Sewer																																																																																																															
X	Many Avg. Few Large Avg. Small		(7) Excavation		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		Basement: 0 S.F. Crawl: 1247 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			(10) Floor Support																																																																																																																	
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																	
			Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																																																																																																	
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1247 SF Floor Area = 1982 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>1,247</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>735</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>249,421</td> <td>174,593</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th></th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,777</td> <td>3,344</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>1,398</td> <td>979</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>3,501</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,973</td> <td>4,181</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>42</td> <td>2,880</td> <td>2,016</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td>50</td> <td>2,095</td> <td>1,466</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>735</td> <td>36,625</td> <td>25,637</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,381</td> <td>-967</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,124</td> <td>787</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>1,991</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>2,624</td> <td>1,837</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,247			1 Story	Siding	Overhang	735			Total:				249,421	174,593		Quantity	Unit Cost	Total Cost	3 Fixture Bath	1	4,777	3,344	Separate Shower	1	1,398	979	Water/Sewer				1000 Gal Septic	1	5,002	3,501	Water Well, 100 Feet	1	5,973	4,181	Porches				WCP (1 Story)	42	2,880	2,016	Balcony				Wood Balcony	50	2,095	1,466	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	735	36,625	25,637	Common Wall: 1/2 Wall	1	-1,381	-967	Door Opener	2	1,124	787	Built-Ins				Appliance Allow.	1	2,845	1,991	Fireplaces				Wood Stove	1	2,624	1,837	Deck			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
THATCHER BECKY B	THATCHER BECKY B	0	09/07/2023	QC	09-FAMILY	2023003904	PROPERTY TRANSFER	0.0				
THATCHER KENNETH C & BARB	THATCHER BECKY B	0	12/22/2020	QC	09-FAMILY	2020009030	PROPERTY TRANSFER	0.0				
THATCHER BARBARA B	THACHER KENNETH C	0	05/30/2005	AFF	07-DEATH CERTIFICATE	1215P800	OTHER	0.0				
THATCHER KENNETH C & BARB	THATCHER KENNETH C & BARB	0	02/28/1997	QC	09-FAMILY	440P656	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
5863 S SYLVAN CT		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/19/2022	PM22-0798	100% FINIS				
Owner's Name/Address		P.R.E. 100% 12/22/2020		Mechanical		12/09/2015	PM15-0671	100% FINIS				
THATCHER BECKY B PO BOX 111 GLEN ARBOR MI 49636-0111		MAP #: 33		SHED		10/20/2015	2015-28	EXPIRED				
		2024 Est TCV 770,820 TCV/TFA: 419.15										
		X Improved	Vacant	Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES								
Tax Description		Public Improvements		* Factors *								
L232 P92 L440 P656/97 LOT 7 SYLVAN SHORES SEC 22 T29N R14W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		SYLVAN CT 4200 100.00 215.00 1.0000 1.0000 4200 100 420,000								
		Paved Road		100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 420,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	28.79	120	50	1,727				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
		Curb		Total Estimated Land Improvements True Cash Value = 3,227								
		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	210,000	175,400	385,400			145,106C	
		TPC 10/03/2022 INSPECTED			2023	200,000	163,200	363,200			138,197C	
		TPC 11/14/2017 INSPECTED			2022	200,000	128,300	328,300			130,093C	
		TPC 12/22/2016 INSPECTED			2021	200,000	117,900	317,900			125,938C	

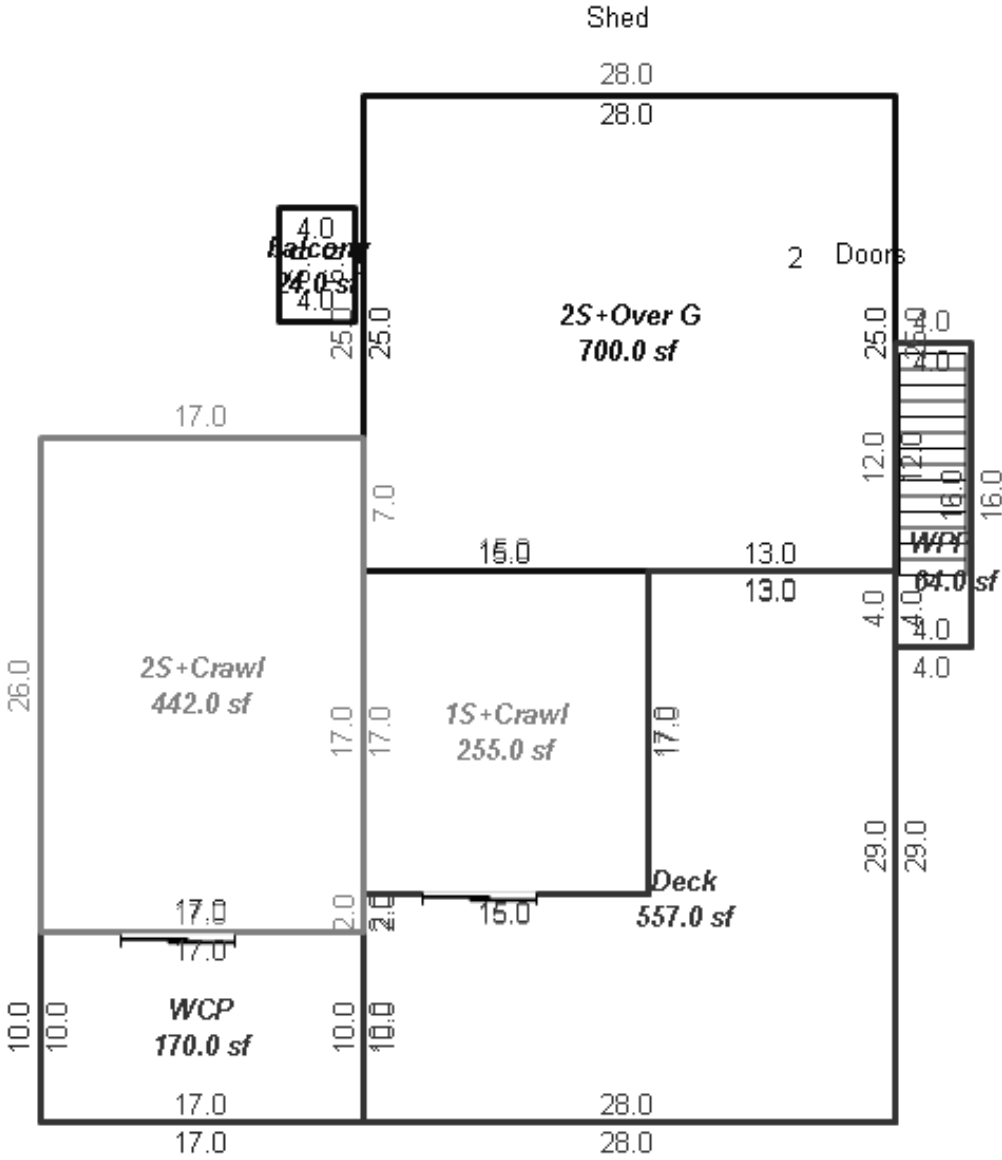


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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 170 557 24	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: 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: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: 2 Car Carport Area: Roof:									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,839 Total Base New : 272,473 Total Depr Cost: 177,108 Estimated T.C.V: 336,505			E.C.F. X 1.900											
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1397 SF Floor Area = 1839 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C		Blt 1900									
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Total:											
1900 197	1987	Ex	X	Ord		Min	Many	X	Ave.		Few	1	Average Fixture(s)	2	208,330	135,415								
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost														
Room List		Doors		Solid	X	H.C.	1	3 Fixture Bath	2	Fixture Bath	2	Softener, Auto	2	Softener, Manual	1	Solar Water Heat	1	No Plumbing	1	1000 Gal Septic	1	5,002	3,251	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments														
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 697 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			Average Fixture(s) 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) Water/Sewer 1000 Gal Septic Water Well, 100 Feet											
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Porches														
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Decks														
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 697 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			Treated Wood Wood Balcony															
X	Asphalt Shingle	Chimney: Brick		Basement: 0 S.F. Crawl: 697 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			Balcony														
				Basement: 0 S.F. Crawl: 697 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			Garages														
				Basement: 0 S.F. Crawl: 697 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)														
				Basement: 0 S.F. Crawl: 697 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			Base Cost														
				Basement: 0 S.F. Crawl: 697 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			Common Wall: 1 Wall														
				Basement: 0 S.F. Crawl: 697 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			Door Opener														
				Basement: 0 S.F. Crawl: 697 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			Basement Garage: 2 Car														
				Basement: 0 S.F. Crawl: 697 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														
				Basement: 0 S.F. Crawl: 697 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			Appliance Allow.														
				Basement: 0 S.F. Crawl: 697 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			1														
				Basement: 0 S.F. Crawl: 697 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			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

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Building Type	Barn - General Purpose			
Year Built	1950			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 160			
Height	16			
Heating System	No Heating/Cooling			
Length/Width/Area	50 x 30 = 1500			
Cost New	\$ 36,960			
Phy./Func./Econ. %Good	30/100/100 30.0			
Depreciated Cost	\$ 11,088			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.000			
% Good	30			
Est. True Cash Value	\$ 11,088			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 11088 / All Cards: 11088				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLETTE MUSSELMAN CAROL	TALL TIMBER UNIT 2 LLC	0	11/06/2023	WD	21-NOT USED/OTHER	2023004983	PROPERTY TRANSFER	0.0
SCHAEFER C ENRICO & NANCY	WILLETTE CAROL MUSSELMAN	100,000	03/01/2011	WD	03-ARM'S LENGTH	1080-813	OTHER	100.0
DOWDY DOUGLAS R	SCHAEFER C ENRICO & NANCY	120,000	11/21/2005	WD	03-ARM'S LENGTH	882:58	OTHER	100.0
KEPPELMAN HELENE H	DOWDY DOUGLAS R	94,000	05/23/2003	WD	03-ARM'S LENGTH	733:178	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TALL TIMBER 1	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17					
TALL TIMBER UNIT 2 LLC 4114 N BEACH ST SANFORD MI 48657-9563	2024 Est TCV 229,351 TCV/TFA: 764.50					

X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H818 TALL >300SQFT STUDIO	1	Units	110000.00000	100			110,0
			0.00	Total Acres	Total Est.	Land Value =	110,000

Tax Description
L387 P824/94 DC L733 P175/03 L733 P178/03
L882 P58/05 APARTMENT 1 TALL TIMBER
CONDOMINIUM REC IN L172 P251 SEC 14 T29N
R14W.

Comments/Influences
LOWER, SPRUCE, 297 SQ FT STUDIO
STUDIO
297SQ FT
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



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County of Leelanau, Michigan

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

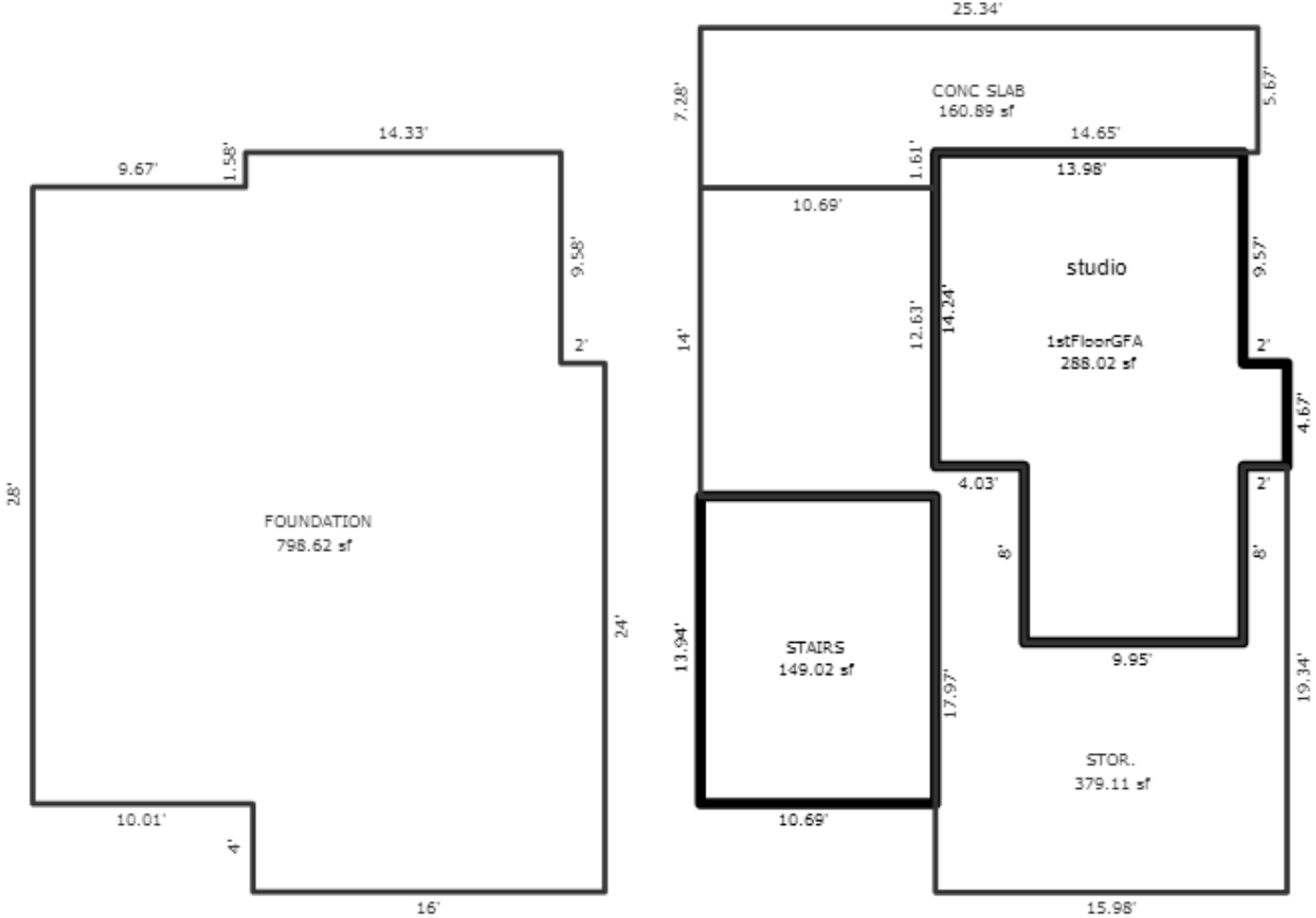
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	55,000	59,700	114,700			59,705C
2023	20,000	53,500	73,500			56,862C
2022	7,500	53,900	61,400			54,155C
2021	7,500	46,100	53,600			52,425C

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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 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 300 Total Base New : 63,148 Total Depr Cost: 44,204 Estimated T.C.V: 119,351	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 Cls BC Blt 1976
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min	0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof:			Roof:			
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 300 SF Floor Area = 300 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Slab 300 50,387 35,270		
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Deck			Treated Wood		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			X	Ave.	Few	Water/Sewer			Public Water		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 300 S.F. Height to Joists: 0.0		1			1			Public Sewer			Public Sewer		
(2) Windows		(8) Basement		1			1			Water Well			1000 Gal Septic 2000 Gal Septic		
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Appliance Allow.			Totals: 63,148 44,204		
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			Notes: SPRUCE LOWER - STUDIO			ECF (H818 TALL TIMBER) 2.700 => TCV: 119,351		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			63,148 44,204		
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			Lump Sum Items:			Totals:			63,148 44,204	
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			Notes: SPRUCE LOWER - STUDIO			ECF (H818 TALL TIMBER) 2.700 => TCV: 119,351		
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals:			63,148 44,204		

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

BUILDING A



Recorded in master deed as amount 297.14 SQ FT

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.
CARROLL JANICE K	POFFENBERGER J DWIGHT JR	215,000	06/05/2017	WD	03-ARM'S LENGTH	1297P303	PROPERTY TRANSFER	100.0
MULLIGAN LLC	CARROLL ROBERT W & JANICE	1	09/26/2012	WD	09-FAMILY	1138P655	PROPERTY TRANSFER	100.0
CARROLL ROBERT W	MULLIGAN LLC	1	05/05/2011	WD	03-ARM'S LENGTH	1086-886	PROPERTY TRANSFER	100.0
LEASOR GARY D & LINDA S	ROBERT W. CARROLL	225,000	08/04/2010	WD	03-ARM'S LENGTH	2010 1056_181W	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TALL TIMBER 4	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17					
POFFENBERGER J DWIGHT JR 903 ADAMS CROSSING UNIT 102 CINCINNATI OH 45202	2024 Est TCV 408,395 TCV/TFA: 635.14					

X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	160000.00000	100	160,0
			0.00	Total Acres	Total Est. Land Value =		160,000

Tax Description
L388 P305 L388 P307 L413 P758-759/95 UNIT
2 TALL TIMBER CONDOMINIUM REC IN LIBER
172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences
CEDAR, MID, END 2DBRM 1BATH
2BED/1BATH
643SQ FT
MID 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	80,000	124,200	204,200			114,955C
2023	40,000	111,400	151,400			109,481C
2022	15,000	112,200	127,200			104,268C
2021	15,000	95,900	110,900			100,938C

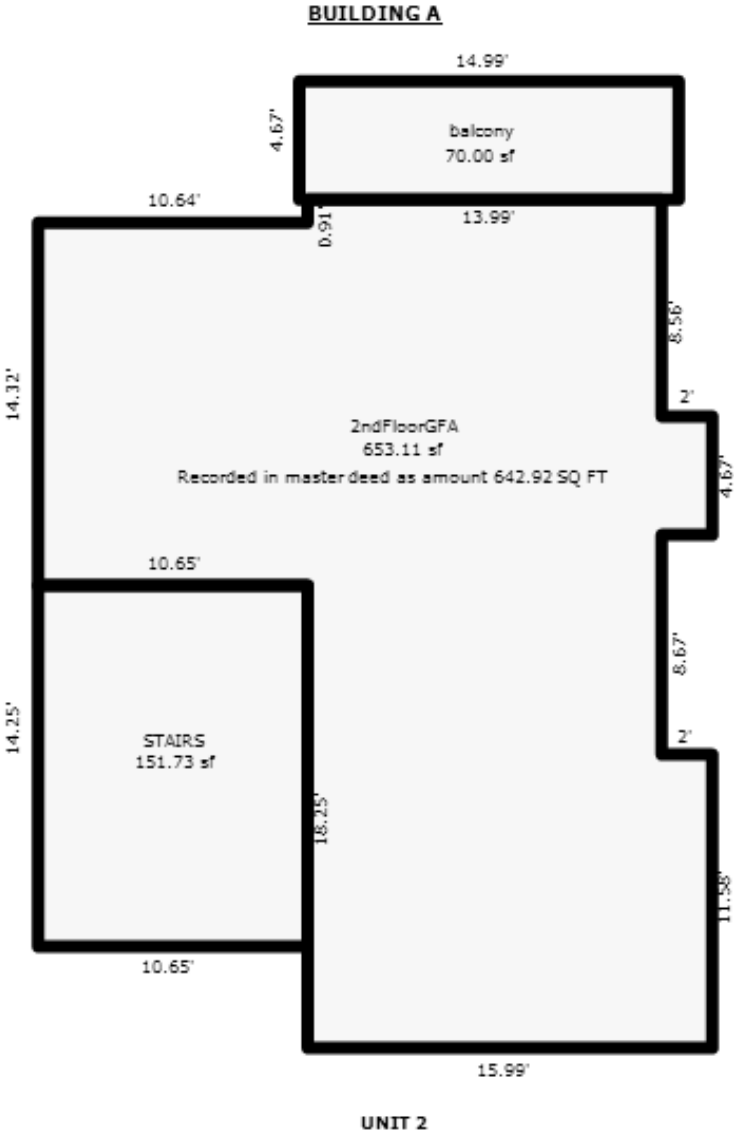
Who	When	What
TPC	06/28/2017	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brier 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: 643 Total Base New : 122,666 Total Depr Cost: 91,998 Estimated T.C.V: 248,395	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Wall Heat, Air Conditioning Ground Area = 643 SF Floor Area = 643 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 643 Total: 109,905 82,428				
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Notes: CEDAR MIDDLE			Totals:		248,395			
1976	2005	Ex	X Ord	Min	Many X Ave. Few			Notes: CEDAR MIDDLE			248,395				
Condition: Average		Lg X Ord Small		(13) Plumbing			Notes: CEDAR MIDDLE			248,395		248,395			
Room List		Doors	Solid X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: CEDAR MIDDLE			248,395		248,395		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric			Notes: CEDAR MIDDLE			248,395		248,395			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Notes: CEDAR MIDDLE			248,395		248,395			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Notes: CEDAR MIDDLE			248,395		248,395			
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 643 S.F. Height to Joists: 0.0		Many X Ave. Few			Notes: CEDAR MIDDLE			248,395		248,395			
(2) Windows		(7) Excavation		(14) Water/Sewer			Notes: CEDAR MIDDLE			248,395		248,395			
X	Many Avg. X Few	Large Avg. X Small	Basement: Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: CEDAR MIDDLE			248,395		248,395		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Notes: CEDAR MIDDLE			248,395		248,395			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: CEDAR MIDDLE			248,395		248,395			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Notes: CEDAR MIDDLE			248,395		248,395		
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes: CEDAR MIDDLE			248,395		248,395			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: CEDAR MIDDLE			248,395		248,395			

*** 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.
POFFENBERGER J DWIGHT JR	POFFENBERGER WILLIAM M	100,000	05/19/2017	QC	09-FAMILY	1295P734	PROPERTY TRANSFER	0.0
MIDGLEY MOLLY P	POFFENBERGER WILLIAM M	100,000	05/17/2017	QC	09-FAMILY	1295P735	PROPERTY TRANSFER	0.0
POFFENBERGER NANCY M	POFFENBERGER D JR & POFFE	0	07/28/2014	QC	09-FAMILY	1207P403	PROPERTY TRANSFER	0.0
POFFENBERGER NANCY M TRUS	POFFENBERGER NANCY M	0	07/21/2014	QC	03-ARM'S LENGTH	1207P401	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TALL TIMBER 6	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/09/2017	PE17-0561	100% FINIS
	P.R.E. 0%		Plumbing	10/09/2017	PP17-0258	100% FINIS
Owner's Name/Address	MAP #: 17		Res. Add/Alter/Repair	07/20/2017	PB17-0377	100% FINIS
POFFENBERGER WILLIAM M 5860 MIAMI RD CINCINNATI OH 45243	2024 Est TCV 579,474 TCV/TFA: 604.88					

X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H818 TALL MAPLE 950SQFT			1	Units	240000.00000	100 240,0
			0.00	Total Acres	Total Est. Land Value =	240,000

Tax Description
 L398 P946 L473 P781-784/98 APARTMENT 3
 TALL TIMBER CONDOMINIUM REC IN LIBER 172
 PAGE 251 SEC 14 T29N R14W.
 Comments/Influences
 MAPLE, UPPER & LOFT 3BDRM 2 BATH
 3BED/2BATH
 950 SQ FT
 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	169,700	289,700			108,031C
2023	60,000	152,200	212,200			102,887C
2022	35,000	153,400	188,400			97,988C
2021	35,000	131,100	166,100			94,858C



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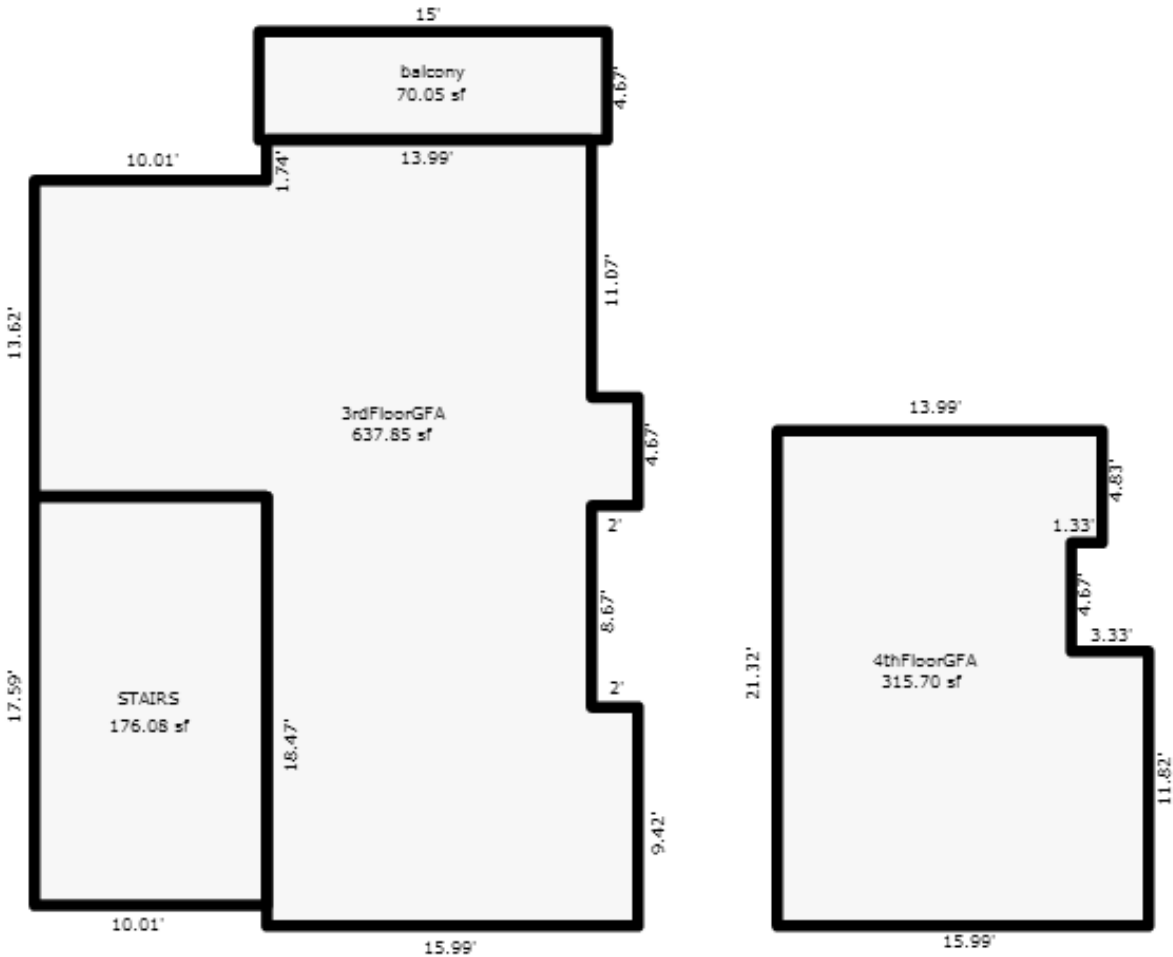
Who	When	What
TPC	11/14/2017	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

*** 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	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 958 Total Base New : 157,165 Total Depr Cost: 125,731 Estimated T.C.V: 339,474	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 Cls BC Blt 1976 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Electric Wall Heat, Air Conditioning Ground Area = 639 SF Floor Area = 958 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Slab 639 Total: 137,379 109,904		
Yr Built Remodeled 1976 201 2017		Ex	X	Ord	Min	0 Amps Service		No. of Elec. Outlets		Other Additions/Adjustments					
Condition: Average		Size of Closets		Lg		X	Ord	Small	(13) Plumbing		Average Fixture(s)		Plumbing		
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s)		2 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen:		2 3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing	
(1) Exterior		(6) Ceilings		Other:		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 639 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	
	Insulation	(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support	
(2) Windows		Many	X	Large	Avg. Avg.		Few Small		1 Public Water		1 Public Sewer		Water Well		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes: MAPLE		ECF (H818 TALL TIMBER) 2.700 => TCV:		339,474	
	Many	X	Large	Avg. Avg.		Few Small		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Totals:		157,165 125,731	

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

BUILDING A



Recorded in master deed as amount 958.83 SQ FT

UNIT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOLEY RICHARD H & BONNIE	FOLEY RICHARD H & BARBARA	1	04/22/2016	WD	03-ARM'S LENGTH	1258P905	PROPERTY TRANSFER	0.0
CROWTHER JASON R	FOLEY RICHARD H & BONNIE	70,000	05/15/2000	WD	03-ARM'S LENGTH	543:44	PROPERTY TRANSFER	0.0
CHUMACK	CROWTHER	48,000	11/24/1993	WD	03-ARM'S LENGTH	375:977	OTHER	0.0
TRAMITZ	CHUMACK	60,000	11/27/1992	WD	03-ARM'S LENGTH	353:549	OTHER	0.0

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

1 TALL TIMBER 2 School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0% MAP #: 17

Owner's Name/Address 2024 Est TCV 229,351 TCV/TFA: 764.50

FOLEY RICHARD H & BARBARA 536 BERLANGER LN TRAVERSE CITY MI 49684

X Improved Vacant Land Value Estimates for Land Table H818.H818 TALL TIMBER

Public Improvements * Factors *

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

L326 P379 L353 P549 L375 P977 L543 P044 APARTMENT 4 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W. 110,0

Comments/Influences 0.00 Total Acres Total Est. Land Value = 110,000

PINE, LOWER, 277 SQ FT STUDIO

STUDIO 277 SQ FT 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	55,000	59,700	114,700			57,301C
2023	20,000	53,500	73,500			54,573C
2022	7,500	53,900	61,400			51,975C
2021	7,500	46,100	53,600			50,315C

Who When What

TPC 06/01/2016 INSPECTED WAS 10/27/2007 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brier 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: 30 Floor Area: 300 Total Base New : 63,148 Total Depr Cost: 44,204 Estimated T.C.V: 119,351		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			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976			
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:		Roof:			
Condition: Average		Size of Closets		No./Qual. of Fixtures			Ground Area = 300 SF Floor Area = 300 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		
Room List		Doors		Solid	X	H.C.	0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 300		
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		No. of Elec. Outlets			Plumbing			Average Fixture(s)		1 3 Fixture Bath		
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			(13) Plumbing			2 Fixture Bath		Softener, Auto		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Solar Water Heat			No Plumbing		2 Fixture Bath		
	Insulation	(7) Excavation		(14) Water/Sewer			No Plumbing			Extra Toilet		Softener, Manual		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 300 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Solar Water Heat			Extra Sink		Solar Water Heat		
X	Many Avg. X Few	Large Avg. X Small		1 3 Fixture Bath			No Plumbing			Separate Shower		Solar Water Heat		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 2 Fixture Bath			No Plumbing			Ceramic Tile Floor		Solar Water Heat		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath			No Plumbing			Ceramic Tile Wains		Solar Water Heat		
Gable Hip Flat		Gambrel Mansard Shed		1 2 Fixture Bath			No Plumbing			Ceramic Tub Alcove		Solar Water Heat		
Asphalt Shingle		(9) Basement Finish		1 2 Fixture Bath			No Plumbing			Vent Fan		Solar Water Heat		
Chimney: Brick		(10) Floor Support		1 2 Fixture Bath			No Plumbing			Vent Fan		Solar Water Heat		
		Joists: Unsupported Len: Cntr.Sup:		1 2 Fixture Bath			No Plumbing			Vent Fan		Solar Water Heat		

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

BUILDING A

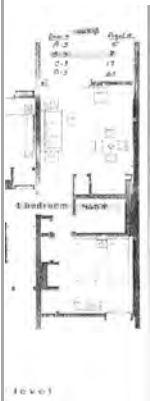


Recorded in master deed as amount 277.19 SQ FT

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.		
CALHOUN BEVERLY JEAN TRUS	SUKOSKY DAVID & JANE	197,500	03/17/2022	WD	03-ARM'S LENGTH	2022001855	DEED	100.0		
CALHOUN BEVERLY JEAN TRUS	CALHOUN BEVERLY JEAN	0	05/13/2019	WD	03-ARM'S LENGTH	1359P971	PROPERTY TRANSFER	0.0		
CALHOUN BEVERLY JEAN	CALHOUN BEVERLY JEAN	0	05/13/2019	WD	03-ARM'S LENGTH	1359P974	PROPERTY TRANSFER	0.0		
CALHOUN BONNIE & CALHOUN	CALHOUN BEVERLY JEAN TRUS	1	12/15/2010	QC	03-ARM'S LENGTH	1266P516	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
1 TALL TIMBER A3		School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa		04/17/2008	PB08-0077	100% FINIS		
Owner's Name/Address		P.R.E. 0%		MAP #: 17		2024 Est TCV 280,141 TCV/TFA: 602.45				
SUKOSKY DAVID & JANE 3417 LAKEWOOD SHORES DR HOWELL MI 48843		X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER					
Tax Description		Public Improvements		* Factors *						
L173 P964 L269 P854 L317 P739-741/90 DC L788 P513/04 APARTMENT 5 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 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 Rate %Adj. Reason Value H818 TALL ~465 1BDRM1BATH 1 Units110000.00000 100 110,0 0.00 Total Acres Total Est. Land Value = 110,000						
Comments/Influences		Topography of Site								
BIRCH, MIDDLE 1BDRM 1 BATH 1BED/1BATH 465 SQ FT MID 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	55,000	85,100	140,100		101,115C
		TPC 06/01/2016 INSPECTED			2023	20,000	76,300	96,300		96,300S
		WAS 02/06/2009 INSPECTED			2022	10,000	76,900	86,900		63,570C
		WAS 10/27/2007 INSPECTED			2021	10,000	65,700	75,700		61,540C

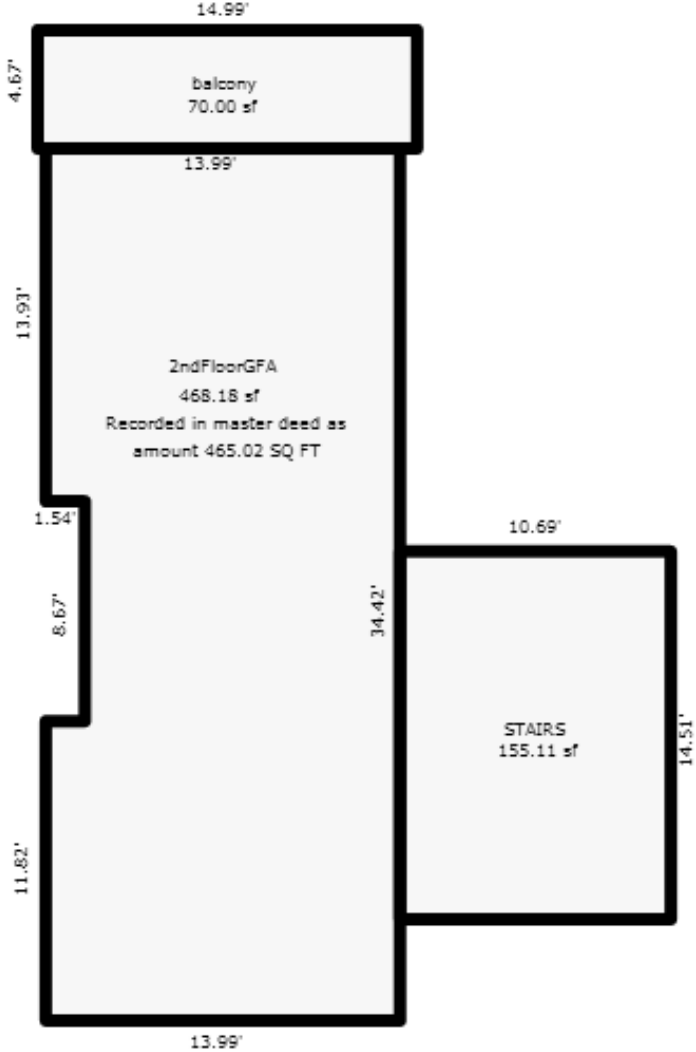


*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 103	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brier 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: 30 Floor Area: 465 Total Base New : 90,020 Total Depr Cost: 63,015 Estimated T.C.V: 170,141	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Electric Wall Heat, Air Conditioning Ground Area = 465 SF Floor Area = 465 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 465 Total: 76,905 53,833			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,564 Deck Treated Wood 103 2,857 2,000 Water/Sewer Public Water 1 1,968 1,378 Public Sewer 1 1,968 1,378 Built-Ins Appliance Allow. 1 4,088 2,862 Totals: 90,020 63,015			
Yr Built Remodeled 1976 0		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Lump Sum Items:		Notes: BIRCH		ECF (H818 TALL TIMBER) 2.700 => TCV: 170,141		
Condition: Average		Ex X Ord Min		Lg X Ord Small		(12) Electric		0 Amps Service						
Room List		Doors Solid X H.C.		(5) Floors		(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						
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few						
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 465 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		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
(2) Windows		Many Avg. X Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						
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		Gambrel Mansard Shed						
X Asphalt Shingle		Chimney: Brick												

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

BUILDING A



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHENCK R ROBERT & ELIZAB	SCHENCK R ROBERT & ELIZAB	0	03/01/2012	WD	03-ARM'S LENGTH	1116P68	DEED	0.0
STEPHENS JOSEPH D & JOAN	SCHENCK R ROBERT & ELIZAB	69,000	10/28/1982	WD	03-ARM'S LENGTH	233P816	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TALL TIMBER 5	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SCHENCK R ROBERT & ELIZABETH H 202 E 25TH ST HOLLAND MI 49423	MAP #: 17					
	2024 Est TCV 402,560 TCV/TFA: 541.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L233 P816/82 APARTMENT 6 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.			H818 TALL	640-744	SQFT	1	Units	160000.00000	100	160,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 160,000							

BALSAM, UPPER & LOFT 2BDRM 2BATH
2BED/2BATH
744 SQ FT
UPPER LEVEL

- Dirt Road
- 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	80,000	121,300	201,300			84,688C
2023	40,000	108,700	148,700			80,656C
2022	15,000	109,600	124,600			76,816C
2021	15,000	93,700	108,700			74,363C



- 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	06/01/2016	INSPECTED	2023	40,000	108,700	148,700			80,656C
WAS	10/27/2007	INSPECTED	2022	15,000	109,600	124,600			76,816C

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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 82	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 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: 30 Floor Area: 744 Total Base New : 128,339 Total Depr Cost: 89,837 Estimated T.C.V: 242,560		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			X Central Air Wood Furnace								
Yr Built 1976	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:								
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 496 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Electric Wall Heat, Air Conditioning Ground Area = 496 SF Floor Area = 744 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Slab 496 Total: 108,553 75,986								
(2) Windows Many Avg. X Large Avg. Small		(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) 1 2,234 1,564 3 Fixture Bath 1 7,025 4,917 Deck Treated Wood 82 2,503 1,752 Water/Sewer Public Water 1 1,968 1,378 Public Sewer 1 1,968 1,378 Built-Ins Appliance Allow. 1 4,088 2,862 Totals: 128,339 89,837								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: BALSAM ECF (H818 TALL TIMBER) 2.700 => TCV: 242,560								
(3) Roof X Gable Hip Flat Gambrel Mansard Shed															
X	Asphalt Shingle														

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

BUILDING A



Recorded in master deed as amount 744.35 SQ FT
UNIT 6

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAPEHART CRAIG	CAPEHART CRAIG E	0	11/08/2022	WD	09-FAMILY	2022006445	PROPERTY TRANSFER	0.0
SARAFI JOSEPH D & KELLEY	CAPEHART CRAIG	112,900	06/19/2007	WD	03-ARM'S LENGTH	944:976	OTHER	100.0
HEGLAND RONALD A & MARLEN	SARAFI JOSEPH D & KELLEY	99,500	04/02/2004	WD	03-ARM'S LENGTH	796:158	OTHER	100.0
STEVENS	HEGLAND	77,000	08/10/2001	WD	03-ARM'S LENGTH	595:707	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 TALL TIMBER 1	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CAPEHART CRAIG E 11526 CREEK SIDE LN CARMEL IN 46033	MAP #: 17					
	2024 Est TCV 229,351 TCV/TFA: 764.50					

X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H818 TALL >300SQFT STUDIO	1	Units	110000.00000	100		110,0
			0.00 Total Acres	Total Est. Land Value =		110,000

Tax Description
L215 P660/80 L430 P587/96 L563 P197/00
L595 P707/01 L796 P158/04 L944 P976/07
APARTMENT 7 TALL TIMBER CONDOMINIUM REC
IN L172 P251 SEC 14 T29N R14W.

Comments/Influences
PINE LOWER STUDIO
STUDIO
277 SQ FT
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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	55,000	59,700	114,700			57,301C
2023	20,000	53,500	73,500			54,573C
2022	7,500	53,900	61,400			51,975C
2021	7,500	46,100	53,600			50,315C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brier 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: 30 Floor Area: 300 Total Base New : 63,148 Total Depr Cost: 44,204 Estimated T.C.V: 119,351			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Electric Wall Heat, Air Conditioning Ground Area = 300 SF Floor Area = 300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 300 Total: 50,387 35,270						
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Other Additions/Adjustments									
1976	2001	Ex	X	Ord		Min	Plumbing									
Condition: Average		Lg	X	Ord		Small	Average Fixture(s)									
Room List		Doors		Solid	X	H.C.	1	3 Fixture Bath								
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments									
(1) Exterior		Kitchen:		0 Amps Service			Plumbing									
X		Other:		No./Qual. of Fixtures			Deck									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex. X Ord. Min			Treated Wood									
Insulation				Many X Ave. Few			Water/Sewer									
(2) Windows		(7) Excavation		(13) Plumbing			Public Water									
X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 300 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Public Sewer									
Many Avg. X Few		Large Avg. Small		1 3 Fixture Bath			Water Well									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic 2000 Gal Septic									
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Lump Sum Items:									
(3) Roof		(9) Basement Finish														
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water												
Gable Hip Flat		Gambrel Mansard Shed		1 Public Sewer												
X		Asphalt Shingle		(10) Floor Support												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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

BUILDING A



Recorded in master deed as amount 277.19 SQ FT

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.
DOWDY DOUGLAS R	RICHTER SCOTT K	198,000	09/25/2019	WD	03-ARM'S LENGTH	2019005558	PROPERTY TRANSFER	100.0
DOWDY DOUGLAS R	DOWDY DOUGLAS R	0	11/29/2018	WD	09-FAMILY	1347P388	PROPERTY TRANSFER	0.0
HACKER RAY W & ANITA V	DOWDY DOUGLAS R	254,000	11/21/2005	WD	03-ARM'S LENGTH	882:144	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 TALL TIMBER 3	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
RICHTER SCOTT K 6249 NORTH 78ST UNIT #4 SCOTTSDALE AZ 85250	MAP #: 17					
	2024 Est TCV 279,471 TCV/TFA: 601.01					

X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H818 TALL	~465	1BDRM1BATH	1	Units	110000.00000	100	110,0
			0.00	Total Acres	Total Est. Land Value =		110,000

Tax Description
 L174 P69/74 L882 P144/05 APARTMENT 8 TALL
 TIMBER CONDOMINIUM REC IN LIBER 172 PAGE
 251 SEC 14 T29N R14W.
 Comments/Influences
 BIRCH, MIDDLE 1BDRM, 1 BATH
 1BED/1BATH
 465 SQ FT
 MID 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	55,000	84,700	139,700			85,984C
2023	20,000	76,000	96,000			81,890C
2022	10,000	76,600	86,600			77,991C
2021	10,000	65,500	75,500			75,500S



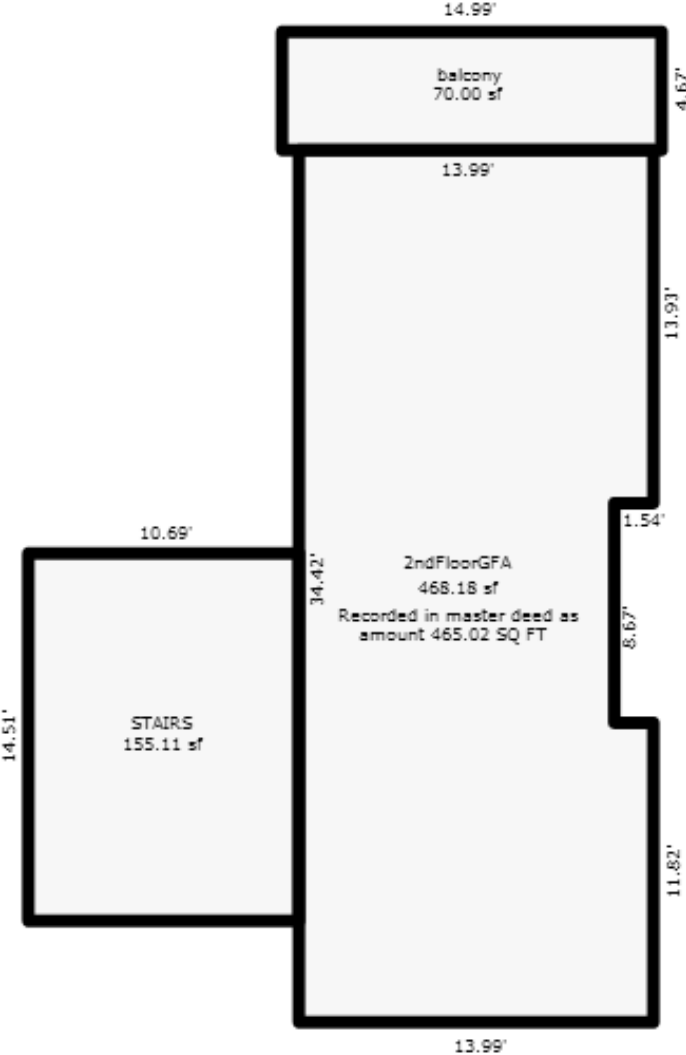
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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 465 Total Base New : 89,666 Total Depr Cost: 62,767 Estimated T.C.V: 169,471	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 Cls BC Blt 1976		
Yr Built 1976		Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 465 SF Floor Area = 465 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas				
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 465 76,905 53,833		Other Additions/Adjustments			
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Deck		1 2,234 1,564		Treated Wood		82 2,503 1,752			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1,968 1,378		Public Sewer 1 1,968 1,378		Built-Ins		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.	Few	Appliance Allow. 1 4,088 2,862		Totals: 89,666 62,767		Notes: BIRCH		ECF (H818 TALL TIMBER) 2.700 => TCV: 169,471	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 465 S.F. Height to Joists: 0.0			(8) Basement			Totals: 89,666 62,767		Notes: BIRCH		ECF (H818 TALL TIMBER) 2.700 => TCV: 169,471				
Insulation		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes: BIRCH		ECF (H818 TALL TIMBER) 2.700 => TCV: 169,471		Notes: BIRCH		ECF (H818 TALL TIMBER) 2.700 => TCV: 169,471		
(2) Windows		Many Avg.	X	Large Avg.	Small	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Notes: BIRCH		ECF (H818 TALL TIMBER) 2.700 => TCV: 169,471		Notes: BIRCH		ECF (H818 TALL TIMBER) 2.700 => TCV: 169,471	
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: BIRCH		ECF (H818 TALL TIMBER) 2.700 => TCV: 169,471		Notes: BIRCH		ECF (H818 TALL TIMBER) 2.700 => TCV: 169,471		
(3) Roof		Gable	Gambrel	Notes: BIRCH			Notes: BIRCH			Notes: BIRCH		Notes: BIRCH		Notes: BIRCH		Notes: BIRCH		
X	Hip Flat	Notes: BIRCH		Notes: BIRCH			Notes: BIRCH			Notes: BIRCH		Notes: BIRCH		Notes: BIRCH		Notes: BIRCH		
X	Asphalt Shingle	Notes: BIRCH		Notes: BIRCH			Notes: BIRCH			Notes: BIRCH		Notes: BIRCH		Notes: BIRCH		Notes: BIRCH		
Chimney: Brick		Notes: BIRCH		Notes: BIRCH			Notes: BIRCH			Notes: BIRCH		Notes: BIRCH		Notes: BIRCH		Notes: BIRCH		


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

BUILDING A



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.		
FOX BRUCE A	FOX LAURA J ETAL	0	04/10/2019	QC	09-FAMILY	1357P719	OTHER	0.0		
FOX MARIAN L	FOX BRUCE A	1	04/25/1995	QC	06-COURT JUDGEMENT	405P156	OTHER	0.0		
BRENNER FREDERICK E & JAC	FOX BRUCE A & MARIAN L	74,900	05/11/1984	WD	03-ARM'S LENGTH	246P197	DEED	0.0		
BRENNER MARGARET B	BRENNER FREDERICK E	0	07/12/1982	QC	06-COURT JUDGEMENT	231P563	DEED	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
2 TALL TIMBER 5		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
FOX LAURA J ETAL FOX KENDALL B 124422 HENDRYX DR SUTTONS BAY MI 49682		MAP #: 17		2024 Est TCV 402,560 TCV/TFA: 541.08						
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER					
L246 P197 L405 P156/95 APARTMENT 9 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W. Comments/Influences		Public Improvements		* Factors *						
BALSAM, UPPER & LOFT 2BDRM 2 BATH 2BED/2BATH 744 SQ FT UPPER LEVEL		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		H818 TALL	640-744	SQFT	1	Units	160000.00000 100	160,0
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres		Total Est. Land Value =		160,000		
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2024	80,000	121,300	201,300		84,688C
				TPC 06/01/2016 INSPECTED	2023	40,000	108,700	148,700		80,656C
				WAS 10/27/2007 INSPECTED	2022	15,000	109,600	124,600		76,816C
					2021	15,000	93,700	108,700		74,363C

*** Information herein deemed reliable 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. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 Other Overhang	Wood	Coal									Steam	Class: BC Effec. Age: 30 Floor Area: 744 Total Base New : 128,339 Total Depr Cost: 89,837 Estimated T.C.V: 242,560	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:
X	Town Home	(4) Interior	0	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X	Central Air Wood Furnace	(12) Electric	0	Amps Service	No./Qual. of Fixtures	Ex.	X	Ord.	Min	
Duplex	Drywall Paneled				Plaster Wood T&G	Trim & Decoration	Ex											X
X	A-Frame	(5) Floors	Kitchen: Other: Other:	X	(13) Plumbing			1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1.5	Story	Siding	Foundation Slab	Size 496	Cost New 108,553	Depr. Cost 75,986		
Wood Frame	Ex				X	Ord	Min										2	3
Building Style: CONDOMINIUM		(6) Ceilings	Basement: 0 S.F. Crawl: 0 S.F. Slab: 496 S.F. Height to Joists: 0.0	X	No. of Elec. Outlets			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Yr Built 1976	Remodeled 0				Many	X	Ave.											Few
Condition: Average		(7) Excavation	(8) Basement	X	(14) Water/Sewer			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Room List	Basement 1st Floor 2nd Floor 2 Bedrooms				Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1											Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560
(1) Exterior		(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Totals:			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Wood/Shingle	Aluminum/Vinyl				Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1											Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560
X	Brick	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Totals:			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Insulation	Insulation				Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1											Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560
(2) Windows		(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Totals:			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Many	X				Avg.	X	Avg.											Few	Small	Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560
X	Wood Sash	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Totals:			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Avg.	X				Avg.	X	Avg.											Few	Small	Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560
X	Large	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Totals:			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Few	X				Avg.	X	Avg.											Few	Small	Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560
X	Wood Sash	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Totals:			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Metal Sash	Vinyl Sash				Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1											Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560
X	Double Hung	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Totals:			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Horiz. Slide	Casement				Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1											Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560
X	Double Glass	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Totals:			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Patio Doors	Storms & Screens				Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1											Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560
X	Asphalt Shingle	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Totals:			1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560	
Chimney: Brick	Chimney: Brick				Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1											Public Water	1	Public Sewer	Water Well	1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: BALSAM	ECF (H818 TALL TIMBER) 2.700 => TCV:	242,560

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

BUILDING A



Recorded in master deed as amount 744.35 SQ FT

UNIT 9

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LONG LELAND JULIA TRUST	GLENNY SUN ARBOR II LLC	255,000	04/10/2023	WD	03-ARM'S LENGTH	2023001927	PROPERTY TRANSFER	100.0
LONG JULIA L	LONG LELAN JULIA TRUST	0	08/01/2007	QC	03-ARM'S LENGTH	955/349	PROPERTY TRANSFER	0.0
NETHERTON	LONG	57,500	10/14/1998	WD	03-ARM'S LENGTH	490:100	OTHER	0.0
BANKS	NETHERTON	47,000	06/03/1996	WD	03-ARM'S LENGTH	424:507	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 TALL TIMBER 2	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17					
GLENNY SUN ARBOR II LLC 1297 SPICEWOOD DR OKEMOS MI 48864	2024 Est TCV 229,351 TCV/TFA: 764.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER						
			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
L174 P55 L424 P507 L445 P595 L490 P100 DC L897 P980/06 APARTMENT 10 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.			H818 TALL >300SQFT STUDIO	1	Units	110000.00000	100		110,000
Comments/Influences			0.00 Total Acres Total Est. Land Value = 110,000						
SPRUCE LOWER STUDIO STUDIO 297 SQ FT									

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.		Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	55,000	59,700	114,700			114,700S
			2023	20,000	53,500	73,500			56,862C
			2022	7,500	53,900	61,400			54,155C
			2021	7,500	46,100	53,600			52,425C



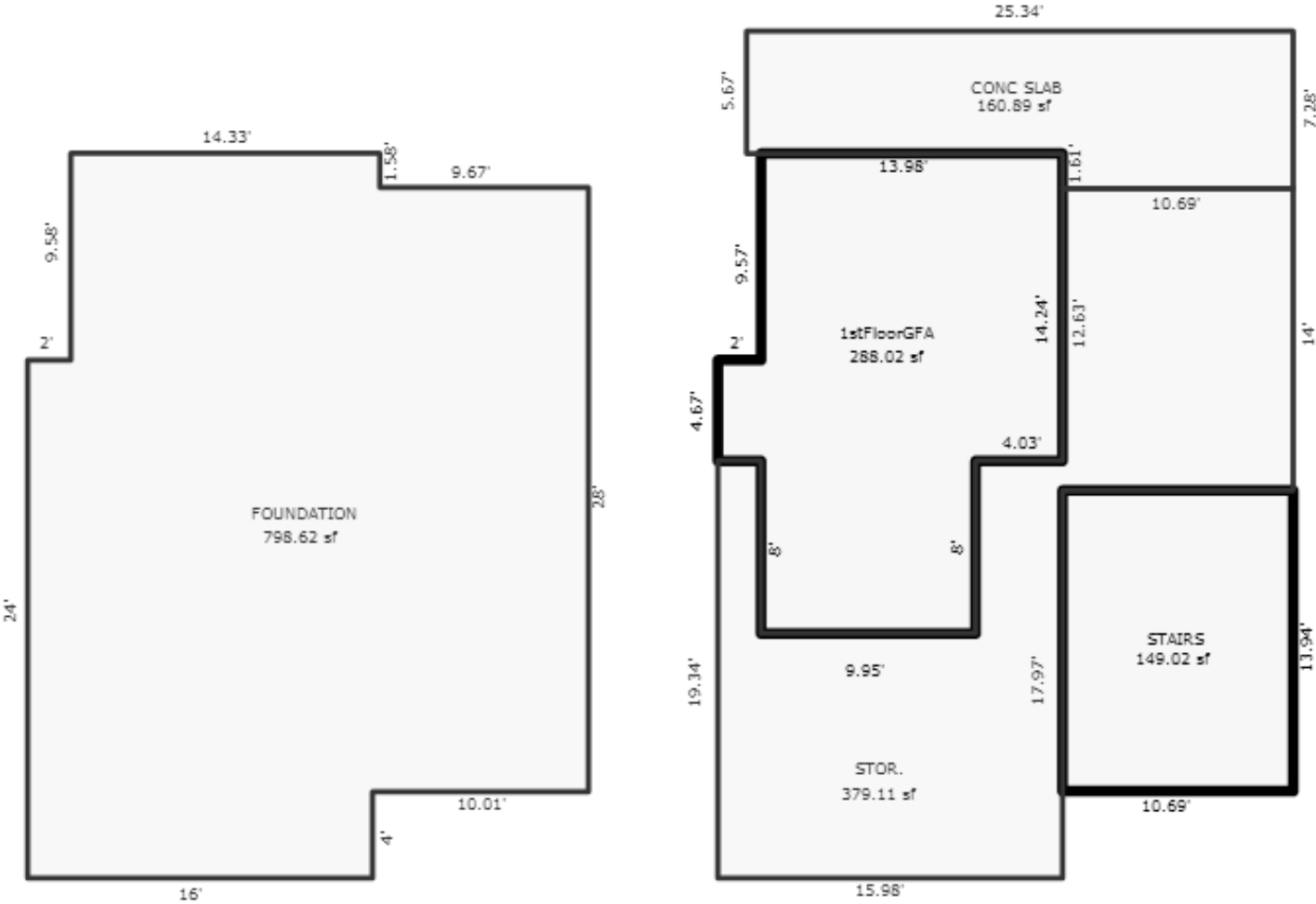
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County of Leelanau, Michigan

*** 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 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 300 Total Base New : 63,148 Total Depr Cost: 44,204 Estimated T.C.V: 119,351		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	X			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Electric Wall Heat, Air Conditioning Ground Area = 300 SF Floor Area = 300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 300 Total: 50,387 35,270						
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Other Additions/Adjustments								
1976	2005	Ex	X	Ord		Min	Plumbing								
Condition: Average		Size of Closets		No. of Elec. Outlets			Deck								
		Lg	X	Ord		Small	Treated Wood								
Room List		Doors		Solid	X	H.C.	Water/Sewer								
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		1			Average Fixture(s)								
(1) Exterior		Kitchen: Other: Other:		1			3 Fixture Bath								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1			2 Fixture Bath								
		Insulation		1			Softener, Auto								
(2) Windows		(7) Excavation		1			Softener, Manual								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 300 S.F. Height to Joists: 0.0		1			Solar Water Heat								
		Large Avg. X Small		1			No Plumbing								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1			Extra Toilet								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Extra Sink								
(3) Roof		(9) Basement Finish		1			Separate Shower								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Ceramic Tile Floor								
		Gambrel Mansard Shed		1			Ceramic Tile Wains								
X	Asphalt Shingle	(10) Floor Support		1			Ceramic Tub Alcove								
		Joists: Unsupported Len: Cntr.Sup:		1			Vent Fan								
Chimney: Brick				1			Lump Sum Items:								
				1			Public Water								
				1			Public Sewer								
				1			Water Well								
				1			1000 Gal Septic								
				1			2000 Gal Septic								
				1			Notes: SPRUCE LOWER								
				1			ECF (H818 TALL TIMBER) 2.700 => TCV:								
				1			Totals:		63,148		44,204		119,351		

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

BUILDING A



Recorded in master deed as amount 297.14 SQ FT

UNIT 10

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

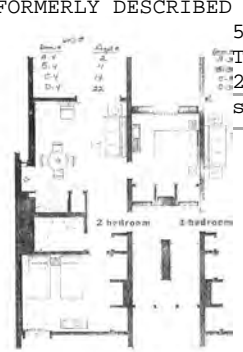
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DZWONKOWSKI ARLINE C TRUS	MARSZAL PAMELA A	0	12/06/2022	QC	09-FAMILY	202206850	PROPERTY TRANSFER	0.0
DZWONKOWSKI EDWARD J TRUS	MARSZAL PAMELA A	90,000	12/26/2012	WD	09-FAMILY	1153P711	PROPERTY TRANSFER	50.0
DZWONKOWSKI EDWARD J & AR	EDWARD J TRUST & ARLINE T	0	11/15/2004	QC	09-FAMILY	835:320	OTHER	0.0
RAPID DESIGN SERVICE	DZWONSKOW EDWARD J & ARLI	90,000	02/01/1993	WD	03-ARM'S LENGTH	357:597	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 TALL TIMBER 4	School: GLEN LAKE COMMUNITY SCH DIST	Commercial, Add/Alter/Repa	04/17/2008	PB08-0078	100% FINIS	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 17	2024 Est TCV 381,063 TCV/TFA: 592.63
MARSZAL PAMELA A PO BOX 71 FRANKFORT MI 49635		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER
L1153P711 UNIT NO. 11 , TALL TIMBER CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN L IBER 172, PAGE 247, AND AMENDMENTS THERETO, (IF ANY), AND DESIGNATED AS LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 3, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEEDS AND AS DESCRIBED, IN ACT 59 OF PUBLIC ACTS OF 1978, AND AMENDMENTS THERE TO. TAX ID: 45-006-818-011-00 FORMERLY DESCRIBED AS:			

597/93 L835 P320/04
TALL TIMBER CONDOMINIUM REC
251 SEC 14 T29N R14W.



1 BATH
2 bedrooms 1 bedroom

- 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

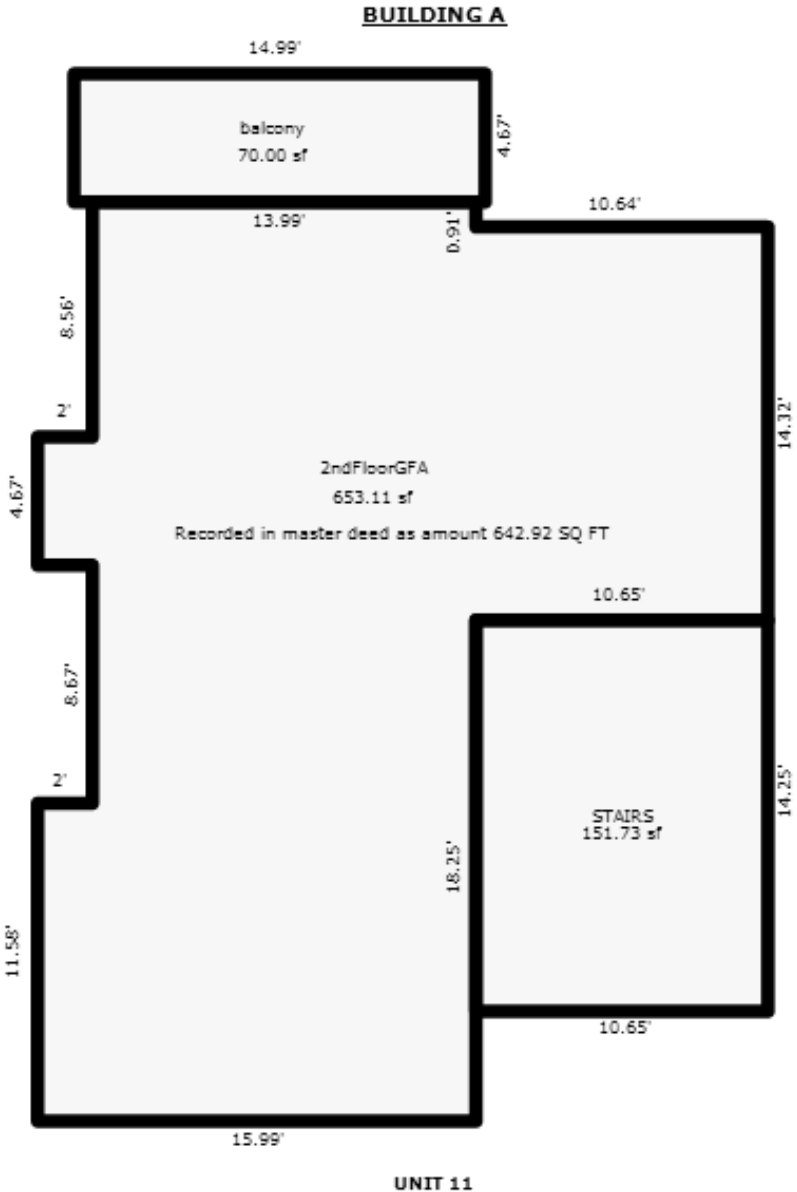
Description	Frontage	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	160000.00000	100
0.00 Total Acres Total Est. Land Value =						160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	80,000	110,500	190,500			99,357C
2023	40,000	99,100	139,100			94,626C
2022	15,000	99,900	114,900			90,120C
2021	15,000	85,400	100,400			87,242C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family 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 103	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 643 Total Base New : 116,963 Total Depr Cost: 81,875 Estimated T.C.V: 221,063		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	X			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Electric Wall Heat, Air Conditioning Ground Area = 643 SF Floor Area = 643 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 643 Total: 103,848 72,693		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow.		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Trim & Decoration		X			(12) Electric 0 Amps Service		Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow.		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors	Solid	X	H.C.	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: CEDAR MIDDLE		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		X			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Kitchen: Other: Other:		X			Lump Sum Items:		Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X			Lump Sum Items:		Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(7) Excavation		X			Lump Sum Items:		Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 643 S.F. Height to Joists: 0.0		X			Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		X			Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X			Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:				
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		X			Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle	(10) Floor Support		X			Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:				
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		X			Lump Sum Items:		E.C.F. X 2.700 => TCV: 221,063		Bsmnt Garage: Carport Area: Roof:				

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

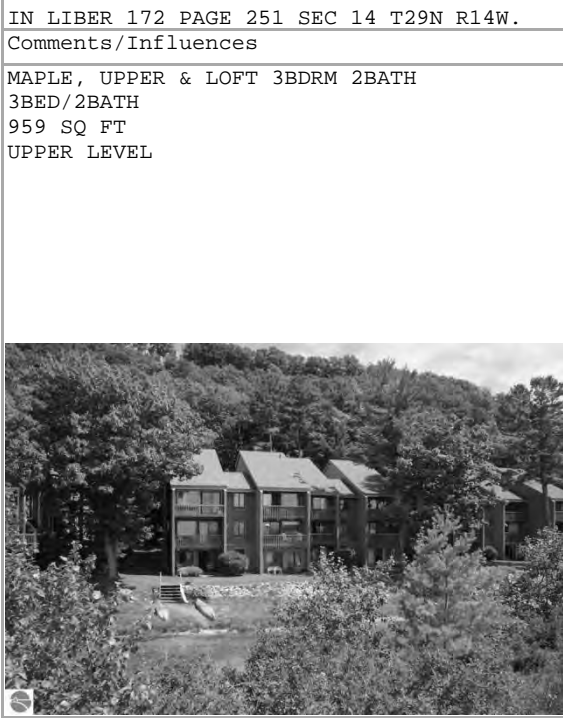


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK JANE K TRUST	MORALESSUZANNE J & OBRIEN	1	12/08/2021	WD	09-FAMILY	2021009728	PROPERTY TRANSFER	0.0
MORALES SUZANNE J &OBRIEN	CLARK FAMILY COTTAGE TRUS	0	12/08/2021	WD	09-FAMILY	2021009729	PROPERTY TRANSFER	0.0
CLARK JANE M	CLARK JANE K TRUST	1	08/30/2014	WD	03-ARM'S LENGTH	1213P250	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 TALL TIMBER B6	School: GLEN LAKE COMMUNITY SCH DIST	DECK/PORCH	05/08/2013	2013-2267	100% FINIS	
Owner's Name/Address	P.R.E. 0%	Res. Condo	05/08/2013	PB13-0073	100% FINIS	
CLARK FAMILY COTTAGE TRUST 5100 FOREST AVE UNIT 320 DOWNERS GROVE IL 60515	MAP #: 17	2024 Est TCV 537,041 TCV/TFA: 560.59				

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
APARTMENT 12 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H818 TALL MAPLE 950SQFT	1	Units	240000.00000	100	240,0
Comments/Influences	Topography of Site			0.00 Total Acres Total Est. Land Value = 240,000					



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	120,000	148,500	268,500			94,655C
		TPC 06/01/2016 INSPECTED	2023	60,000	133,200	193,200			90,148C
		WAS 10/27/2007 INSPECTED	2022	35,000	134,200	169,200			85,856C
			2021	35,000	114,700	149,700			83,114C

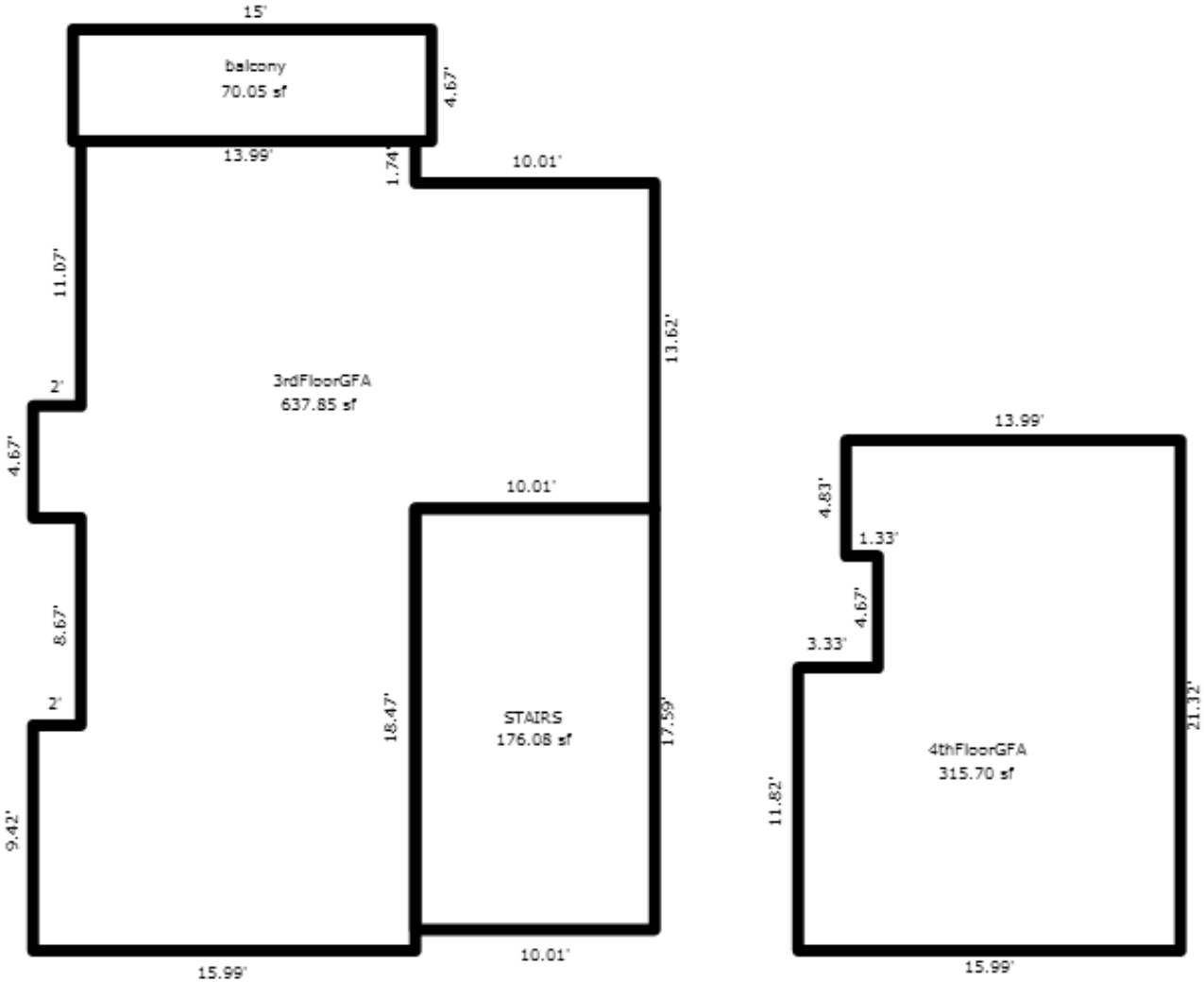
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County of Leelanau, Michigan

*** 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 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 958 Total Base New : 157,165 Total Depr Cost: 110,015 Estimated T.C.V: 297,041	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:										
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976		Exterior Units: 1 Interior Units: 0 Roof:								
Yr Built 1976		Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 639 SF Floor Area = 958 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
Condition: Average		Size of Closets		Lg			X	Ord	Small	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
Room List		Doors	Solid	X	H.C.	(12) Electric			1.5 Story		Siding	Slab	639	137,379	96,164						
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments		Plumbing		Average Fixture(s)	1	2,234	1,564				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.			X	Ord.	Min	(11) Heating System: Electric Wall Heat, Air Conditioning		Building Areas		Totals: 157,165 110,015				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 639 S.F. Height to Joists: 0.0			Many			X	Ave.	Few	(13) Plumbing		Deck		Treated Wood	82	2,503	1,752	
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)			3 Fixture Bath		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		Public Water	1	1,968	1,378
(2) Windows		Many Avg.		X	Large Avg.		Small			(9) Basement Finish			(14) Water/Sewer		1		Public Water				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water			1		Public Sewer						
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Public Sewer			1		Water Well						
Asphalt Shingle		1000 Gal Septic		2000 Gal Septic			Notes: MAPLE			ECF (H818 TALL TIMBER) 2.700 => TCV:		297,041									

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

BUILDING A



Recorded in master deed as amount 958.83 SQ Ft

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.
HOEKSTRA PATRICA ET AL	DUSENBERRY KEITH N & GORD	105,000	11/02/2018	WD	03-ARM'S LENGTH	1345P489	PROPERTY TRANSFER	100.0
HOEKSTRA PATRICIA W	HOEKSTRA PATRICA ET AL J/	0	09/17/2013	QC	09-FAMILY	1178P413	DEED	0.0
REAY THOMAS D ET AL	HOEKSTRA PATRICIA W	115,000	09/30/2008	WD	03-ARM'S LENGTH	2008 989/242WD	PROPERTY TRANSFER	100.0
VANDENBELT	REAY	89,500	09/06/2002	WD	03-ARM'S LENGTH	663:718	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 TALL TIMBER 2	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DUSENBERRY KEITH N & GORDON ANN M 530 MOLINO ST STE 102 LOS ANGELES CA 90013	MAP #: 17					
	2024 Est TCV 229,351 TCV/TFA: 764.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER				
			Description	Frontage	Depth	Front Value	
L174 P82 L517 P670/99 L663 P718/02 APARTMENT 13 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.			H818 TALL >300SQFT STUDIO	1 Units	110000.00000	100	110,000
Comments/Influences			* Factors * 0.00 Total Acres Total Est. Land Value = 110,000				

SPRUCE LOWER STUDIO
STUDIO
297SQ FT
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	55,000	59,700	114,700			61,042C
2023	20,000	53,500	73,500			58,136C
2022	7,500	53,900	61,400			55,368C
2021	7,500	46,100	53,600			53,600S

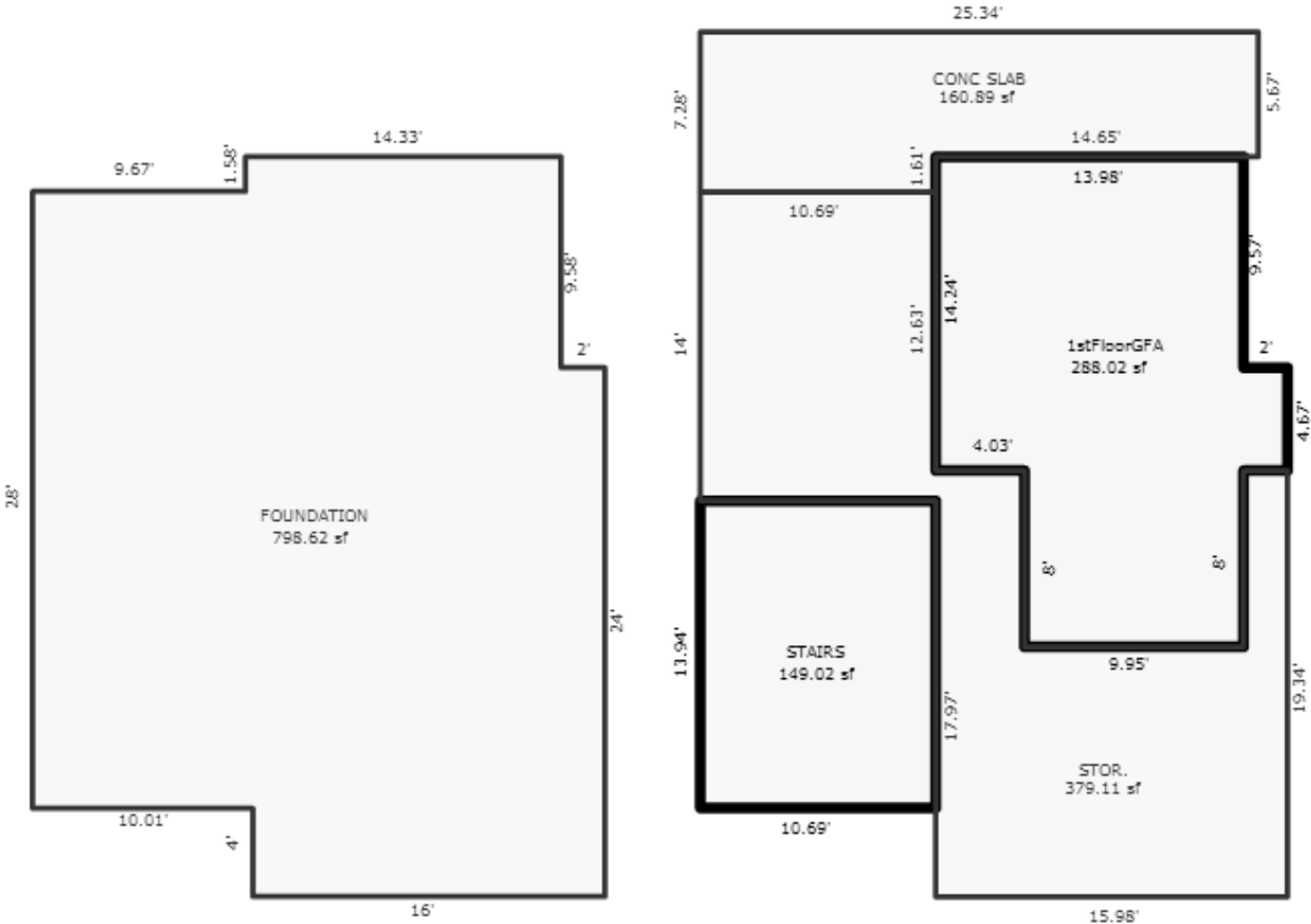
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County of Leelanau, Michigan

*** 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	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 300 Total Base New : 63,148 Total Depr Cost: 44,204 Estimated T.C.V: 119,351		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 Cls BC Blt 1976						
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min	(12) Electric			Exterior Units: 1 Interior Units: 0 Roof:						
Condition: Average		Size of Closets		No./Qual. of Fixtures			Ground Area = 300 SF Floor Area = 300 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Room List		Doors		Solid	X	H.C.	0 Amps Service			Building Areas					
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		Kitchen: Other: Other:		Many			X	Ave.	Few	1 Story Siding Slab 300					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Average Fixture(s)			Other Additions/Adjustments			Plumbing					
	Insulation	(7) Excavation		3 Fixture Bath			Plumbing			Average Fixture(s)		1		2,234 1,564	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 300 S.F. Height to Joists: 0.0		2 Fixture Bath			Deck			Treated Wood		82		2,503 1,752	
X	Many Avg. Few	X	Large Avg. Small	Softener, Auto			Water/Sewer			Public Water		1		1,968 1,378	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Softener, Manual			Built-Ins			Public Sewer		1		1,968 1,378	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			1		4,088		2,862	
X		(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: SPRUCE LOWER			Totals:		63,148		44,204	
X		(10) Floor Support		Vent Fan			ECF (H818 TALL TIMBER) 2.700 => TCV:							119,351	
Chimney: Brick		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:								

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

BUILDING B




Recorded in master deed as amount 297.14 SQ FT

UNIT 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.
SGS PROPERTIES LLC	STROUSE PETER J & GARVER	420,000	07/12/2022	WD	03-ARM'S LENGTH	2022004030	PROPERTY TRANSFER	100.0
TELLEN INC	SGS PROPERTIES LLC	200,000	07/31/2012	WD	03-ARM'S LENGTH	1131P850	PROPERTY TRANSFER	100.0

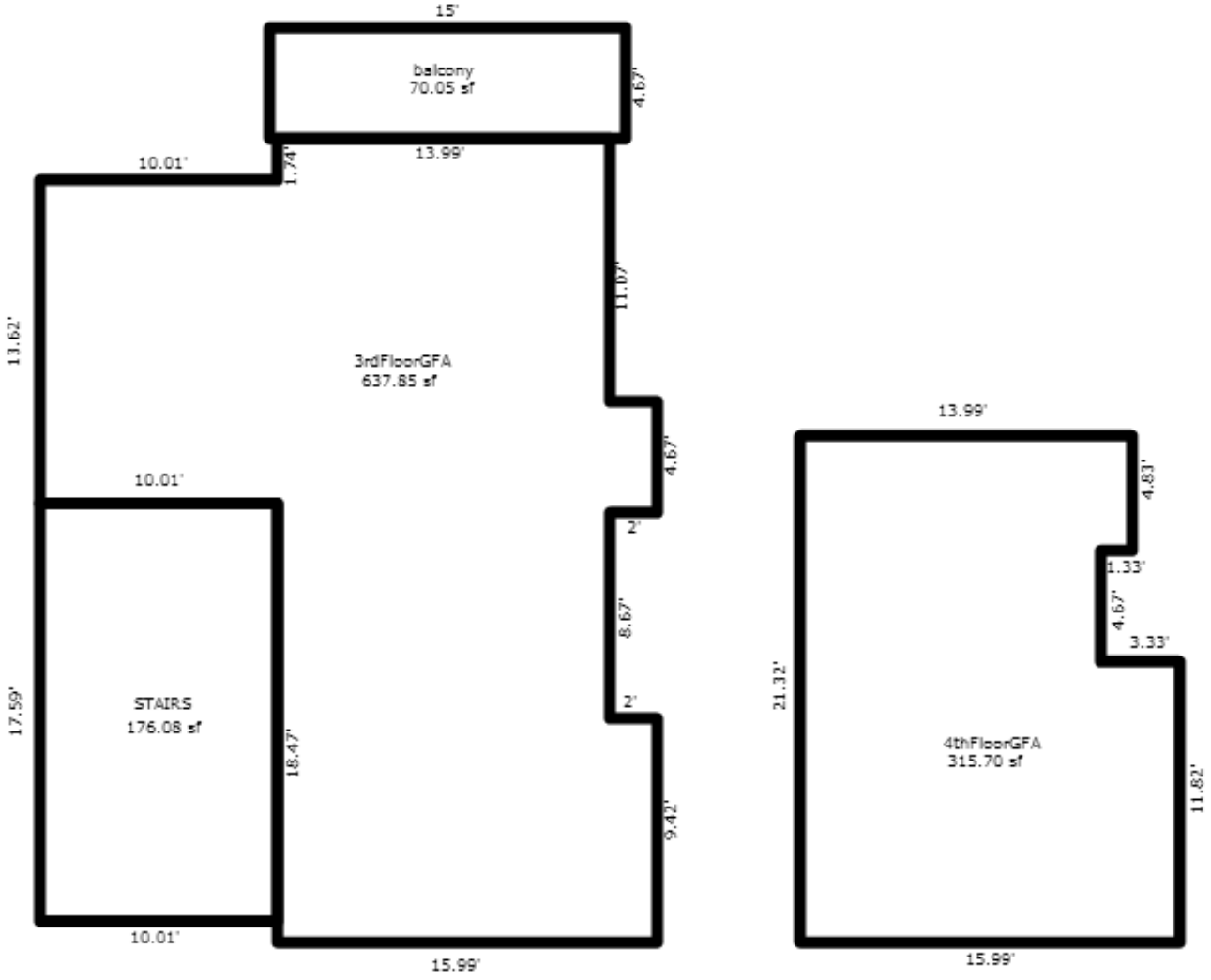
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
3 TALL TIMBER C4		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
STROUSE PETER J & GARVER KIMBERLY A 2454 HICKORY RD ANN ARBOR MI 48103		MAP #: 17		2024 Est TCV 411,875 TCV/TFA: 640.55								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER							
L343 P273-274/92 APARTMENT 14 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
CEDERMIDDLE 2BDRM 1BATH 2BED/1BATH 643SQ FT MID LEVEL		Gravel Road		H818 TALL		640-744	SQFT	1	Units	160000.00000	100	160,0
		Paved Road		0.00		Total Acres	Total Est. Land Value =		160,000			
		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	80,000	125,900	205,900			160,545C	
		TPC 04/22/2022	INSPECTED		2023	40,000	112,900	152,900			152,900S	
		TPC 06/01/2016	INSPECTED		2022	15,000	99,600	114,600			98,367C	
		WAS 10/27/2007	INSPECTED		2021	15,000	85,100	100,100			95,225C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 643 Total Base New : 116,609 Total Depr Cost: 93,287 Estimated T.C.V: 251,875		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	X			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Electric Wall Heat, Air Conditioning Ground Area = 643 SF Floor Area = 643 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
Yr Built 1976	Remodeled 2014	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min										
Condition: Average		Trim & Decoration		Size of Closets			No. of Elec. Outlets										
Room List		Doors		Solid	X	H.C.	(13) Plumbing										
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab		Size 643		Cost New 103,848		Depr. Cost 83,080	
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow.		1 82 1 1 1		2,234 2,503 1,968 1,968 4,088		1,787 2,002 1,574 1,574 3,270	
X		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Notes: CEDAR MIDDLE									
Insulation		(7) Excavation		Many X Ave. Few			ECF (H818 TALL TIMBER) 2.700 => TCV: 251,875										
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 643 S.F. Height to Joists: 0.0		1			Lump Sum Items:										
X		Many Avg. Few	X	Large Avg. Small	(8) Basement			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		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1													
X		Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X		Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													

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

BUILDING B



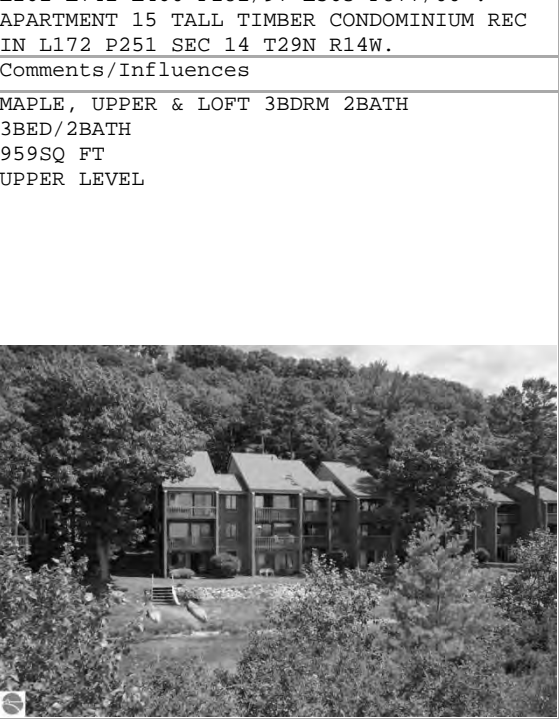
Recorded in master deed as amount 958.83 SQ FT
UNIT 15

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARLEN DEBRA D	SGS PROPERTIES LLC	283,500	06/30/2014	WD	03-ARM'S LENGTH	1202P465	PROPERTY TRANSFER	100.0
RAMEY	BLACKBURN	164,500	12/06/1997	WD	03-ARM'S LENGTH	460:281	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 TALL TIMBER 6	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SGS PROPERTIES LLC 5440 RIVERVIEW RD SE FIFE LAKE MI 49633	MAP #: 17	2024 Est TCV 558,252 TCV/TFA: 582.73				

	X Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER				
Tax Description	Public Improvements		* Factors *				
L261 L741 L460 P281/97 L563 P877/00 . APARTMENT 15 TALL TIMBER CONDOMINIUM REC IN L172 P251 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		H818 TALL MAPLE	950SQFT	1 Units	240000.00000 100	240,0
MAPLE, UPPER & LOFT 3BDRM 2BATH 3BED/2BATH 959SQ FT UPPER LEVEL	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres		Total Est. Land Value =		240,000



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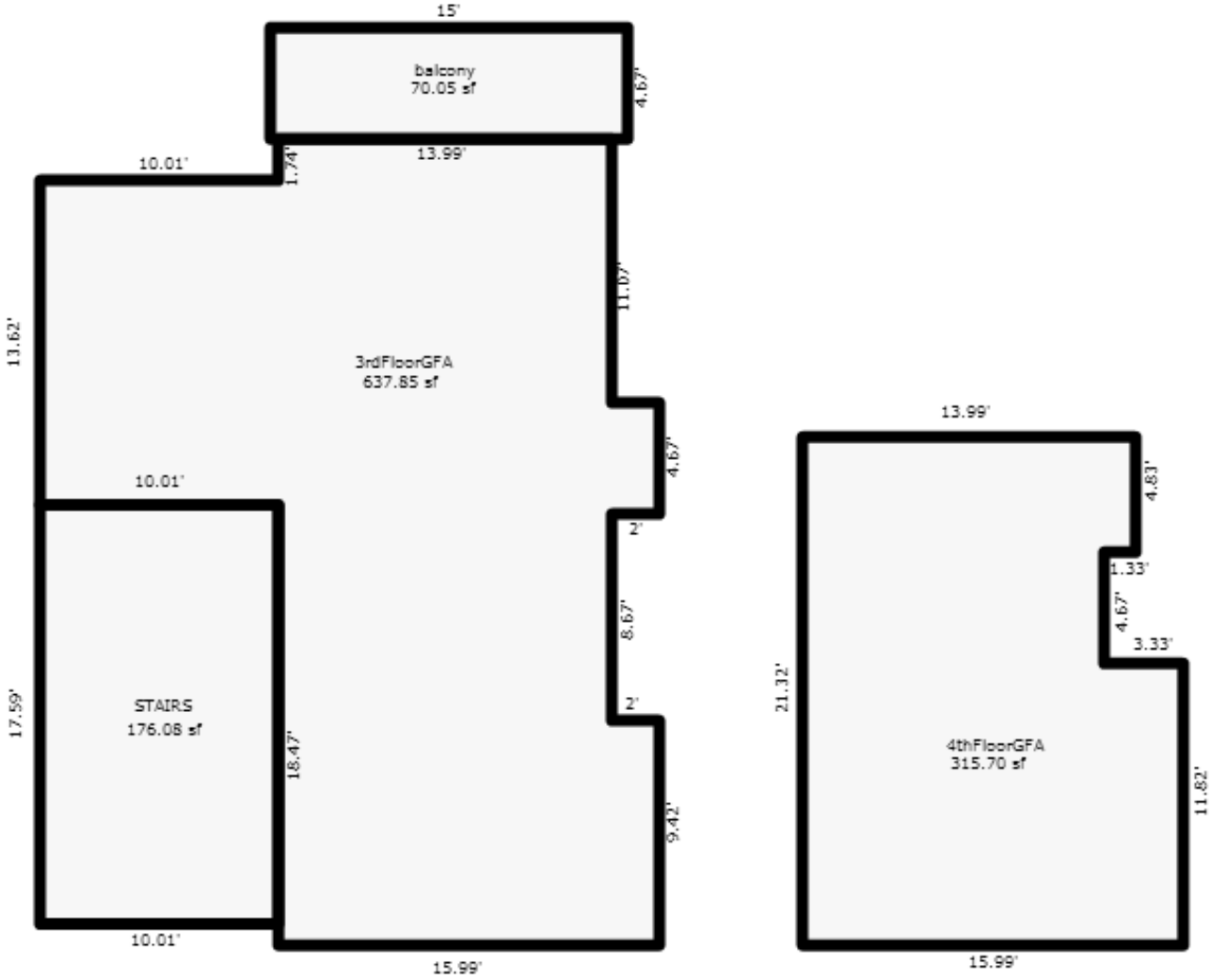
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	120,000	159,100	279,100			167,011C
		TPC 06/01/2016 INSPECTED	2023	60,000	142,700	202,700			159,059C
		WAS 10/27/2007 INSPECTED	2022	35,000	143,800	178,800			151,485C
			2021	35,000	122,900	157,900			146,646C

*** Information herein deemed reliable 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. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 Other Overhang	Wood	Coal									Steam	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	82	Treated Wood	Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	(4) Interior		X	Central Air Wood Furnace			X	Class: BC Effec. Age: 25 Floor Area: 958 Total Base New : 157,165 Total Depr Cost: 117,871 Estimated T.C.V: 318,252		E.C.F. X 2.700					
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		(12) Electric				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976							
Yr Built Remodeled 1976 2003		Trim & Decoration		0 Amps Service			No./Qual. of Fixtures		Exterior Units: 1 Interior Units: 0 Roof:							
Condition: Average		Size of Closets		No. of Elec. Outlets			No. of Elec. Outlets		(11) Heating System: Electric Wall Heat, Air Conditioning							
Room List		Doors		No. of Elec. Outlets			No. of Elec. Outlets		Ground Area = 639 SF Floor Area = 958 SF.							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		No. of Elec. Outlets			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
(1) Exterior		Kitchen:		No. of Elec. Outlets			No. of Elec. Outlets		Building Areas							
Wood/Shingle Aluminum/Vinyl Brick		Other:		No. of Elec. Outlets			No. of Elec. Outlets		Stories Exterior Foundation Size Cost New Depr. Cost							
Insulation		Other:		No. of Elec. Outlets			No. of Elec. Outlets		1.5 Story Siding Slab 639							
(2) Windows		(7) Excavation		No. of Elec. Outlets			No. of Elec. Outlets		Other Additions/Adjustments							
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 639 S.F. Height to Joists: 0.0		No. of Elec. Outlets			No. of Elec. Outlets		Plumbing							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets			No. of Elec. Outlets		Deck							
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			No. of Elec. Outlets		Treated Wood							
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			No. of Elec. Outlets		Water/Sewer							
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			No. of Elec. Outlets		Public Water							
Gable Hip Flat		Gambrel Mansard Shed		No. of Elec. Outlets			No. of Elec. Outlets		Public Sewer							
X		(10) Floor Support		No. of Elec. Outlets			No. of Elec. Outlets		Water Well							
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			No. of Elec. Outlets		1000 Gal Septic 2000 Gal Septic							
Chimney: Brick		Lump Sum Items:		No. of Elec. Outlets			No. of Elec. Outlets		Appliance Allow.							
				No. of Elec. Outlets			No. of Elec. Outlets		Notes: MAPLE							
				No. of Elec. Outlets			No. of Elec. Outlets		Totals:		157,165		117,871		318,252	
				No. of Elec. Outlets			No. of Elec. Outlets		ECF (H818 TALL TIMBER) 2.700 => TCV:							

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

BUILDING B



Recorded in master deed as amount 958.83 SQ FT
UNIT 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.
RAFFERTY CATHY L	HALL JAMES W & LINDA S	100,000	05/23/2016	WD	03-ARM'S LENGTH	1261P487	PROPERTY TRANSFER	100.0
SUTHERLAND MICHAEL W ET A	RAFFERTY CATHY L	128,800	07/07/2006	WD	03-ARM'S LENGTH	907:538	OTHER	100.0
CALHOUN	SUTHERLAND	87,500	05/24/2002	LC	16-LC PAYOFF	646:764	OTHER	0.0

Property Address: 3 TALL TIMBER 1
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: HALL JAMES W & LINDA S
 871 MEADOW DR
 TRAVERSE CITY MI 49685
 2024 Est TCV 229,351 TCV/TFA: 764.50

X Improved Vacant Land Value Estimates for Land Table H818.H818 TALL TIMBER

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
Dirt Road		H818 TALL	>300SQFT	STUDIO	1	Units110000.00000	100	110,000
Gravel Road		0.00 Total Acres Total Est. Land Value =						110,000

Tax Description
 L318 P867/90 L646 P764/02 L700 P827/03
 L907 P534&538/06 APARTMENT 16 TALL TIMBER
 CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC
 14 T29N R14W.

Comments/Influences
 PINE, LOWER STUDIO
 STUDIO
 277 SQ FT
 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	55,000	59,700	114,700			60,609C
2023	20,000	53,500	73,500			57,723C
2022	7,500	53,900	61,400			54,975C
2021	7,500	46,100	53,600			53,219C

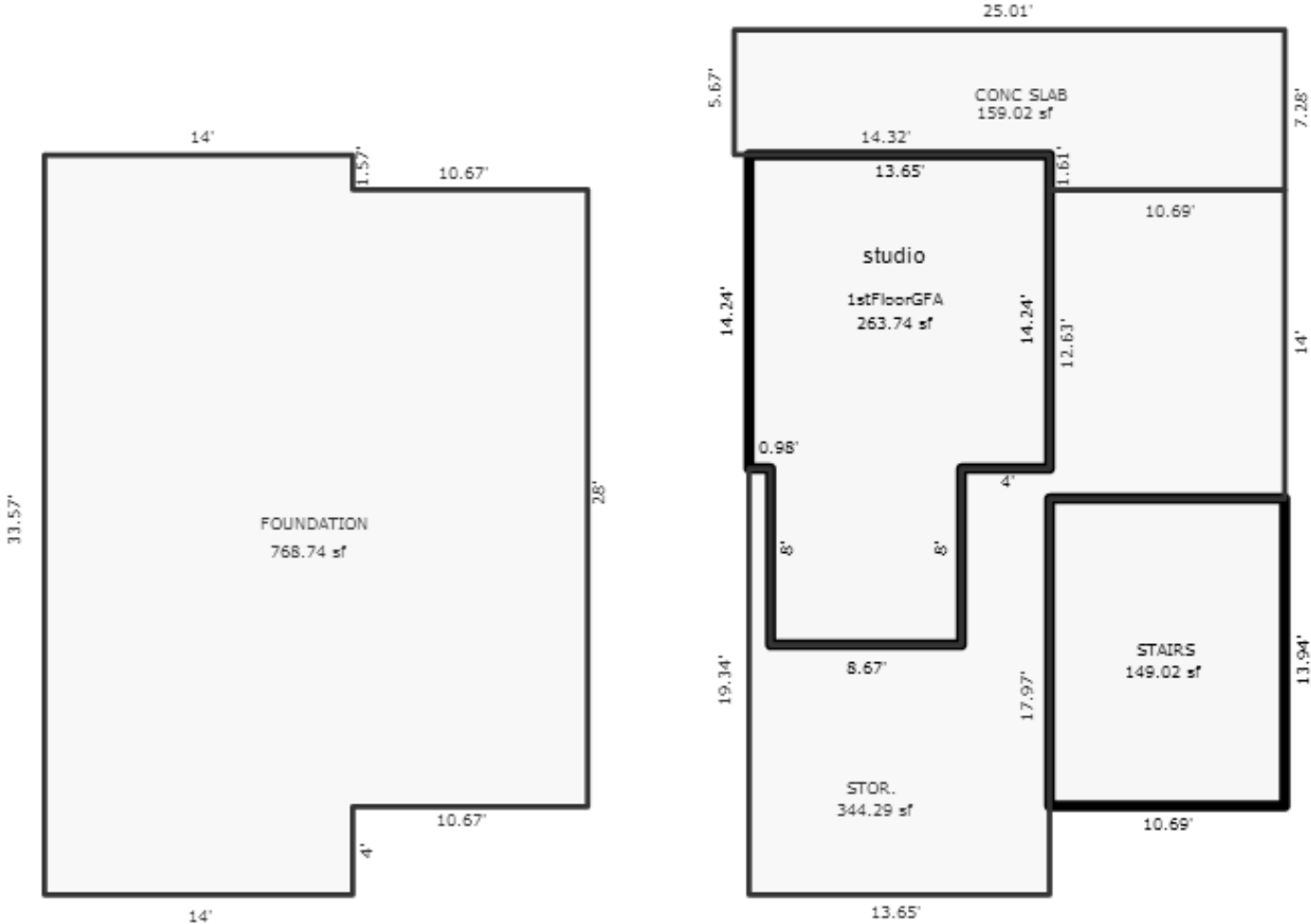
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 County of Leelanau, Michigan

*** 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 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 300 Total Base New : 63,148 Total Depr Cost: 44,204 Estimated T.C.V: 119,351	E.C.F. X 2.700	Bsmnt Garage:							
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Total Base New : 63,148 Total Depr Cost: 44,204 Estimated T.C.V: 119,351			Carport Area: Roof:							
Yr Built 1976		Remodeled 2005	Ex X Ord Min		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976										
Condition: Average		Size of Closets		Lg X Ord Small			0 Amps Service		Exterior Units: 1 Interior Units: 0 Roof:									
Room List		Doors Solid X H.C.		(5) Floors			(12) Electric		(11) Heating System: Electric Wall Heat, Air Conditioning									
Basement 1st Floor 2nd Floor 1 Bedrooms		Kitchen: Other: Other:		No. of Elec. Outlets			Many X Ave. Few		Ground Area = 300 SF Floor Area = 300 SF.									
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
X		Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab		Building Areas								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 300 S.F. Height to Joists: 0.0		(8) Basement			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		Stories Exterior Foundation Size Cost New Depr. Cost							
X		Many Avg. Few Large Avg. Small	(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Total: 50,387 35,270								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Average Fixture(s) 1 2,234 1,564									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood		Treated Wood 82 2,503 1,752									
X		Gable Hip Flat Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Public Water 1 1,968 1,378 Public Sewer 1 1,968 1,378 Built-Ins Appliance Allow. 1 4,088 2,862 Totals: 63,148 44,204								
X		Asphalt Shingle	Lump Sum Items:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: PINE LOWER - STUDIO		ECF (H818 TALL TIMBER) 2.700 => TCV: 119,351								

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


BUILDING B



Recorded in master deed as amount 277.19 SQ FT

UNIT 16

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

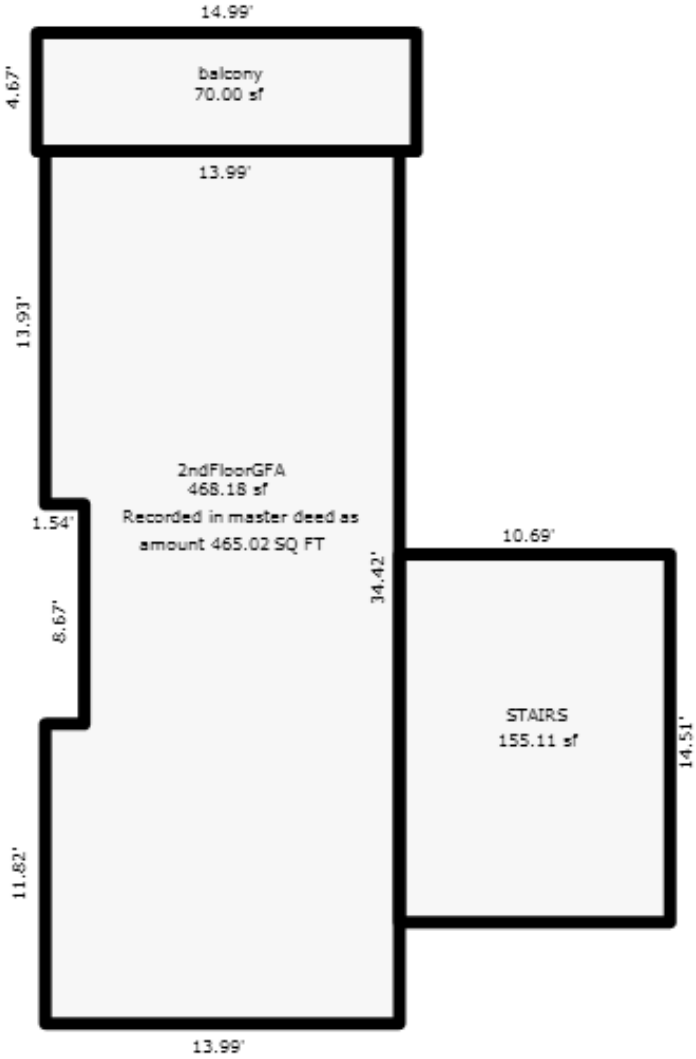
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DINNING BARBARA G & RUTZE	DINNING BARBARA G	0	08/19/2020	QC	09-FAMILY	2020005802	PROPERTY TRANSFER	0.0				
DINNING DONALD B & BARBAR	DINNING BARBARA G	1	08/19/2020	QC	09-FAMILY	2020005802	PROPERTY TRANSFER	0.0				
CALHOUN JAMES F ET AL	DINNING DONALD & BARBARA	210,000	02/05/2004	WD	03-ARM'S LENGTH	788:515	OTHER	100.0				
SCHULZ	CALHOUN	167,500	01/04/2002	WD	03-ARM'S LENGTH	623:602	OTHER	0.0				
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
3 TALL TIMBER 3		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
DINNING BARBARA G PO BOX 621 GLEN ARBOR MI 49636		MAP #: 17		2024 Est TCV 291,570 TCV/TFA: 627.03								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER								
L173 P842 L294 P352 L310 P444 L544 P936 L623 P602 L627 P728/02 DC L788 P513 L788 P515/04 APARTMENT 17 TALL TIMBER CONDOMINIUM REC IN L172 P251 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	Rate %Adj.	Reason	Value		
BIRCH, MIDDLE 1BDRM 1BATH 1BED/1BATH 465 SQ FT MID LEVEL		Topography of Site		H818 TALL	~465	1BDRM1BATH	1	Units110000.00000	100	110,0		
		Level		0.00 Total Acres		Total Est. Land Value =		110,000				
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Low		Who	When	What	2024	55,000	90,800	145,800		90,843C
		High		2023	20,000	81,400	101,400				86,518C	
		Landscaped		2022	10,000	82,000	92,000				82,399C	
Swamp		2021	10,000	70,100	80,100				79,767C			
Wooded		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan										
Pond		*** Information herein deemed reliable but not guaranteed***										
Waterfront												
Ravine												
Wetland												
Flood Plain												

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 25 Floor Area: 465 Total Base New : 89,666 Total Depr Cost: 67,248 Estimated T.C.V: 181,570			82	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	Remodeled	Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976										
1976	2001	Ex	X	Ord	Min	Exterior Units: 1 Interior Units: 0 Roof:										
Condition: Average		Lg	X	Ord	Small	Ground Area = 465 SF Floor Area = 465 SF.										
Room List		Doors		Solid	X	H.C.	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets		Building Areas										
	(1) Exterior	Kitchen: Other: Other:		Many		X	Ave.	Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1		Average Fixture(s)		1 Story Siding Slab 465								
	Insulation	(7) Excavation		1		3 Fixture Bath		Other Additions/Adjustments								
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 465 S.F. Height to Joists: 0.0		2		Fixture Bath		Plumbing								
X	Many Avg. X Few	Large Avg. X Small		Softener, Auto		Softener, Manual		Deck								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Solar Water Heat		No Plumbing		Treated Wood								
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet		Extra Sink		Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed		Separate Shower		Ceramic Tile Floor		Public Water								
X	Asphalt Shingle	(9) Basement Finish		Ceramic Tile Wains		Ceramic Tub Alcove		Public Sewer								
	Chimney: Brick	(10) Floor Support		Vent Fan				Built-Ins								
		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1 Public Water		Appliance Allow.								
				1 Public Sewer		Water Well		Notes: BIRCH								
				1000 Gal Septic		2000 Gal Septic		ECF (H818 TALL TIMBER) 2.700 => TCV: 181,570								
				Lump Sum Items:												

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

BUILDING B



UNIT 17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLIN SCOTT & BRIGITTE	WOLIN SCOTT & BRIGITTE TR	0	04/16/2019	WD	03-ARM'S LENGTH	1359P283	PROPERTY TRANSFER	0.0
CONDIT DONALD F & CAROL D	WOLIN SCOTT & BRIGITTE	201,000	11/18/2016	WD	03-ARM'S LENGTH	1281P81	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 TALL TIMBER 5	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WOLIN SCOTT & BRIGITTE TRUST 42906 STEEPVIEW ST NORTHVILLE MI 48168	MAP #: 17					
	2024 Est TCV 402,560 TCV/TFA: 541.08					

	X Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			H818 TALL	640-744 SQFT	1 Units	160000.00000 100 160,0
				0.00 Total Acres	Total Est. Land Value =	160,000

Tax Description
L279 P26 L481 P065 APARTMENT 18 TALL
TIMBER CONDOMINIUM REC IN LIBER 172 PAGE
251 SEC 14 T29N R14W.
Comments/Influences
BALSAM, UPPER & LOFT 2BDRM 2BATH
2BED/2BATH
744SQ FT
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	80,000	121,300	201,300			118,328C
2023	40,000	108,700	148,700			112,694C
2022	15,000	109,600	124,600			107,328C
2021	15,000	93,700	108,700			103,900C



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County of Leelanau, Michigan

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

BUILDING B



Recorded in master deed as amount 744.35 SQ FT

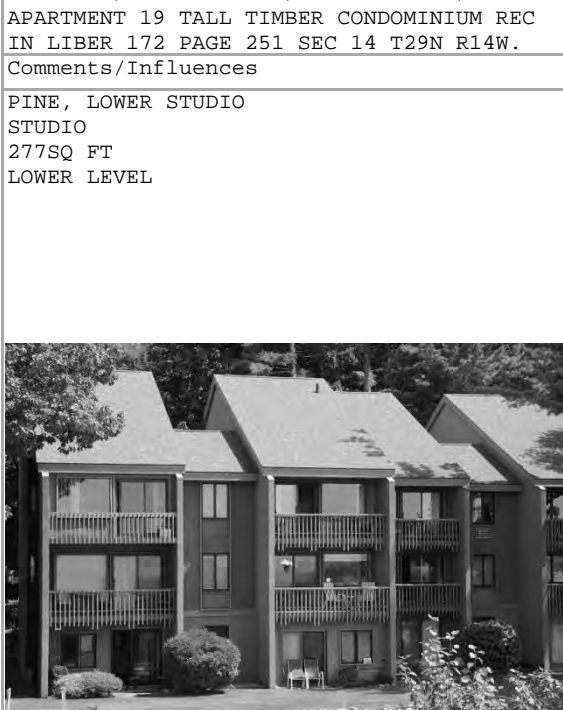
UNIT 18

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHUMACK SANDRA J	HAYES KYLE & SHIRLEY BRIA	235,000	02/17/2023	WD	03-ARM'S LENGTH	2023001266	PROPERTY TRANSFER	100.0
ABERCROMBIE	CHUMACK	39,000	04/30/1990	WD	03-ARM'S LENGTH	310:415	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 TALL TIMBER 1	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 02/22/2023					
HAYES KYLE & SHIRLEY BRIANA RAE 4756 W EMPIRE WHY EMPIRE MI 49630	MAP #: 17					
	2024 Est TCV 229,351 TCV/TFA: 764.50					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L221 P41/80 L246 P112/84 L310 P415/90 APARTMENT 19 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H818 TALL >300SQFT STUDIO	1	Units	110000.00000	100	110,0
Comments/Influences				0.00 Total Acres Total Est. Land Value = 110,000					
PINE, LOWER STUDIO STUDIO 277SQ FT LOWER LEVEL									



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	55,000	59,700	114,700			114,700S
TPC 06/01/2016 INSPECTED	2023	20,000	53,500	73,500		42,687C			
WAS 10/27/2007 INSPECTED	2022	7,500	53,900	61,400		40,655C			
	2021	7,500	46,100	53,600		39,357C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: Brier 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: 30 Floor Area: 300 Total Base New : 63,148 Total Depr Cost: 44,204 Estimated T.C.V: 119,351	82	Treated Wood	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures							Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976		Exterior Units: 1 Interior Units: 0 Roof:
Yr Built Remodeled 1976 0		Ex	X	Ord	Min	(12) Electric			Ground Area = 300 SF Floor Area = 300 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		Plumbing		Average Fixture(s)	
Room List		Doors		Solid	X	H.C.	0 Amps Service			1 Story Siding Slab 300		Deck		1 2,234 1,564	
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Treated Wood 82		Water/Sewer		1 1,968 1,378	
(1) Exterior		(6) Ceilings		(8) Basement			(14) Water/Sewer			Public Water 1		Public Sewer 1		1 1,968 1,378	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 300 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		Average Fixture(s) 1		2,234 1,564	
	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1		Totals: 63,148		44,204	
(2) Windows		Many	X	Large	(10) Floor Support			Notes: PINE LOWER			ECF (H818 TALL TIMBER) 2.700 => TCV:		119,351		
X	Avg. X Avg. Few Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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:											
(3) Roof		Gable		Gambrel											
X	Hip Flat			Mansard Shed											
	Asphalt Shingle														
Chimney: Brick															

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

BUILDING B



Recorded in master deed as amount 277.19 SQ FT

UNIT 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.
CRISPELL KATHLEEN J ESTAT	LUEDTKE ELEANOR TRUST	359,030	06/07/2023	WD	03-ARM'S LENGTH	2023002734	PROPERTY TRANSFER	100.0
WAWRZYNIAK LEONARD & DEBB	CRISPELL KATHLEEN J	175,000	02/24/2017	WD	03-ARM'S LENGTH	1287P877	PROPERTY TRANSFER	100.0
WAWRZYNIAK LEONARD & DEBB		0	10/10/2007	OTH	03-ARM'S LENGTH	956/436	DEED	0.0
VERMEULEN	WAWRZYNIAK	140,000	10/30/1998	WD	03-ARM'S LENGTH	491:990	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 TALL TIMBER 3	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LUEDTKE ELEANOR TRUST 600 TOWNSEND ST BIRMINGHAM MI 48009	MAP #: 17					
	2024 Est TCV 279,471 TCV/TFA: 601.01					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L233 P546 L281 P583 L406 P175 L491 P990 APARTMENT 20 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H818 TALL	~465	1BDRM1BATH	1	Units110000.00000 100	110,0
MIDDLE 1BDRM 1BATH 1BED/1BATH 465SQ FT MID LEVEL	Topography of Site			0.00 Total Acres Total Est. Land Value = 110,000					



Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	55,000	84,700	139,700			139,700S
Low	2023	20,000	76,000	96,000			81,475C
High	2022	10,000	76,600	86,600			77,596C
Landscaped	2021	10,000	65,500	75,500			75,118C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

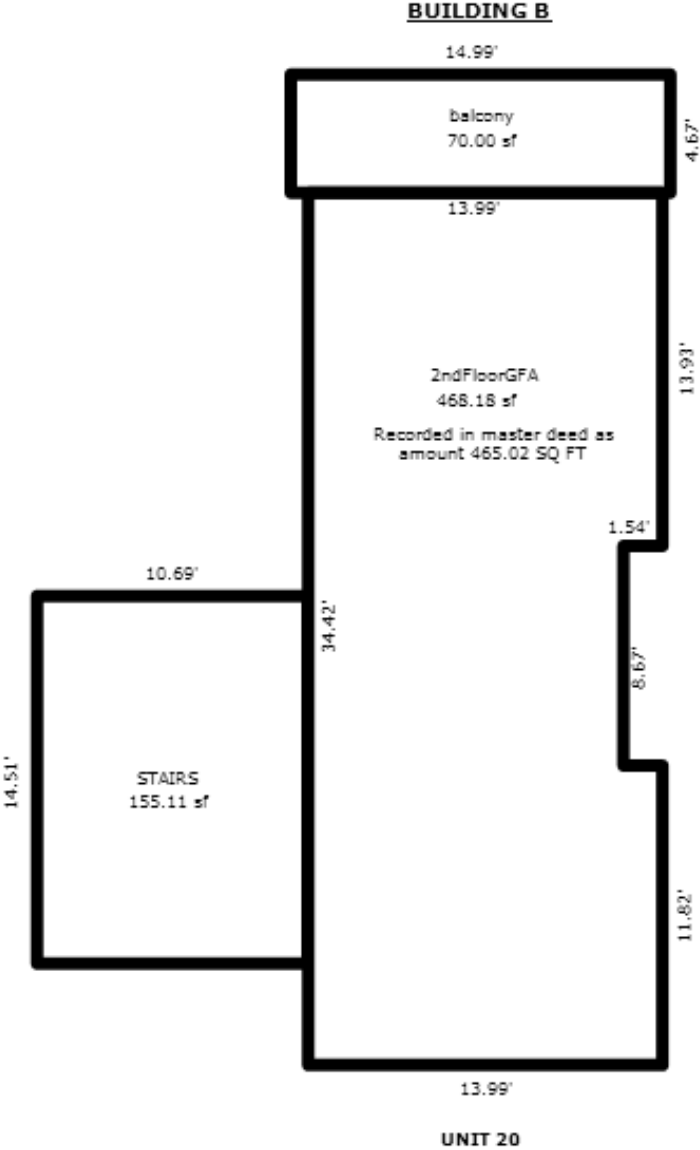
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/20/2023	INSPECTED	2023	20,000	76,000	96,000			81,475C
TPC	06/01/2016	INSPECTED	2022	10,000	76,600	86,600			77,596C
WAS	10/27/2007	INSPECTED	2021	10,000	65,500	75,500			75,118C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 82	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 465 Total Base New : 89,666 Total Depr Cost: 62,767 Estimated T.C.V: 169,471	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:						
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976										
1976	2014	Ex	X	Ord	Min	Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof:								
Condition: Average		Lg X Ord Small		No. of Elec. Outlets			(11) Heating System: Electric Wall Heat, Air Conditioning										
Room List		Doors	Solid	X	H.C.	Many	X	Ave.	Few	Ground Area = 465 SF Floor Area = 465 SF.							
Basement	1st Floor	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										
2nd Floor	1 Bedrooms	Kitchen: Other: Other:		0 Amps Service			Building Areas										
(1) Exterior		(6) Ceilings		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Average Fixture(s)			1 Story Siding Slab 465										
(2) Windows		(8) Basement		3 Fixture Bath			Total: 76,905 53,833										
Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 465 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
X	Avg.	X	Avg.	(9) Basement Finish		No Plumbing			Plumbing								
	Few	Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat			Average Fixture(s)									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		No Plumbing			Treated Wood			Deck							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s)			Treated Wood			Water/Sewer							
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		1 Public Water			Public Water			Public Water 1 1,968 1,378 Public Sewer 1 1,968 1,378						
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			Water Well			Built-Ins							
Chimney: Brick				1000 Gal Septic			Appliance Allow.			1 4,088 2,862							
				2000 Gal Septic			Notes: BIRCH			Totals: 89,666 62,767							
				Lump Sum Items:			ECF (H818 TALL TIMBER) 2.700 => TCV: 169,471										

*** 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.
CHUMACK SANDRA J	WEBBER KEVIN D	225,000	02/15/2023	WD	03-ARM'S LENGTH	2023000645	PROPERTY TRANSFER	100.0
MUEHLENBECK	CHUMACK	51,500	12/12/1996	WD	03-ARM'S LENGTH	436:412	OTHER	0.0
BARNWELL	MUEHLENBECK	45,000	09/25/1993	WD	03-ARM'S LENGTH	371:306	OTHER	0.0
ABERCROMBIE	BARNWELL	48,000	05/31/1990	WD	03-ARM'S LENGTH	311:475	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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4 TALL TIMBER 2	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 17					
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WEBBER KEVIN D 6284 COBBLESTONE LN DEXTER MI 48130	2024 Est TCV 229,354 TCV/TFA: 764.51					
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X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value

H818 TALL >300SQFT STUDIO	1	Units	110000.00000	100			110,0
0.00 Total Acres						Total Est. Land Value =	110,000

Tax Description	Dirt Road						
L311 P475 L371 P306 L436 P412/96	Gravel Road						
APARTMENT 21 TALL TIMBER CONDOMINIUM REC	Paved Road						
IN LIBER 172 PAGE 251 SEC 14 T29N R14W.	Storm Sewer						
Comments/Influences	Sidewalk						
	Water						
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						

LOWER - STUDIO	Topography of Site						
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STUDIO	Level						
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297SQ FT	Rolling						
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LOWER LEVEL	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	55,000	59,700	114,700	114,700S
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TPC 06/01/2016 INSPECTED			2023	20,000	53,500	73,500	49,022C
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WAS 10/27/2007 INSPECTED			2022	7,500	53,900	61,400	46,688C
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			2021	7,500	46,100	53,600	45,197C
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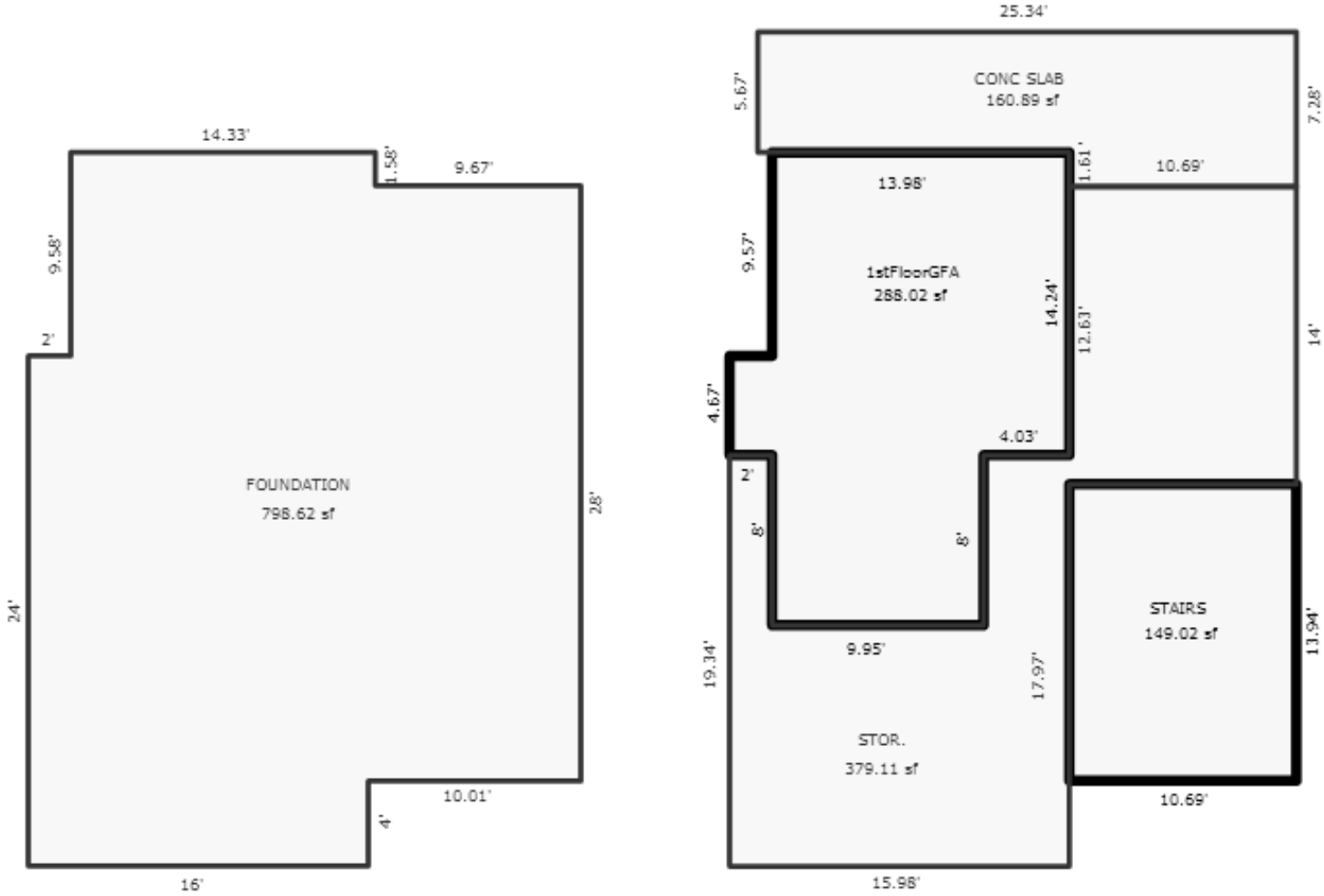
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 82	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:	
	Town Home													0	Front Overhang	0	Other Overhang
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: 30 Floor Area: 300 Total Base New : 63,149 Total Depr Cost: 44,205 Estimated T.C.V: 119,354	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G			Trim & Decoration								
Yr Built	Remodeled	Size of Closets												
1976	0	Ex	X	Ord	Min									
Condition: Average		Lg		X	Ord	Small								
Room List		Doors	Solid	X	H.C.									
	Basement	(5) Floors		(12) Electric										
	1st Floor	Kitchen:		0		Amps Service								
	2nd Floor	Other:		No./Qual. of Fixtures										
	1 Bedrooms	Other:		Ex.		X	Ord.	Min						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets										
X	Wood/Shingle			Many		X	Ave.	Few						
	Aluminum/Vinyl Brick													
	Insulation	(7) Excavation		(13) Plumbing										
	(2) Windows	Basement: 0 S.F.		1		Average Fixture(s)		1		1		1		
X	Many	X	Large	Crawl: 0 S.F.		3		Fixture Bath						
	Avg.			Avg.	Slab: 300 S.F.		2		Fixture Bath					
	Few		Small	Height to Joists: 0.0		Softener, Auto		Softener, Manual						
	Wood Sash	(8) Basement		(14) Water/Sewer										
	Metal Sash	Conc. Block		1		Public Water								
	Vinyl Sash	Poured Conc.		1		Public Sewer								
	Double Hung	Stone				Water Well								
	Horiz. Slide	Treated Wood				1000 Gal Septic								
	Casement	Concrete Floor				2000 Gal Septic								
	Double Glass	(9) Basement Finish				Lump Sum Items:								
	Patio Doors					1								
	Storms & Screens													
(3) Roof		(10) Floor Support												
X	Gable		Gambrel	Recreation SF										
	Hip		Mansard	Living SF										
	Flat		Shed	Walkout Doors (B)										
				No Floor SF										
X	Asphalt Shingle			Walkout Doors (A)										
	Chimney: Brick													
				Joists:										
				Unsupported Len:										
				Cntr.Sup:										

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

BUILDING B



Recorded in master deed as amount 297.14 SQ FT

UNIT 21

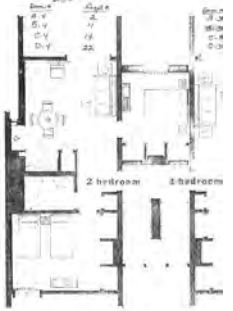
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHUMACK SANDRA J	CLEMENTS JEFFREY K & JANE	412,000	06/16/2023	WD	03-ARM'S LENGTH	2023002636	PROPERTY TRANSFER	100.0
TRAMITZ	CHUMACK	96,000	07/16/1991	WD	03-ARM'S LENGTH	326:380	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 TALL TIMBER 4	School: GLEN LAKE COMMUNITY SCH DIST	COMMERCIAL ADD/ALT	05/01/2008	PB-0076	100% FINIS	
Owner's Name/Address	P.R.E. 0%	Commercial, Add/Alter/Repa	04/17/2008	PB08-0076		
CLEMENTS JEFFREY K & JANET H 413 GROVE ST EVANSTON IL 60201	MAP #: 17	2024 Est TCV 381,065 TCV/TFA: 592.64				

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
L326 P380/91 APARTMENT 22 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H818 TALL	640-744	SQFT	1	Units160000.00000	100	160,0
Comments/Influences				0.00 Total Acres Total Est. Land Value = 160,000						

MIDDLE 2BDRM 1BATH
2BED/1BATH
643SQ FT
MID LEVEL
3



Topography of Site

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

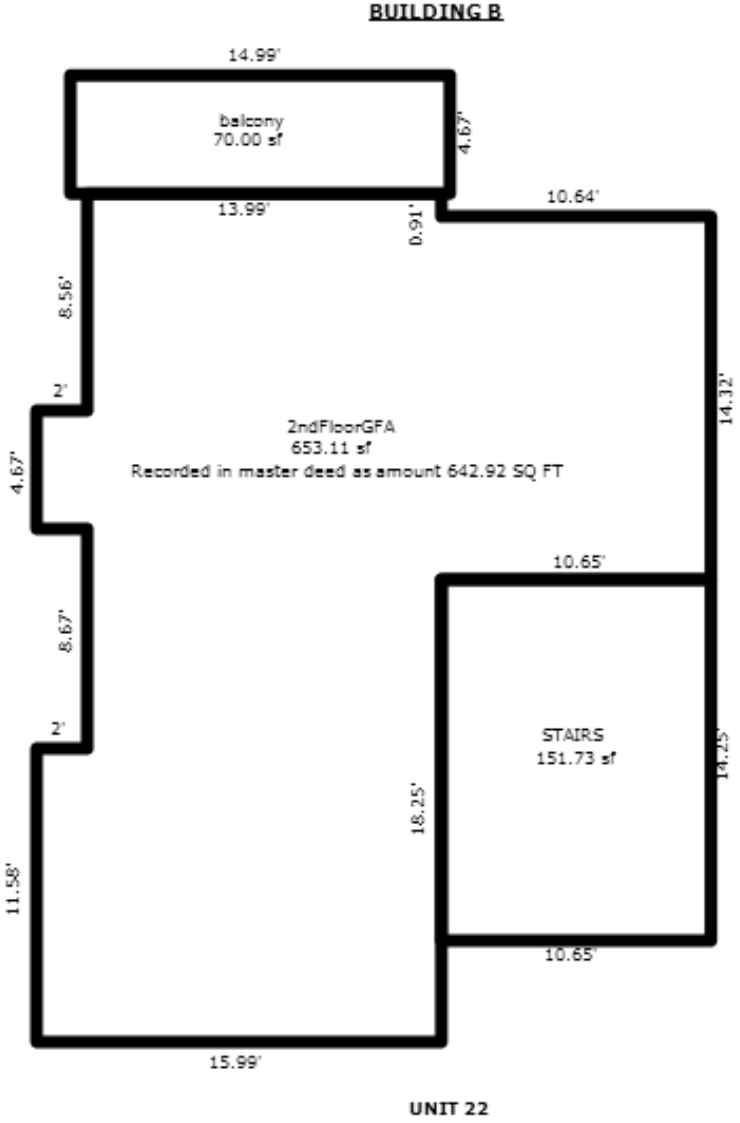
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	80,000	110,500	190,500			190,500S
2023	40,000	99,100	139,100			75,913C
2022	15,000	99,900	114,900			72,299C
2021	15,000	85,400	100,400			69,990C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 103	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 643 Total Base New : 116,964 Total Depr Cost: 81,876 Estimated T.C.V: 221,065	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 Cls BC Blt 1976 Exterior Units: 1 Interior Units: 0 Roof: (11) Heating System: Electric Wall Heat, Air Conditioning Ground Area = 643 SF Floor Area = 643 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 643 Total: 103,848 72,693			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments					
1976	0	Ex	X	Ord	Min	Many	X	Ave.	Few	Plumbing					
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Average Fixture(s)						
Room List		Doors	Solid	H.C.	(12) Electric			1							
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			0			Amps Service					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Notes: CEDAR MIDDLE					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 643 S.F. Height to Joists: 0.0			1			Public Water					
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Sewer					
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Water Well				
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			1000 Gal Septic					
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 1			1			2000 Gal Septic					
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Lump Sum Items: 1			Notes: CEDAR MIDDLE			Totals: 116,964 81,876		ECF (H818 TALL TIMBER) 2.700 => TCv: 221,065		
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.
PARSLOW JANET L TRUST	PARSLOW HAROLD W & JANET	1	04/13/2016	WD	09-FAMILY	1267P125	PROPERTY TRANSFER	0.0
PARSLOW HAROLD W JR & JAN	PARSLOW TRUST	0	04/13/2016	WD	09-FAMILY		PROPERTY TRANSFER	0.0
SIRHAN JOHN A & CHERYL M	SHIRHAN JOHN A & CHERYL M	0	03/31/1998	QC	09-FAMILY	476P082	DEED	0.0
DAHNIKE NANCY TRUST	PARSLOW HAROLD W & JANET	150,000	07/24/1995	WD	03-ARM'S LENGTH	407:363	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 TALL TIMBER D6	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
PARSLOW TRUST & SHIRHAN TRUST 1508 GRIFFIN TRAIL DR METAMORA MI 48455	MAP #: 17					
	2024 Est TCV 547,206 TCV/TFA: 547.21					

X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H818 TALL MAPLE 950SQFT			1	Units	240000.00000	100 240,0
			0.00	Total Acres	Total Est. Land Value =	240,000

Tax Description
 L407 P363 L476 P82/98 L627 P32/02
 APARTMENT 23 TALL TIMBER CONDOMINIUM REC
 IN LIBER 172 PAGE 251 L180P182 SEC 14
 T29N R14W.
 Comments/Influences
 UPPER & LOFT 3BDRM 2BATH
 L180P185 MASTER AMENDMENT SPLIT UNIT #23
 TO #23 2BDRM +LOFT 6.59% (SAME AS UNIT
 #16,#12,#3 6.61%) AND UNIT #24 1BR&LOFT
 5.45% VALUE SAME AS #18, #9, #6
 3BED/2BATH
 FULL KITCHEN
 1000SQ FT
 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	153,600	273,600			117,668C
2023	60,000	137,700	197,700			112,065C
2022	35,000	138,800	173,800			106,729C
2021	35,000	118,700	153,700			103,320C



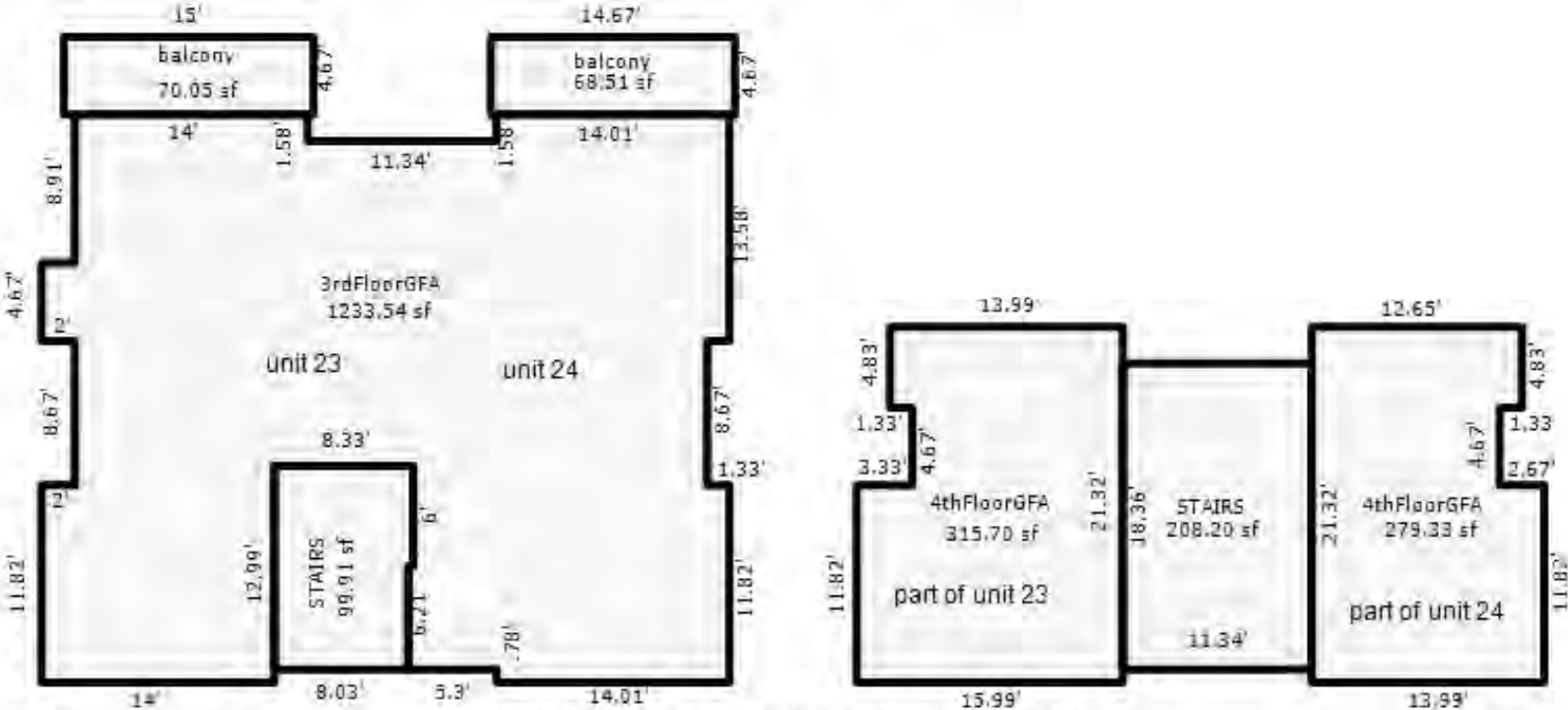
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*** Information herein deemed reliable but not guaranteed***

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:	
	Mobile Home		Insulation		Wood										Coal	Steam	Cook Top	Interior 2 Story	82	Treated Wood	Class:
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher	2nd/Same Stack			Exterior 1 Story	Exterior 2 Story	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	Two Sided					Prefab 1 Story	Prefab 2 Story
	A-Frame				Forced Hot Water				Bath Heater	Heat Circulator			Heat Raised	Raised Hearth	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan	Wood Stove					Direct-Vented Ga
			Drywall		Elec. Ceil. Radiant				Hot Tub				Class: BC	Effec. Age: 30	
	Building Style:		Paneled		Radiant (in-floor)				Unvented Hood						Floor Area: 1,000	Total Base New : 162,543
	CONDOMINIUM		Plaster		Electric Wall Heat				Vented Hood				Total Depr Cost: 113,780	E.C.F. X 2.700	
	Yr Built	Remodeled	Trim & Decoration		Space Heater				Intercom						Estimated T.C.V: 307,206	No Conc. Floor:
	1976	0			Wall/Floor Furnace				Jacuzzi Tub				Bsmnt Garage:	Carport Area:	
	Condition:	Average	Size of Closets		Forced Heat & Cool				Jacuzzi repl.Tub						Roof:
					Heat Pump				Oven				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976		
	Room List				No Heating/Cooling				Microwave						Exterior Units: 1 Interior Units: 0 Roof:
			Doors		Central Air				Standard Range				Ground Area = 667 SF Floor Area = 1000 SF.		
					Wood Furnace				Self Clean Range						Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
			(5) Floors		(12) Electric				Sauna				Building Areas		
					0 Amps Service				Trash Compactor						Stories Exterior Foundation Size Cost New Depr. Cost
			Kitchen:		No./Qual. of Fixtures				Central Vacuum				1.5 Story Siding Slab		
			Other:		Ex. X Ord. Min				Security System						Total: 142,756 99,928
			Other:		No. of Elec. Outlets								Other Additions/Adjustments		
					Many X Ave. Few										Plumbing
					(13) Plumbing								Average Fixture(s)		
					1 Average Fixture(s)										3 Fixture Bath
					2 3 Fixture Bath								2 Fixture Bath		
					Basement: 0 S.F.										Softener, Auto
					Crawl: 0 S.F.								Softener, Manual		
					Slab: 667 S.F.										Solar Water Heat
					Height to Joists: 0.0								No Plumbing		
					(8) Basement										Extra Toilet
					Conc. Block								Extra Sink		
					Poured Conc.										Separate Shower
					Stone								Ceramic Tile Floor		
					Treated Wood										Ceramic Tile Wains
					Concrete Floor								Ceramic Tub Alcove		
					(9) Basement Finish										Vent Fan
					1 Public Water								Lump Sum Items		
					1 Public Sewer										END UNIT UPPER
					Water Well								Notes: OAK		
					1000 Gal Septic										Totals: 162,543 113,780
					2000 Gal Septic								ECF (H818 TALL TIMBER) 2.700 => TCV: 307,206		
					Lump Sum Items:										1
					1										
					(10) Floor Support										
					Joists:										
					Unsupported Len:										
					Cntr.Sup:										

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

BUILDING B



Unit #23 2br & loft 6.59% & Unit #24 1br & loft 5.45%
 Unit #23 split by Master Amend L180P185
 Recorded in master deed as amount 1978.04 SQ FT

UNIT 23

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALKER ANDREW J & WALKER	WEMYSS NICK & INGA TRUST	420,000	01/25/2024	WD	03-ARM'S LENGTH	2024000420	PROPERTY TRANSFER	100.0
WALKER KAY E	WALKER ANDREW J	0	10/11/2010	QC	09-FAMILY	2010 1064-229Q	DEED	0.0
WALKER ANDREW J	WALKER ANDREW J AND JOHN	0	10/11/2010	QC	09-FAMILY	2010 1064-221Q	PROPERTY TRANSFER	0.0
WALKER KAY E	WALKER ANDREW J	1	09/20/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 TALL TIMBER D5	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17					
WEMYSS NICK & INGA TRUST 51 BENT OAK COURT DANVILLE CA 94506	2024 Est TCV 441,750 TCV/TFA: 593.75					

X	Improved	Vacant	Land Value Estimates for Land Table H818.H818 TALL TIMBER					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	160000.00000	100		160,0
			0.00	Total Acres	Total Est. Land Value =			160,000

Tax Description
L391 P441-442 L417 P747 L504 P485/99
APARTMENT 24 TALL TIMBER CONDOMINIUM REC
IN LIBER 172 PAGE 251 L180P182 SEC 14
T29N R14W.

Comments/Influences
UPPER&LOFT 2BDRM 2 BATH
2BED/2BATH
FULL KITCHEN
744 SQ FT
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	80,000	140,900	220,900			129,294C
2023	40,000	126,300	166,300			123,138C
2022	15,000	127,300	142,300			117,275C
2021	15,000	108,800	123,800			113,529C



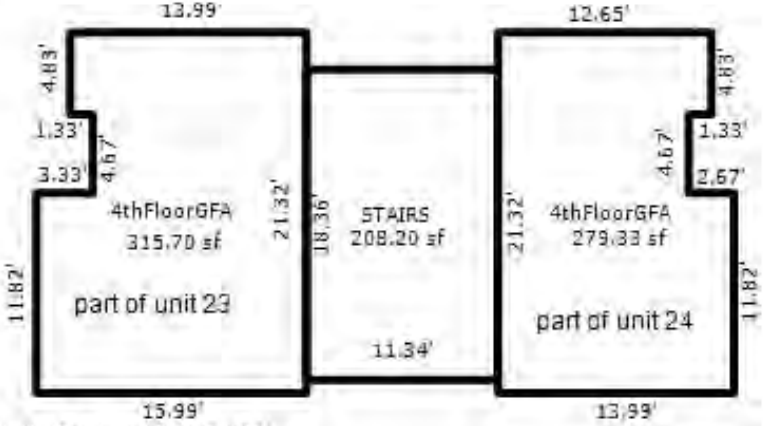
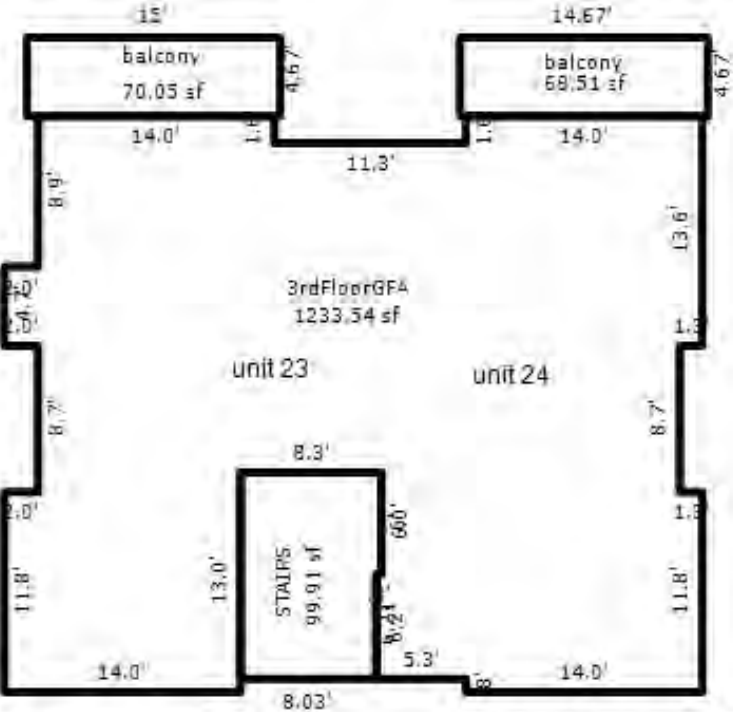
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County of Leelanau, Michigan

*** 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.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	
	Mobile Home				Wood	Coal	Steam								Interior 2 Story	82	Treated Wood	Class:
	Town Home	0 Other Overhang	(4) Interior			Forced Air w/o Ducts			2nd/Same Stack		Two Sided		Exterior 1 Story		
	Duplex			X	Forced Air w/ Ducts			Forced Hot Water			Exterior 2 Story		Stone Ven.:		
	A-Frame				Electric Baseboard			Electric Ceil. Radiant			Prefab 1 Story		Common Wall:		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	Electric Wall Heat			Radiant (in-floor)			Prefab 2 Story		Foundation:		Finished ?	
Building Style: CONDOMINIUM		Trim & Decoration		Space Heater			Vented Hood			Heat Circulator		Auto. Doors:		Mech. Doors:	
Yr Built	Remodeled	Ex	X	Ord	Min	Wall/Floor Furnace			Raised Hearth			Area:		% Good:	
1976	0	Size of Closets		Forced Heat & Cool			Jacuzzi Tub			Wood Stove		Storage Area:		No Conc. Floor:	
Condition: Average		Lg	X	Ord	Small	Heat Pump			Jacuzzi repl.Tub			E.C.F.			
Room List		Doors	Solid	X	H.C.	No Heating/Cooling			Oven			Floor Area: 744		Bsmnt Garage:	
	Basement	(5) Floors		Central Air			Microwave			Effec. Age: 25		X 2.700		Roof:	
	1st Floor	Kitchen:		Wood Furnace			Standard Range			Total Base New : 139,139					
	2nd Floor	Other:		(12) Electric			Self Clean Range			Total Depr Cost: 104,352					
	2 Bedrooms	Other:		0 Amps Service			Sauna			Estimated T.C.V: 281,750					
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Trash Compactor			Class: BC					
	Wood/Shingle	Ex.	X	Ord.	Min	Central Vacuum			Effec. Age: 25						
	Aluminum/Vinyl	(6) Ceilings		Many			Security System			Floor Area: 744					
	Brick			X			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Total Base New : 139,139					
	Insulation			Ave.			Exterior Units: 1 Interior Units: 0 Roof:			Total Depr Cost: 104,352					
(2) Windows		(7) Excavation		Few			(11) Heating System: Electric Wall Heat, Air Conditioning			Total Base New : 139,139					
	Many	Basement: 0 S.F.		Average Fixture(s)			Ground Area = 744 SF Floor Area = 744 SF.			Total Depr Cost: 104,352					
	Avg.	Crawl: 0 S.F.		3 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/75			Total Depr Cost: 104,352					
	X	Slab: 744 S.F.		2 Fixture Bath			Building Areas			Total Depr Cost: 104,352					
	Few	Height to Joists: 0.0		Softener, Auto			Stories Exterior Foundation Size Cost New Depr. Cost			Total Depr Cost: 104,352					
	Large			Softener, Manual			1 Story Siding Slab 744 119,353 89,513			Total Depr Cost: 104,352					
	X			Solar Water Heat			Other Additions/Adjustments			Total Depr Cost: 104,352					
	Small			No Plumbing			Plumbing			Total Depr Cost: 104,352					
	Wood Sash	(8) Basement		Extra Toilet			Average Fixture(s)			Total Depr Cost: 104,352					
	Metal Sash	Conc. Block		Extra Sink			3 Fixture Bath			Total Depr Cost: 104,352					
	Vinyl Sash	Poured Conc.		Separate Shower			Deck			Total Depr Cost: 104,352					
	Double Hung	Stone		Ceramic Tile Floor			Treated Wood			Total Depr Cost: 104,352					
	Horiz. Slide	Treated Wood		Ceramic Tile Wains			Water/Sewer			Total Depr Cost: 104,352					
	Casement	Concrete Floor		Ceramic Tub Alcove			Public Water			Total Depr Cost: 104,352					
	Double Glass			Vent Fan			Public Sewer			Total Depr Cost: 104,352					
	Patio Doors	(9) Basement Finish		(14) Water/Sewer			Built-Ins			Total Depr Cost: 104,352					
	Storms & Screens			1 Public Water			Appliance Allow.			Total Depr Cost: 104,352					
(3) Roof		Recreation SF		1 Public Sewer			Notes:			Total Depr Cost: 104,352					
X	Gable	Living SF		1 Water Well			ECF (H818 TALL TIMBER) 2.700 => TCV: 281,750			Total Depr Cost: 104,352					
	Hip	Walkout Doors (B)		1000 Gal Septic						Total Depr Cost: 104,352					
	Flat	No Floor SF		2000 Gal Septic						Total Depr Cost: 104,352					
	X	Walkout Doors (A)		Lump Sum Items:						Total Depr Cost: 104,352					
	Asphalt Shingle	(10) Floor Support								Total Depr Cost: 104,352					
	Chimney: Brick	Joists:								Total Depr Cost: 104,352					
		Unsupported Len:								Total Depr Cost: 104,352					
		Cntr.Sup:								Total Depr Cost: 104,352					

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

BUILDING B



Unit #23 2br & loft 6.59% & Unit #24 1br & loft 5.45%
 Unit #23 split by Master Amend L180P185
 Recorded in master deed as amount 1978,04 SQ FT

UNIT 23

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREMEL FRANKLIN & GRACE F	MCLAUGHLIN CHARLES M & LA	0	01/10/1983	WD	16-LC PAYOFF	239P725	DEED	0.0
GREMEL FRANKLIN & GRACE F	MCLAUGHLIN CHARLES M & LA	42,000	11/14/1977	LC	16-LC PAYOFF	194P571	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7243 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/11/2022	PM22-0865	100% FINIS
	P.R.E. 0%		Electrical	09/29/2022	PE22-0724	100% FINIS
Owner's Name/Address	MAP #: 68		HOUSE	10/15/1997	97000582	100% FINIS
MCLAUGHLIN CHARLES M & LANA J 1305 GREENLEAF ROYAL OAK MI 48067	2024 Est TCV 2,226,202 TCV/TFA: 924.12		HOUSE	10/08/1997	1997-1604	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
		Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L239 P725/83 PRT OF LOTS 1 & 2 BEG S 41 DEG 04' 00" E110 FT FROM NWLY COR LOT 1 TH S 41 DEG 04' 00" E 83.40 FT TO PC OF A CURVE TO LEFT TH ALG SD CURVE 30.42 FT DELTA EQUAL TO 02 DEG 09' 30" RADIUS EQUAL TO 807.50 FT & LONG CHORD BEARING S 42 DEG 08' 45" E 30.42 FT TH S 18 DEG 44' 43" W254.59 FT TO TRAVERSE LN ALG SHR OF GLEN LK TH N 36 DEG 32' 00" W ALG SD TRAV LN 110 FT TH N 16 DEG 57' 35" E 248.67 FT TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W.	X	Dirt Road		GROUP A 14500	100.00	250.00	0.9765	0.9006	14500	100		1,275,143
	X	Gravel Road		GROUP A 14500	10.00	250.00	0.9765	0.9006	14500	50	SURPLUS: ZONING 100'	63,
	X	Paved Road		110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 1,338,900								
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description Rate Size % Good Cash Value								
	X	Water		Residential Local Cost Land Improvements								
	X	Sewer		Description Rate Size % Good Cash Value								
	X	Electric		LAND IMPROVEMENTS 5 5,000.00 1 100 5,000								
	X	Gas		Total Estimated Land Improvements True Cash Value = 5,000								
	X	Curb										
	X	Street Lights										
	X	Standard Utilities										
	X	Underground Utils.										



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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	669,500	443,600	1,113,100			383,148C
	X Rolling	2023	323,200	355,000	678,200			364,903C
	X Low	2022	259,400	290,700	550,100			344,575C
	X High	2021	218,300	267,000	485,300			333,568C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Who When What							
	TPC 11/02/2022 INSPECTED							
	TPC 12/22/2016 INSPECTED							
	TPC 04/04/2013 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 150 951	Type WCP (1 Story) Treated Wood	Year Built: 1997 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 264 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: 20 Floor Area: 2,409 Total Base New : 424,180 Total Depr Cost: 339,347 Estimated T.C.V: 882,302		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1606 SF Floor Area = 2409 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC Blt 1997		
Yr Built 1997	Remodeled 0		Ex X Ord		Min	200 Amps Service			Building Areas					
Condition: Average		Size of Closets		Lg X Ord	Small	(12) Electric			Stories Exterior Foundation Size 1.5 Story Siding Crawl Space 1,606		Cost New Depr. Cost			
Room List		Doors	Solid X H.C.	(5) Floors			No. of Elec. Outlets Many X Ave. Few			Total: 333,465 266,774				
4	Basement	(6) Ceilings			(13) Plumbing			Other Additions/Adjustments						
1st Floor	Kitchen: Hardwood 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			Plumbing Average Fixture(s) 3 Fixture Bath		Water/Sewer 1000 Gal Septic Water Well, 100 Feet		Porches WCP (1 Story) 150 8,706 6,965		Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished)	
2nd Floor	Ex. X Ord			(7) Excavation			(14) Water/Sewer		Porches		Base Cost 528 36,696 29,357		Storage Over Garage 264 4,879 3,903	
3 Bedrooms	Basement: 0 S.F. Crawl: 1606 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Public Water Public Sewer		WCP (1 Story) 150 8,706 6,965		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	
(1) Exterior	Basement: 0 S.F. Crawl: 1606 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well 1 4,088 3,270		Porches		Interior 1 Story 1 7,112 5,690		Deck Treated Wood 951 13,457 10,766	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(9) Basement Finish			1000 Gal Septic 2000 Gal Septic		Porches		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	
(2) Windows		(7) Excavation		(8) Basement			Lump Sum Items:		Porches		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	
X	Many Avg. X Few	X	Large Avg. X Small	Basement: 0 S.F. Crawl: 1606 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:		Porches		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Porches		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	
(3) Roof		(7) Excavation		(8) Basement			Lump Sum Items:		Porches		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(9) Basement Finish			Lump Sum Items:		Porches		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	
X	Asphalt Shingle	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Porches		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	
Chimney: Brick		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Porches		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	
Chimney: Brick		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Porches		Common Wall: 2 Wall 1 -6,403 -5,122		Door Opener 1 703 562	

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAWSKI GERALD R & DEBOR	MORAWSKI GERALD R	0	02/24/2022	QC	09-FAMILY	2022001187	PROPERTY TRANSFER	0.0
MORAWSKI GERALD R	MORAWSKI GERALD R TRUST	0	02/24/2022	QC	09-FAMILY	2022001188	PROPERTY TRANSFER	0.0
MORAWSKI GERALD R & DEBOR	MORAWSKI GERALD R & DEBOR	0	03/04/2020	WD	09-FAMILY	2020001270	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7229 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/23/2020	PM20-0056	100% FINIS
	P.R.E. 100% 05/10/1994		REMODEL	05/23/2000	20000222	
Owner's Name/Address	MAP #: 68		HOUSE	10/06/1993	1993-1786	100% FINIS
MORAWSKI GERALD R TRUST 7229 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 2,115,880 TCV/TFA: 922.35		WELL/SEPTIC	09/17/1993	1993-1789	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 14500	100.00	255.00	1.0000	0.9051	14500	100	1,312,373
100 Actual Front Feet, 0.58 Total Acres						Total Est. Land Value =	1,312,373

Tax Description	X	Description	Rate	Size % Good	Cash Value
L194 P567/77 PRT OF LOTS 2 & 3 BEG AT PT THAT IS SELVALG NLY LN OF SD LOT 3 30 FT FROM NW COR OF LOT 3 TH S 24 DEG 28' 12" W 247.77 FT TO A TRAV LN ALG SHR GLEN LK TH N 71 DEG 08' 00" W ALG SD TRAV LN 27.78 FT TH CONT ALG SD TRAV LN N 36 DEG 32' 00" 72.22 FT TH N 18 DEG 44' 43" E 254.59 FT TH ALG CURVE TO LEFT 122.34 FT HAVING DELTA EQUAL TO 08 DEG 40' 49" RADIUS EQUAL TO 801.50 FT & LONG CHORD BEARING S 47 DEG 29' 26" E 122.22 FT TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	3.19	3500 0	0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	5,000.00	1 100	5,000
		Total Estimated Land Improvements True Cash Value = 5,000			



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

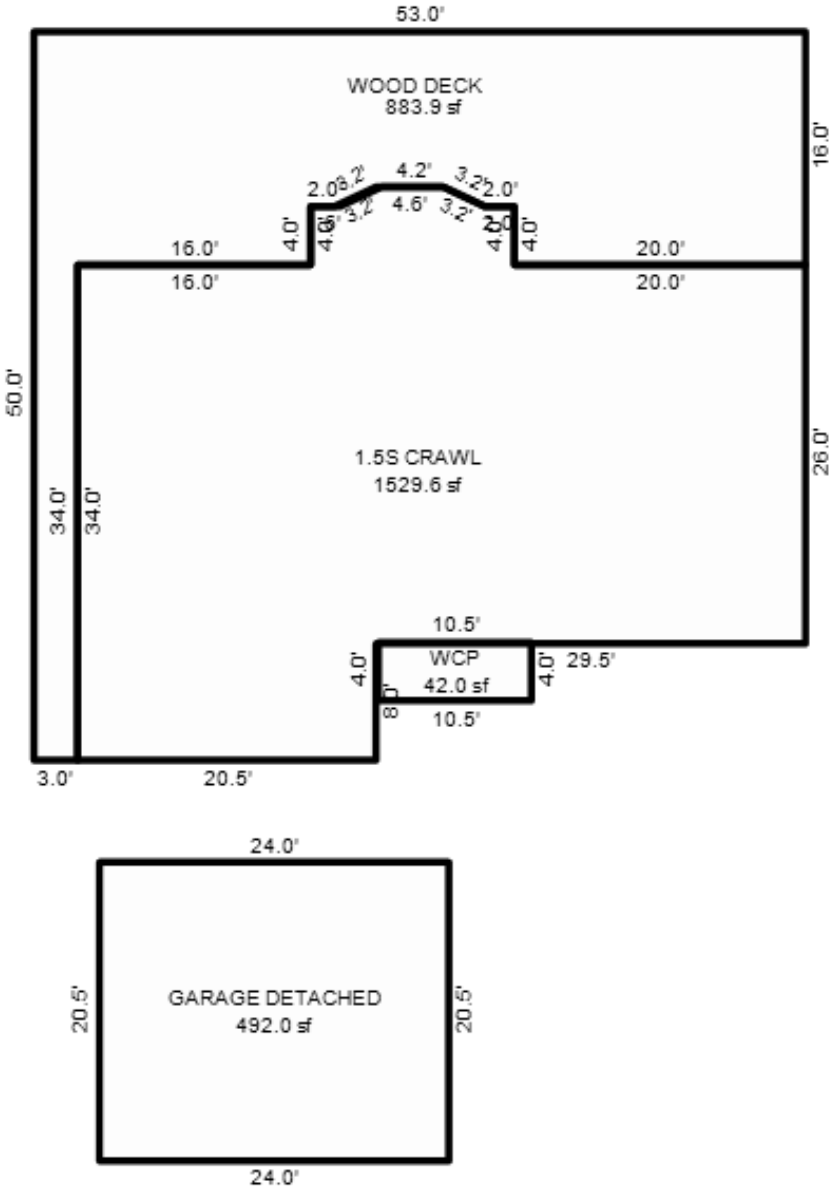
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	656,200	401,700	1,057,900			343,469C
2023	316,800	302,700	619,500			327,114C
2022	256,000	247,900	503,900			311,538C
2021	213,300	227,900	441,200			301,586C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
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 42 905	Type WCP (1 Story) Treated Wood	Year Built: 1994 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1	Class: C +10 Effec. Age: 15 Floor Area: 2,294 Total Base New : 361,324 Total Depr Cost: 307,118 Estimated T.C.V: 798,507				
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 1994	Remodeled 0	X	Ex	Ord	Min										
Condition: Average		Size of Closets													
Room List		Doors	X	Ord	Small										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Hardwood Other:			(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	Basement: 0 S.F. Crawl: 1529 S.F. Slab: 0 S.F. Height to Joists: 0.0			X	Ex.	Ord.	Min					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			No. of Elec. Outlets										
X	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			(13) Plumbing										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer										
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1 Public Water 1 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 (11) Heating System: Forced Air w/ Ducts Ground Area = 1529 SF Floor Area = 2294 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,529 Total: 287,303 244,201										
		Notes:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,290 3 Fixture Bath 1 4,777 4,060 Water/Sewer 1000 Gal Septic 1 5,002 4,252 Water Well, 100 Feet 1 5,973 5,077 Porches WCP (1 Story) 42 2,880 2,448 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 480 27,024 22,970 Door Opener 1 562 478 Built-Ins Appliance Allow. 1 2,845 2,418 Fireplaces Exterior 2 Story 1 8,251 7,013 Direct-Vented Gas 1 3,107 2,641 Deck Treated Wood 905 12,082 10,270 Totals: 361,324 307,118										
		ECF (4083 LITTLE GLEN AREA) 2.600 => TCV:			798,507										

*** 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.				
LEBER DAVID D & MARIE	MILLER JOSEPH P LIVING TR	420,000	12/28/2012	WD	03-ARM'S LENGTH	1149P965	PROPERTY TRANSFER	100.0				
STEVENS ELSIE MARIE		0	10/16/2008	CD	07-DEATH CERTIFICATE	1065/903	OTHER	0.0				
THOROGOOD THOMAS & MAYSIE	LEBER DAVID D & MARIE S H	0	09/03/1985	WD	16-LC PAYOFF	256P819	DEED	0.0				
THOROGOOD THOMAS	LEBER DAVID D	16,500	07/23/1970	LC	16-LC PAYOFF		DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7251 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/05/2016	PM16-0729					
Owner's Name/Address		P.R.E. 0%		Electrical		11/04/2016	PE16-0601					
MILLER JOSEPH P LIVING TRUST 426 N DRIVE S HOMER MI 49245		MAP #: 68		Mechanical		11/04/2016	PM16-0639					
		2024 Est TCV 2,626,276 TCV/TFA: 1136.9		Plumbing		07/11/2016	PP16-0143					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L256 P819/85 GA 538-A PRT LOT 1 BEG NE LOT COR TH S 22 DEG 30'30" W 226.87 FT TH S 38 DEG 03' E 140.9 FT TO SE LOT COR TH NLY ALG E LOT LN TO POB PLAT OF FOREST GLEN AND ALSO PRT LOT 1 THOROGOOD'S PLAT BEG NW COR TH S 41 DEG 04' E 110 FT TH S 16 DEG 57' 35" W 248.67 FT TO SHR GLEN LK TH N ALG E LOT LN 320.55 FT TO POB PLATS OF FOREST GLEN & THOROGOOD. SEC 33 T29N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	219.87	0.9193	0.8722	14500	100		1,162,605
		Paved Road		GROUP A 14500	40.00	219.87	0.9193	0.8722	14500	50	SURPLUS: ZONING 100' MIN	
		Storm Sewer		140 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 1,395,126								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: 4in Ren. Conc.	8.41	3500	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										
		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	697,600	615,500	1,313,100			580,609C	
		TPC 12/22/2016 INSPECTED			2023	336,800	468,400	805,200			552,961C	
		TPC 11/01/2016 INSPECTED			2022	265,900	390,200	656,100			526,630C	
		TPC 12/05/2015 INSPECTED			2021	227,500	366,100	593,600			509,807C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1936 % Good: 0 Storage Area: 616 No Conc. Floor: 0	236 138 253 313 292	(1 Story)	WCP WPP WPP WCP WPP	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home															0 Front Overhang 0 Other Overhang	(4) Interior			Class: C +5 Effec. Age: 7 Floor Area: 2,310 Total Base New : 507,105 Total Depr Cost: 471,596 Estimated T.C.V: 1,226,150
	Town Home																		
	Duplex																		
	A-Frame																		
	Wood Frame																		
	Building Style: 1 STORY	Drywall Paneled	Plaster Wood T&G	X			Central Air Wood Furnace			(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			
	Yr Built 2017	Remodeled 0	Trim & Decoration	Ex	Ord	Min	0 Amps Service			Ex.			Ord.			Min			
	Condition: Average	Size of Closets			No. of Elec. Outlets			Many			Ave.			Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93		
	Room List	Doors	Solid	H.C.	(13) Plumbing			1 Average Fixture(s)			1 Story			Exterior			Foundation		
	Basement	(5) Floors			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual		
	1st Floor	Kitchen:			3			2 Fixture Bath			Softener, Auto			Solar Water Heat			No Plumbing		
	2nd Floor	Other:			1			Extra Toilet			Extra Sink			Separate Shower			Water/Sewer		
	3 Bedrooms	Other:			1			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains		
	(1) Exterior	(6) Ceilings			1			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Lump Sum Items:		
	Wood/Shingle	(7) Excavation			1			Public Water			Public Sewer			Water Well			1000 Gal Septic		
	Aluminum/Vinyl	Basement: 2310 S.F.			3			Water Well			1000 Gal Septic			1			2000 Gal Septic		
	Brick	Crawl: 0 S.F.			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Insulation	Slab: 0 S.F.			1			1000 Gal Septic			1			2000 Gal Septic			1		
	(2) Windows	Height to Joists: 0.0			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Many	(8) Basement			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Avg.	Conc. Block			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Few	Poured Conc.			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Large	Stone			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Avg.	Treated Wood			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Small	Concrete Floor			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Wood Sash	(9) Basement Finish			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Metal Sash	Recreation SF			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Vinyl Sash	Living SF			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Double Hung	Walkout Doors (B)			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Horiz. Slide	No Floor SF			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Casement	1 Walkout Doors (A)			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Double Glass	(10) Floor Support			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Patio Doors	Joists:			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Storms & Screens	Unsupported Len:			1			1000 Gal Septic			1			2000 Gal Septic			1		
	(3) Roof	Cntr.Sup:			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Gable	Asphalt Shingle			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Hip	Chimney:			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Gambrel	Unsuported Len:			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Mansard	Cntr.Sup:			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Shed	Garages			1			1000 Gal Septic			1			2000 Gal Septic			1		
	Flat	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			1			1000 Gal Septic			1			2000 Gal Septic			1		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUND JOHN E	LUND JOHN E REV TRUST	0	12/05/2013	WD	03-ARM'S LENGTH	1186P401	PROPERTY TRANSFER	0.0
LUND CAROL E	LUND JOHN E	0	09/08/2010	CD	07-DEATH CERTIFICATE	1185P258	DEED	0.0
LUND CAROL E	LUND JOHN E & CAROL E H/W	0	08/29/1986	QC	09-FAMILY	267P24	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7209 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		SHED	10/31/2019	LU19-38	100% FINIS
	P.R.E. 100% 12/13/2004		DEQ WATER RESOURCES DIVISI	06/09/2016	WR00-2840	100% FINIS
Owner's Name/Address	MAP #: 68		Mechanical	12/15/2008	PM08-0577	
LUND JOHN E REV TRUST 7209 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 2,557,549 TCV/TFA: 596.03		MECHANICAL	02/13/2004	PM04-0093	

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			GROUP A 14500	100.00	236.00	0.9329	0.8877	14500	100		1,200,899
			GROUP A 14500	32.00	236.00	0.9329	0.8877	14500	50	SURPLUS: ZONING 100' MIN	
			132 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 1,393,043								

Tax Description		Land Improvement Cost Estimates				Residential Local Cost Land Improvements					
L226 P340/81 GA 538 1 LOT 3 & 4 EXC PRT LOT 3 COM AT NWLY COR COR TH S 20 DEG 11' 00" W 257.17 FT TO TRAVERSE LN ON SHR TH S 71 DEG 08' 00" E ALG TRAVERSE LN 10.00 FT TH N 24 DEG 28'12" E 247.77 FT TO N LN AND PT ON CURVE TO RIGHT TH ALG CURVE TO RIGHT LONG CHD N 50 DEG 44' 15" W 29.99 FT TO POB THOROGOOD'S PLAT ALSO EXC PRT LOT 4 BEG AT NW COR LOT 5 OR NE COR LOT 4 SD PLAT TH S 44 DEG 52' 14" W 159.81 FT TH N 40 DEG 29' 28" E 157.21 FT TO SWLY SD DAY FOREST RD TH S 59 DEG 26' E 12.39 FT TO POB THOROGOOD'S PLAT SEC 33 T29N	X	Dirt Road									
	X	Gravel Road									
	X	Paved Road									
	X	Storm Sewer									
	X	Sidewalk									
	X	Water Sewer									
	X	Electric									
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									

Topography of Site		Residential Local Cost Land Improvements						
X	Level	Description	Rate	Size	% Good	Cash Value		
	Rolling	D/W/P: Brick on Sand	18.53	537	0	0		
	Low	D/W/P: Asphalt Paving	3.19	1500	0	0		
	High	Wood Frame	26.82	166	50	2,226		
	Landscaped	Wood Frame	25.15	220	50	2,766		
	Swamp	Residential Local Cost Land Improvements						
	Wooded	Description	Rate	Size	% Good	Cash Value		
	Pond	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000		
X	Waterfront	Total Estimated Land Improvements True Cash Value =					9,992	
	Ravine							
	Wetland							
	Flood Plain							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	696,500	582,300	1,278,800			547,223C
2023	336,300	449,700	786,000			521,165C
2022	267,300	371,300	638,600			496,348C
2021	229,100	353,400	582,500			480,492C

Who When What

TPC 12/02/2019 INSPECTED

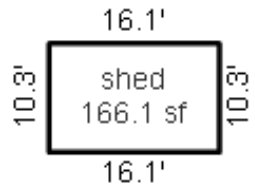
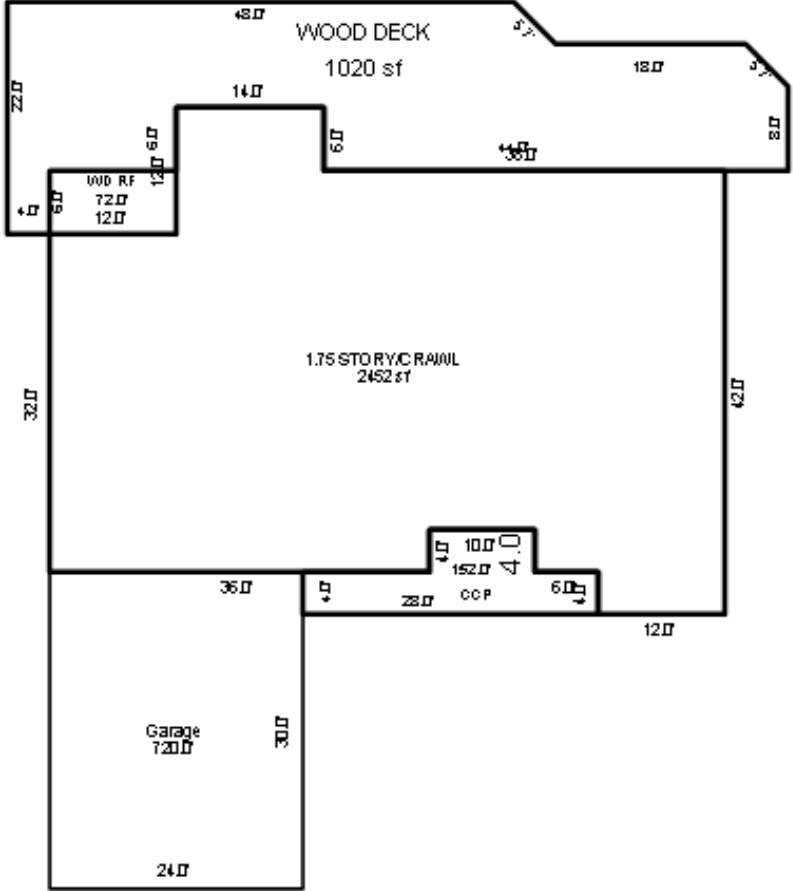
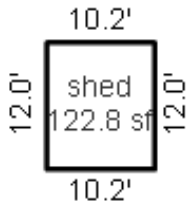
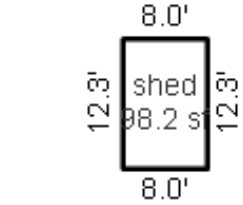
WAS 12/12/2008 INSPECTED

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: 2003 Car Capacity: Class: C		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	52 1020 72	CCP (1 Story) Treated Wood Treated Wood	Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Class: C Effec. Age: 20 Floor Area: 4,291 Total Base New : 555,053 Total Depr Cost: 444,044 Estimated T.C.V: 1,154,514		E.C.F. X 2.600		Cls C Blt 2003		
Yr Built 2003	Remodeled 0	Ex	X Ord	Min	(12) Electric			Ground Area = 2452 SF Floor Area = 4291 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Total: 466,013		372,811			
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		1.75 Story Siding Crawl Space 2,452				
Room List		Doors	Solid X	H.C.	No./Qual. of Fixtures			Other Additions/Adjustments			Total: 466,013		372,811			
Basement	1st Floor	(5) Floors		X Ex. Ord. Min			Plumbing			Average Fixture(s)		1 1,518 1,214		2 9,555 7,644		
2nd Floor	4 Bedrooms	Kitchen: Other: Hardwood Other:		No. of Elec. Outlets			Water/Sewer			3 Fixture Bath		2 3,197 2,558		1 5,002 4,002		
(1) Exterior		(6) Ceilings		Many X Ave. Few			Porches			2 Fixture Bath		1 3,197 2,558		1 5,973 4,778		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(13) Plumbing			Decks			1000 Gal Septic		1 5,002 4,002		1 5,973 4,778		
X	Insulation	(7) Excavation		(14) Water/Sewer			Garages			Water Well, 100 Feet		1 5,973 4,778		1 1,601 1,281		
(2) Windows		Many	X Large	Average Fixture(s)			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			1 1,518 1,214		2 9,555 7,644		1 3,197 2,558		
X	Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 2452 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 3 Fixture Bath			Base Cost			2 9,555 7,644		1 3,197 2,558		1 5,002 4,002		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 2 Fixture Bath			Common Wall: 1 Wall			1 -2,762 -2,210		1 562 450		1 2,845 2,276		
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Door Opener			1 562 450		1 801 641			
(3) Roof		(10) Floor Support		1 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1 2,845 2,276		1 801 641		
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 2000 Gal Septic			Appliance Allow. Dishwasher			1 2,845 2,276 1 801 641		1 2,845 2,276 1 801 641		1 2,845 2,276 1 801 641	
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total			1 2,845 2,276		1 801 641		1 2,845 2,276 1 801 641		
Chimney: Brick										1 2,845 2,276		1 801 641		1 2,845 2,276 1 801 641		

*** 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.				
MCCARTHY RYAN & AMY TRUST	MCCARTHY AMY N	0	09/07/2023	WD	09-FAMILY	2023004372	PROPERTY TRANSFER	0.0				
MCCARTHY AMY N	MCCARTHY AMY N TRUST	0	09/07/2023	WD	09-FAMILY	2023004507	PROPERTY TRANSFER	0.0				
MCCARTHY RYAN & AMY TRUST	MCCARTHY RYAN & AMY	0	09/07/2022	QC	09-FAMILY	2022005409	DEED	0.0				
MCCARTHY RYAN & AMY	MCCARTHY RYAN & AMY TRUST	0	09/07/2022	QC	09-FAMILY	2022005582	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7181 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		02/01/2024	PE24-0056					
		P.R.E. 0%		Mechanical		01/11/2024	PM24-0033					
Owner's Name/Address		MAP #: 68		Res. Add/Alter/Repair		01/08/2024	PB23-0614	0%				
MCCARTHY AMY N TRUST 12649 BEACON HILL CT PLYMOUTH MI 48170		2024 Est TCV 1,508,650 TCV/TFA: 709.29		Plumbing		12/26/2023	PP23-0406					
		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L219 P347 L369 P981 L411 P192/95 PRT OF LOTS 4 & 5 THOROGOOD'S PLAT & PRT OF GOVT LOT 4 SEC 33 BEG NW COR LOT 5 TH S 59 DEG 26' E 20 FT TH S 36 DEG 29'16" W 253.65 FT TO SHR LITTLE GLEN LAKE TH ALG SD SHR N 47 DEG 54'18" W 49.63 FT TH LEAVING SD SHR N 40 DEG 29'28" E 246.08 FT TO SWLY SD DAY FOREST DR TH S 59 DEG 26' E 12.39 FT TO POB THOROGOOD'S PLAT SEC 33 T29N R14W.		X	Gravel Road	GROUP A 14500	49.63	251.90	1.1914	0.9023	14500	100		773,636
		X	Paved Road	50 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 773,636								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: Flagstone/Sand	30.69	625	0	0				
		X	Sewer	D/W/P: Flagstone/Sand	30.69	300	0	0				
		X	Electric	D/W/P: Flagstone/Sand	30.69	320	0	0				
		X	Gas	Residential Local Cost Land Improvements								
		X	Curb	Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	LAND IMPROVEMENTS 10	10,000.00	1	100	10,000				
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 10,000								
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	2024	386,800	367,500	754,300			418,493C	
		TPC 11/07/2023	INSPECTED		2023	186,700	318,500	505,200			444,885C	
		TPC 04/22/2021	INSPECTED		2022	162,100	261,600	423,700			423,700S	
		TPC 04/23/2019	INSPECTED		2021	116,300	242,700	359,000			304,914C	

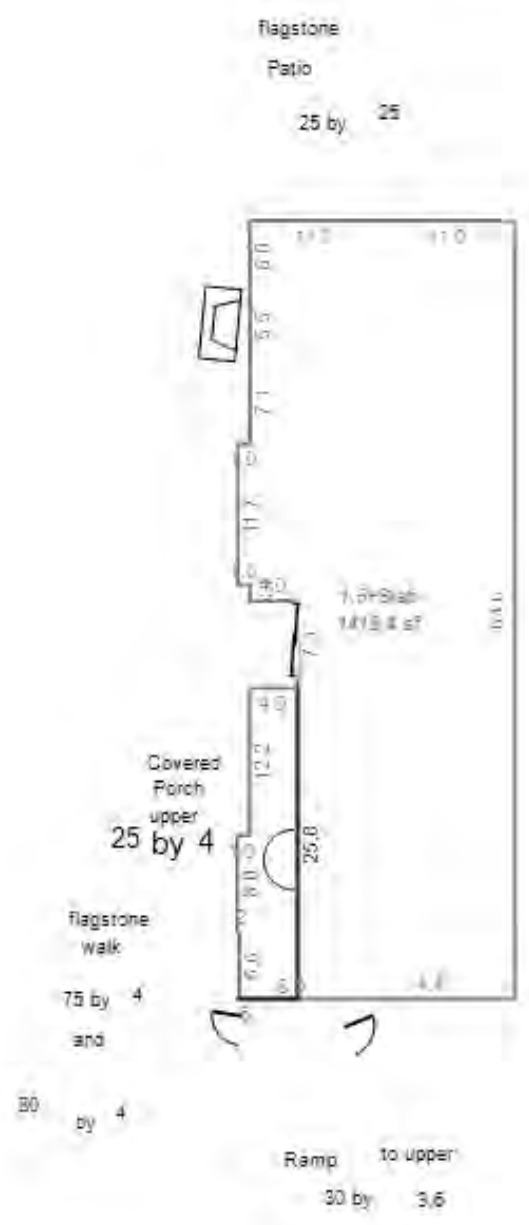


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
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	Drywall Paneled	X	Plaster Wood T&G							100	WCP (1 Story) WGEP (1 Story)					
Building Style: 1.5 STORY		Trim & Decoration																
Yr Built	Remodeled	Ex	X	Ord	Min													
1995	2024	Size of Closets																
Condition: Average Part. Construct.: 90%		Lg	X	Ord	Small													
Room List		Doors	Solid	H.C.														
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors																
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:																
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																
X	Stucco	X	Drywall															
X	Insulation	No./Qual. of Fixtures																
(2) Windows		X	Ex.	Ord.	Min													
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	(7) Excavation																
X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1418 S.F. Height to Joists: 0.0																
X		(8) Basement																
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
X		(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 Built-Up	(10) Floor Support																
X	Chimney: Brick	Joists: SLAB 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)															
		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 Public Sewer Water Well															
		1	1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:																
		Central Air Wood Furnace																
		Class: B -5 Effec. Age: 20 Floor Area: 2,127 Total Base New : 387,287 Total Depr Cost: 309,835 Estimated T.C.V: 805,571																
		E.C.F. X 2.600																
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1418 SF Floor Area = 2127 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 Block Slab 1,418 Total: 324,477 259,586																
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,356 2,685 3 Fixture Bath 1 10,586 8,469 Water/Sewer 1000 Gal Septic 1 6,192 4,954 Water Well, 100 Feet 1 6,825 5,460 Porches WCP (1 Story) 100 6,852 5,482 WGEP (1 Story) 63 9,574 7,659 Built-Ins Appliance Allow. 1 7,140 5,712 Fireplaces Exterior 2 Story 1 12,285 9,828 Totals: 387,287 309,835																
		Notes: ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 805,571 90% Completed => Est. True Cash Value 2024 =																

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



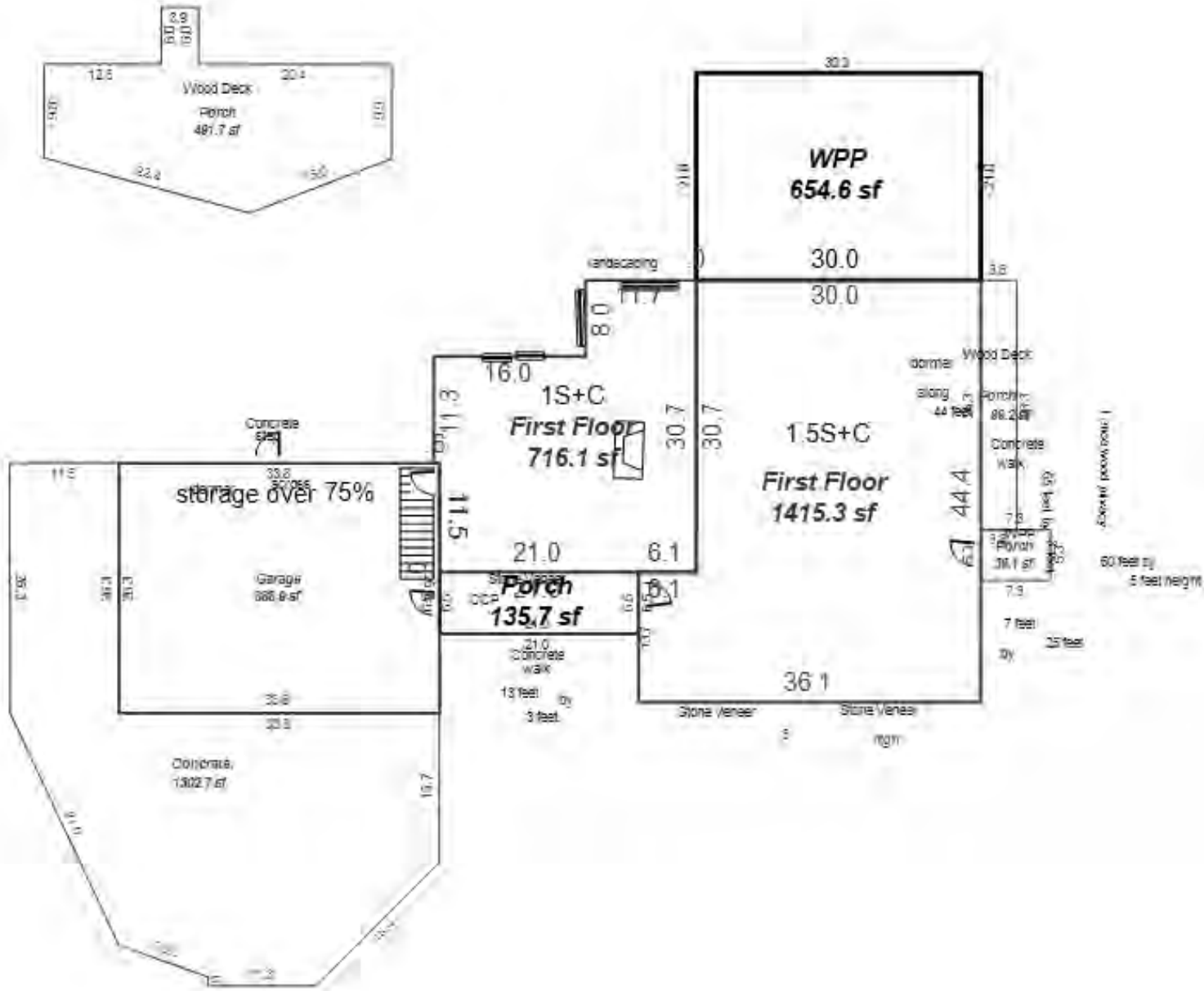
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MCCARTHY RYAN & AMY	MCFRALEY PROPERTIES LLC	0	03/15/2023	QC	09-FAMILY	2023001155	DEED	0.0					
HEINHUIS WINSTON D ET AL	MCCARTHY RYAN & AMY	1,695,000	08/08/2022	WD	03-ARM'S LENGTH	2022005451	PROPERTY TRANSFER	100.0					
HEINHUIS PATRICIA L TRUST	HEINHUIS WINSTON D ET AL	0	07/19/2022	QC	09-FAMILY	2022004333	DEED	0.0					
HEINHUIS PATRICIA L	HEINHUIS PATRICIA L TRUST	0	10/26/2016	WD	09-FAMILY	1278P289	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7157 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION		09/25/1997	97000520						
Owner's Name/Address		P.R.E. 0%		MAP #: 68									
MCFRALEY PROPERTIES LLC 12649 BEACON HILL CT PLYMOUTH MI 48170		2024 Est TCV 2,141,889 TCV/TFA: 754.72											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN									
THAT PART OF LOT 5 OF THOROGOOD'S PLAT AS RECORDED IN LIBER 2 OF PLATS, PAGE 30, IN SECTION 33, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHWESTERLY LINE OF DAY FOREST ROAD, NORTH 59°26' WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°20' WEST, 276.25 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 5; THENCE ALONG THE SHORE OF GLEN LAKE NORTH 48°29' WEST		Public Improvements		* Factors *									
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
		Gravel Road		GROUP A 14500 97.00 250.00 1.0076 0.9006 14500 100							1,276,397		
		Paved Road		97 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value = 1,276,397		
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description	Rate	Size	% Good	Cash Value					
		Water		D/W/P: 4in Concrete	7.16	1302	0	0					
		Sewer		D/W/P: 3.5 Concrete	6.77	39	0	0					
		X Electric	Residential Local Cost Land Improvements										
		X Gas	Description	Rate	Size	% Good	Cash Value						
		X Curb	LAND IMPROVEMENTS 75							7,500.00	1	100	7,500
		Street Lights		Total Estimated Land Improvements True Cash Value =							7,500		
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		X Rolling											
		X Low											
		X High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	638,200	432,700	1,070,900		666,225C			
		TPC 11/07/2023 INSPECTED		2023	308,100	326,400	634,500			634,500S			
		TPC 12/08/2022 INSPECTED		2022	250,400	243,600	494,000			278,719C			
		TPC 08/08/2022 INSPECTED		2021	208,100	223,900	432,000			269,816C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 888 % Good: 0 Storage Area: 667 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							135 654 39 99 491	CCP (1 Story) WPP WPP Treated Wood Treated Wood			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 2,838 Total Base New : 471,490 Total Depr Cost: 329,997 Estimated T.C.V: 857,992			E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1948	Remodeled 1997	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 1948					
Condition: Average		Size of Closets		100 Amps Service			Ground Area = 2131 SF Floor Area = 2838 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Building Areas								
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior	(6) Ceilings		Other: Carpeted			Many X Ave. Few			1 Story Siding Crawl Space 716							
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Height to Joists: 0.0			(13) Plumbing			1.5 Story Siding Crawl Space 1,415							
X Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2131 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			Total: 366,241 256,326							
(2) Windows	Many Avg. Few	X Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments							
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Exterior Stone Veneer 40 1,562 1,093							
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Deck			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							
X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Porches CCP (1 Story) 135 3,808 2,666 WPP 654 11,223 7,856 WPP 39 1,889 1,322								
X Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Deck			Deck Treated Wood 99 2,615 1,830 Treated Wood 491 7,674 5,372			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 888 31,346 21,942 Storage Over Garage 667 9,425 6,597 Common Wall: 1/2 Wall 1 -1,138 -797							
Chimney: Stone	<<<<< 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.			
MILLER JEFFREY A & MILLER	THOROGOOD GLEN LLC	0	09/29/2021	QC	09-FAMILY	2021007984	PROPERTY TRANSFER	0.0			
MILLER JOHN A & JUDY A TR	MILLER JEFFREY A & MILLER	0	02/28/2020	WD	09-FAMILY	2020001390	PROPERTY TRANSFER	0.0			
MILLER JOHN A & JUDY A	MILLER JOHN A & JUDY A TR	0	11/25/2017	AFF	07-DEATH CERTIFICATE	1356P239	PROPERTY TRANSFER	0.0			
MILLER JOHN A & JUDY A	MILLER JOHN A & JUDY A	0	10/14/2011	QC	15-LADY BIRD	1101-572 QCD	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status	
7153 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION		11/01/1999	99000763				
Owner's Name/Address		P.R.E. 0%		MAP #: 68		2024 Est TCV 1,834,744 TCV/TFA: 792.55					
THOROGOOD GLEN LLC MILLER JEFFREY A 814 N EATON ST ALBION MI 49224		X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN						
Tax Description		Public Improvements		* Factors *							
L242 P382/83 . PRT OF LOTS 5 & 6 COM AT A PT ON N LN LOT 6 20 FT NW OF NE COR OF SD LOT 6 FOR POB TH N 59 DEG 26' W ALG N LN LOTS 5 & 6 93 FT TH S TO SW COR LOT 6 TH S 48 DEG29' E ALG SD S LN 80 FT TH N 43 DEG 27' E TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N 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.	GROUP A 14500		88.00	290.00	1.0325	0.9347	14500 100	1,231,356
		X	Topography of Site	Land Improvement Cost Estimates		88 Actual Front Feet, 0.59 Total Acres		Total Est. Land Value =		1,231,356	
		X	Level Rolling Low High Landscaped Swamp Wooded Pond	Description		Rate	Size	% Good	Cash Value		
		X	Waterfront Ravine Wetland Flood Plain	D/W/P: Asphalt Paving		3.19	1000	0	0		
		X		Wood Frame		30.01	98	50	1,470		
		X		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value
		X		LAND IMPROVEMENTS 5		5,000.00	1	100	5,000		
		X		Total Estimated Land Improvements True Cash Value =						6,470	
		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Who When What	2024	615,700	301,700	917,400			267,298C	
		X	TPC 04/23/2019 INSPECTED	2023	297,200	227,600	524,800			254,570C	
		X	TPC 11/01/2016 INSPECTED	2022	238,600	186,600	425,200			242,448C	
		X	WAS 06/16/2008 DATA ENTER	2021	196,300	171,500	367,800			234,703C	



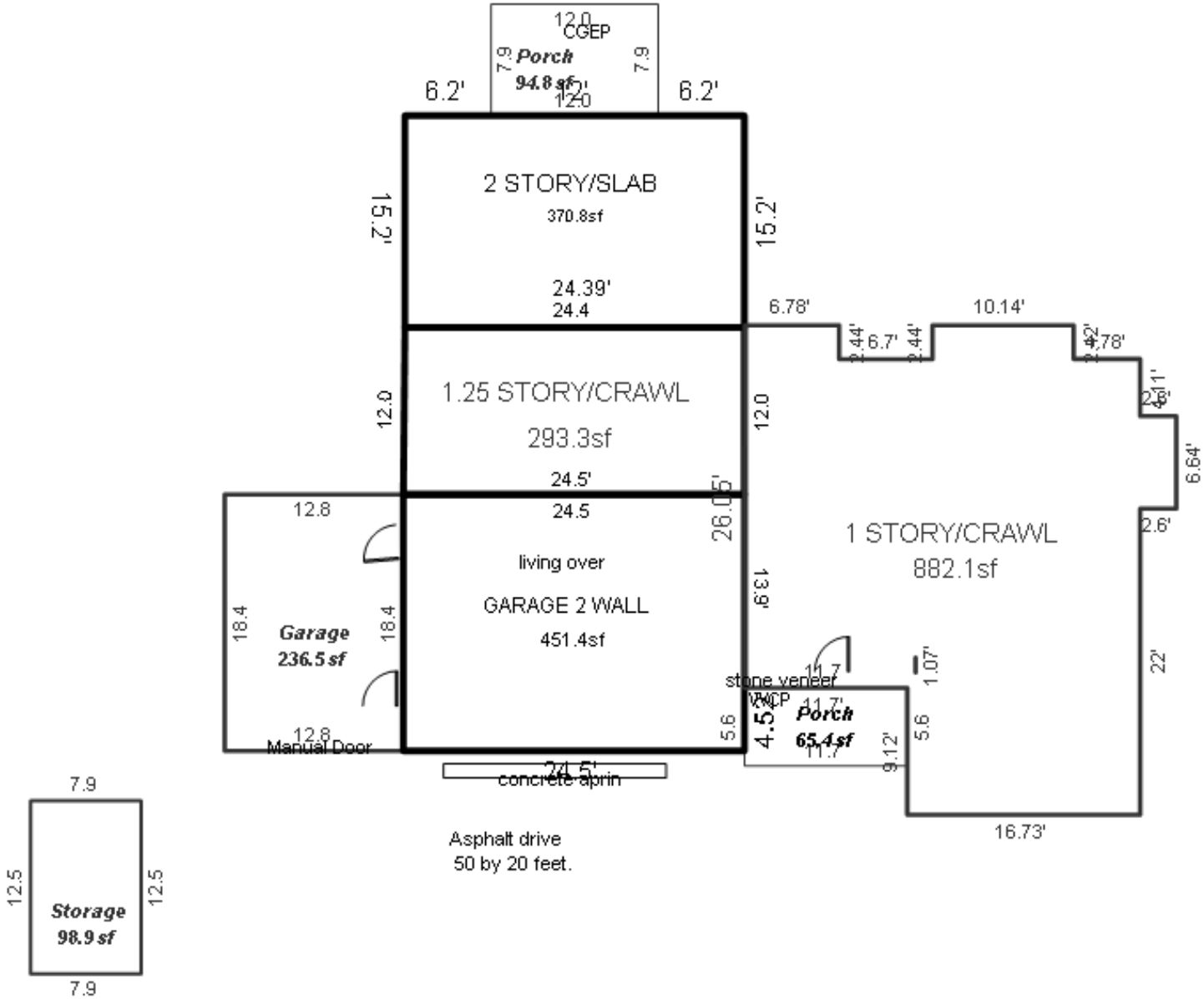
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family 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: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 35 Floor Area: 2,315 Total Base New : 353,207 Total Depr Cost: 229,584 Estimated T.C.V: 596,918			94 300 65	CGEP (1 Story) WPP WCP (1 Story)	E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1953	Remodeled 1986	Ex	X	Ord		Min	(12) Electric										
Condition: Average		Size of Closets		Lg	X	Ord		Small	100								
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C		Blt 1953		
	Basement 5 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:			Ex. X Ord. Min			(11) Heating System: Forced Hot Water Ground Area = 1545 SF Floor Area = 2315 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1175 S.F. Slab: 370 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 293 1 Story Siding Crawl Space 882 1 Story Siding Overhang 400			Total: 277,267		180,224		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments							
X	Many Avg. Few	X	Large Avg. Small				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			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							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					(15) Fireplaces			Porches							
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						CGEP (1 Story) 94 7,550 4,907 WPP 300 5,202 3,381 WCP (1 Story) 65 3,828 2,488							
X	Gable Hip Flat	Gambrel Mansard Shed				Lump Sum Items:			Garages								
X	Asphalt Shingle			Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 451 21,643 14,068 Common Wall: 1 Wall 1 -2,762 -1,795 Door Opener 1 562 365							
Chimney: Brick										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Common Wall: 1 Wall 1 -2,282 -1,483							

*** 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.
REDER MARK A & KAREN R	7137 DAY FOREST REALTY LL	2,095,000	04/24/2023	WD	03-ARM'S LENGTH	2023001679	PROPERTY TRANSFER	100.0
BODZIAK JOHN & BERNICE	REDER MARK A & KAREN R	635,000	09/22/2006	WD	03-ARM'S LENGTH	915:842	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7137 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/30/2018	PM18-0074	100% FINIS
	P.R.E. 0%		Electrical	12/05/2017	PE17-0686	100% FINIS
Owner's Name/Address	MAP #: 77,68		Res. Add/Alter/Repair	09/07/2017	PB17-0508	100% FINIS
7137 DAY FOREST REALTY LLC 660 ADA DR SE SUITE 301 ADA MI 49301	2024 Est TCV 1,891,919 TCV/TFA: 940.79		Plumbing	09/01/2017	PP17-0223	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L915 P842/06 PRT LOTS 6 & 7 COM AT NW COR LOT 7 TH S 59 DEG 26' E ON N LN 70 FT TH S 43 DEG 27' W 297.85 FT M/L TO SWLY LN SD LOT TH N 43 DEG 12' W ON SWLY LN 70 FT TO SW COR TH N 48 DEG 29' W INTO LOT 6 20 FT TH N 43 DEG 27' E 297.85 FT M/L TO N LN LOT 6 TH S 59 DEG 26' E ON N LN 20 FT TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.	X		GROUP A 14500	90.00	304.92	1.0267	0.9465	14500	100	1,268,091	
			90 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 1,268,091								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: Crushed Rock	2.33	1500	0	0				
			D/W/P: Flagstone/Sand	21.61	60	0	0				
			Wood Frame	25.96	186	50	2,414				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
			Total Estimated Land Improvements True Cash Value =							4,914	

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



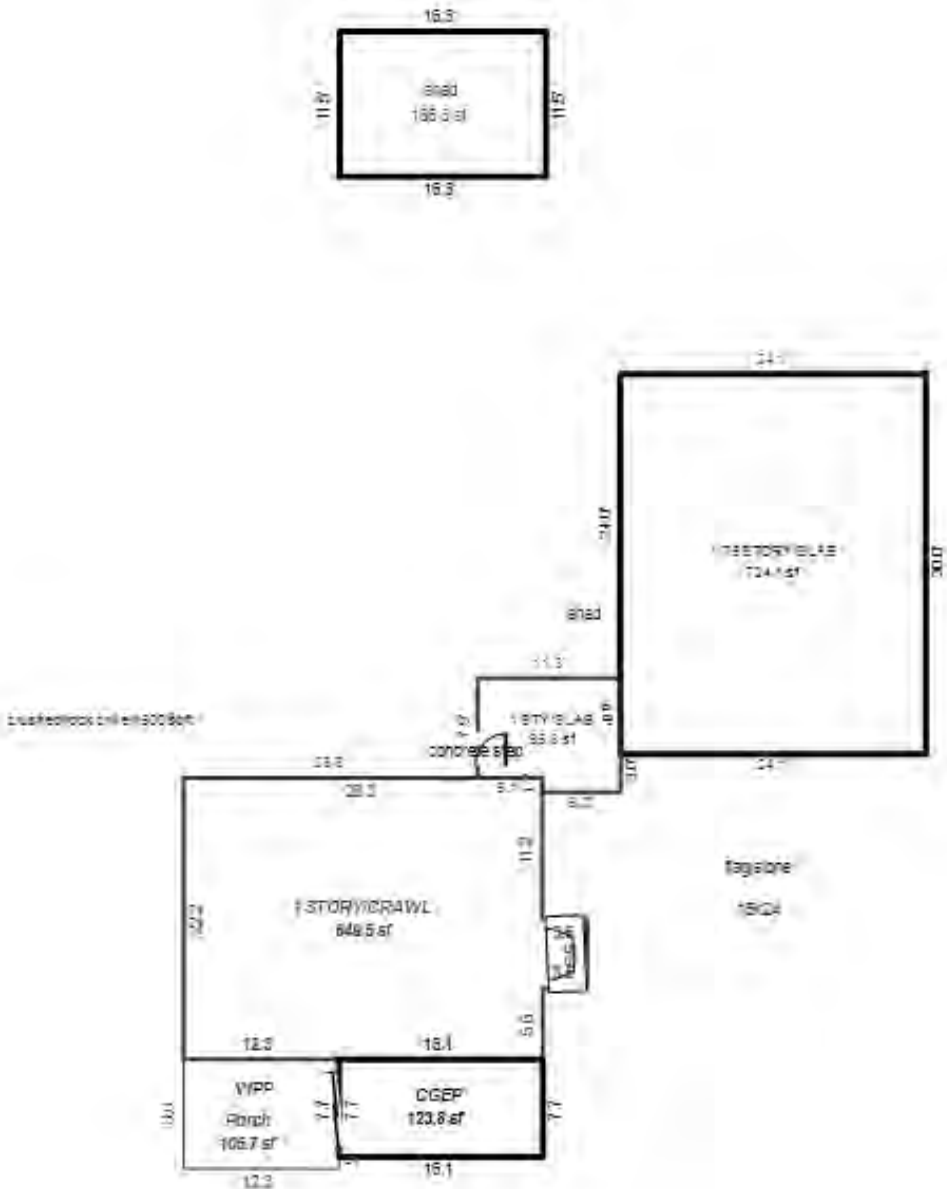
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	634,000	312,000	946,000			946,000S
		TPC 01/13/2023 INSPECTED	2023	302,300	176,400	478,700			353,040C
		TPC 04/23/2019 INSPECTED	2022	242,100	144,600	386,700			336,229C
		TPC 03/26/2018 INSPECTED	2021	199,600	132,900	332,500			325,488C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage
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 123 105	Type CGEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 2,011 Total Base New : 317,403 Total Depr Cost: 238,044 Estimated T.C.V: 618,914			E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 1950		
Yr Built	Remodeled	Ex	Ord	Min	(12) Electric			Ground Area = 1468 SF			Floor Area = 2011 SF.				
1950 198	2019	Size of Closets			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Building Areas							
Room List		Doors	Solid	H.C.	(13) Plumbing			Stories Exterior Foundation							
4	Basement	(5) Floors			1 Average Fixture(s)			1+ Story Siding Crawl Space							
2	1st Floor	Kitchen:			3 3 Fixture Bath			1.75 Story Siding Crawl Space							
5	2nd Floor	Other:			2 2 Fixture Bath			1 Story Siding Slab							
(1) Exterior		Other:			Softener, Auto			Total:			271,872		203,897		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Softener, Manual			Other Additions/Adjustments							
X	Insulation	(7) Excavation			Solar Water Heat			Plumbing							
(2) Windows		Basement: 0 S.F.			No Plumbing			Average Fixture(s)							
X	Many Avg. Few	X	Large Avg. Small	Crawl: 1373 S.F.			Extra Toilet			1 1,518			1,138		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Slab: 95 S.F.			Extra Sink			3 9,555							
(3) Roof		Height to Joists: 0.0			Separate Shower			Water/Sewer							
X	Gable Hip Flat	(8) Basement			Ceramic Tile Floor			2000 Gal Septic							
X	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone			Ceramic Tile Wains			Water Well, 50 Feet							
X	Asphalt Shingle	Treated Wood Concrete Floor			Ceramic Tub Alcove Vent Fan			Porches							
(3) Roof		(9) Basement Finish			(14) Water/Sewer			CGEP (1 Story)							
X	Chimney: Stone	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			WPP							
(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins							
(10) Floor Support		Appliance Allow.			Notes: 2018 1.5S ADDITION			Exterior 1 Story							
(10) Floor Support		Fireplaces			Totals:			1 2,845							
(10) Floor Support		1 6,698			5,023			Totals:			317,403		238,044		
(10) Floor Support		E.C.F. 2.600 => TCY:			618,914										

*** 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.
BRODHAGEN GARY D & LINDA	SEWARD SCOTT B & GAIL	182,000	05/19/1988	WD	03-ARM'S LENGTH	288P105	DEED	0.0
THOROGOOD THOMAS & MAYSIE	BRODHAGEN DONALD GARY & L	2,500	09/10/1973	WD	03-ARM'S LENGTH	169P980	DEED	0.0

Property Address: W DAY FOREST RD
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s): Mechanical Date: 05/11/2006 Number: PM06-0263 Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 75% 04/27/2000
 MAP #: 77,68

Owner's Name/Address: SEWARD SCOTT B & GAIL M
 DECLARATION OF TRUST
 7115 W DAY FOREST RD
 EMPIRE MI 49630
 2024 Est TCV 314,597

Improved X Vacant Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

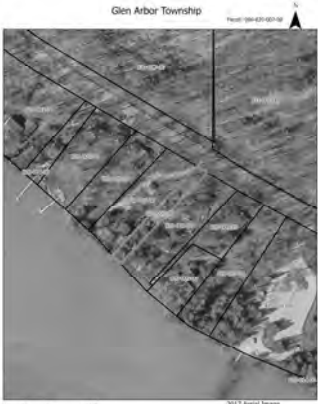
Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	GROUP B 8000	30.00	310.00	1.3512	0.9701	8000	100		314,597
	30 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								314,597

Tax Description: L169 P980 L288 P105 L410 P933/95 GA
 538-2A E 30 FT LOT 7 THOROGOOD'S PLAT.
 SEC 33 T29N R14W & SEC 4 T28N R14W.
 Comments/Influences: '30 WIDE AT 9/24/1973

- X Electric
- 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	157,300	0	157,300			49,057C
2023	106,200	0	106,200			46,721C
2022	88,400	0	88,400			44,497C
2021	74,400	0	74,400			43,076C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRODHAGEN GARY D & LINDA	SEWARD SCOTT B & GAIL	182,000	05/19/1988	WD	03-ARM'S LENGTH	288P105	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7115 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	06/02/2010	PE10-0160		
Owner's Name/Address	P.R.E. 75% 04/27/2000					
SEWARD SCOTT B & GAIL M DECLARATION OF TRUST 7115 W DAY FOREST RD EMPIRE MI 49630	MAP #: 77,68					
	2024 Est TCV 2,099,311 TCV/TFA: 676.54					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L169 P981 L288 P105 L410 P933/95 LOT 8 EXC THAT PRT BEG NELY COR OF LOT 8 TH N 59 DEG 28' 45" W 13.28 FT TH S 43 DEG 35' 15" W 331.55 FT TH S 46 DEG 24' 45" E 10 FT TH NELY ALG E LOT LN TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.	X	Dirt Road		GROUP A 14500	90.00	330.00	1.0267	0.9653	14500	100	1,293,399
		Gravel Road		90 Actual Front Feet, 0.68 Total Acres Total Est. Land Value = 1,293,399							
		Paved Road		* Factors *							
		Storm Sewer		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
		Sidewalk		D/W/P: Brick on Sand 17.01 1620 0 0							
		Water		D/W/P: 3.5 Concrete 6.34 174 0 0							
		Sewer		Wood Frame 26.32 101 50 1,329							
		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 = 6,329							
		Standard Utilities									
		Underground Utils.									

Comments/Influences



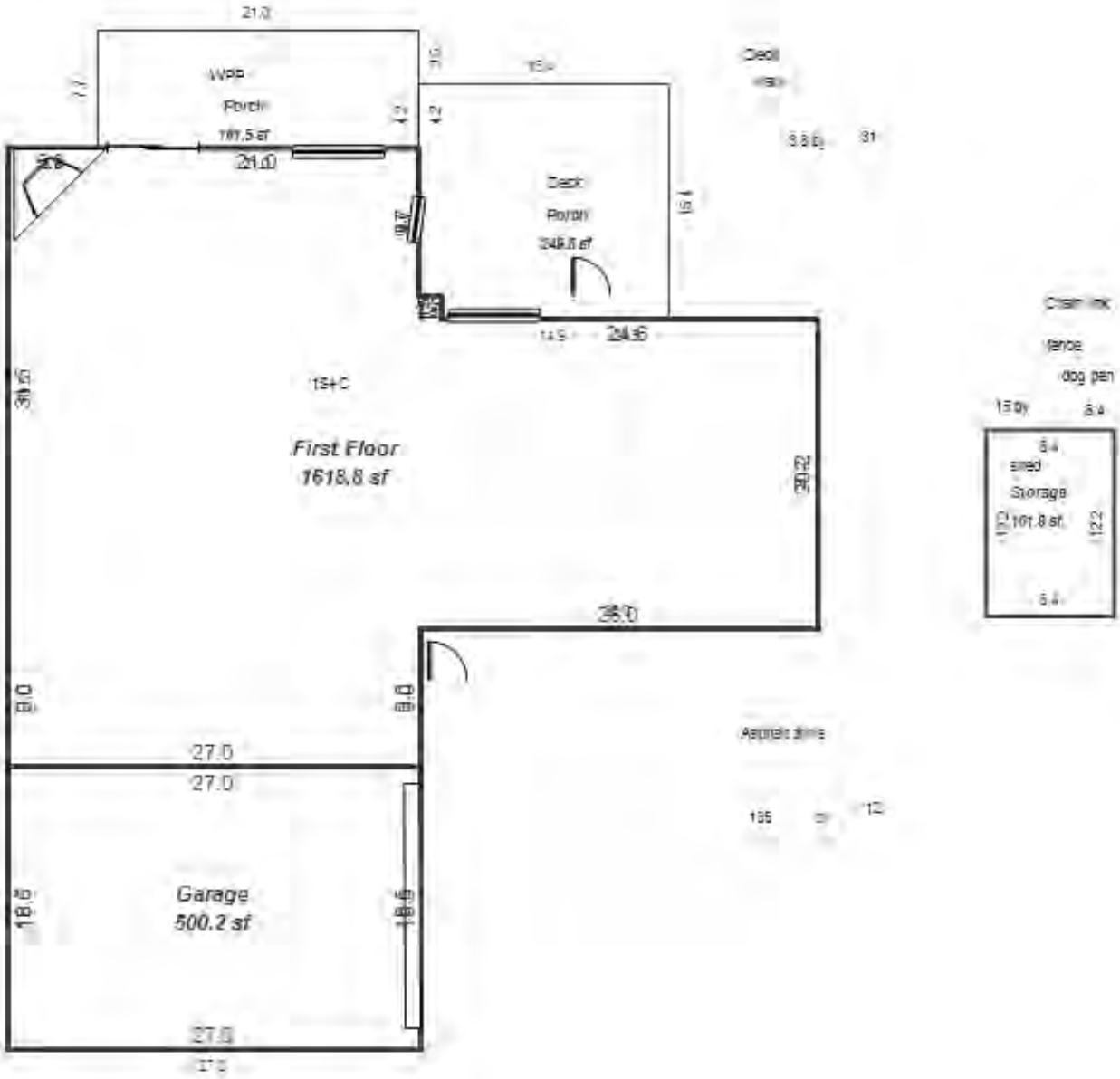
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2024	646,700	403,000	1,049,700			292,615C
	Rolling		2023	312,200	303,700	615,900			278,681C
	Low		2022	290,700	248,800	539,500			265,411C
	High		2021	242,700	228,600	471,300			256,933C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	11/01/2016	INSPECTED						
	WAS	06/16/2008	DATA ENTER						
	WAS	03/28/2008	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 500 % 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							161 249 117	WPP Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1619 SF Floor Area = 1619 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: C Effec. Age: 35 Floor Area: 1,619 Total Base New : 267,907 Total Depr Cost: 174,139 Estimated T.C.V: 452,761		E.C.F. X 2.600		Cls C Blt 1957				
Yr Built 1957	Remodeled 1974	Ex	X Ord	Min	(12) Electric 0 Amps Service			No./Qual. of Fixtures X Ex. Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors	Solid X	H.C.	(13) Plumbing			Plumbing			Total:		210,002 136,501					
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WPP Deck Treated Wood Treated Wood			1 1 1 1 161 249 117		1,518 987 4,777 3,105 5,002 3,251 5,973 3,882 4,147 2,696 4,913 3,193 2,972 1,932			
(1) Exterior		(6) Ceilings		(8) Basement			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		500 20,780 13,507				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1619 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			Common Wall: 1 Wall Door Opener		1 1		-2,282 -1,483 562 365				
(2) Windows		Many Avg. X Large Avg. Small		(9) Basement Finish			Lump Sum Items:			Built-Ins Appliance Allow.		1		2,845 1,849				
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 1619 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support						Fireplaces Exterior 1 Story		1		6,698 4,354				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Joists: Unsupported Len: Cntr.Sup:						Totals:		267,907 174,139						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
(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																	
Chimney: Brick																		

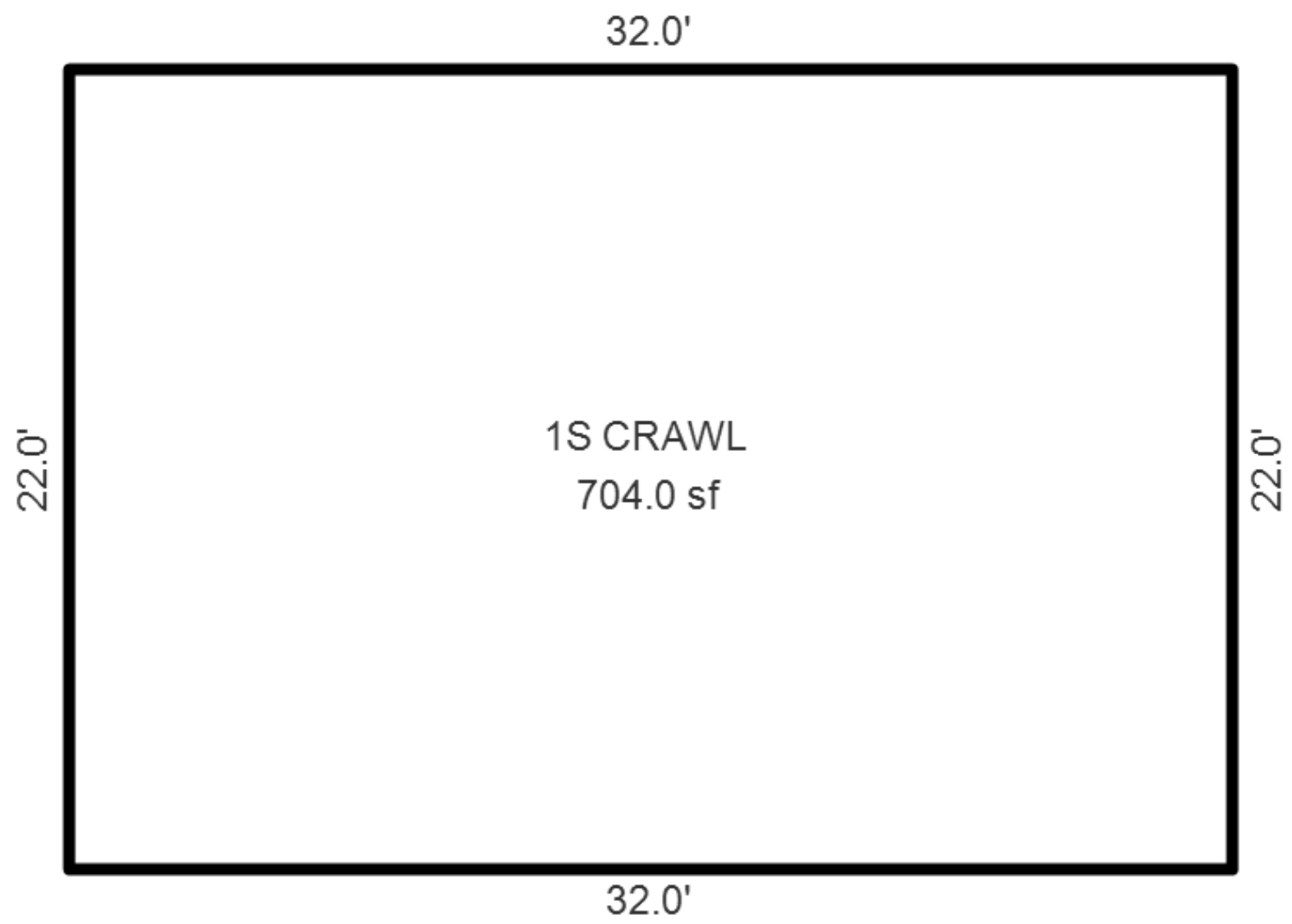
*** Information herein deemed reliable but not guaranteed***



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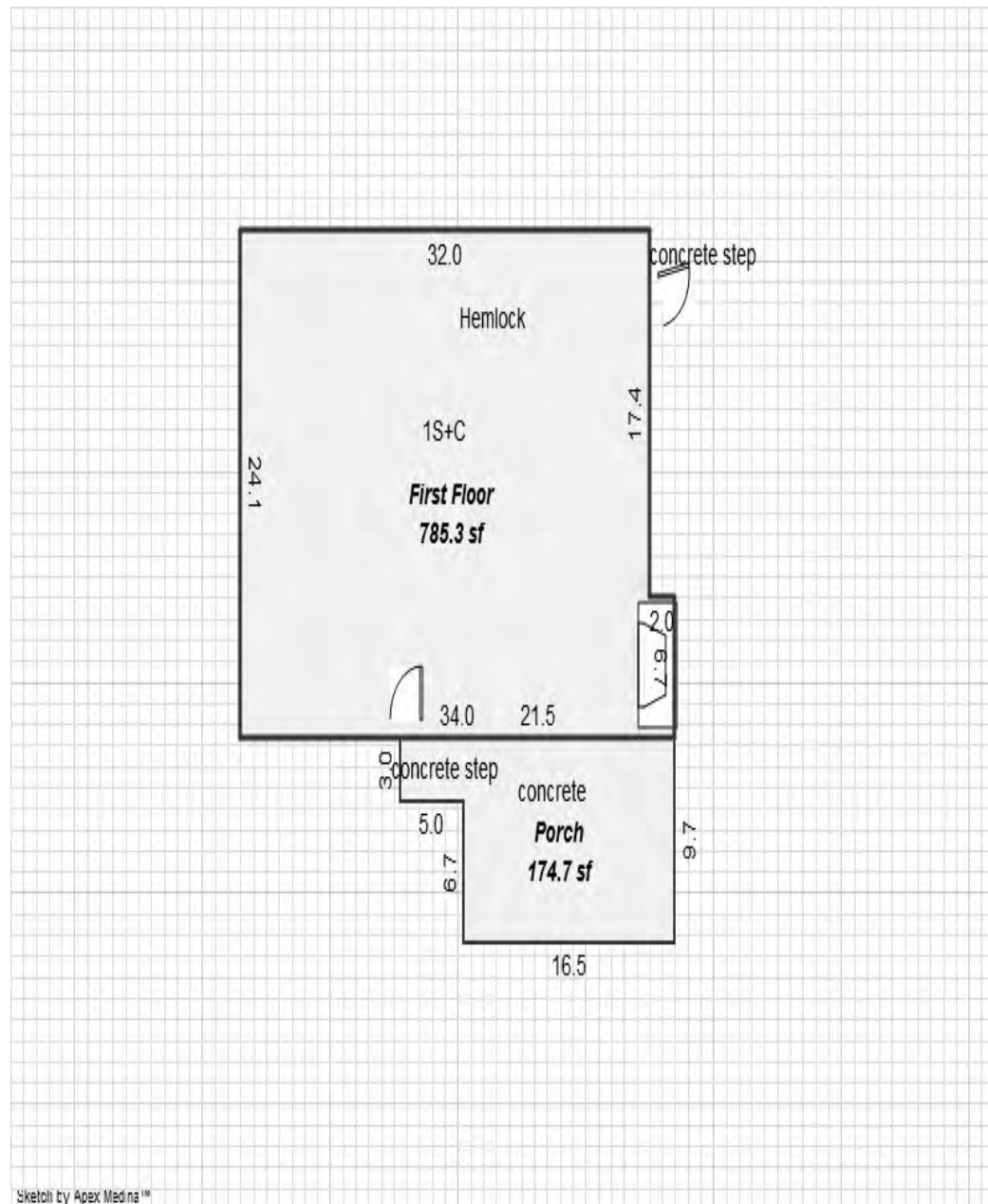
Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(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		Central Air Wood Furnace								
Yr Built 1966	Remodeled 0		Trim & Decoration		(12) Electric								
Condition: Average			Ex X Ord Min		100 Amps Service								
Room List			Size of Closets		No./Qual. of Fixtures								
	Basement 4 1st Floor 2nd Floor 3 Bedrooms		Lg X Ord Small		Ex. X Ord. Min								
(1) Exterior			Doors Solid X H.C.		No. of Elec. Outlets								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing								
X	Insulation	X	Tile		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(2) Windows		(7) Excavation			(14) Water/Sewer								
X	Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 699 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Lump Sum Items:								
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
X	Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish											
X	Asphalt Shingle	(10) Floor Support											
Chimney: Brick			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
			Joists: 2X8X16 Unsupported Len: Cntr.Sup:										
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 699 SF Floor Area = 699 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 699 Total: 88,736 57,678 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,265 822 Built-Ins Appliance Allow. 1 1,989 1,293 Fireplaces Exterior 1 Story 1 5,869 3,815 Totals: 97,859 63,608 Notes: ASPEN - LAKE SIDE COTTAGE ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 165,381										Class: CD Effec. Age: 35 Floor Area: 699 Total Base New : 97,859 Total Depr Cost: 63,608 Estimated T.C.V: 165,381 E.C.F. X 2.600 Bsmnt Garage: Carport Area: Roof:			

*** 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	X	Gas Wood	X	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																									
X	Wood Frame	(4) Interior	X Drywall X 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	(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 2 Fixture Bath Softener, Auto 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: 3 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 785 SF Floor Area = 785 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 785 Total: 98,240 63,855 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,265 822 Built-Ins Appliance Allow. 1 1,989 1,293 Fireplaces Exterior 1 Story 1 5,869 3,815 Totals: 107,363 69,785 Notes: HEMLOCK - MIDDLE COTTAGE ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 181,441
	Building Style: 1 STORY	Yr Built 1957	Remodeled 1974	Condition: Average	Room List	Basement 6 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Ceramic Til Other: Carpeted Other:	(6) Ceilings	X	Drywall	(7) Excavation	Basement: 0 S.F. Crawl: 785 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	(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: 2X10X16 Unsupported Len: Cntr.Sup:	Chimney: Brick																	
<p>*** Information herein deemed reliable but not guaranteed***</p>																																									



Sketch by Apex Medina™

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7105 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE	09/09/1998	98000526		
Owner's Name/Address	P.R.E. 100% 05/07/2001	ADDITION/ALTERATION	09/11/1991	91000286		
BOND V LYNN 7105 DAY FOREST RD EMPIRE MI 49630	MAP #: 77					
	2024 Est TCV 2,053,747 TCV/TFA: 884.09					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L257 P919 L301 P989 L335 P819-821/92 DC L435 P104 L437 P613/97 LOT 9 EXC THAT PRT BEG NWLY COR SD LOT TH S 59 DEG 28' 45" E 3.02 FT TH S 61 DEG 39' 00" E 62.90 FT TO NELY COR SD LOT TH S 37 DEG 55' 25" W 179 FT ALG ELY LN SD LOT TH N 61 DEG 49' 25" W 84.32 FT TO WLY LN SD LOT TH N 43 DEG 35' 15" E 183.32 FT TO POB TOGETHER WITH NON-EXCLUSIVE EASEMENT THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.	X		* Factors *					
			GROUP A 14500 100.00 362.00 1.0000 0.9879 14500 100 1,432,515					
Comments/Influences	X		100 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 1,432,515					
			Land Improvement Cost Estimates					
	X		Description	Rate	Size % Good	Cash Value		
			Water	33.22	80 50	1,329		
	X		Residential Local Cost Land Improvements					
			Description	Rate	Size % Good	Cash Value		
			LAND IMPROVEMENTS 5 5,000.00 1 100 5,000					
			Total Estimated Land Improvements True Cash Value = 6,329					



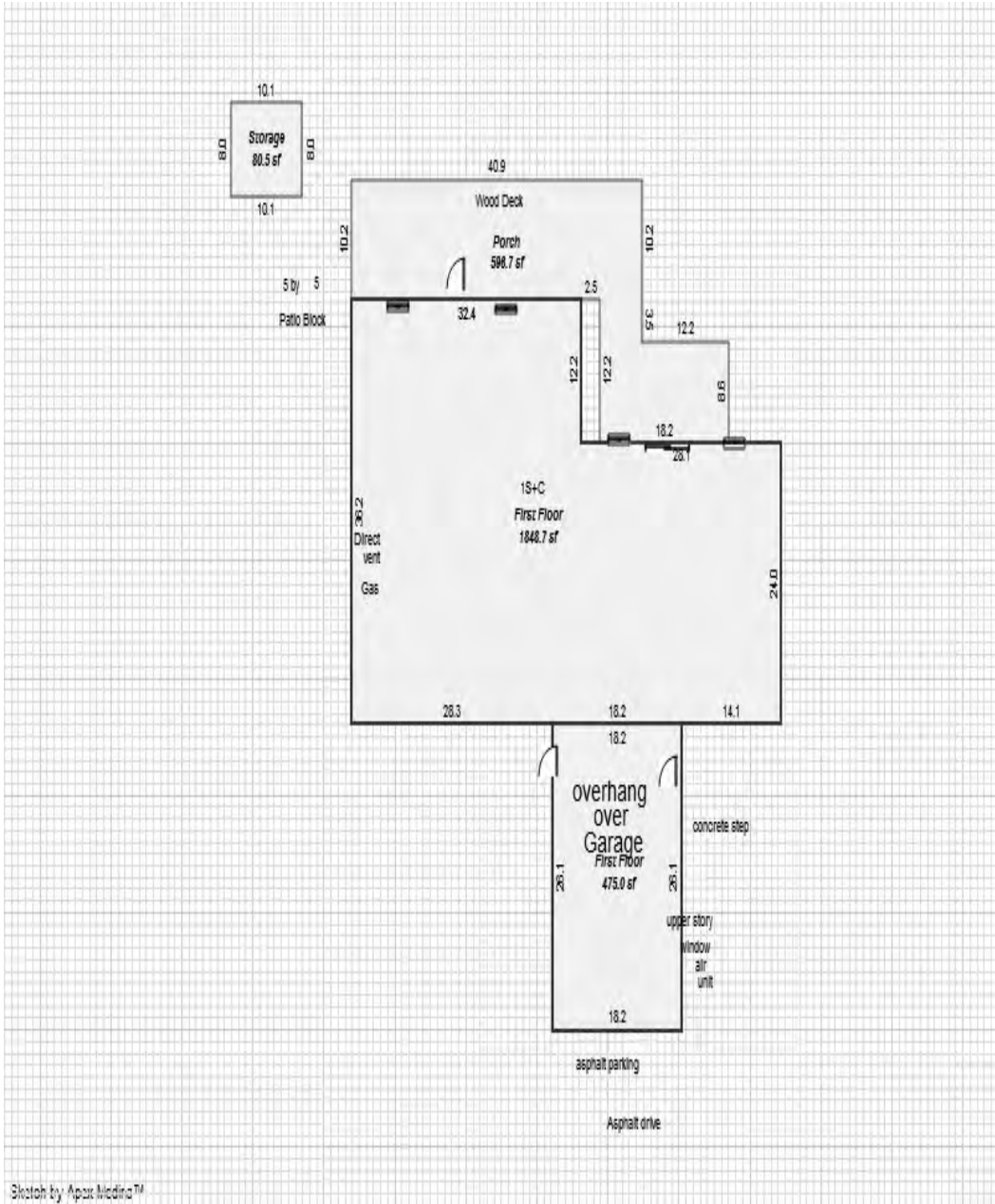
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	716,300	310,600	1,026,900			282,249C
Rolling	2023	345,800	234,300	580,100			268,809C
Low	2022	265,100	192,100	457,200			256,009C
High	2021	220,900	176,600	397,500			247,831C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
WAS 06/16/2008 DATA ENTER							
WAS 03/28/2008 INSPECTED							
WAS 06/22/2007 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 596	Type Treated Wood	Year Built: 1999 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 475 % Good: 0 Storage Area: 0 No Conc. Floor: 0																										
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Ex X Ord Min		Size of Closets		Lg X Ord Small	Doors Solid X H.C.																									
Building Style: 1 STORY		Yr Built Remodeled 1964 1991		Condition: Average		Room List		Basement 4 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric																								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	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																							
X	Insulation	(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1848 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																						
X	Wood Sash Metal Sash Vinyl Sash	X	Double Hung	X	Horiz. Slide Casement	Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Notes:																						
X	Asphalt Shingle	(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	Chimney: Brick		(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:																							
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1848 SF Floor Area = 2323 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,848</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>475</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>278,103</td> <td>197,455</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,848			1 Story	Siding	Overhang	475			Total:				278,103	197,455	E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	1,848																																			
1 Story	Siding	Overhang	475																																			
Total:				278,103	197,455																																	
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,078 2 Fixture Bath 1 3,197 2,270 Water/Sewer 1000 Gal Septic 1 5,002 3,551 Water Well, 100 Feet 1 5,973 4,241 Deck Treated Wood 596 8,714 6,187 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 475 26,838 19,055 Common Wall: 1 Wall 1 -2,762 -1,961 Door Opener 1 562 399 Built-Ins Appliance Allow. 1 2,845 2,020 Fireplaces Direct-Vented Gas 1 3,107 2,206 Totals: 333,097 236,501											E.C.F. (4083 LITTLE GLEN AREA) 2.600 => TCV: 614,903																											

*** 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.
HICKEY JAMES L & DENISE M	HICKEY JAMES L & DENISE M	0	09/27/2022	QC	09-FAMILY	2022005908	DEED	0.0
TIBBITTS WILLIAM K & ESTH	HICKEY JAMES L & DENISE M	250,000	04/19/2004	WD	03-ARM'S LENGTH	799:322	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7091 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/27/2019	PM19-0740	100% FINIS
	P.R.E. 100% 05/29/2019		Res. Add/Alter/Repair	08/29/2017	PB17-0478	100% FINIS
Owner's Name/Address	MAP #: 77,68					
HICKEY JAMES L & DENISE M 7091 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 528,335 TCV/TFA: 487.84					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
L220 P443/80 L799 P322/04 PRT OF LOTS 8 & 9 BEG NELY COR LOT 9 TH S 37 DEG 55'25" W 179 FT ALG ELY LOT LN TH N 61 DEG 49'25" W 84.32 FT TO WLY LOT LN TH S 43 DEG 35'15" W 150.55 FT TO PT NEAR SHR GLEN LAKE TH N 46 DEG 24'45" W 10 FT TH N 43 DEG 35'15" E 331.55 FT TO NLY LN LOT 8 TH S 59 DEG 28'45" E 13.28 FT TH S 61 DEG 39'00" E 62.90 FT TO POB THOROGOOD'S PLAT SEC 4 T28N R14W.	X		* Factors * BACK LOT WITH 14' ON LAKE						
			A 100' @ 2200/	94.32	175.92	1.0147	0.7975	2200	100	167,912
			94 Actual Front Feet, 0.38 Total Acres				Total Est. Land Value =	167,912	
			Land Improvement Cost Estimates						
			Description	Rate	Size % Good	Cash Value			
			Residential Local Cost Land Improvements						
			Description	Rate	Size % Good	Cash Value			
			LAND IMPROVEMENTS 5				5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =				5,000		



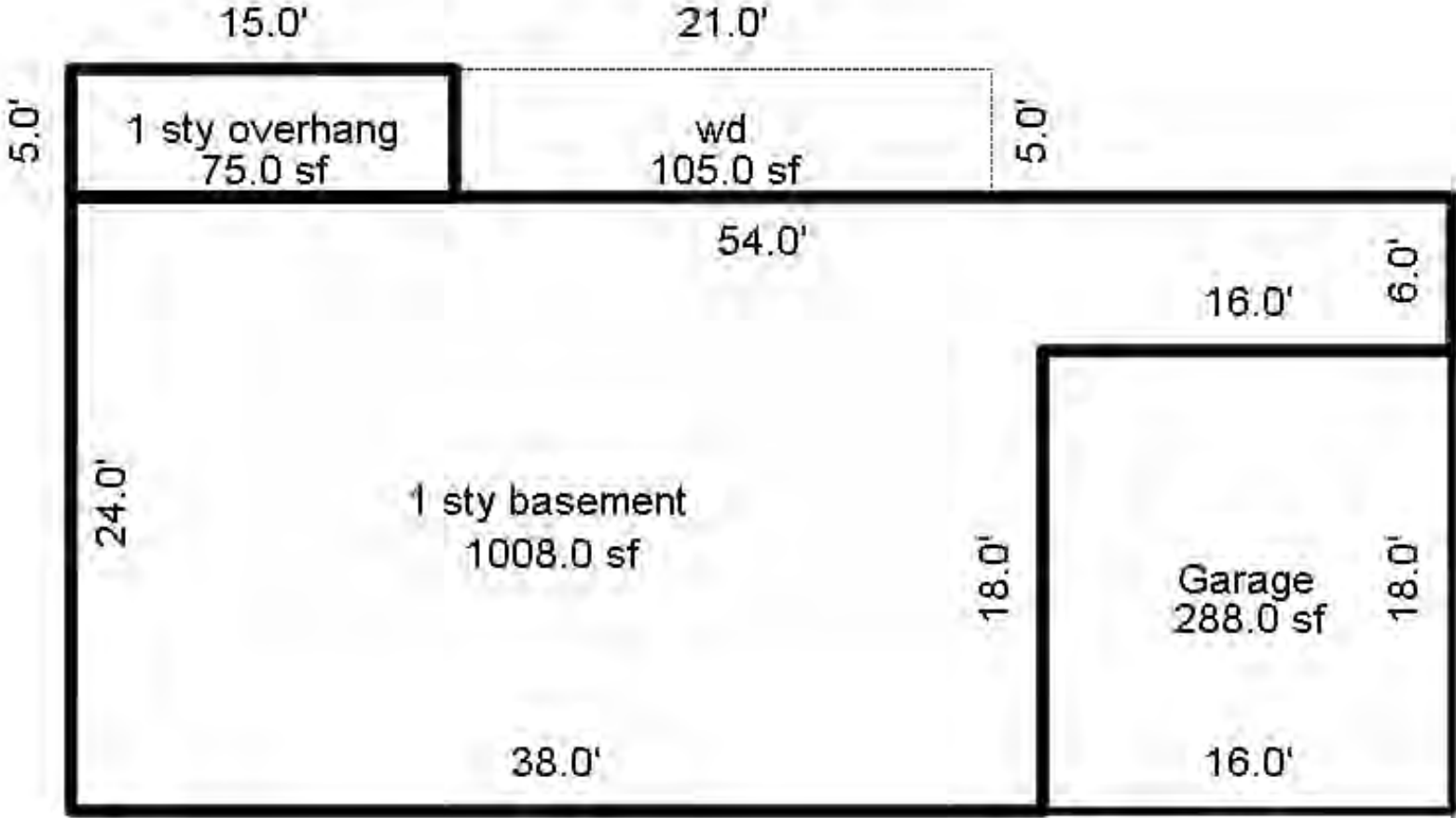
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	84,000	180,200	264,200			152,911C
X Rolling	2023	72,500	136,100	208,600			145,630C
X Low	2022	61,100	111,800	172,900			138,696C
X High	2021	49,900	102,800	152,700			134,266C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X LAKE VIEW							
Who	When	What					
TPC 12/02/2019	INSPECTED						
TPC 11/14/2017	INSPECTED						
WAS 06/16/2008	DATA ENTER						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
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 84 105	Type CPP WPP	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 1,083 Total Base New : 210,311 Total Depr Cost: 136,701 Estimated T.C.V: 355,423		E.C.F. X 2.600		Bsmnt Garage: 1 Car Carport Area: Roof:											
Building Style: 1 STORY		X	Drywall Paneled Plaster Wood T&G	(12) Electric		150 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1083 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1966											
Yr Built 1966	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures		No. of Elec. Outlets		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
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		1 Story		Siding		Basement		1,008						
Room List		Doors		Solid		X	H.C.	(13) Plumbing		1 Story		Siding		Overhang		75		Total:		164,394		106,856	
Basement 6	1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other: Tile		No. of Elec. Outlets		Many		X	Ave.	Few	Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1		2,632		1,711		
(1) Exterior		(6) Ceilings		X		Tile	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		288		14,469		9,405		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Common Wall: 2 Wall		Door Opener		Basement Garage: 1 Car		1		-4,565		-2,967			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No./Qual. of Fixtures		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		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove Vent Fan		1		562		365			
(2) Windows		Many Avg. X Few		Large Avg. X Small		No. of Elec. Outlets		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		1		5,002		3,251			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		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		Porches		CPP		WPP		84		1,853		1,204			
X	Double Hung Horiz. Slide Casement	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		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		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		288		14,469		9,405			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		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		Built-Ins		Appliance Allow.		1		2,845		1,849					
(3) Roof		X		Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:		Fireplaces		Exterior 1 Story		1		6,698		4,354					
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.

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0% Qual. Ag.

Owner's Name/Address: STATE OF MICHIGAN
 MAP #: 77,68

2024 Est TCV 0

Improved X Vacant Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	99.88	305.88	1.0003	0.9472	14500	100		1,372,162
100 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								1,372,162

Tax Description: LOT 10 THOROGOODS PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.

Comments/Influences: ADJACENT DNR BOAT LAUNCH 820-011-00 UNDER PARCEL 11-00
[HTTPS://WWW.MICHIGAN.GOV/DOCUMENTS/TREASURY/2020_PILT_MASTER_LIST_OP_690302_7.PDF](https://www.michigan.gov/documents/treasury/2020_pilt_master_list_op_690302_7.pdf)

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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/06/2018	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2022	0	0	0			0
			2021	0	0	0			0

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 County of Leelanau, Michigan

*** 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: AGRICULTURAL-VACA	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7075 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST	DEQ WATER RESOURCES DIVISI	12/21/2018	DE18-0147	100% FINIS	
Owner's Name/Address	P.R.E. 100% 06/14/1994 Qual. Ag.	Mechanical	06/08/2012	PM12-0202		
DEPT OF NATURAL RESOURCES FINANCIAL SERVICES - PILT PO BOX 30028 LANSING MI 48909	MAP #: 77	Plumbing	10/12/2011	PP11-0148		
	2024 Est TCV 936,800	Electrical	07/25/2011	PE11-0240		

Improved Vacant Land Value Estimates for Land Table 090.090 EXEMPT

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	300.00	357.00	1.0000	1.0000	0	100			0
Gravel Road	Flat Value: DNR								
Paved Road	300 Actual Front Feet, 2.46 Total Acres Total Est. Land Value = 936,800								
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

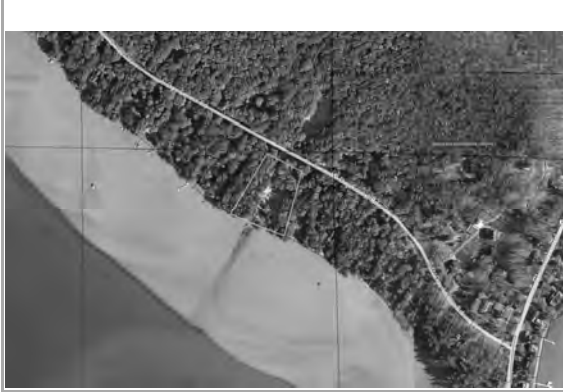
Tax Description

LOTS 11 12 & 13 THOROGOOD'S PLAT. SEC 4
T28N R14W. DNR PILT PAR ID: 2786

Comments/Influences

2013 BULLETIN 8 INCREASE TAXABLE VALUE
HTTIPS://WWW.MICHIGAN.GOV/DOCUMENTS/TREASURY/2020_PILT_MASTER_LIST_OP_690302_7.PDF

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	468,400	0	468,400			464,080C
TPC	04/23/2019	INSPECTED	2023	468,400	0	468,400			441,981C
WAS	05/15/2010	INSPECTED	2022	468,400	0	468,400			420,935C
TPC	12/11/2011	INSPECTED	2021	468,400	0	468,400			407,488C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOOVER CLINTON & AMBER	LITTLE GLEN LAKE HOUSE LL	935,000	07/02/2021	QC	21-NOT USED/OTHER	2021007079	PROPERTY TRANSFER	100.0
BATES LEE R & VIOLET H TR	HOOVER CLINTON & AMBER	935,000	03/10/2021	WD	03-ARM'S LENGTH	2021002303	REAL PROPERTY STA	100.0
BATES LEE R & VIOLET H	BATES LEE R & VIOLET H TR	0	12/19/1991	QC	09-FAMILY	1243P182	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7061 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	06/26/1997	97000281	
Owner's Name/Address	P.R.E. 0%		GARAGE	12/16/1992	92001240	
LITTLE GLEN LAKE HOUSE LLC 8230 REVADO HILL CT ADA MI 49301	MAP #: 77		DECK/PORCH	07/10/1991	91000104	
	2024 Est TCY 1,962,748 TCY/TFA: 1135.1					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L289 P414/88 LOT 14 THOROGOOD'S PLAT. SEC 4 T28N R14W.	X		GROUP A 14500	100.00	355.00	1.0000	0.9831	14500	100	1,425,539
Comments/Influences			100 Actual Front Feet, 0.81 Total Acres Total Est. Land Value = 1,425,539							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: Asphalt Paving	3.19	5000 0	0
	X	Gravel Road	D/W/P: 4in Concrete	7.16	993 0	0
	X	Paved Road	Wood Frame	26.73	168 50	2,245
	X	Storm Sewer	Wood Frame	33.22	80 50	1,329
		Sidewalk	Residential Local Cost Land Improvements			
		Water	Description	Rate	Size % Good	Cash Value
		Sewer	LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
		Electric	Total Estimated Land Improvements True Cash Value = 13,574			
		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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	712,800	268,600	981,400			476,390C
		TPC 09/08/2016 INSPECTED	2023	344,100	203,500	547,600			453,705C
		WAS 02/18/2008 INSPECTED	2022	264,600	167,500	432,100			432,100S
		WAS 11/27/2007 INSPECTED	2021	220,500	117,400	337,900			223,403C

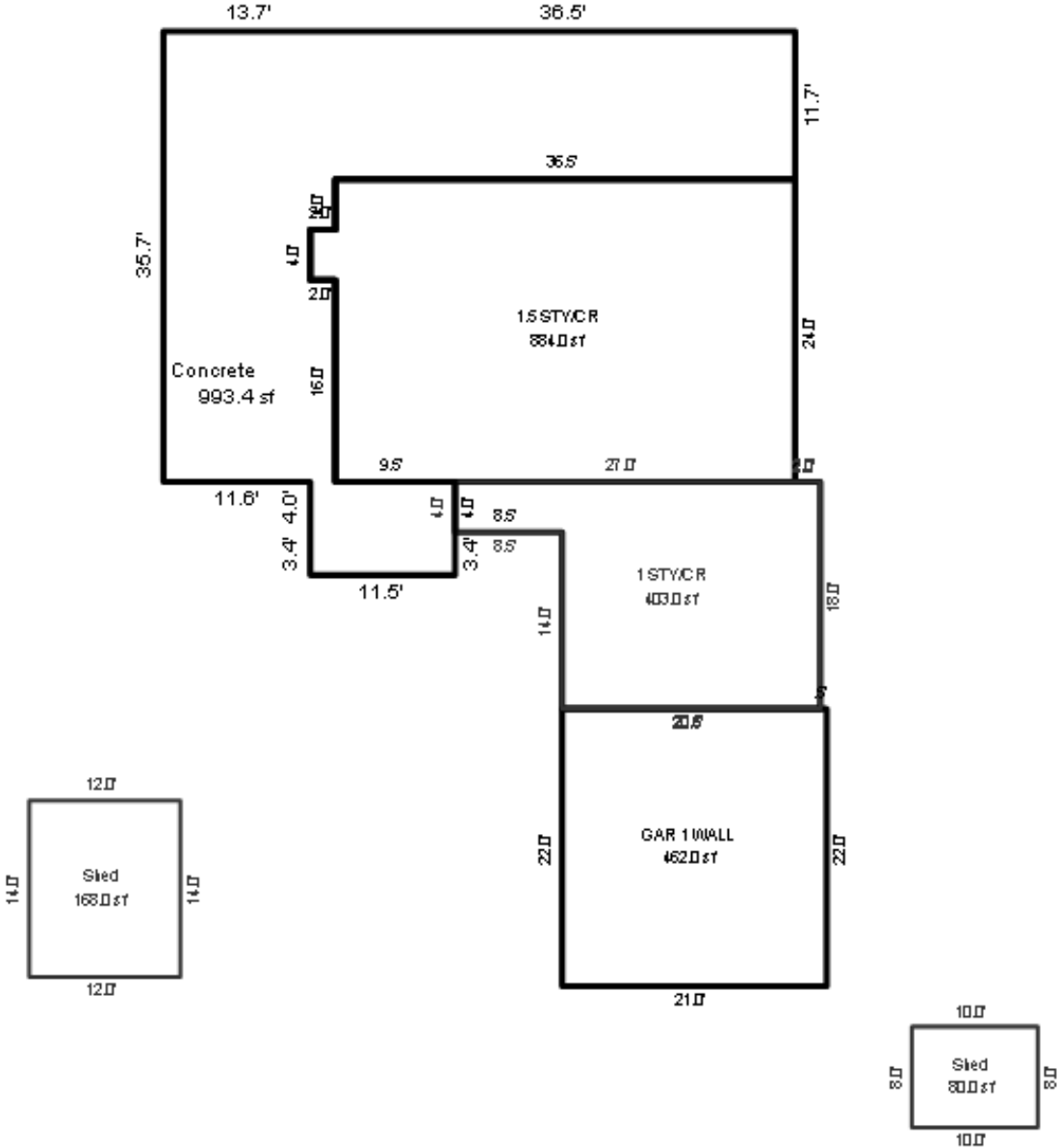
*** Information herein deemed reliable but not guaranteed***



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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: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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: 1.5 STORY															
Yr Built	Remodeled				Ex	X	Ord								
1955	198	2021													
Condition: Average															
Room List															
	Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Linoleum Other: Carpeted Other:												
(1) Exterior															
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings Drywall												
X	Insulation														
(2) Windows			(7) Excavation Basement: 0 S.F. Crawl: 1287 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		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	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)												
X	Asphalt Shingle		(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
	Chimney: Metal														
										Class: C +5 Effec. Age: 25 Floor Area: 1,729 Total Base New : 268,544 Total Depr Cost: 201,398 Estimated T.C.V: 523,635		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:	
										Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1287 SF Floor Area = 1729 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 884					
										1 Story Siding Crawl Space 403					
										Total: 225,370		169,018			
										Other Additions/Adjustments					
										Plumbing					
										Average Fixture(s)		1 1,518		1,138	
										3 Fixture Bath		1 4,777		3,583	
										Water/Sewer					
										1000 Gal Septic		1 5,002		3,751	
										Water Well, 100 Feet		1 5,973		4,480	
										Garages					
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
										Base Cost		462 22,000		16,500	
										Common Wall: 1 Wall		1 -2,762		-2,071	
										Door Opener		1 562		421	
										Built-Ins					
										Appliance Allow.		1 2,845		2,134	
										Fireplaces					
										Prefab 2 Story		1 3,259		2,444	
										Totals:		268,544		201,398	
										Notes: ECF (4083 LITTLE GLEN AREA) 2.600 => TCY: 523,635					

*** 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.			
STURRUS THOMAS J	NANAGOSA TRAIL LLC	0	04/25/2023	QC	21-NOT USED/OTHER	2023003551	DEED	0.0			
GEORGE CHRIS O	STURRUS THOMAS J	1,725,000	10/05/2022	WD	03-ARM'S LENGTH	2022005953	PROPERTY TRANSFER	100.0			
GRIMM HAROLD G & CONNIE M	GEORGE CHRIS O	400,000	09/08/2016	MLC	03-ARM'S LENGTH	1272P34	REALTOR	100.0			
GRIMM HAROLD G	GEORGE CHRIS O	0	09/08/2016	WD	16-LC PAYOFF	1327P620	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7043 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		03/21/2023	PB23-0084	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Electrical		03/06/2023	PE23-0154	100% FINIS			
NANAGOSA TRAIL LLC 6863 SLEEPER AVE FREMONT MI 49412		MAP #: 77		HOUSE		01/22/2023	LU23-01	100% FINIS			
		2024 Est TCV 2,041,672 TCV/TFA: 845.06		Mechanical		12/19/2022	PM22-1128	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	375.00	1.0000	0.9967	14500	100	1,445,207
		Paved Road		100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 1,445,207							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		Rate		Size		% Good		Cash Value	
		Sewer		D/W/P: Crushed Rock		2.33		1500 50		1,747	
		Electric		D/W/P: 4in Concrete		7.16		400 50		1,432	
		Gas		Total Estimated Land Improvements True Cash Value = 3,179							
		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									
		X STEEP FROM RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	722,600	298,200	1,020,800		620,735C	
		TPC 05/12/2023 INSPECTED		2023	348,800	118,600	467,400			467,400S	
		TPC 12/08/2022 INSPECTED		2022	266,000	47,100	313,100			268,603C	
		TPC 09/19/2022 INSPECTED		2021	221,700	43,200	264,900			260,023C	

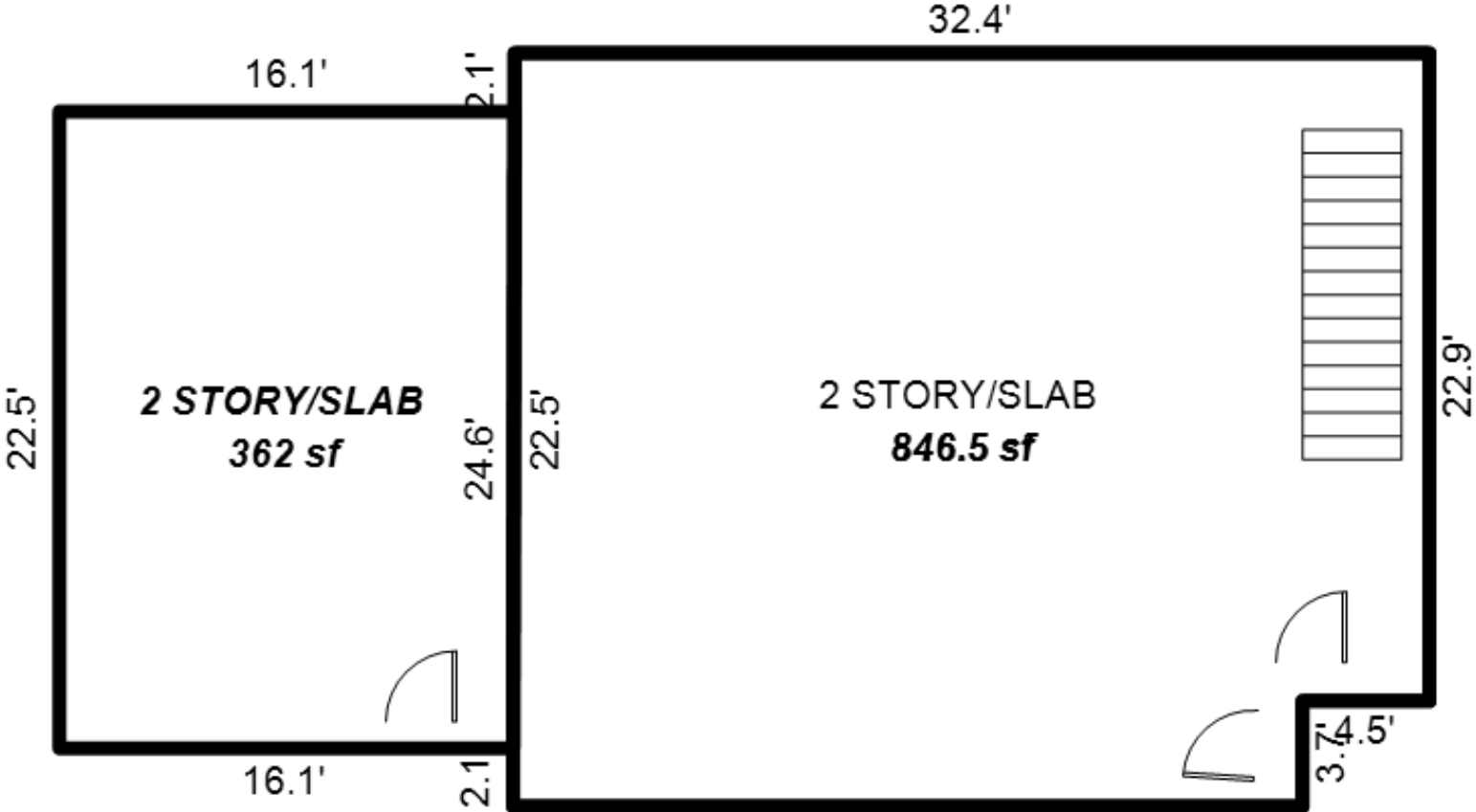


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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		Central Air Wood Furnace		Class: C Effec. Age: 25 Floor Area: 2,416 Total Base New : 304,251 Total Depr Cost: 228,187 Estimated T.C.V: 593,286			E.C.F. X 2.600	Bsmnt Garage: Carport Area: Roof:		
	Building Style: 2 STORY		Ex Ord Min		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1208 SF Floor Area = 2416 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				Cls C Blt 1988		
	Yr Built Remodeled 1988 2023		Size of Closets Lg Ord Small		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,208 Total: 276,160 207,119						
	Condition: Average		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,138 3 Fixture Bath 2 9,555 7,166 2 Fixture Bath 1 3,197 2,398 Water/Sewer 1000 Gal Septic 1 5,002 3,751 Water Well, 100 Feet 1 5,973 4,480 Built-Ins Appliance Allow. 1 2,845 2,134 Local Cost Items GENERATOR 1 1 1 *				Totals: 304,251 228,187		
	Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings X Drywall		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:				Notes: ECF (4083 LITTLE GLEN AREA) 2.600 => TCV: 593,286						
	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1208 S.F. Height to Joists: 0.0												
	X Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	(2) Windows Many Avg. Few Large Avg. Small		(9) Basement Finish												
	X Gable Hip Flat Gambrel Mansard Shed														
	X Asphalt Shingle														
	Chimney:														

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



Gravel Drive

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STUART JOHN D & KATHLEEN	CRONIN MARGARET M	1,150,000	07/01/2020	WD	03-ARM'S LENGTH	2020003938	PROPERTY TRANSFER	100.0
ALLMAN JOHN D & LORETTA M	STUART JOHN D & KATHLEEN	875,000	08/31/2017	WD	03-ARM'S LENGTH	1305P913	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7021 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/13/2020	PM20-0790	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	11/04/2020	PE20-0587	100% FINIS
CRONIN MARGARET M 7 LITTLE CREEK LN CINCINNATI OH 45246	MAP #: 77		HOUSE	10/11/1993	93001807	100% FINIS
	2024 Est TCV 2,465,632 TCV/TFA: 985.46					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
				* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L241 P651/83 PRT LOTS 15 & 16 COM NE COR SD SEC 4 TH ALG E SEC LN S 00 DEG 41' W 181.72 FT TO POB TH CONT S 00 DEG 41' W 400.3 FT TO SHR GLEN LAKE TH N 58 DEG 24' W ALG SD SHR 100 FT TH N 05 DEG 39' E 378.46 FT TH S 61 DEG 39' E 60 FT TO POB THOROGOOD'S PLAT SEC 4 T28N R14W.	X	Dirt Road			GROUP A 14500	100.00	375.00	1.0000	0.9967	14500	100	1,445,207
		Gravel Road			100 Actual Front Feet, 0.86 Total Acres						Total Est. Land Value =	1,445,207
		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
	X	Sewer			LAND IMPROVEMENTS 10					10,000.00	1 100	10,000
		Electric			Total Estimated Land Improvements True Cash Value =							
		Gas			10,000							
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	722,600	510,200	1,232,800			586,079C
		Rolling	2023	348,800	385,000	733,800			558,171C
		Low	2022	266,000	318,500	584,500			531,592C
		High	2021	221,700	290,200	511,900			511,900S
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



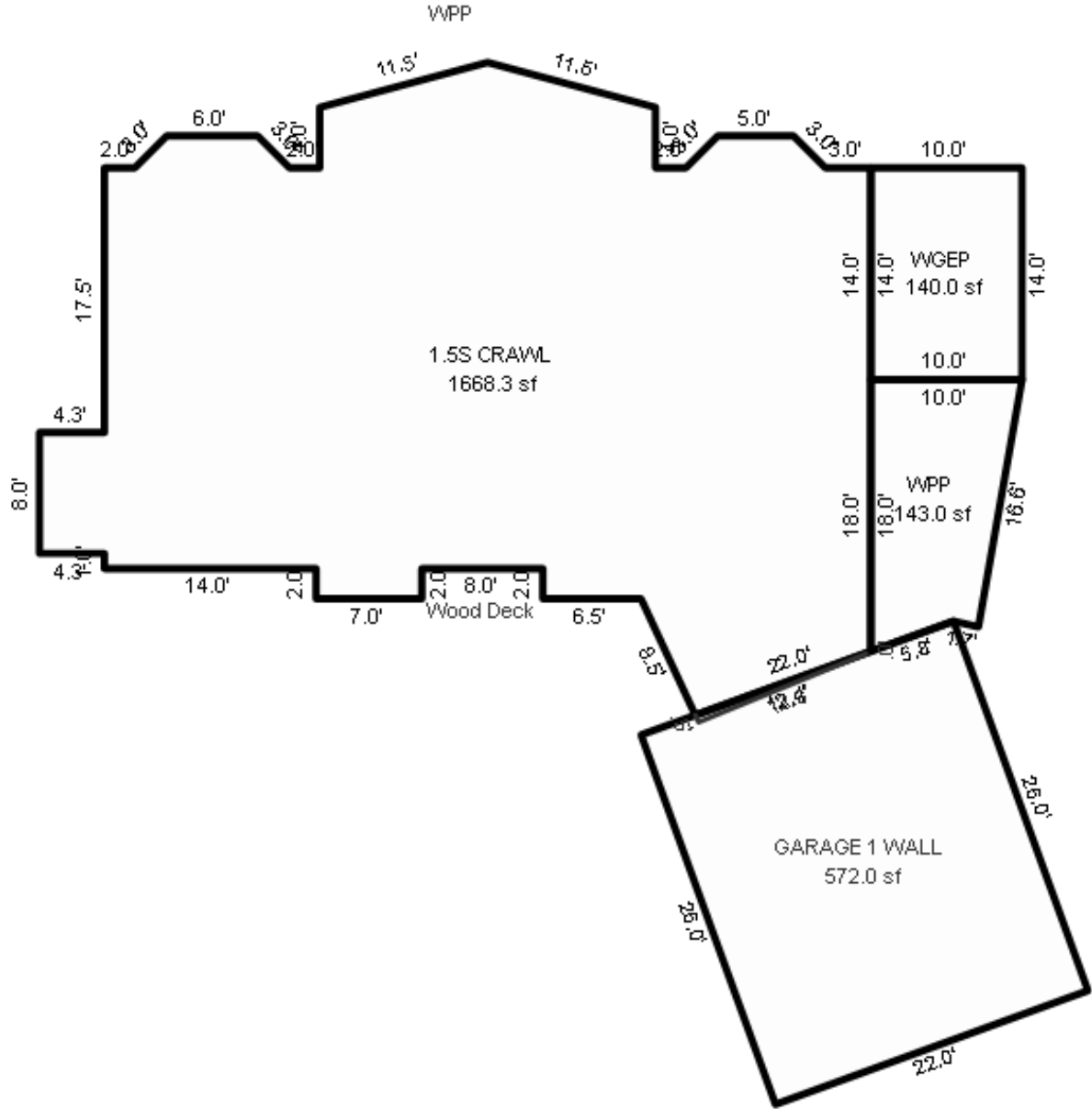
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	07/19/2017	INSPECTED	2023	348,800	385,000	733,800			558,171C
TPC	11/29/2012	INSPECTED	2022	266,000	318,500	584,500			531,592C
WAS	02/18/2008	INSPECTED	2021	221,700	290,200	511,900			511,900S

*** 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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1993 Car Capacity: Class: 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: 589 % Good: 0 Storage Area: 295 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								140 WGEP (1 Story) 140 WPP 180 WPP 32 Treated Wood																																																																																																								
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G																																																																																																																
Trim & Decoration		X	Ex		Ord		Min																																																																																																														
Yr Built 1993	Remodeled 0	Size of Closets			X	Lg		Ord		Small																																																																																																											
Condition: Average		X	Lg		Ord		Small																																																																																																														
Room List		Doors	X	Solid		H.C.																																																																																																															
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			(12) Electric																																																																																																																
(1) Exterior		Kitchen: Ceramic Til Other: Carpeted Other: Hardwood			200 Amps Service																																																																																																																
Wood/Shingle Aluminum/Vinyl Brick X Pine/Cedar X Insulation		(6) Ceilings			No./Qual. of Fixtures																																																																																																																
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X Many Avg. Few		X Large Avg. Small			X Many				Ave.		Few																																																																																																										
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X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass X 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																
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X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																
X Asphalt Shingle		(10) Floor Support			Lump Sum Items:																																																																																																																
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<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1668 SF Floor Area = 2502 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,668</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>344,961</td> <td>293,217</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,899</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>7,025</td> <td>5,971</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>4,707</td> <td>4,001</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>2,845</td> <td>2,418</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>4,927</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,421</td> <td>5,458</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>140</td> <td>15,224</td> <td>12,940</td> </tr> <tr> <td>WPP</td> <td>140</td> <td>4,736</td> <td>4,026</td> </tr> <tr> <td>WPP</td> <td>180</td> <td>5,571</td> <td>4,735</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>32</td> <td>1,528</td> <td>1,299</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>589</td> <td>39,681</td> <td>33,729</td> </tr> <tr> <td>Storage Over Garage</td> <td>295</td> <td>5,452</td> <td>4,634</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,205</td> <td>-2,724</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,405</td> <td>1,194</td> </tr> </tbody> </table> <p>Built-Ins</p> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,668			Total:				344,961	293,217	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	2,234	1,899	3 Fixture Bath	1	7,025	5,971	2 Fixture Bath	1	4,707	4,001	Separate Shower	1	2,845	2,418	Water/Sewer				1000 Gal Septic	1	5,796	4,927	Water Well, 100 Feet	1	6,421	5,458	Porches				WGEP (1 Story)	140	15,224	12,940	WPP	140	4,736	4,026	WPP	180	5,571	4,735	Deck				Treated Wood	32	1,528	1,299	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	589	39,681	33,729	Storage Over Garage	295	5,452	4,634	Common Wall: 1 Wall	1	-3,205	-2,724	Door Opener	2	1,405	1,194
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Porches																																																																																																																					
WGEP (1 Story)	140	15,224	12,940																																																																																																																		
WPP	140	4,736	4,026																																																																																																																		
WPP	180	5,571	4,735																																																																																																																		
Deck																																																																																																																					
Treated Wood	32	1,528	1,299																																																																																																																		
Garages																																																																																																																					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																																																																																																																					
Base Cost	589	39,681	33,729																																																																																																																		
Storage Over Garage	295	5,452	4,634																																																																																																																		
Common Wall: 1 Wall	1	-3,205	-2,724																																																																																																																		
Door Opener	2	1,405	1,194																																																																																																																		

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



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

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

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

W DAY FOREST RD School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0%

Owner's Name/Address MAP #:

US GOVT NATL PARK 2024 Est TCV 0 TCV/TFA: 0.00

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

9922 W FRONT ST Public Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value

EMPIRE MI 49630 Dirt Road 0.00 Total Acres Total Est. Land Value = 0

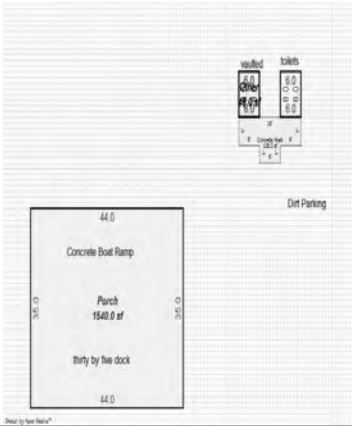
Tax Description Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

LOTS 17 THRU 24 ACREAGE INCLUDED IN Topography of Site

133-001-00 THOROGOOD'S PLAT NO. 2. SEC 33 Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

T29N R14W. Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Comments/Influences Who When What 2024 EXEMPT EXEMPT EXEMPT EXEMPT



2023 EXEMPT EXEMPT EXEMPT EXEMPT

2022 0 0 0 0

2021 0 0 0 0

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

Desc. of Bldg/Section: SHED Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>	
Class: C Floor Area: 200 Gross Bldg Area: 200 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: C Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 50	
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 56.28 Adjusted Square Foot Cost for Upper Floors = 56.28	
Year Built Remodeled		Total Floor Area: 200 Base Cost New of Upper Floors = 11,256 Reproduction/Replacement Cost = 11,256	
Overall Bldg Height		Eff. Age: 3 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 10,468	
Comments:		ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 10,468 Replacement Cost/Floor Area= 56.28 Est. TCV/Floor Area= 52.34	
Construction Cost		*** Basement Info ***	
High	Above Ave.	Ave.	X
Low	** ** Calculator Cost Data ** **	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 200 Ave. Perimeter: 50 Has Elevators:		* Mezzanine Info *	
Area:		Area #1: Type #1: Area #2: Type #2:	
*** Sprinkler Info *		Area: Type: Low	

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMALL WILLIAM J & KATHY A	CHESTNUT DAVID G & RUTH T	94,000	12/10/2013	WD	03-ARM'S LENGTH	1186P696 WD	PROPERTY TRANSFER	100.0
BAKER HALL LLC	SMALL WILLIAM J & KATHY A	119,900	06/30/2005	WD	03-ARM'S LENGTH	860:365	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TIMBER CREST 33 A	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CHESTNUT DAVID G & RUTH T 44 DEER RUN COURT WILMINGTON OH 45177	MAP #: 19					
	2024 Est TCV 124,370 TCV/TFA: 87.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO								
L860 P365/05 UNIT 1-A 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			H831 TIMBE APPURTENANCE	100.00	150.00	1.0000	1.0000	0	100		0
			100 Actual Front Feet, 0.34 Total Acres	Total Acres		Total Est. Land Value =					50,000

Comments/Influences	X	Land Improvement Cost Estimates					
1/8TH SHARE	X	Description	Rate	Size	% Good	Cash Value	
	X	Residential Local Cost Land Improvements					
	X	Description	Rate	Size	% Good	Cash Value	
		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	
		Total Estimated Land Improvements True Cash Value =				5,000	

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level								
Rolling								
Low								
High								
Landscaped	X	2024	25,000	37,200	62,200			54,794C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



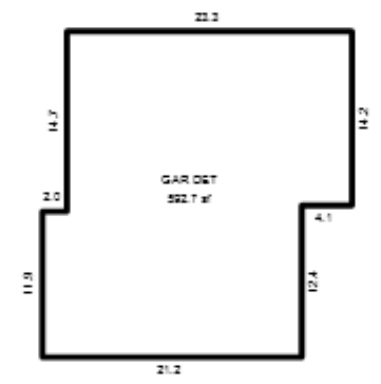
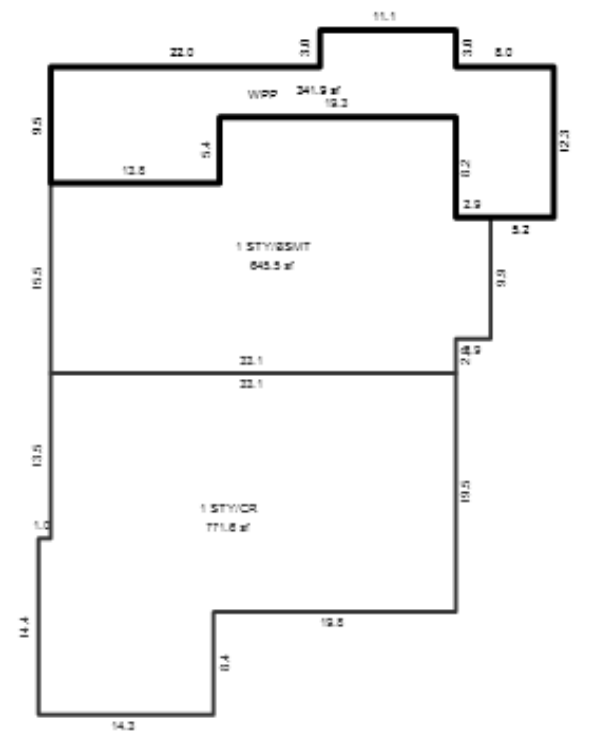
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	25,000	37,200	62,200			54,794C
			2023	20,000	32,900	52,900			52,185C
			2022	18,000	31,700	49,700			49,700S
			2021	18,000	30,900	48,900			48,247C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	1	Interior 1 Story Interior 2 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 240 388	Type CPP Treated Wood	Year Built: 2002 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: 592 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Direct-Vented Ga	Class: BC Effec. Age: 10 Floor Area: 1,416 Total Base New : 377,814 Total Depr Cost: 40,806 Estimated T.C.V: 69,370		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 1.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002						
Condition: Average		Lg	X	Ord		Small	Ex. X Ord. Min			Ground Area = 1416 SF Floor Area = 1416 SF.						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Economic Depreciation because of: 1/8SHARE						
(1) Exterior		(6) Ceilings		(12) Electric			(13) Plumbing			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 645 S.F. Crawl: 771 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			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(8) Basement		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			1 Story Siding Basement 645 1 Story Siding Crawl Space 771		Total: 261,019 28,191				
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Recreation Room 619 17,394 1,879			Plumbing						
(3) Roof		619		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Plumbing						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Porches					
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Deck						
Chimney: Brick		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Garages						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Base Cost 592 39,824 4,301						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Door Opener 2 1,405 152						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Water/Sewer						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Public Water 1 1,968 213						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Public Sewer 1 1,968 213						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Built-Ins						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Appliance Allow. 1 4,088 442						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Jacuzzi Tub 1 12,228 1,321						
		Lump Sum Items:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			<<<<< 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.
LEWIS PHILLIP A & MICHELE	LEWIS PHILLIP A	0	04/10/2019	WD	09-FAMILY	1356P483	PROPERTY TRANSFER	0.0
BAKER HALL LLC	LEWIS PHILLIP A & MICHELE	119,900	12/26/2003	WD	03-ARM'S LENGTH	783:421	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 TIMBER CREST 33 B	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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LEWIS PHILLIP A 24356 PINNACLE CIR SOUTH LYON MI 48178	2024 Est TCV 124,484 TCV/TFA: 87.91					
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X Improved	Vacant	Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO				
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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	150.00	1.0000	1.0000	0	100		0
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H831 TIMBE APPURTENANCE			1	Units	50000.00000	100		50,00
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100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			50,000
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Land Improvement Cost Estimates								
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Description	Rate	Size	% Good	Cash Value
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Residential Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
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Total Estimated Land Improvements True Cash Value =				5,000
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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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X 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				
--------	--	--	--	--

Pond				
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Waterfront				
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Ravine				
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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	25,000	37,200	62,200			54,794C
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2023	20,000	32,900	52,900			52,185C
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2022	18,000	31,700	49,700			49,700S
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2021	18,000	30,900	48,900			48,459C
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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	1	Interior 1 Story Interior 2 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 240 341	Type CPP WPP	Year Built: 2002 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: 592 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Direct-Vented Ga	Class: BC Effec. Age: 10 Floor Area: 1,416 Total Base New : 378,436 Total Depr Cost: 40,873 Estimated T.C.V: 69,484		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 1.700		Bsmnt Garage:		Carport Area: Roof:	
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002				
Condition: Average		Lg	X	Ord	Small	(12) Electric			Ex. X Ord. Min		Ground Area = 1416 SF Floor Area = 1416 SF.				
Room List		Doors	Solid	X	H.C.	0 Amps Service			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			(13) Plumbing		Economic Depreciation because of: LOWER LEVEL 619 SQ FT			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 645 S.F. Crawl: 771 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			1 Story Siding Basement 645 1 Story Siding Crawl Space 771		Total: 261,019 28,191			
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Other Additions/Adjustments		Recreation Room 619 17,394 1,879			
X	Many Avg. X Few	Large Avg. X Small		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) 3 Fixture Bath 1 2,234 241 2 Fixture Bath 1 7,025 759 2 Fixture Bath 1 4,707 508			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			Porches			Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
(3) Roof		619 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			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			Base Cost 592 39,824 4,301 Door Opener 2 1,405 152		CPP 240 5,347 577 WPP 341 7,594 820			
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Water/Sewer			Built-Ins		Appliance Allow. 1 4,088 442 Jacuzzi Tub 1 12,228 1,321			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Fireplaces			Fireplaces		<<<<< 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.
AML HOLDINGS LLC	MCALLISTER CATHERINE M &	90,000	11/13/2014	WD	03-ARM'S LENGTH	1214P340	PROPERTY TRANSFER	100.0
BAKER HALL LLC, NOW IN DI	AML HOLDINGS LLC	1	11/12/2014	QC	09-FAMILY	1214P338	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TIMBER CREST 33 C	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
MCALLISTER CATHERINE M & WILLIAM J 817 S STATE ROUTE 587 FOSTORIA OH 44830	2024 Est TCV 124,484 TCV/TFA: 87.91					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
UNIT 1-C 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.	X			Dirt Road	100.00	150.00	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.						

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
1/8TH SHARE	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Total Estimated Land Improvements True Cash Value =			5,000

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	25,000	37,200	62,200			54,794C
Low									
High									
Landscaped	X	2023	20,000	32,900	52,900			52,185C	
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/28/2017	INSPECTED	2023	20,000	32,900	52,900			52,185C
WAS	01/30/2008	INSPECTED	2022	18,000	31,700	49,700			49,700S
			2021	18,000	30,900	48,900			48,459C

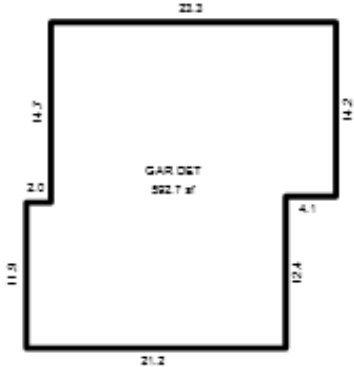
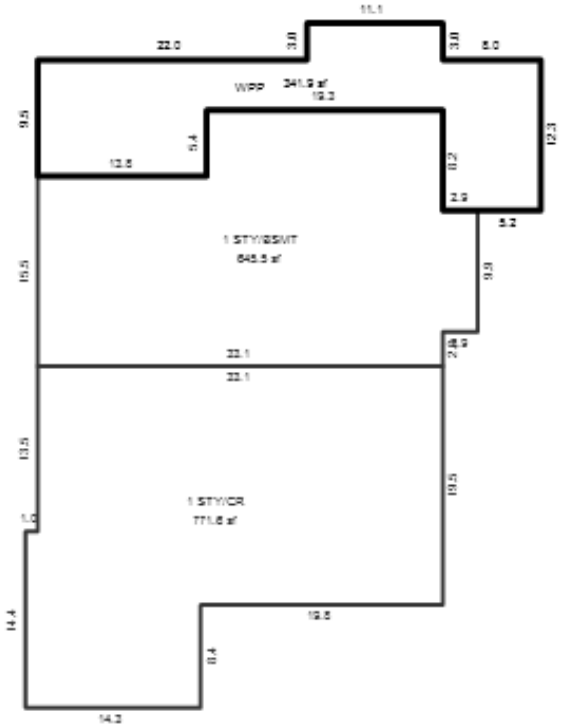
*** Information herein deemed reliable but not guaranteed***



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County of Leelanau, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove	Area 240 341	Type CPP WPP	Year Built: 2002 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: 592 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Direct-Vented Ga	Class: BC Effec. Age: 10 Floor Area: 1,416 Total Base New : 378,436 Total Depr Cost: 40,873 Estimated T.C.V: 69,484		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 1.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002				
Condition: Average		Lg	X	Ord	Small	(12) Electric			Ground Area = 1416 SF Floor Area = 1416 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Economic Depreciation because of: LOWER LEVEL 619 SQ FT		
Room List		Doors	Solid	X	H.C.	0 Amps Service			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			1 Story Siding Basement 645		2 Story Siding Crawl Space 771		Total: 261,019 28,191		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Other Additions/Adjustments		Recreation Room 619 17,394 1,879				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Average Fixture(s)			Plumbing		Average Fixture(s)		1 2,234 241		
	Insulation	(8) Basement		3 Fixture Bath			2 3 Fixture Bath			Porches		3 Fixture Bath 1 7,025 759		2 Fixture Bath 1 4,707 508		
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 645 S.F. Crawl: 771 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			Garages		Ceramic Tile Floor 240 5,347 577		WPP 341 7,594 820	
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			(13) Plumbing			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 592 39,824 4,301		Door Opener 2 1,405 152		
(3) Roof		619	Recreation SF	Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Water/Sewer		Public Water 1 1,968 213		Public Sewer 1 1,968 213		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Built-Ins		Appliance Allow. 1 4,088 442		Jacuzzi Tub 1 12,228 1,321			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Chimney: Brick																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER HALL LLC	KARAMANSKI THEODORE J &	123,750	12/26/2003	WD	03-ARM'S LENGTH	782:434	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TIMBER CREST 33 D	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
KARAMANSKI THEODORE J & MCAHON EILEEN 40 COMMONS DR PALOS PARK IL 60464-1299	2024 Est TCV 124,484 TCV/TFA: 87.91					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L782 P434/03 UNIT 1-D 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.	X	Dirt Road		H831 TIMBE APPURTENANCE	100.00	150.00	1.0000	1.0000	0	100	0
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.34 Total Acres							50,000
1/8TH SHARE		Paved Road		Total Est. Land Value = 50,000							

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

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	25,000	37,200	62,200			54,794C
		Low							
		High							
	X	Landscaped	2023	20,000	32,900	52,900			52,185C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



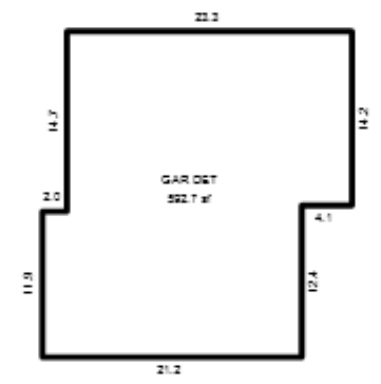
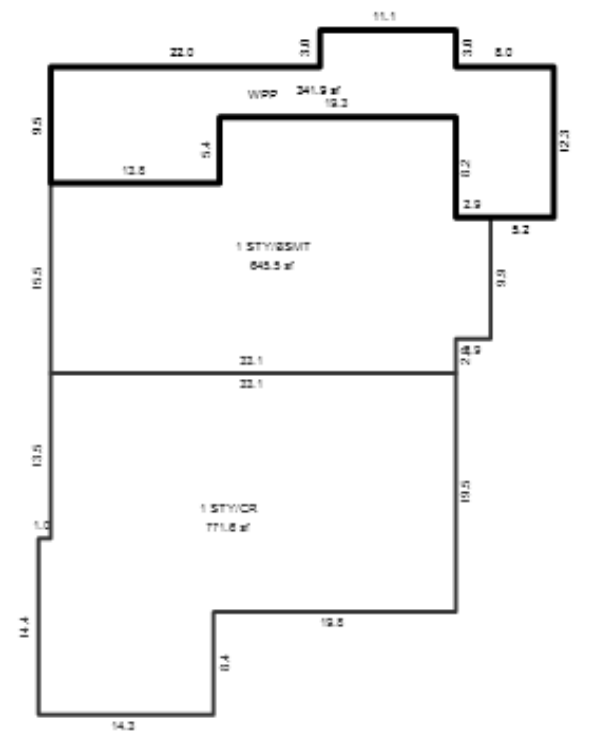
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	25,000	37,200	62,200			54,794C
			2023	20,000	32,900	52,900			52,185C
			2022	18,000	31,700	49,700			49,700S
			2021	18,000	30,900	48,900			48,459C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove	Area 240 341	Type CPP WPP	Year Built: 2002 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: 592 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Direct-Vented Ga	Class: BC Effec. Age: 10 Floor Area: 1,416 Total Base New : 378,436 Total Depr Cost: 40,873 Estimated T.C.V: 69,484		E.C.F. X 1.700		
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 10 Floor Area: 1,416 Total Base New : 378,436 Total Depr Cost: 40,873 Estimated T.C.V: 69,484		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002						
Condition: Average		Lg	X	Ord		Small	Ex. X Ord. Min			Ground Area = 1416 SF Floor Area = 1416 SF.						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many X Ave. Few			Economic Depreciation because of: 1/8TH SHARE						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(13) Plumbing			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost						
	Insulation	(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			1 Story Siding Basement 645						
(2) Windows		Basement: 645 S.F. Crawl: 771 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			1 Story Siding 771			1 Story Siding Crawl Space 771		Total: 261,019		28,191		
X	Many Avg. X Few	Large Avg. X 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			Other Additions/Adjustments			Recreation Room 619 17,394 1,879					
	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			Plumbing			Average Fixture(s) 1 2,234 241						
(3) Roof		619 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Porches			3 Fixture Bath 1 7,025 759						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water			Ceramic Tile Floor			2 Fixture Bath 1 4,707 508					
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			Ceramic Tile Wains			CPP 240 5,347 577						
	Chimney: Brick			2000 Gal Septic			Ceramic Tub Alcove Vent Fan			WPP 341 7,594 820						
Lump Sum Items:																
Garages																
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																
Base Cost 592 39,824 4,301																
Door Opener 2 1,405 152																
Water/Sewer																
Public Water 1 1,968 213																
Public Sewer 1 1,968 213																
Built-Ins																
Appliance Allow. 1 4,088 442																
Jacuzzi Tub 1 12,228 1,321																
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.
WOLCOTT WARREN D JR & MAR	WOLCOTT WARREN D JR & MAR	0	03/31/2017	WD	09-FAMILY	1296P78	DEED	0.0
BAKER HALL LLC	WOLCOTT WARREN D & MARILY	119,900	12/26/2003	WD	03-ARM'S LENGTH	782:435	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TIMBER CREST 33 E	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WOLCOTT WARREN D JR & MARILYN L 1315 GREBE HIGHLAND MI 48357	MAP #: 19					
	2024 Est TCV 124,484 TCV/TFA: 87.91					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L782 P435/03 UNIT 1-E 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.	X			H831 TIMBE APPURTENANCE	100.00	150.00	1.0000	1.0000	0 100	0
Comments/Influences				100 Actual Front Feet, 0.34 Total Acres						50,000

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
1/8TH SHARE	X	Residential Local Cost Land Improvements			
	X	Gas	5,000.00	1 100	5,000
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	25,000	37,200	62,200			54,794C
2023	20,000	32,900	52,900			52,185C
2022	18,000	31,700	49,700			49,700S
2021	18,000	30,900	48,900			48,459C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	1	Interior 1 Story Interior 2 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 240 341	Type CPP WPP	Year Built: 2002 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: 592 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Direct-Vented Ga	Class: BC Effec. Age: 10 Floor Area: 1,416 Total Base New : 378,436 Total Depr Cost: 40,873 Estimated T.C.V: 69,484		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 1.700		Bsmnt Garage: Carport Area: Roof:					
Yr Built 2002	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002						
Condition: Average		Lg	X Ord	Small	Doors			(12) Electric			Ground Area = 1416 SF Floor Area = 1416 SF.						
Room List		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Economic Depreciation because of: 1/8TH SHARE							
(1) Exterior		Ex.	X Ord.	Min	Many			X Ave.			Few						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 645 S.F. Crawl: 771 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding		Foundation Basement Crawl Space		Size 645 771		Total: 261,019 28,191	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments							
X	Many Avg. Few	X	Large Avg. Small	Basement Finish			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Recreation Room		619		17,394		1,879	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Plumbing			Plumbing							
(3) Roof		619		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		1 1 1		2,234 7,025 4,707		241 759 508	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches		240 341		5,347 7,594		577 820		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		592 2		39,824 1,405		4,301 152	
Chimney: Brick		Fireplaces		Appliance Allow. Jacuzzi Tub			Water/Sewer			Public Water Public Sewer		1 1		1,968 1,968		213 213	
<p>*** Information herein deemed reliable but not guaranteed***</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELSH JOHN V & TRACEY A	MILLER RICHARD C & LINDA	110,000	05/26/2005	WD	03-ARM'S LENGTH	855:562	OTHER	100.0
BAKER HALL LLC	WELSH JOHN V & TRACEY A	119,900	12/26/2003	WD	03-ARM'S LENGTH	782:436	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TIMBER CREST 33 F	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MILLER RICHARD C & LINDA L 906 DOWLING BLOOMFIELD HILLS MI 48304	MAP #: 19					
	2024 Est TCV 124,484 TCV/TFA: 87.91					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO			
			Description	Frontage	Depth	Value
L782 P436/03 L855 P562/05 UNIT 1-F 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.	X		Dirt Road	100.00	150.00	0
Comments/Influences			Gravel Road	1.0000	1.0000	0 100
1/8TH SHARE	X		Paved Road	1	Units	50000.00000 100
			Storm Sewer	100 Actual Front Feet,	0.34 Total Acres	Total Est. Land Value = 50,000

Description	Rate	Size % Good	Cash Value
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			
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	25,000	37,200	62,200			54,794C
Rolling	2023	20,000	32,900	52,900			52,185C
Low	2022	18,000	31,700	49,700			49,700S
High	2021	18,000	30,900	48,900			48,459C
X 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	1	Interior 1 Story Interior 2 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 240 341	Type CPP WPP	Year Built: 2002 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: 592 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Direct-Vented Ga	Class: BC Effec. Age: 10 Floor Area: 1,416 Total Base New : 378,436 Total Depr Cost: 40,873 Estimated T.C.V: 69,484		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 1.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002					
Condition: Average		Lg	X	Ord	Small	(12) Electric			Ground Area = 1416 SF Floor Area = 1416 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Economic Depreciation because of: 1/8TH SHARE			
Room List		Doors	Solid	X	H.C.	0 Amps Service			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			1 Story Siding Basement 645		2 Story Siding Crawl Space 771		Total: 261,019 28,191		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Other Additions/Adjustments		Recreation Room 619 17,394 1,879				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Average Fixture(s)			Plumbing		Average Fixture(s)		241		
	Insulation	(8) Basement		3 Fixture Bath			2 Fixture Bath			Porches		3 Fixture Bath 1 7,025 759		2 Fixture Bath 1 4,707 508		
(2) Windows		Basement: 645 S.F. Crawl: 771 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s)			Garages		240 5,347 577		341 7,594 820		
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		1 Public Water			Public Water			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 592 39,824 4,301		Door Opener 2 1,405 152	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1 Public Sewer			Water Well			Water/Sewer		Public Water 1 1,968 213		Public Sewer 1 1,968 213		
(3) Roof		619 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Built-Ins		Appliance Allow. 1 4,088 442		Jacuzzi Tub 1 12,228 1,321		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
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.
WOODS JAMES H & SUSAN P	MCCONNELL ROBIN & TONI	87,000	09/23/2011	WD	03-ARM'S LENGTH	2011 1097-338	DEED	100.0
BAKER HALL LLC	WOODS JAMES H & SUSAN P	119,900	12/26/2003	WD	03-ARM'S LENGTH	782:437	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TIMBER CREST 33 G	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MCCONNELL ROBIN & TONI 1291 GREENLEAF DR ROCHESTER MI 48309	MAP #: 19					
	2024 Est TCV 124,484 TCV/TFA: 87.91					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L782 P437/03 UNIT 1-G 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.	X		Dirt Road	100.00	150.00	1.0000	1.0000	0	100	0
Comments/Influences			Gravel Road							
1/8TH SHARE	X		Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
	X		Standard Utilities							
			Underground Utils.							

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

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Landscaped	X	Swamp	2024	25,000	37,200	62,200			54,794C
Wooded		Pond	2023	20,000	32,900	52,900			52,185C
Waterfront		Ravine	2022	18,000	31,700	49,700			49,700S
Wetland		Flood Plain	2021	18,000	30,900	48,900			48,459C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	1	Interior 1 Story Interior 2 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 240 341	Type CPP WPP	Year Built: 2002 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: 592 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Direct-Vented Ga	Class: BC Effec. Age: 10 Floor Area: 1,416 Total Base New : 378,436 Total Depr Cost: 40,873 Estimated T.C.V: 69,484		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 1.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1416 SF Floor Area = 1416 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8		Economic Depreciation because of: 1/8TH SHARE		
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			1 Story Siding Basement 645			2 Story Siding Crawl Space 771		Total: 261,019 28,191	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Recreation Room 619 17,394 1,879			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			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	
	Insulation	(8) Basement		Basement: 645 S.F. Crawl: 771 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 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			Porches			CPP 240 5,347 577		WPP 341 7,594 820	
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
X	Many Avg. X Few	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Base Cost 592 39,824 4,301			Door Opener 2 1,405 152			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Heating/Cooling		619 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Water 1 1,968 213		Public Sewer 1 1,968 213	
(3) Roof		(12) Electric		Lump Sum Items:			Built-Ins			Appliance Allow. 1 4,088 442			Jacuzzi Tub 1 12,228 1,321		Fireplaces	
X	Gable Hip Flat	(13) Plumbing		Lump Sum Items:			Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
	Asphalt Shingle	(14) Water/Sewer		Lump Sum Items:			Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
Chimney: Brick		(15) Fireplaces		Lump Sum Items:			Fireplaces			<<<<< 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.
HART ROY & MARILYN	MCCONNELL ROBIN & TONI	94,000	10/15/2013	WD	03-ARM'S LENGTH	1181P917	PROPERTY TRANSFER	100.0
BAKER HALL LLC	HART ROY & MARILYN	123,750	12/26/2003	WD	03-ARM'S LENGTH	783:25	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 TIMBER CREST 33 H	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MCCONNELL ROBIN & TONI 1291 GREENLEAF DR ROCHESTER MI 48309	MAP #: 19					
	2024 Est TCV 124,484 TCV/TFA: 87.91					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
L783 P25/04 UNIT 1-H 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.	X			H831 TIMBE APPURTENANCE	100.00	150.00	1.0000 1.0000 0 100	0
Comments/Influences				100 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value =	50,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
1/8TH SHARE	X	Dirt Road				
2008 TAAR 1685025 \$125,000	X	Gravel Road				
THIS IS 33 TIMBER CREST #8	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	Cash Value
Level					
Rolling					
Low					
High					
Landscaped	X				
Swamp					
Wooded					
Pond					
Waterfront					
Ravine					
Wetland					
Flood Plain					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	25,000	37,200	62,200			54,794C
2023	20,000	32,900	52,900			52,185C
2022	18,000	31,700	49,700			49,700S
2021	18,000	30,900	48,900			48,459C

Who When What

TPC 06/28/2017 INSPECTED

WAS 01/30/2008 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	1	Interior 1 Story Interior 2 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 240 341	Type CPP WPP	Year Built: 2002 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: 592 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Direct-Vented Ga	Class: BC Effec. Age: 10 Floor Area: 1,416 Total Base New : 378,436 Total Depr Cost: 40,873 Estimated T.C.V: 69,484		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 1.700		Bsmnt Garage:		Carport Area: Roof:			
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002							
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Ground Area = 1416 SF Floor Area = 1416 SF.							
Room List		Doors		Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Economic Depreciation because of: 1/8TH SHARE							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 645 S.F. Crawl: 771 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(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 Story Siding Basement 645 1 Story Siding Crawl Space 771		Total: 261,019 28,191			
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments		Recreation Room 619 17,394 1,879				
(3) Roof		(10) Floor Support		619 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		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Total: 2,234 241 7,025 759 4,707 508	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Porches			Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
X	Asphalt Shingle	Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1 2 2 1 1			CPP 240 5,347 577 WPP 341 7,594 820		Base Cost 592 39,824 4,301 Door Opener 2 1,405 152					
										Water/Sewer		Public Water 1 1,968 213 Public Sewer 1 1,968 213					
										Built-Ins		Appliance Allow. 1 4,088 442 Jacuzzi Tub 1 12,228 1,321					
										Fireplaces		<<<< 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.
DARDAS GARY & PATRICIA TR	DARDAS GARY F	0	10/12/2023	QC	09-FAMILY	2023004489	PROPERTY TRANSFER	0.0
DARDAS GARY F MD & PATRIC	DARDAS GARY & PATRICIA TR	1	02/05/2019	WD	09-FAMILY	1353P707	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 09/28/2022					
Owner's Name/Address	MAP #: 15					
DARDAS GARY F PO BOX 544 GLEN ARBOR MI 49636	2024 Est TCV 1,041,224 TCV/TFA: 581.69					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE					
	Public Improvements			Description	Frontage	Depth	Rate %Adj.	Reason	Value
L281 P437/87 UNIT 1 VANTAGE POINTE CONDOMINIUM REC IN L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X			H833 VANTA CONDO UNIT SITE	1 Units	420000.00000	100		420,0
				0.00 Total Acres Total Est. Land Value =					420,000

Comments/Influences

FLOOR PLAN TYPE 1A



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	210,000	310,600	520,600			328,747C
2023	160,000	258,800	418,800			313,093C
2022	90,000	288,900	378,900		378,900W	298,184C
2021	90,000	252,600	342,600			288,659C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,790 Total Base New : 408,701 Total Depr Cost: 326,960 Estimated T.C.V: 621,224			E.C.F. X 1.900		Bsmnt Garage:						
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace							Roof:					
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures												
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM					Cls BC	Blt 1987				
Room List		Doors		Solid	X	H.C.	(12) Electric												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Many			X	Ave.		Few									
(2) Windows		(7) Excavation		(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			Building Areas									
X	Many Avg. X Few	Large Avg. Small	Basement: 1432 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding			Foundation Basement	Size 1,432	Cost New 305,124	Depr. Cost 244,100					
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) 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			Other Additions/Adjustments									
(3) Roof		1148		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages									
X	Gable Hip Flat	Gambrel Mansard Shed			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Appliance Allow.											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Fireplaces												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					Interior 2 Story												
Notes:														Totals:		408,701		326,960	
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:																		621,224	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JULIE	MESSANO JEFFREY P & AMY O	829,000	03/08/2022	WD	03-ARM'S LENGTH	2022001443	PROPERTY TRANSFER	100.0
DEBELACK SHIRLEY K TRUST	MILLER JULIE	0	06/29/2021	QC	09-FAMILY	2021005456	PROPERTY TRANSFER	100.0
BAYBERRY MILLS INC	DEBELACK SHIRLEY K TRUST	0	09/06/2013	OTH	33-TO BE DETERMINED	1181P364	OTHER	0.0
DEBELACK SHIRLEY K	DEBELACK SHIRLEY K TRUSTE	0	07/08/2008	WD	33-TO BE DETERMINED	983/3	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	04/26/2023	PB23-0143	100% FINIS
	P.R.E. 0%		Mechanical	02/22/2023	PM23-0187	100% FINIS
Owner's Name/Address	MAP #: 15		Res. Add/Alter/Repair	07/12/2022	PB22-0247	100% FINIS
MESSANO JEFFREY P & AMY O 1020 WADDINGTON ST BLOOMFIELD HILLS MI 48301	2024 Est TCV 976,972 TCV/TFA: 681.29		Electrical	05/25/2022	PE22-0362	100% FINIS

X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		H833 VANTA CONDO UNIT SITE 1 Units 420000.00000 100 420,0
		0.00 Total Acres Total Est. Land Value = 420,000

Tax Description
 L282 P103/87 UNIT 2 VANTAGE POINTE
 CONDOMINIUM REC L274P133, 1ST AMEND
 L337P59, 2ND AMEND L368P804, 3RD AMEND
 L597P177 RESTATED L1223P726, 1ST AMEND
 L1316P469 2ND AMEND 2021006587 SEC 14
 T29N R14W.

Comments/Influences
 FLOOR PLAN TYPE 2, INTERIOR
 3BED/3BATH
 INT UNIT



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	278,500	488,500			412,450C
2023	160,000	227,000	387,000			387,000S
2022	90,000	220,800	310,800			310,800S
2021	90,000	193,100	283,100			218,656C

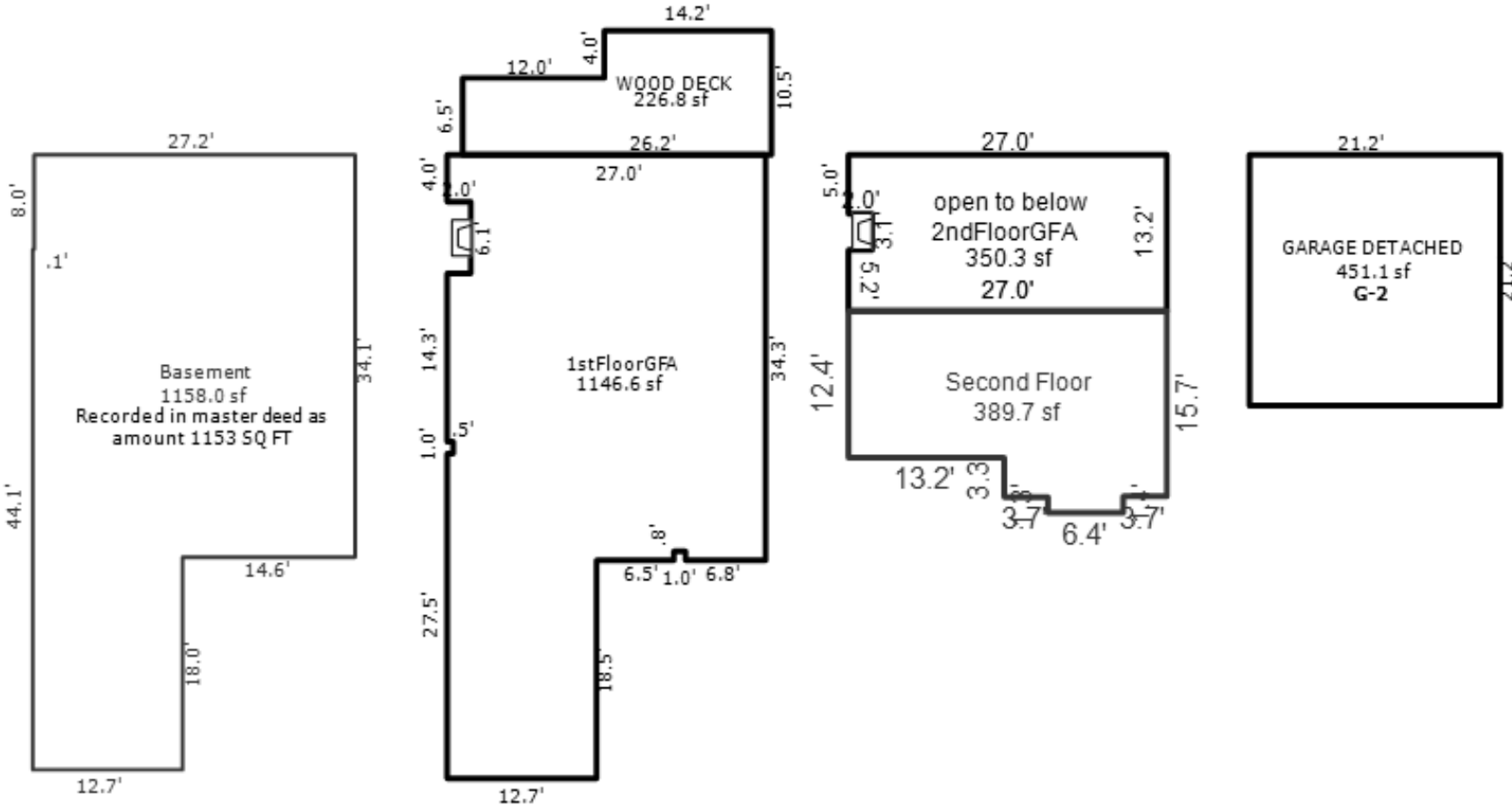
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 Licensed To: Township of Glen Arbor,
 County of Leelanau, Michigan

*** 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 8 Floor Area: 1,434 Total Base New : 354,036 Total Depr Cost: 293,143 Estimated T.C.V: 556,972			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures								
1987	2023						Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987			
Condition: Average		Size of Closets					No. of Elec. Outlets								
Room List		Doors		Solid		H.C.	Many	X	Ave.		Few	Building Areas			
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric			(13) Plumbing								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			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			Stories Exterior Foundation		Size	Cost New	Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Plumbing			1.25 Story Siding		1,147			
(2) Windows		(7) Excavation		Basement: 1147 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Other Additions/Adjustments					
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Basement: 1147 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Recreation Room		1147	32,231	26,687
(3) Roof		(9) Basement Finish		1147 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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			Garages					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		451	32,864	27,211
X	Asphalt Shingle	(14) Water/Sewer		Lump Sum Items:			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			Base Cost		1	703	582	
Chimney: Brick		(15) Fireplaces		Notes:			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			Door Opener		1	1,968	1,630	
		(16) Porches/Decks		Notes:			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			Public Water		1	1,968	1,630	
		(17) Garage		Notes:			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			Public Sewer		1	1,968	1,630	
				Notes:			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			Built-Ins		1	4,088	3,385	
				Notes:			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			Appliance Allow.		1	8,735	7,233	
				Notes:			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			Fireplaces		1	8,735	7,233	
				Notes:			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			Interior 2 Story		1	8,735	7,233	
				Notes:			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			Totals:		354,036	293,143		
				Notes:			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			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:		556,972			


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

BUILDING A



UNIT 2

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

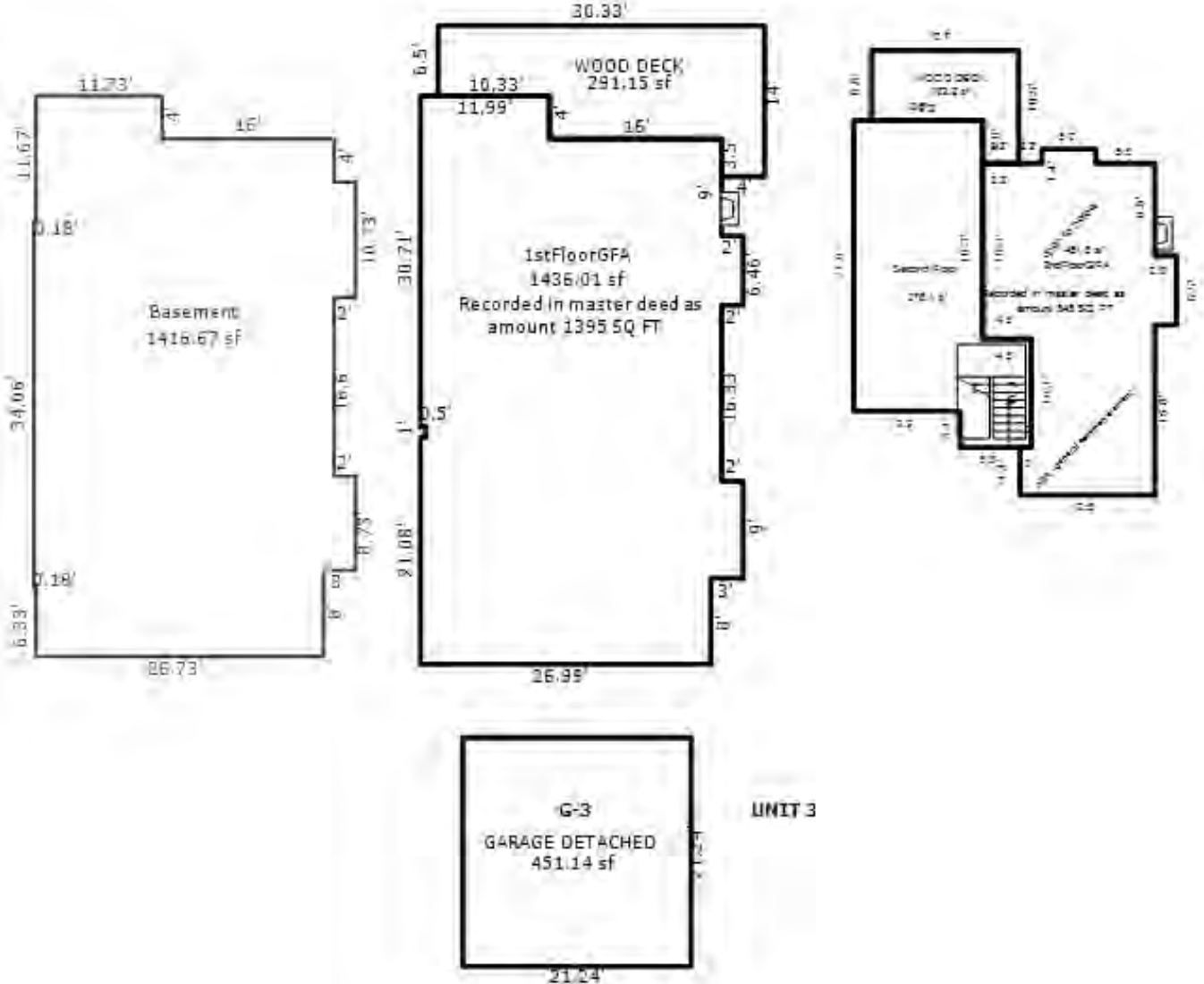
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CAMPBELL WALTER D MD LLC	ATHERTON SCOTT D & NANCY	700,000	09/21/2020	WD	03-ARM'S LENGTH	2020006286	PROPERTY TRANSFER	100.0		
CAMPBELL WALTER D TRUST	CAMPBELL WALTER D MD LLC	1	05/03/2019	QC	09-FAMILY	1365P855	OTHER	100.0		
CAMPBELL WALTER D & JUDIT	CAMPBELL WALTER D TRUST	0	10/24/1996	QC	09-FAMILY	432P752	OTHER	0.0		
MUSZYNSKI THOMAS O & LIND	CAMPBELL WALTER D	290,000	05/10/1991	WD	03-ARM'S LENGTH	323:396	OTHER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
3 VANTAGE PT		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/27/2021	PM21-0334	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Electrical		03/18/2021	PE21-0152	100% FINIS		
ATHERTON SCOTT D & NANCY S 110 FRONT ST PALM COAST FL 32137		MAP #: 15		Mechanical		03/03/2021	PM21-0176	100% FINIS		
		2024 Est TCV 1,018,109 TCV/TFA: 609.28		Plumbing		03/03/2021	PP21-0061	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				H833 VANTA CONDO UNIT SITE	1	Units	420000.00000	100		420,0
				0.00 Total Acres Total Est. Land Value = 420,000						
L282 P559/87 L323 P396/91 L432 P752/96 UNIT 3 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							
Comments/Influences		X	Electric							
UNIT TYPE 3B 3BED/4BATH END UNIT		X	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
		Who	When	What	2024	210,000	299,100	509,100		405,830C
		TPC 05/10/2021 INSPECTED			2023	160,000	249,100	409,100		409,100C 386,505C
		TPC 05/10/2020 INSPECTED			2022	90,000	278,100	368,100		368,100C 368,100S
		TPC 04/26/2018 INSPECTED			2021	90,000	243,200	333,200		333,200C 333,200S

*** 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 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,671 Total Base New : 393,495 Total Depr Cost: 314,794 Estimated T.C.V: 598,109			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built	Remodeled	Ex	X	Ord		Min	(12) Electric										
1987	2021						0 Amps Service										
Condition: Average		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM					Cls BC		Blt 1987		
		Lg	X	Ord		Small	Ex.	X	Ord.		Min	Ground Area = 1337 SF Floor Area = 1671 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 1st Floor 2nd Floor 2 Bedrooms	(5) Floors				Kitchen: Other: Other:			Building Areas								
(1) Exterior		(6) Ceilings				Plumbing			Stories Exterior Foundation								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation				Average Fixture(s)			1.25 Story Siding Basement								
(2) Windows		(8) Basement				3 Fixture Bath			Other Additions/Adjustments								
	Many Avg. Few		X	Large Avg. Small	Basement: 1337 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish				3 Fixture Bath			Plumbing								
(3) Roof		(10) Floor Support				No Plumbing			Garages								
	1166	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Extra Toilet			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)								
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:				Extra Sink			Base Cost								
X	Asphalt Shingle	Lump Sum Items:				Separate Shower			Door Opener								
	Chimney: Brick	Public Water				Ceramic Tile Floor			Water/Sewer								
		Public Sewer				Ceramic Tile Wains			Public Water								
		Water Well				Ceramic Tub Alcove			Public Sewer								
		1000 Gal Septic				Vent Fan			Built-Ins								
		2000 Gal Septic				(14) Water/Sewer			Appliance Allow.								
						1 Public Water			Fireplaces								
						1 Public Sewer			Interior 2 Story								
						Water Well			Notes: END UNIT								
						1000 Gal Septic			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:								
						2000 Gal Septic			Totals:								

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

BUILDING A



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

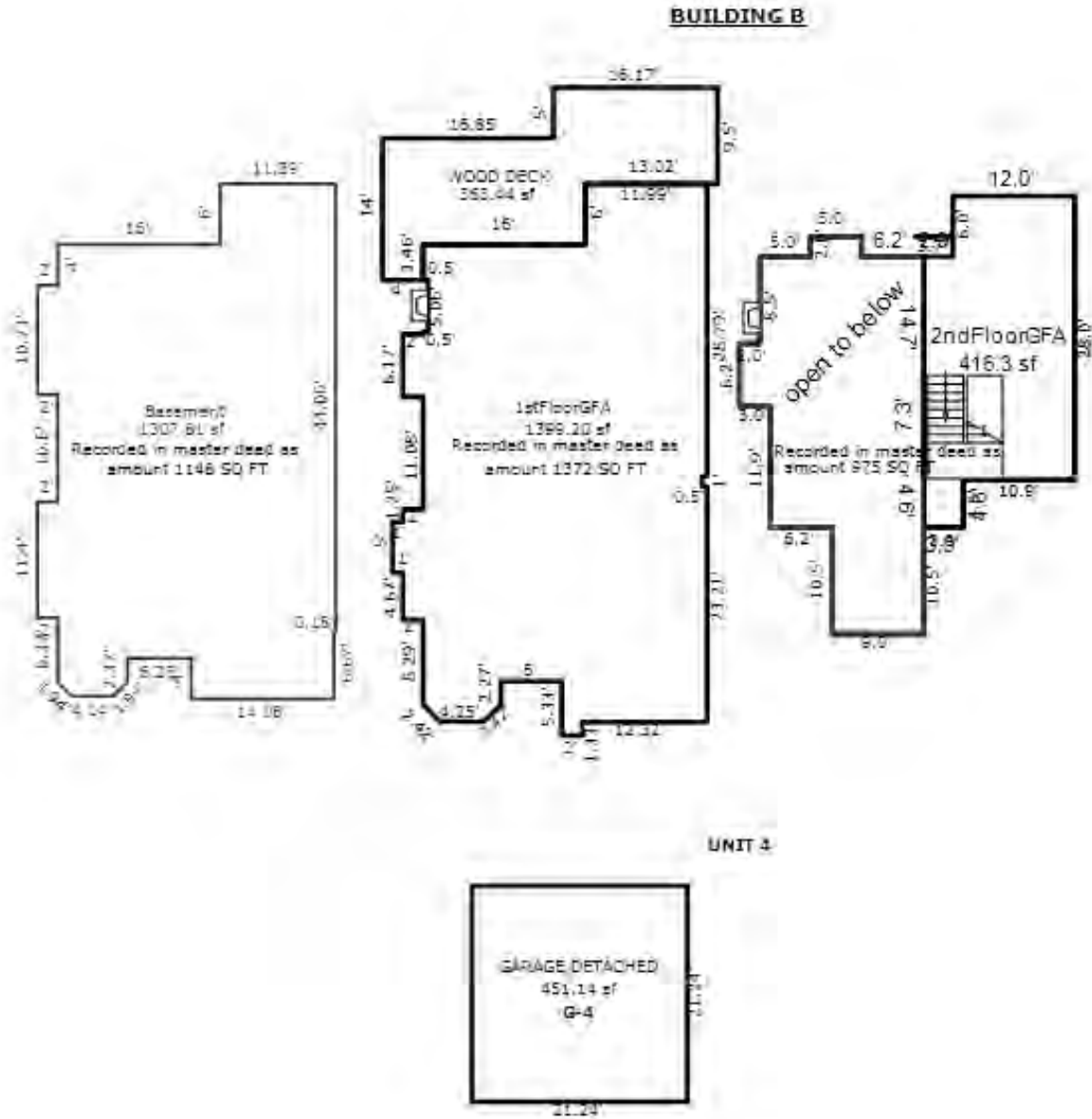
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KURAS NATALIE D	KURAS NATALIE D TRUST	1	03/06/2018	WD	09-FAMILY	1322P661	DEED	0.0				
KURAS NATALIE D		570,000	03/31/2000	WD	03-ARM'S LENGTH		DEED	0.0				
KURAS JAMES D & NATALIE D	KURAS NATALIE D	0	01/11/1997	QC	09-FAMILY	437P787	DEED	0.0				
CONTINENTAL EQUITIES INC	KURAS JAMES D & NATALIE D	213,900	08/17/1987	WD	03-ARM'S LENGTH	280P366	DEED	0.0				
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
4 VANTAGE PT		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
KURAS NATALIE D TRUST 425 DOCKSIDE DR APT 401 NAPLES FL 34110		MAP #: 15		2024 Est TCV 1,040,725 TCV/TFA: 582.06								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE								
L280 P366 L437 P787/97 UNIT 4 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNIT TYPE 1A		Gravel Road		H833 VANTA CONDO UNIT SITE	1	Units	420000.00000	100				420,0
		Paved Road		0.00 Total Acres Total Est. Land Value = 420,000								
		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				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2024	210,000	310,400	520,400			328,747C	
		TPC 04/26/2018 INSPECTED	2023	160,000	258,600	418,600				313,093C		
		WAS 01/28/2008 DATA ENTER	2022	90,000	288,600	378,600				298,184C		
			2021	90,000	252,400	342,400				288,659C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,788 Total Base New : 408,372 Total Depr Cost: 326,697 Estimated T.C.V: 620,725			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	(12) Electric										
Condition: Average		Size of Closets			0 Amps Service			No./Qual. of Fixtures									
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min										
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987									
(1) Exterior		Kitchen: Other: Other:			Many X Ave. Few			(11) Heating System: Electric Baseboard									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			(13) Plumbing			Ground Area = 1430 SF Floor Area = 1788 SF.									
(2) Windows		Basement: 1430 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
X	Many Avg. X Few	Large Avg. Small	(7) Excavation			(14) Water/Sewer			Building Areas								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1.25 Story Siding Basement 1,430									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Other Additions/Adjustments			Total: 304,795 243,837								
Asphalt Shingle		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Recreation Room 1148 32,259 25,807									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			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									
								Garages									
								Class: BC Exterior: Siding Foundation: 42 Inch (Finished)									
								Base Cost 451 32,864 26,291									
								Door Opener 1 703 562									
								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: 408,372 326,697									
								Notes: END UNIT									
								ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 620,725									

*** 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.
DARIN PIERCE PAMELA L	DARIN PIERCE PAMELA L TRU	0	08/02/2018	WD	09-FAMILY	1337P307	PROPERTY TRANSFER	0.0
DARIN BARBARA L TRUST	DARIN PIERCE PAMELA L	0	07/28/2018	QC	09-FAMILY	1337P305	PROPERTY TRANSFER	0.0
DARIN BARBARA L TRUST	DARIN-PIERCE PAMELA TRUST	0	03/16/2018	WD	09-FAMILY	1323P870	PROPERTY TRANSFER	0.0
DARIN BARBARA L TRUST	DARIN BARBARA L TRUST	0	02/13/2017	OTH	09-FAMILY	1320P414	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST		Res. Multi-Family	03/05/2018	PB18-0091	100% FINIS
	P.R.E. 0%		Electrical	02/05/2018	PE18-0052	100% FINIS
Owner's Name/Address	MAP #: 15		Mechanical	12/18/2017	PM17-0819	100% FINIS
DARIN PIERCE PAMELA L TRUST 37533 BAYWOOD DR FARMINGTON MI 48335	2024 Est TCV 918,467 TCV/TFA: 600.31		Plumbing	12/18/2017	PP17-0330	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H833 VANTA CONDO UNIT SITE			1	Units	420000.00000 100	420,0
			0.00	Total Acres	Total Est. Land Value =	420,000

Tax Description
 L282 P658 L513 P741/99 UNIT 5 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences
 UNIT TYPE 2
 3BED/3BATH
 INT UNIT
 TYPE 2



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	249,200	459,200			250,670C
2023	160,000	207,600	367,600			238,734C
2022	90,000	231,800	321,800			227,366C
2021	90,000	202,700	292,700			220,103C

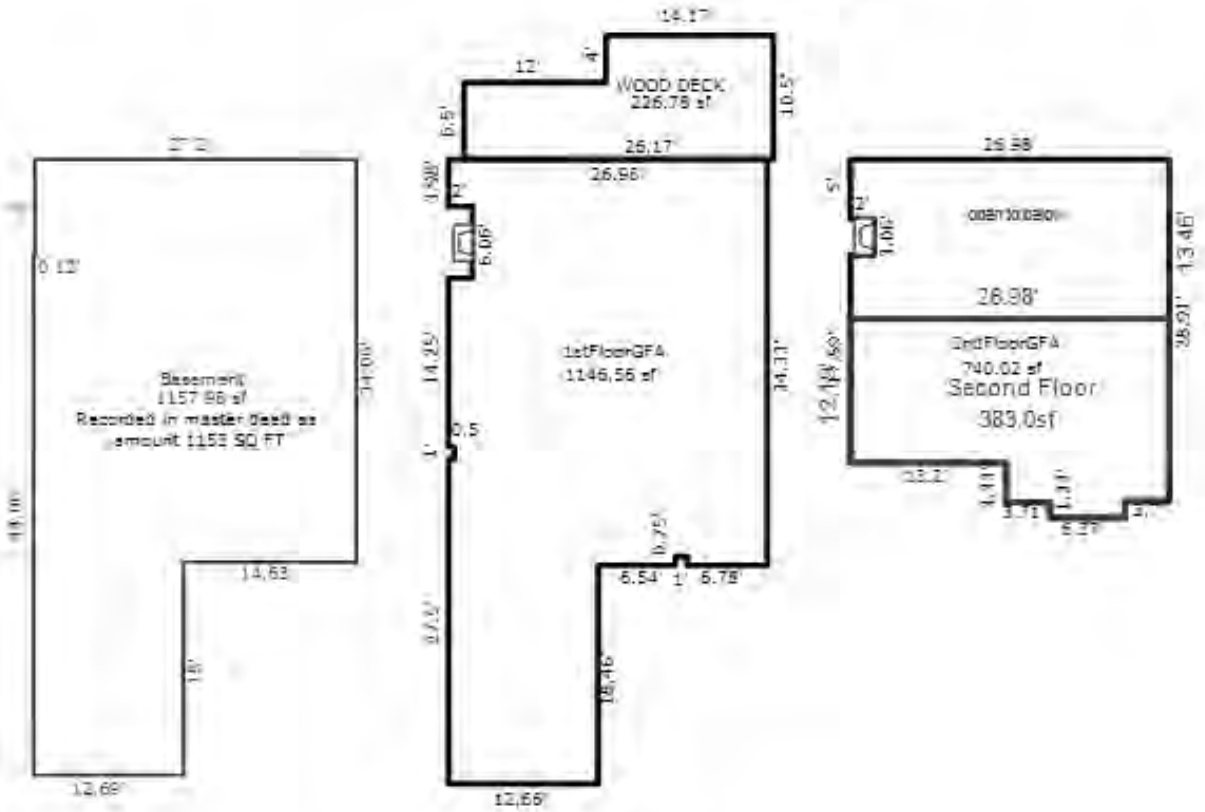
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,530 Total Base New : 364,377 Total Depr Cost: 262,351 Estimated T.C.V: 498,467			E.C.F. X 1.900		Bsmnt Garage:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric							Roof:	
Yr Built 1987		Remodeled 2018		Trim & Decoration			No./Qual. of Fixtures								
Condition: Average		Ex	X	Ord		Min	0 Amps Service								
Room List		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Ground Area = 1224 SF Floor Area = 1530 SF.								
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.		Few	Building Areas				
	Insulation	(7) Excavation		1			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		Basement: 1224 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3			3 Fixture Bath			1.25 Story Siding Basement 1,224 Total: 265,367 191,065					
X	Many Avg. X Few	Large Avg. X Small		2			2 Fixture Bath			Other Additions/Adjustments					
	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			Plumbing			Recreation Room 1153 32,399 23,327					
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Average Fixture(s)			Plumbing					
X	Gable Hip Flat	Gambrel Mansard Shed		1153			1			Garages					
X	Asphalt Shingle	(10) Floor Support		1			Public Water			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		1			Public Sewer			Base Cost 451 32,864 23,662					
				1			Water Well			Door Opener 1 703 506					
				1000 Gal Septic			Ceramic Tub Alcove			Water/Sewer					
				2000 Gal Septic			Vent Fan			Public Water 1 1,968 1,417					
				Lump Sum Items:			Public Sewer			Public Sewer 1 1,968 1,417					
							Notes: INT UNIT			Built-Ins					
							ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 498,467			Appliance Allow. 1 4,088 2,943					
							Totals: 364,377 262,351			Fireplaces					
										Interior 2 Story 1 8,735 6,289					

*** 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.
ZERSCHLING ANNE T REVOCAB	FORD FAMILY TRUST	700,000	06/11/2020	WD	03-ARM'S LENGTH	2020003484	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
6 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/06/2020	PM20-0633	100% FINIS
	P.R.E. 100% 04/07/2021		Electrical	10/05/2020	PE20-0502	100% FINIS
Owner's Name/Address	MAP #: 15		Mechanical	09/11/2020	PM20-0552	100% FINIS
FORD FAMILY TRUST PO BOX 470 GLEN ARBOR MI 49636	2024 Est TCY 1,071,298 TCY/TFA: 581.60					

	X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			H833 VANTA CONDO UNIT SITE	1 Units	420000.00000	100	420,0
				0.00 Total Acres		Total Est. Land Value =	420,000

Tax Description
L280 P302/87 L334 P782/92 UNIT 6 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences
UNIT TYPE 3A, BLDG B, END UNIT
3BED/3BATH
END UNIT
TYPE 3

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	325,600	535,600			407,491C
2023	160,000	271,300	431,300			388,087C
2022	90,000	306,000	396,000			369,607C
2021	90,000	267,800	357,800			357,800S

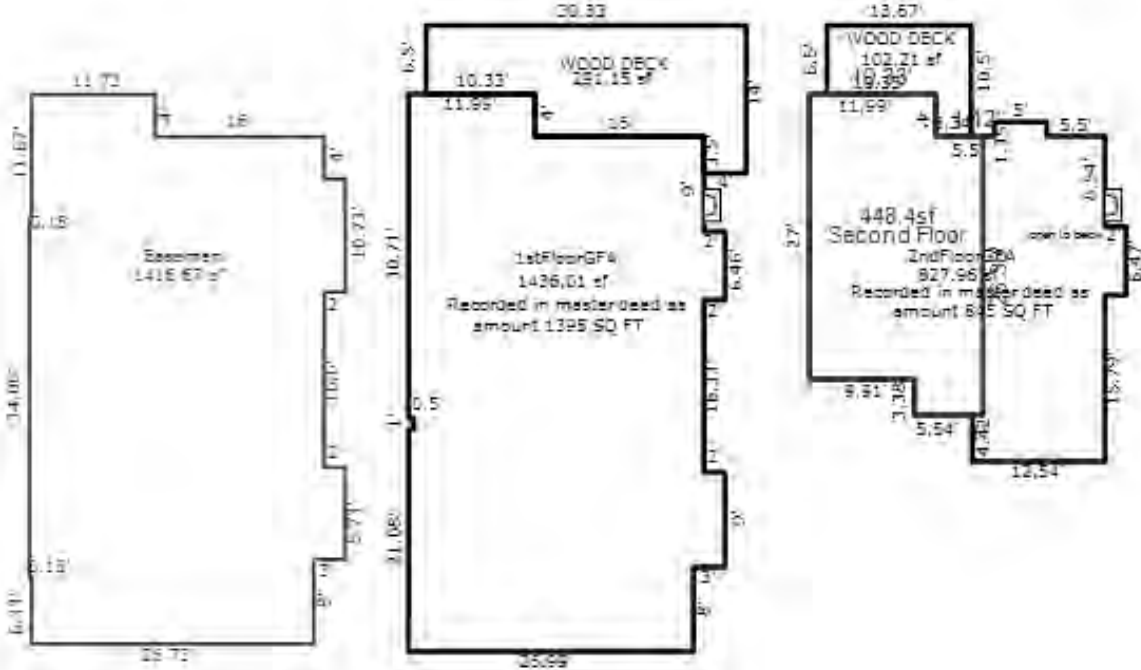
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County of Leelanau, Michigan

*** 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 2 Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,842 Total Base New : 428,486 Total Depr Cost: 342,788 Estimated T.C.V: 651,298			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:									
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 428,486 Total Depr Cost: 342,788 Estimated T.C.V: 651,298		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:								
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM		Cls BC		Blt 1987								
Condition: Average		Size of Closets		Lg			X	Ord		Small	Ground Area = 1474 SF Floor Area = 1842 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas			1.25 Story Siding Basement 1,474		Total: 313,039 250,432							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments			Recreation Room 1166 32,765 26,212		Plumbing							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1474 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)	Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 451 32,864 26,291		Door Opener 1 703 562						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			4			3 Fixture Bath	Water/Sewer			Public Water 1 1,968 1,574		Public Sewer 1 1,968 1,574						
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			1166			Recreation SF	Living SF	Appliance Allow. 1 4,088 3,270			Fireplaces		Interior 2 Story 1 8,735 6,988						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		No Floor SF Walkout Doors (A)			1			Public Water	Direct-Vented Gas 2 9,045 7,236			Local Cost Items		GENERATOR 1 1 1 *						
(3) Roof		(14) Water/Sewer		1			Public Water	1			Public Sewer	Lump Sum Items:			Notes: END UNIT		ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCY: 651,298					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Public Water	1			Public Sewer	2			1000 Gal Septic	2000 Gal Septic				
X	Asphalt Shingle	(15) Fireplaces		1			Appliance Allow.	1			Interior 2 Story	2		Direct-Vented Gas	1		1	1				
Chimney: Brick		(16) Porches/Decks		1			Interior 1 Story	1			Interior 2 Story	2		2nd/Same Stack	2		Two Sided	Exterior 1 Story				
Chimney: Brick		(17) Garage		1			Exterior 2 Story	1			Prefab 1 Story	1		Prefab 2 Story	1		Heat Circulator	Raised Hearth				
Chimney: Brick		(17) Garage		1			Wood Stove	2			Direct-Vented Ga	2		Class: BC	Effec. Age: 20		Floor Area: 1,842		Total Base New : 428,486			
Chimney: Brick		(17) Garage		1			Total Depr Cost: 342,788	Estimated T.C.V: 651,298			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		Total Base New : 428,486		Total Depr Cost: 342,788		Estimated T.C.V: 651,298			
Chimney: Brick		(17) Garage		1			Notes: END UNIT	ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCY: 651,298			Total Base New : 428,486		Total Depr Cost: 342,788		Estimated T.C.V: 651,298		Total Base New : 428,486		Total Depr Cost: 342,788		Estimated T.C.V: 651,298	

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

BUILDING B



UNIT 6



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DARDAS TERRY J & JOAN G	DARDAS TERRY & JOAN TRUST	0	07/31/2012	WD	03-ARM'S LENGTH	1131P151	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/17/2020	PM20-0798	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	08/21/2020	PE20-0393	100% FINIS
DARDAS TERRY & JOAN TRUST PO BOX 577 GLEN ARBOR MI 49636	MAP #: 15					
	2024 Est TCV 1,053,629 TCV/TFA: 572.31					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE					
	Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
L280 P377/87 UNIT 7 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X		H833 VANTA CONDO UNIT SITE	1 Units	420000.00000	100		420,0
			0.00 Total Acres Total Est. Land Value =					420,000

Comments/Influences

UNIT TYPE 3A, END UNIT
3BED/3BATH
END UNIT
TYPE 3

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	210,000	316,800	526,800			305,023C
2023	160,000	263,900	423,900			290,499C
2022	90,000	297,800	387,800			276,666C
2021	90,000	260,600	350,600			267,828C

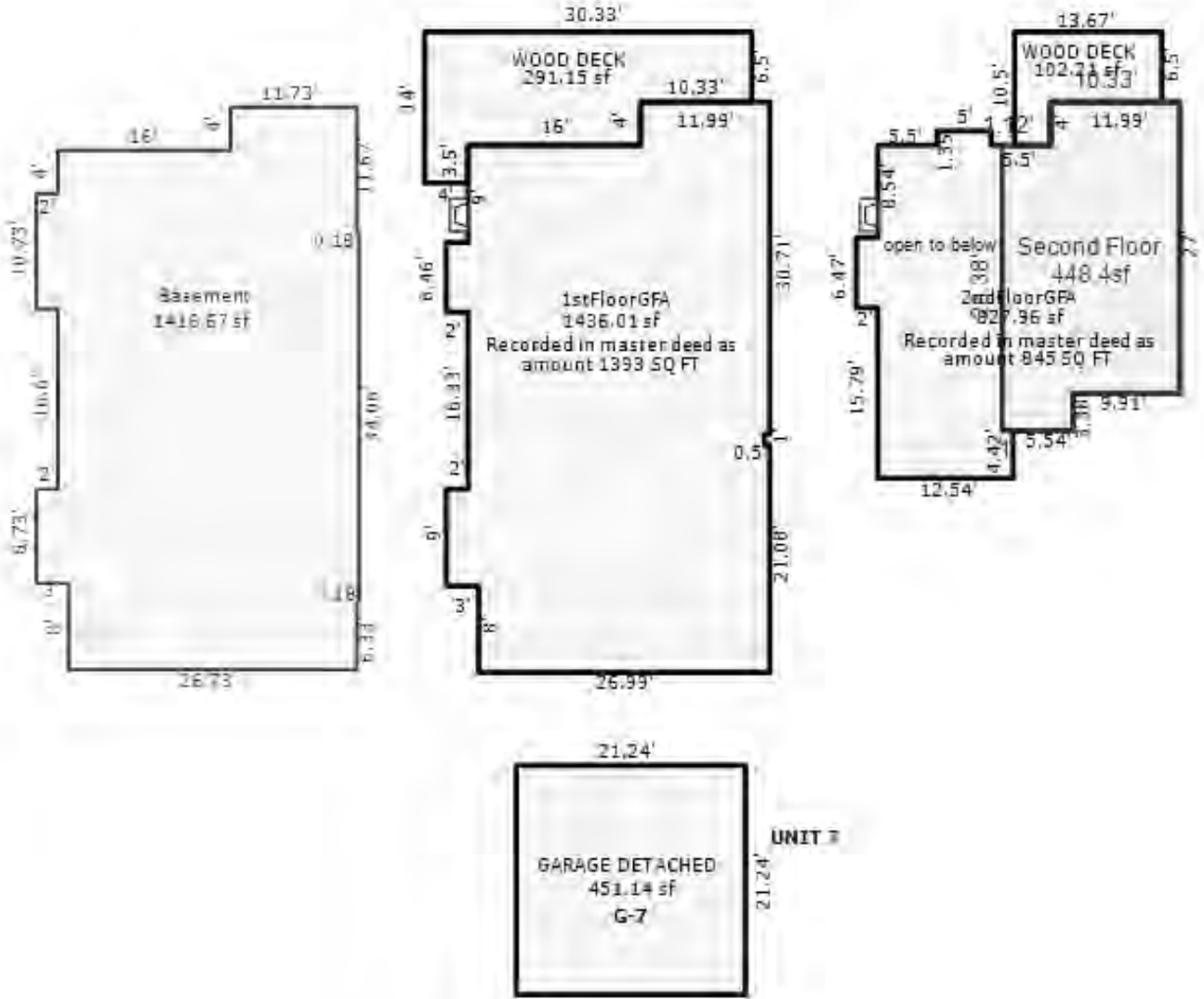
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County of Leelanau, Michigan

*** 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,841 Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM			Cls BC		Blt 1987			
1987	0	Ex	X	Ord		Min	(11) Heating System: Electric Baseboard			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
Condition: Average		Lg		X	Ord	Small	Ground Area = 1473 SF Floor Area = 1841 SF.			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
Room List		Doors		Solid	X	H.C.	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			Building Areas			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		Kitchen: Other: Other:		Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629			
		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		(7) Excavation		Average Fixture(s)			Recreation Room			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		Basement: 1473 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			Plumbing			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		(8) Basement		1 2 Fixture Bath			Garages			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		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			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		(9) Basement Finish		(14) Water/Sewer			Base Cost			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		1417 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			Door Opener			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		(10) Floor Support		Lump Sum Items:			Water/Sewer			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		Joists: Unsupported Len: Cntr.Sup:		Notes: END UNIT			Public Water			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
		Chimney: Brick		Notes: END UNIT			Public Sewer			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Water Well			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			1000 Gal Septic			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			2000 Gal Septic			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Vent Fan			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Extra Toilet			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Extra Sink			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Separate Shower			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Ceramic Tile Floor			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Ceramic Tile Wains			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Ceramic Tub Alcove			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Vent Fan			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Lump Sum Items:			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			Notes: END UNIT			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			
				Notes: END UNIT			E.C.F (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			Total Base New : 416,862 Total Depr Cost: 333,489 Estimated T.C.V: 633,629		E.C.F. X 1.900			

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

BUILDING C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WORMAN GARY L & MARY K	WORMAN MARY K TRUST NO 1	0	06/13/2023	QC	09-FAMILY	2023003565	DEED	0.0
WEADOCK THOMAS & BARBARA	WORMAN GARY L & MARY K	600,000	12/28/2012	WD	03-ARM'S LENGTH	1149P610	PROPERTY TRANSFER	100.0
CANTWELL TRUST	WEADOCK	570,000	03/30/2000	WD	03-ARM'S LENGTH	539:416	PROPERTY TRANSFER	0.0
STALLKAMP	CANTWELL	340,000	08/06/1996	WD	03-ARM'S LENGTH	428:1	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WORMAN MARY K TRUST NO 1 12604 RETREAT DR GRAND HAVEN MI 49417	MAP #: 15					
	2024 Est TCV 914,805 TCV/TFA: 598.30					

X	Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
H833 VANTA CONDO UNIT SITE	1	Units	420000.00000	100				420,0	
			0.00	Total Acres	Total Est. Land Value =	420,000			

Tax Description
 L351 P843 L428 P001 L506 P595 L539 P416
 UNIT 8 VANTAGE POINTE CONDOMINIUM
 L274P133, 1ST AMEND L337P59, 2ND AMEND
 L368P804, 3RD AMEND L597P177 RESTATED
 L1223P726, 1ST AMEND L1316P469 2ND AMEND
 2021006587 SEC 14 T29N R14W.

Comments/Influences
 UNIT TYPE 2, MIDDLE
 3BED/3BATH
 INT UNIT
 TYPE 2
 02-06-2006 MR WEADOCK CALLED TO REPORT
 THE SAGINAW ADDRESS IS A NON HOMESTEAD.
 THIS IS THE PRINCIPLE RESIDENCE.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	247,400	457,400			331,641C
2023	160,000	206,100	366,100			315,849C
2022	90,000	230,100	320,100			300,809C
2021	90,000	201,200	291,200			291,200S

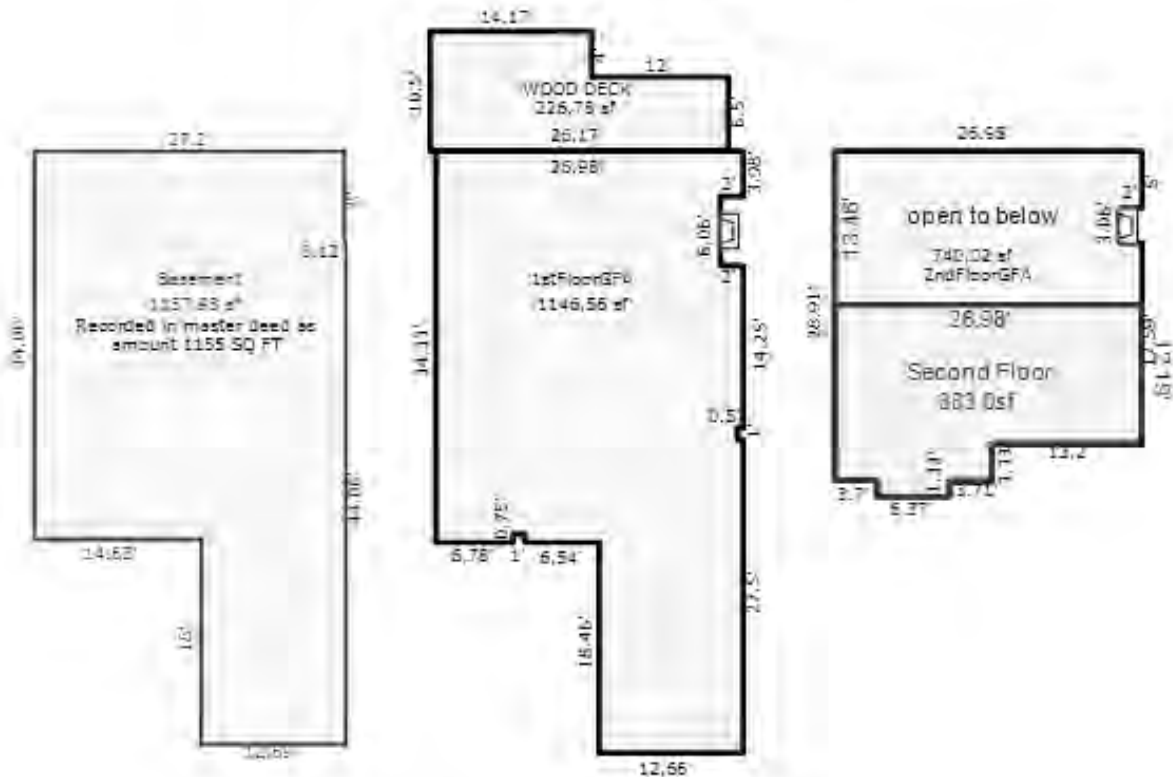
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 County of Leelanau, Michigan

*** 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: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,529 Total Base New : 361,702 Total Depr Cost: 260,424 Estimated T.C.V: 494,805			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM		Cls BC		Blt 1987		
Condition: Average		Size of Closets					No. of Elec. Outlets			Ground Area = 1223 SF		Floor Area = 1529 SF.		Economic Depreciation because of: INTERIOR UNIT		
Room List		Doors		Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72		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			Building Areas		1.25 Story Siding Basement		1,223 265,179 190,929		
(1) Exterior		(6) Ceilings					Many X Ave. Few			Other Additions/Adjustments		Recreation Room		1147 32,231 23,206		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1223 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		1 2,234 1,608 1 7,025 5,058 1 4,707 3,389		
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 451 32,864 23,662 Door Opener 1 703 506		
(2) Windows		(9) Basement Finish					(14) Water/Sewer			Water/Sewer		Public Water 1 1,968 1,417 Public Sewer 1 1,968 1,417				
X	Many Avg. X Few	Large Avg. X Small	(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 2,943			
(3) Roof		1147	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			Notes: INT UNIT ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 494,805			Fireplaces		Interior 2 Story 1 8,735 6,289		Totals: 361,702 260,424		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle															
Chimney: Brick																

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

BUILDING C



UNIT B



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOUGH CASS S JR & JOAN P	HOUGH CASS S JR & HOUGH W	1	09/16/2014	QC	09-FAMILY	1213P142	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
9 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 03/10/2010					
Owner's Name/Address	MAP #: 15					
HOUGH CASS S JR & HOUGH WESLEY C & HOUGH JAMES E & HARRIS SUSAN H J/T 1400 W DRAKE RD KALAMAZOO MI 49006	2024 Est TCV 1,049,834 TCV/TFA: 574.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
L277 P388/87 UNIT 9 VANTAGE POINTE CONDOMINIUM RECL274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X		H833 VANTA CONDO UNIT SITE	1 Units	420000.00000	100		420,0
			0.00 Total Acres			Total Est. Land Value =		420,000

Comments/Influences

UNIT TYPE 1A
4BED/3.5BATH
END UNIT
TYPE 1

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	314,900	524,900			313,805C
2023	160,000	262,400	422,400			298,862C
2022	90,000	292,900	382,900			284,631C
2021	90,000	256,100	346,100			275,539C

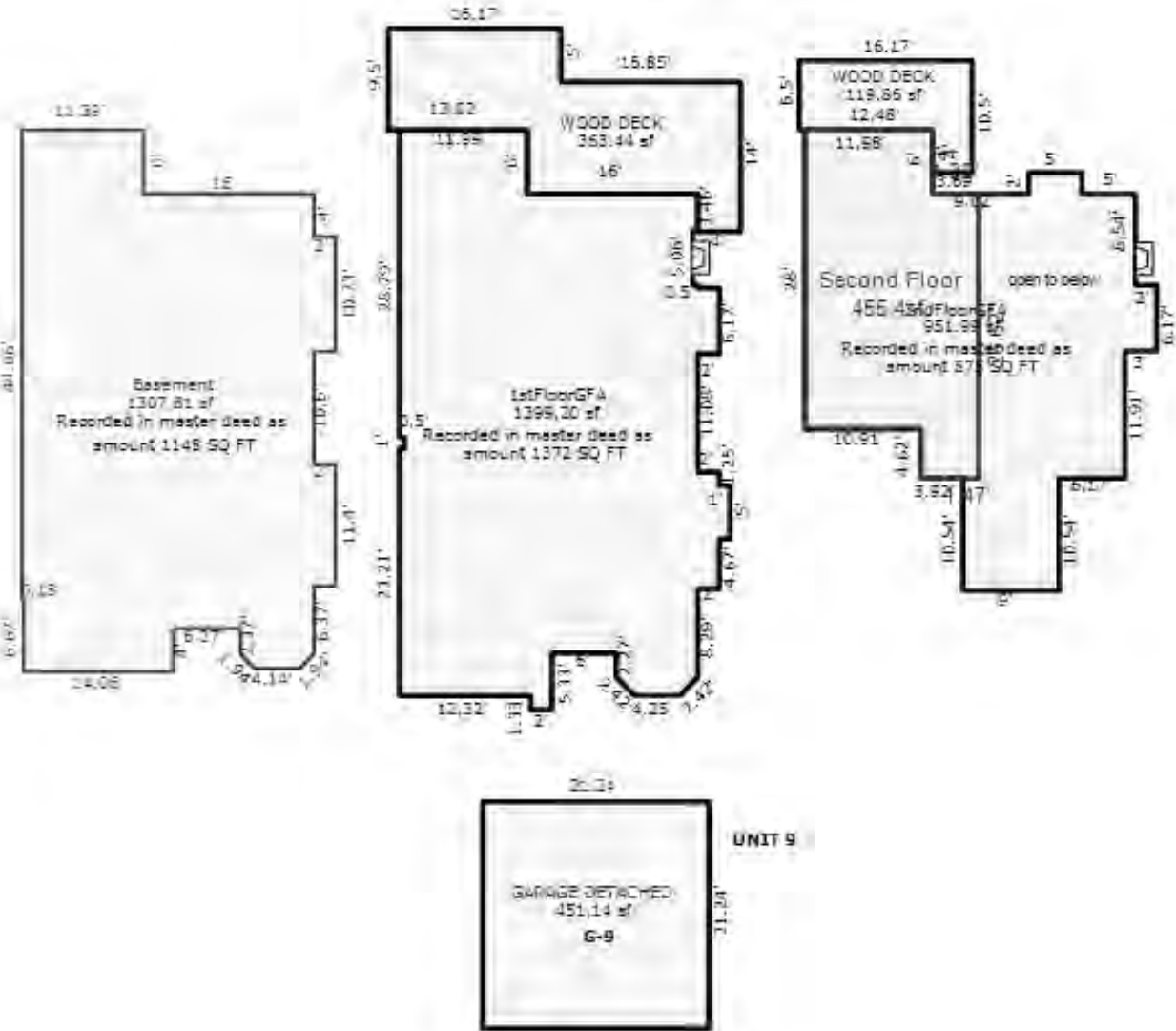
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,828 Total Base New : 414,366 Total Depr Cost: 331,491 Estimated T.C.V: 629,834			E.C.F. X 1.900		Bsmnt Garage:							
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Total Base New : 414,366		E.C.F. X 1.900		Roof:						
Yr Built 1987		Remodeled 0		Trim & Decoration			No./Qual. of Fixtures			Total Depr Cost: 331,491		Estimated T.C.V: 629,834								
Condition: Average		Ex	X	Ord	Min	0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM			Cls BC		Blt 1987						
Room List		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1462 SF			Floor Area = 1828 SF.								
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			Stories			Exterior		Foundation	Size	Cost New	Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1462 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			1.25 Story			Siding		Basement	1,462	310,789	248,631		
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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			Other Additions/Adjustments			Recreation Room		1148		32,259	25,807		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			14			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		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			14			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		451		32,864	26,291
(3) Roof		(11) Heating/Cooling		1148			1			Water/Sewer			Door Opener		1		703	562		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Public Water			Water/Sewer		Public Water		1		1,968	1,574	
X	Asphalt Shingle	(12) Water/Sewer		1			1			Fireplaces			Interior 2 Story		1		8,735	6,988		
Chimney: Brick		(13) Plumbing		1			1			Notes: END UNIT			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TC		629,834					
		(14) Water/Sewer		1			1			Totals:			414,366		331,491					

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

BUILDING C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VIVIAN	GOLDSTEIN	559,000	09/12/1997	WD	03-ARM'S LENGTH	452:966	OTHER	0.0
DE ROSE	VIVIAN	360,000	09/28/1991	WD	03-ARM'S LENGTH	330:203	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
10 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GOLDSTEIN SHELLY S 3500 MICHIGAN AVE #42 CINCINNATI OH 45208	MAP #: 15					
	2024 Est TCV 1,040,725 TCV/TFA: 582.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L368 P146 L413 P348 L452 P960 L452 P980 UNIT 10 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X		* Factors * H833 VANTA CONDO UNIT SITE 1 Units 420000.00000 100 420,0					
			0.00 Total Acres Total Est. Land Value = 420,000					

Comments/Influences

FLOOR PLAN UNIT TYPE 1B, END UNIT
4BED/4BATH
LARGE END UNIT
TYPE 1

Public Improvements

Topography of Site



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	210,000	310,400	520,400			389,952C
2023	160,000	258,600	418,600			371,383C
2022	90,000	288,600	378,600			353,699C
2021	90,000	252,400	342,400			342,400S

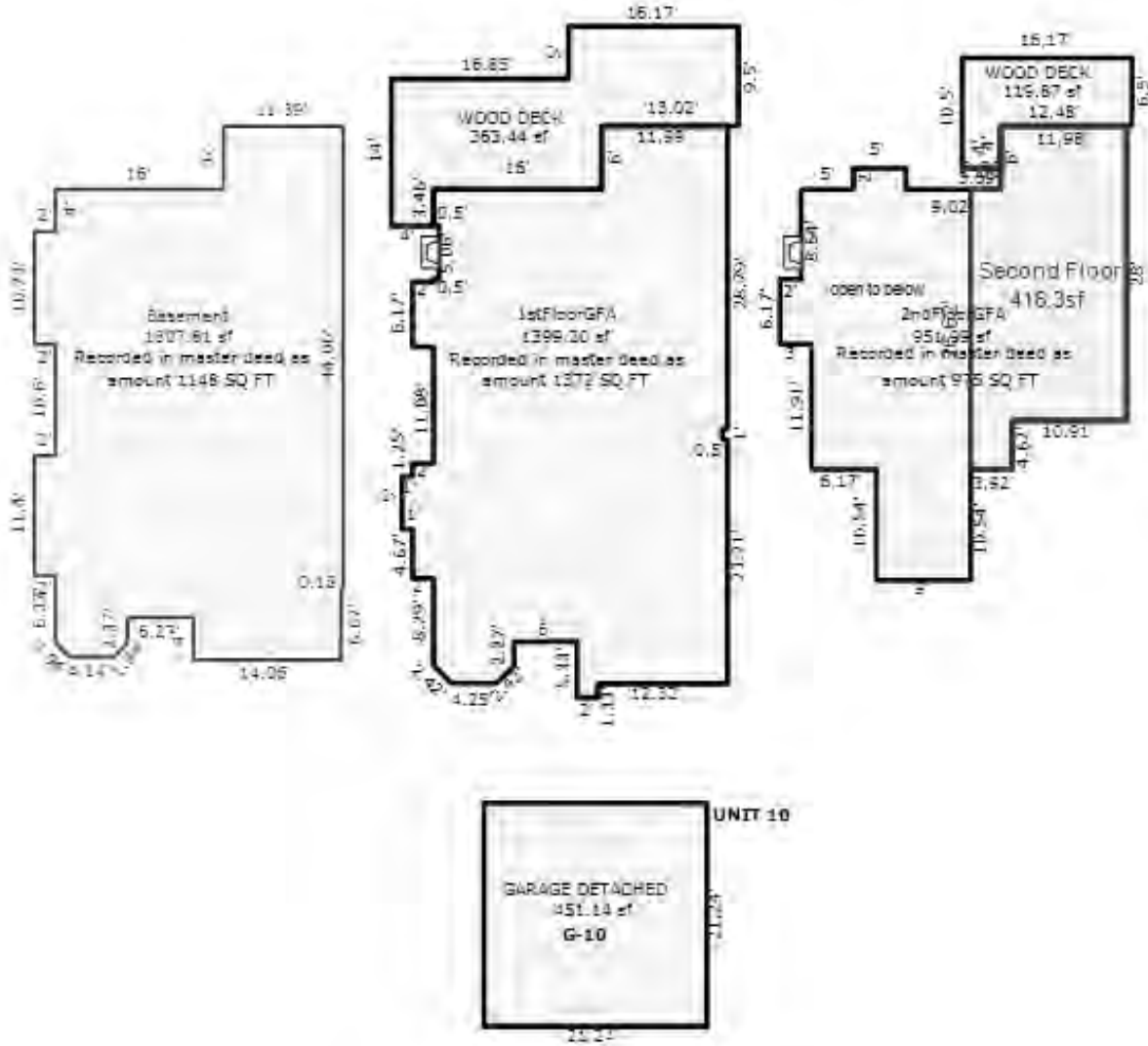
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,788 Total Base New : 408,372 Total Depr Cost: 326,697 Estimated T.C.V: 620,725			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 1987	Remodeled 0	Ex	X Ord	Min	Size of Closets										
Condition: Average		Lg	X Ord	Small											
Room List		Doors	Solid	X H.C.											
	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 Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM			Cls BC		Blt 1987			
		Ex.	X Ord.	Min	No. of Elec. Outlets			(11) Heating System: Electric Baseboard							
		Many	X Ave.	Few				Ground Area = 1430 SF Floor Area = 1788 SF.							
		(7) Excavation		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
X	Many Avg. X Few	Large Avg. Small	Basement: 1430 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
(2) Windows		(8) Basement		(14) Water/Sewer			1.25 Story Siding Basement 1,430			Total: 304,795 243,837					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Recreation Room 1148 32,259 25,807					
(3) Roof		1148 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			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					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Allow. Fireplaces Interior 2 Story			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 451 32,864 26,291 Door Opener 1 703 562				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes: END UNIT			Water/Sewer			Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574					
Chimney: Brick				ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 620,725			Built-Ins			Appliance Allow. 1 4,088 3,270					
				Totals: 408,372 326,697			Fireplaces			Interior 2 Story 1 8,735 6,988					

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

BUILDING D



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EURICH THOMAS R & VICKI A	THOMSON SUZANNE	1,100,000	03/31/2023	WD	03-ARM'S LENGTH	2023001487	PROPERTY TRANSFER	100.0
ELSHOLZ T J & ELSIE A	EURICH THOMAS R & VICKI A	700,000	08/25/2010	MLC	03-ARM'S LENGTH	2010 1057_799	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
11 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/04/2024	PE24-0009	
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	11/13/2023	PB23-0528	0%
THOMSON SUZANNE 145 CENTRAL PARK WEST APT 8C NEW YORK NY 10023	MAP #: 15		Mechanical	10/23/2023	PM23-0959	
	2024 Est TCV 929,843 TCV/TFA: 608.14		Plumbing	10/23/2023	PP23-0347	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L291 P706/88 UNIT 11 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X		* Factors *							
	X		H833 VANTA CONDO UNIT SITE	1	Units	420000.00000	100			420,0
	X		0.00 Total Acres Total Est. Land Value = 420,000							

Comments/Influences

FLOOR PLAN UNIT TYPE 2, INTERIOR UNIT 3BED/3BATH INT UNIT TYPE 2

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	254,900	464,900			464,900S
2023	160,000	212,400	372,400			322,465C
2022	90,000	237,100	327,100			307,110C
2021	90,000	207,300	297,300			297,300S

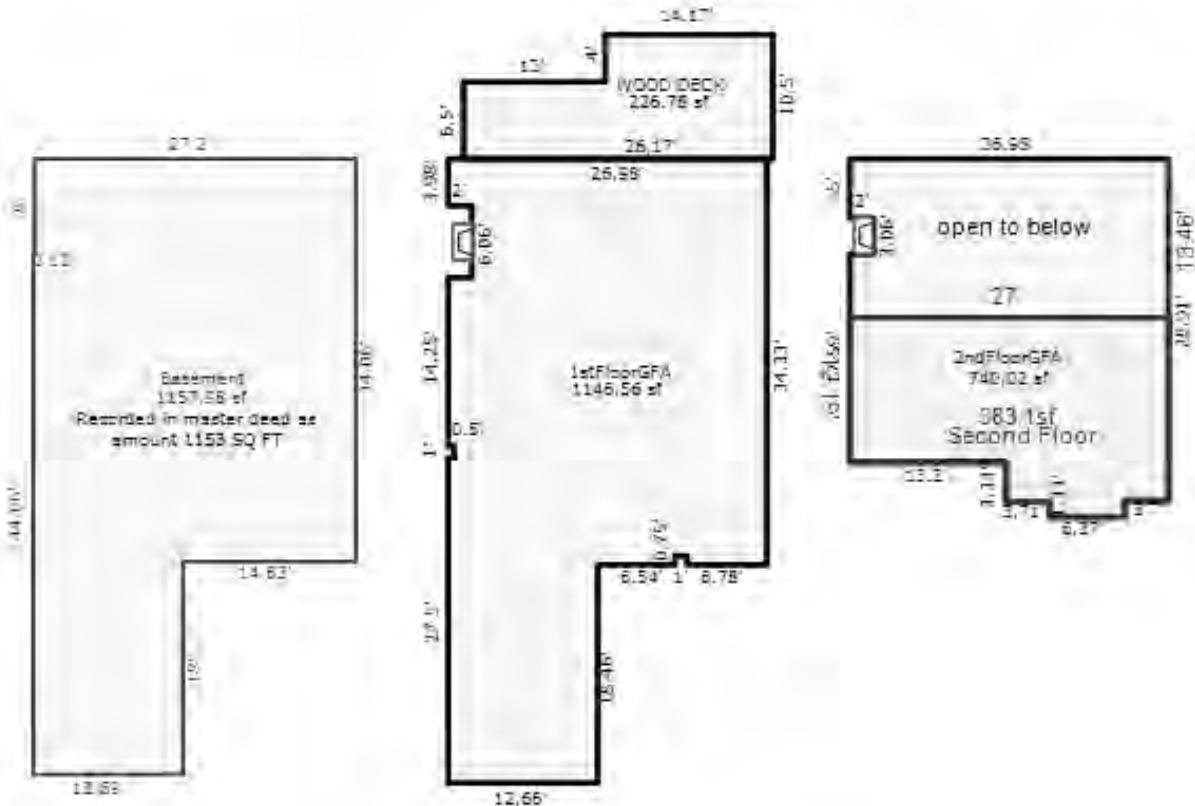
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*** Information herein deemed reliable but not guaranteed***

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	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,529 Total Base New : 372,694 Total Depr Cost: 268,339 Estimated T.C.V: 509,843			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM		Cls BC Blt 1987	
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Ground Area = 1223 SF Floor Area = 1529 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72		Economic Depreciation because of: INTERIOR UNIT	
Condition: Average		Size of Closets		No./Qual. of Fixtures			0 Amps Service			Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			1.25 Story Siding		Basement		1,223	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Other Additions/Adjustments		Recreation Room		1153 32,399 23,327	
(1) Exterior		(6) Ceilings		Plumbing			Average Fixture(s)			Plumbing		Average Fixture(s)		1 2,234 1,608	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1223 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 3 Fixture Bath			Plumbing		3 Fixture Bath		2 14,051 10,117	
	Insulation	(8) Basement		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			Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 451 32,864 23,662	
(2) Windows		Many Avg.	X	Large Avg.		Small	(9) Basement Finish			Water/Sewer		Public Water		1 1,968 1,417	
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			Built-Ins		Appliance Allow.		1 4,088 2,943	
(3) Roof		1153	Recreation SF	Living SF	Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		Interior 2 Story		1 8,735 6,289	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Wood Stove		Public Sewer		1 3,798 2,735		
X	Asphalt Shingle	(10) Floor Support		Notes: INT			E.C.F. (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCY:			Totals:		372,694 268,339		509,843	

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

BUILDING D



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.
DALEXANDER WILLIAM J	NAOUM JOSEPH B & LYNN S	730,000	07/26/2012	WD	03-ARM'S LENGTH	1131P67	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
12 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	02/20/2020	PM20-0140	100% FINIS	
Owner's Name/Address	P.R.E. 0%					
NAOUM JOSEPH B & LYNN S 4696 BENTLEY TROY MI 48098	MAP #: 15					
	2024 Est TCV 1,068,267 TCV/TFA: 579.95					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L293 P446/88 UNIT 12 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X		H833 VANTA CONDO UNIT SITE	1 Units	420000.00000	100		420,0
			0.00 Total Acres			Total Est. Land Value =		420,000

Comments/Influences

FLOOR PLAN TYPE 3B
4BED/3.5BATH
END UNIT
TYPE3
BLD D, END UNIT



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	
Who	When	What
TPC	05/02/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	210,000	324,100	534,100			402,707C
2023	160,000	270,000	430,000			383,531C
2022	90,000	301,400	391,400			365,268C
2021	90,000	263,600	353,600			353,600S

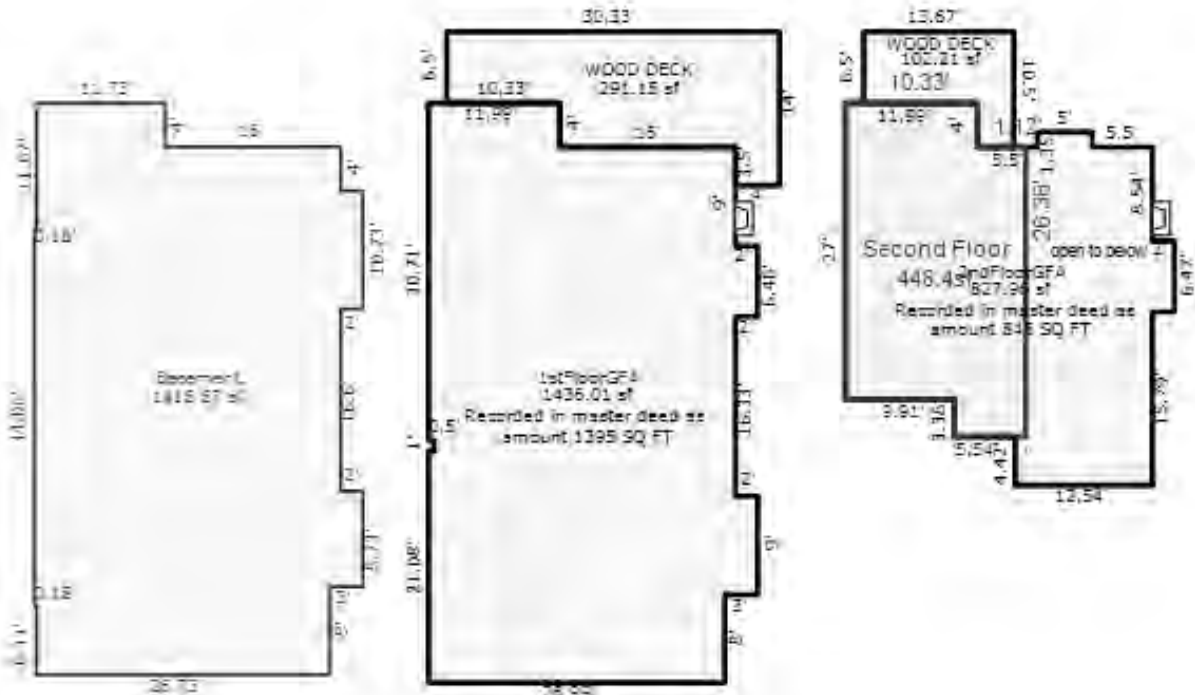
*** Information herein deemed reliable but not guaranteed***

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,842 Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(8) Basement		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1474 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed	1417			(14) Water/Sewer			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Chimney: Brick		Lump Sum Items:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: BLD D, END UNIT ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 648,267			Total Base New : 426,493 Total Depr Cost: 341,193 Estimated T.C.V: 648,267			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	

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

BUILDING D



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.
REDDICLIFFE VIOLET TRUST	REDDICLIFFE STEVEN V & CO	0	03/09/2018	LC	03-ARM'S LENGTH	1323P415	DEED	0.0
REDDICLIFFE VIOLET V TRUS	REDDICLIFFE STEVEN V & CO	450,000	01/31/2011	LC	09-FAMILY	1078-104	PROPERTY TRANSFER	100.0
REDDICLIFFE VIOLET V TRUS	REDDICLIFFE STEVEN V & CO	0	01/29/2011	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
REDDICLIFFE VIOLET V	REDDICLIFFE VIOLET V TRUS	0	01/27/2011	QC	09-FAMILY	1078-102	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
13 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/15/2019	PM19-0261	100% FINIS
	P.R.E. 100% 01/20/2022		Mechanical	03/01/2019	PM19-0151	100% FINIS
Owner's Name/Address	MAP #: 15		Commercial/Residential	11/16/2018	PB18-0641	100% FINIS
REDDICLIFFE STEVEN V & CONNIE PO BOX 567 GLEN ARBOR MI 49636	2024 Est TCV 1,064,307 TCV/TFA: 578.11		Mechanical	11/13/2018	PM18-0798	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE			
L295 P675/89 DC L425 P862/96 L614 P677 UNIT 13 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			H833 VANTA CONDO UNIT SITE	1	Units	420000.00000 100 420,0
			0.00 Total Acres			Total Est. Land Value = 420,000

Comments/Influences

END UNIT TYPE 3A, BLDG E
4BED/3.5BATH
END UNIT
TYPE 3

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	210,000	322,200	532,200			400,885C
2023	160,000	268,400	428,400			381,796C
2022	90,000	299,600	389,600			363,616C
2021	90,000	262,000	352,000		352,000A	352,000S

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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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,841 Total Base New : 423,887 Total Depr Cost: 339,109 Estimated T.C.V: 644,307			E.C.F. X 1.900		Bsmnt Garage:						
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Total Base New : 423,887 Total Depr Cost: 339,109 Estimated T.C.V: 644,307		E.C.F. X 1.900		Roof:					
Yr Built 1987		Remodeled 2019	Trim & Decoration	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM			Cls BC		Blt 1987							
Condition: Average		Ex	X	Ord	Min	0 Amps Service			Ground Area = 1473 SF			Floor Area = 1841 SF.							
Room List		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas							
Basement	1st Floor	(5) Floors		Many			X	Ave.	Few	Stories			Exterior	Foundation	Size	Cost New	Depr. Cost		
2nd Floor	4 Bedrooms	Kitchen:		(13) Plumbing			Average Fixture(s)			1.25 Story			Siding	Basement	1,473				
(1) Exterior		Other:		1			3 Fixture Bath			Other Additions/Adjustments			Recreation Room			1417	39,818	31,854	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		2			2 Fixture Bath			Plumbing			Average Fixture(s)			1	2,234	1,787	
(2) Windows		Other:		3			Softener, Auto			Garages			3 Fixture Bath			2	14,051	11,241	
Many	X	Large	(7) Excavation		1			Softener, Manual			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			2 Fixture Bath			1	4,707	3,766
Avg.	X	Avg.	Basement: 1473 S.F.		1			Solar Water Heat			Base Cost			1			32,864	26,291	
Few	X	Small	Crawl: 0 S.F.		1			No Plumbing			Door Opener			1			703	562	
Wood Sash		Height to Joists: 0.0		1			Extra Toilet			Water/Sewer			1			1,968	1,574		
Metal Sash		(8) Basement		1			Extra Sink			Public Water			1			1,968	1,574		
Vinyl Sash		Conc. Block		1			Separate Shower			Public Sewer			1			4,088	3,270		
Double Hung		Poured Conc.		1			Ceramic Tile Floor			Fireplaces			1			8,735	6,988		
Horiz. Slide		Stone		1			Ceramic Tile Wains			Interior 2 Story			1			8,735	6,988		
Casement		Treated Wood		1			Ceramic Tub Alcove			Notes: END UNIT			1			8,735	6,988		
Double Glass		Concrete Floor		1			Vent Fan			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		
Patio Doors		(9) Basement Finish		1			Lump Sum Items:			Totals:			1			8,735	6,988		
Storms & Screens		1417		1			1000 Gal Septic			Totals:			1			8,735	6,988		
(3) Roof		Recreation SF		1			2000 Gal Septic			E.C.F. (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		
X	Gable	Gambrel	Living SF	1			Public Water			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		
Hip		Mansard	Walkout Doors (B)	1			Public Sewer			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		
Flat		Shed	No Floor SF	1			Water Well			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		
Asphalt Shingle		Walkout Doors (A)		1			1000 Gal Septic			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		
Chimney: Brick		(10) Floor Support		1			2000 Gal Septic			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		
		Joists:		1			Lump Sum Items:			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		
		Unsupported Len:		1			Lump Sum Items:			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		
		Cntr.Sup:		1			Lump Sum Items:			ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV:			1			8,735	6,988		

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

BUILDING E



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHAHEEN BARBARA E TRUST	PRICE FAMILY TRUST	679,000	06/07/2016	WD	03-ARM'S LENGTH	1262P660	PROPERTY TRANSFER	100.0
SHAHEEN BARBARA E	SHAHEEN BARBARA E TRUST	1	04/04/2014	WD	09-FAMILY	1198P14	PROPERTY TRANSFER	0.0
DONCHIN	SHAHEEN	585,000	10/09/2000	WD	03-ARM'S LENGTH	556:689	PROPERTY TRANSFER	100.0
SHAHEEN BARBARA		268,000	06/15/1992	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
14 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 15					
PRICE FAMILY TRUST 6111 EASTMOOR RD BLOOMFIELD HILLS MI 48301	2024 Est TCV 915,294 TCV/TFA: 598.23					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
L324 P841 L343 P716/92 L556 P689/00 UNIT 14 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X		H833 VANTA CONDO UNIT SITE	1 Units	420000.00000	100	420,0
			0.00 Total Acres Total Est. Land Value =				420,000

Comments/Influences	X	Public Improvements
BLDG 3, FLOOR PLAN TYPE 2, INTERIOR 3BED/3BATH INT UNIT TYPE 2	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
	X	Electric
	X	Gas
	X	Curb Street Lights
	X	Standard Utilities Underground Utils.

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	247,600	457,600			331,869C
2023	160,000	206,300	366,300			316,066C
2022	90,000	230,300	320,300			301,016C
2021	90,000	201,400	291,400			291,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,530 Total Base New : 362,058 Total Depr Cost: 260,681 Estimated T.C.V: 495,294			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 362,058 Total Depr Cost: 260,681 Estimated T.C.V: 495,294		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1987	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM		Cls BC		Blt 1987	
Condition: Average		Size of Closets		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM			Cls BC		Blt 1987			
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min			Ground Area = 1224 SF Floor Area = 1530 SF.					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72					
(1) Exterior		(6) Ceilings		(12) Electric			(13) Plumbing			Economic Depreciation because of: INTERIOR UNIT					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1224 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			1.25 Story Siding		Foundation Basement		Size 1,224	
(2) Windows		(8) Basement		Basement: 1224 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			Other Additions/Adjustments		Recreation Room		1153 32,399 23,327	
X	Many Avg. X Few	Large Avg. X Small		Basement: 1224 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 1,608	
(3) Roof		(9) Basement Finish		Basement: 1224 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			Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 451 32,864 23,662	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Basement: 1224 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			Water/Sewer		Public Water 1 1,968 1,417		Public Sewer 1 1,968 1,417	
(3) Roof		(10) Floor Support		Basement: 1224 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			Built-Ins		Appliance Allow. 1 4,088 2,943		Fireplaces	
X	Gable Hip Flat	Gambrel Mansard Shed		Basement: 1224 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			Interior 2 Story		1 8,735 6,289		Totals: 362,058 260,681	
X	Asphalt Shingle	Chimney: Brick		Basement: 1224 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			Notes: INT UNIT		ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 495,294			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Basement: 1224 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			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.
VANDERWALL CYNTHIA	VANDERVELDE LEE & MARJOLI	805,000	03/28/2018	WD	03-ARM'S LENGTH	1324P876	PROPERTY TRANSFER	100.0
VANDERWALL FAMILY LLC	CYNTHIA VANDERWALL	0	03/16/2017	QC	09-FAMILY	1290P477	OTHER	100.0
VANDERWALL CRAIG L & CYNT	VANDERWALL FAMILY LLC	1	12/19/2013	QC	09-FAMILY	L1188P784	OTHER	0.0
NETHERTON LEELANAU COUNTY	VANDERWALL CRAIG	700,000	06/11/2012	WD	03-ARM'S LENGTH	1126P513	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
15 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck	10/26/2012	PB12-0322	100% FINIS
	P.R.E. 0%		ADDITION/ALTERATION	10/16/2012	2012-2252	100% FINIS
Owner's Name/Address	MAP #: 15		MECHANICAL	10/27/2003	PM03-0836	
VANDERVELDE LEE & MARJOLIJN TRUST 802 SAN JOSE DR SE GRAND RAPIDS MI 49506	2024 Est TCV 1,069,504 TCV/TFA: 585.07		MECHANICAL	10/02/2003	PM03-0724	

	X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE			
	Public Improvements		* Factors *			
Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
L295 P544/89 L762 P936/03 UNIT 15 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer					1 Units 420000.00000 100 420,0
Comments/Influences	X Electric X Gas Curb Street Lights X Standard Utilities Underground Utils.					0.00 Total Acres Total Est. Land Value = 420,000

3UNIT BLDG, END UNIT,FLOOR PLAN TYPE 1A
4BED/4BATH
END UNIT
TYPE1



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	210,000	324,800	534,800			403,277C
2023	160,000	270,600	430,600			384,074C
2022	90,000	302,000	392,000			365,785C
2021	90,000	264,100	354,100			354,100S

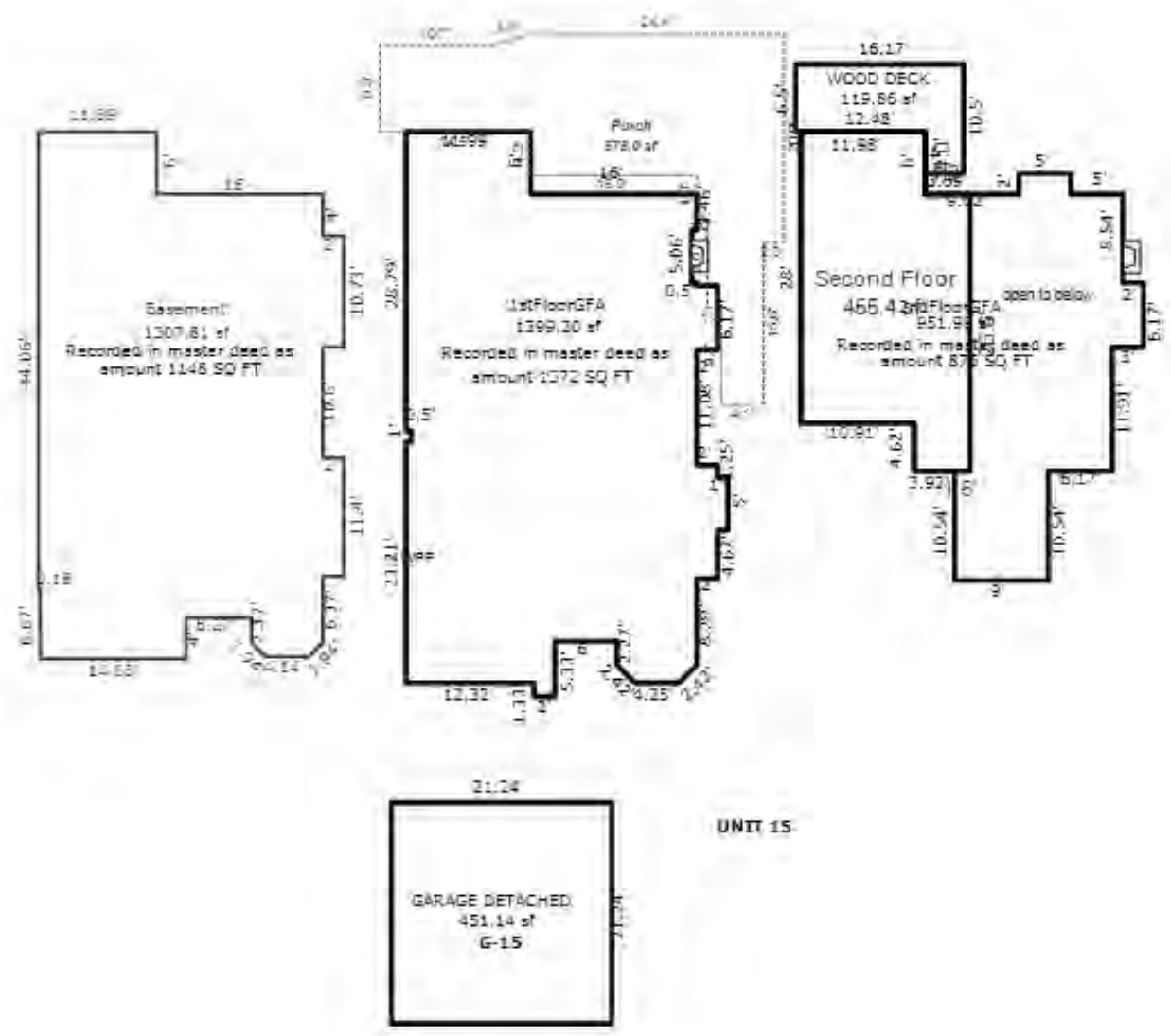
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County of Leelanau, Michigan

*** 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 578	Type WPP	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 451 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,828 Total Base New : 427,306 Total Depr Cost: 341,844 Estimated T.C.V: 649,504			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM (11) Heating System: Forced Heat & Cool Ground Area = 1462 SF Floor Area = 1828 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Cls BC		Blt 1987			
Yr Built 1987	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		Central Air Wood Furnace			1.25 Story Siding Basement 1,462			Total: 321,666		257,333				
Room List		Doors	Solid X	H.C.	(12) Electric 0 Amps Service			Other Additions/Adjustments Recreation Room 766 21,525 17,220 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 WPP 578 12,797 10,238 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 451 32,864 26,291 Door Opener 1 703 562 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			X		Totals: 427,306 341,844			
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			Notes: END UNIT ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 649,504									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1462 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer									
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		766 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								
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:									
(3) Roof		766		X Gable Hip Flat			Gambrel Mansard Shed									
Asphalt Shingle		Chimney: Brick														

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

BUILDING E



UNIT 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.		
VANDERWALL CRAIG L TRUST	MCCABE TIMOTHY C & ANITA	980,000	02/02/2018	WD	03-ARM'S LENGTH	1320P263	PROPERTY TRANSFER	100.0		
VANDERWALL CYNTHIA T	VANDERWALL CRAIG L TRUST	0	04/05/2017	QC	09-FAMILY	1292P244	DEED	0.0		
BAYBERRY PROPERTIES INC	VANDERWALL CRAIG L & CYNTHIA	0	10/08/1993	MLC	16-LC PAYOFF	372P151	DEED	0.0		
BAYBERRY PROPERTIES INC	VANDERWALL CRAIG L & CYNTHIA	0	10/08/1993	WD	03-ARM'S LENGTH	383P701	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
16 VANTAGE PT		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		06/10/2008	PE08-0213			
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		05/21/2008	PB08-0153	100% FINIS		
MCCABE TIMOTHY C & ANITA M 5774 EVERGREEN AVE ORCHARD LAKE MI 48324		MAP #: 15		ADDITION/ALTERATION		05/19/2008	2008 LU-2139	100% FINIS		
		2024 Est TCV 1,185,448 TCV/TFA: 527.33		HOUSE		10/11/1995	001PB1995	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE						
		Public Improvements		* Factors *						
L372 P151 L383 P701/94 UNIT 16 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.		X	Dirt Road	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
Comments/Influences		X	Gravel Road	H833 VANTA HOME SITE	MIDDLE	1	Units	500000.00000	100	500,0
HOMES FROM HERE ON		X	Paved Road	0.00 Total Acres Total Est. Land Value = 500,000						
		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								
		X	Level							
		X	Rolling							
		X	Low							
		X	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	250,000	342,700	592,700		541,275C
		TPC 08/10/2017	INSPECTED		2023	230,000	285,500	515,500		515,500S
		TPC 09/25/2014	INSPECTED		2022	180,000	318,700	498,700		494,393C
		TPC 01/13/2011	INSPECTED		2021	180,000	298,600	478,600		478,600S

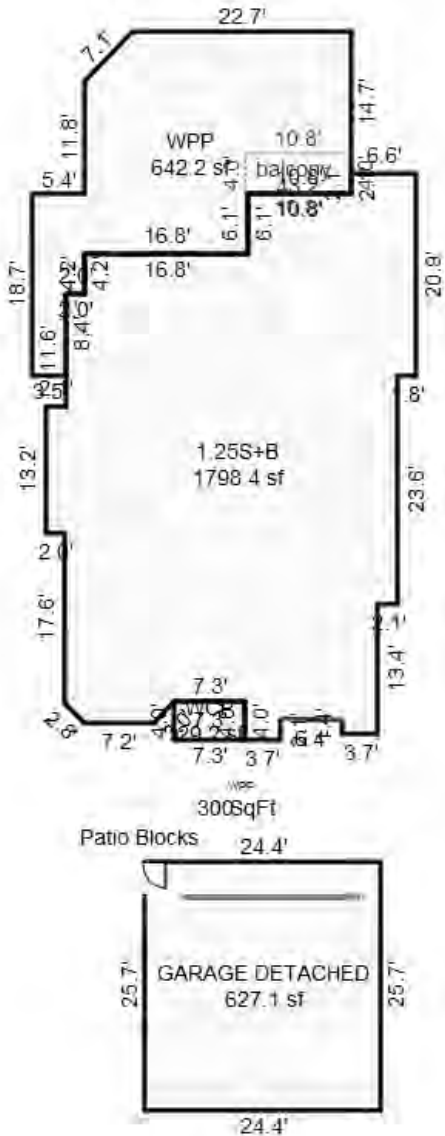


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*** Information herein deemed reliable but not guaranteed***

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: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 627 % 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							642	WPP																																																																																																																																																																																			
	Building Style: 1.25 STORY	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace							29	WCP (1 Story)																																																																																																																																																																																			
	Yr Built 1987	Remodeled 0	Trim & Decoration		(12) Electric							300	WPP																																																																																																																																																																																			
	Condition: Average	Ex	X Ord	Min	0 Amps Service							43	Wood Balcony																																																																																																																																																																																			
	Room List	Lg	X Ord	Small	No./Qual. of Fixtures																																																																																																																																																																																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Ex. X Ord. Min																																																																																																																																																																																											
	(1) Exterior	Kitchen: Other: Other:			No. of Elec. Outlets																																																																																																																																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few																																																																																																																																																																																											
	Insulation	(7) Excavation			(13) Plumbing																																																																																																																																																																																											
	(2) Windows	Basement: 1798 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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																																																																																																																																																																																											
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		14) Water/Sewer																																																																																																																																																																																											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																											
	(3) Roof	(9) Basement Finish			Lump Sum Items:																																																																																																																																																																																											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Appliance Allow. Fireplaces																																																																																																																																																																																											
	Chimney: Brick				Class: BC Effec. Age: 30 Floor Area: 2,248 Total Base New : 515,375 Total Depr Cost: 360,762 Estimated T.C.V: 685,448																																																																																																																																																																																											
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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEESKOW JOHN E & CAROL S	BEESKOW JOHN E & CAROL S	0	10/27/2020	QC	09-FAMILY	2020007392	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES	BEESKOW	162,500	12/11/1993	WD	03-ARM'S LENGTH	377:463	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
17 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/06/2016	PM16-0210	
	P.R.E. 0%		Electrical	04/10/2014	PE14-0087	
Owner's Name/Address	MAP #: 15		Res. Add/Alter/Repair	02/10/2014	PB13-0453	100% FINIS
BEESKOW JOHN E & CAROL S 36348 FAIRWAY DR LIVONIA MI 48152-4129	2024 Est TCV 1,266,116 TCV/TFA: 542.23		ADDITION/ALTERATION	11/21/2013	2013-15	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE							
	Public Improvements			* Factors *							
L377 P463/93 UNIT 17 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND	X	Dirt Road		Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value	
L337P59, 2ND AMEND L368P804, 3RD AMEND	X	Gravel Road		H833 VANTA HOME SITE	MIDDLE	1	Units	500000.00000	100	500,0	
L597P177 RESTATED L1223P726, 1ST AMEND	X	Paved Road		0.00 Total Acres Total Est. Land Value =							500,000
L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X	Storm Sewer		Land Improvement Cost Estimates							
	X	Sidewalk		Description	Rate	Size	% Good	Cash Value			
	X	Water		D/W/P: Patio Blocks	13.47	400	0	0			
	X	Sewer		Total Estimated Land Improvements True Cash Value =						0	
	X	Electric									
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									

Comments/Influences	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level								
	X	Rolling	2024	250,000	383,100	633,100			307,191C
	X	Low	2023	230,000	319,100	549,100			292,563C
	X	High	2022	180,000	356,200	536,200			278,632C
	X	Landscaped	2021	180,000	336,400	516,400			269,731C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



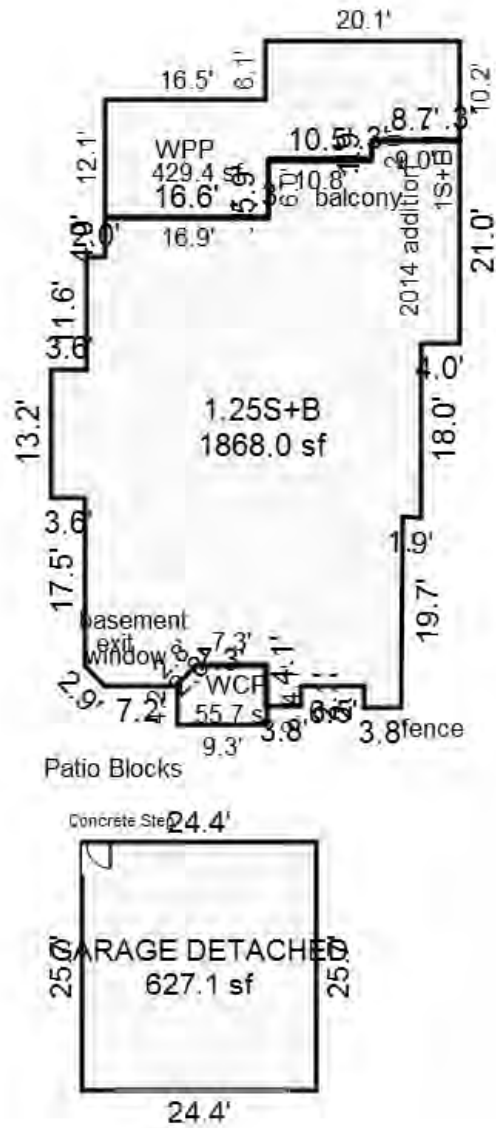
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/10/2017	INSPECTED	2023	230,000	319,100	549,100			292,563C
TPC	09/25/2014	INSPECTED	2022	180,000	356,200	536,200			278,632C
TPC	01/02/2014	INSPECTED	2021	180,000	336,400	516,400			269,731C

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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 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: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 552 % 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							429	WPP																																																																																																												
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																																																																				
Yr Built 1987		Remodeled 2014		Ex	X	Ord	Min																																																																																																																		
Condition: Average		Trim & Decoration		Size of Closets																																																																																																																					
Room List		Lg	X	Ord	Small	No. of Elec. Outlets																																																																																																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																																																																																																					
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures																																																																																																																					
(2) Windows		(7) Excavation		Ex. X Ord. Min																																																																																																																					
X	Many Avg. X Few	Large Avg. X Small	Basement: 1868 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets																																																																																																																					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Many X Ave. Few																																																																																																																					
(3) Roof		(9) Basement Finish		(13) Plumbing																																																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	1868 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																																																																																																																					
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<p>Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1987</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1868 SF Floor Area = 2335 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,868</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>399,787</td> <td>299,838</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>1868</td> <td>52,491</td> <td>39,368</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,234</td> <td>1,675</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>7,025</td> <td>5,269</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>4,707</td> <td>3,530</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td>429</td> <td>9,532</td> <td>7,149</td> </tr> <tr> <td>WCP (1 Story)</td> <td>55</td> <td>4,313</td> <td>3,235</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td>42</td> <td>2,149</td> <td>1,612</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>552</td> <td>37,895</td> <td>28,421</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>703</td> <td>527</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,968</td> <td>1,476</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,968</td> <td>1,476</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>Exterior 1 Story</td> <td>1</td> <td>8,769</td> <td>6,577</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,868			Total:				399,787	299,838	Item	Size	Cost New	Depr. Cost	Recreation Room	1868	52,491	39,368	Plumbing				Average Fixture(s)	1	2,234	1,675	3 Fixture Bath	1	7,025	5,269	2 Fixture Bath	1	4,707	3,530	Porches				WPP	429	9,532	7,149	WCP (1 Story)	55	4,313	3,235	Balcony				Wood Balcony	42	2,149	1,612	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	552	37,895	28,421	Door Opener	1	703	527	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				Exterior 1 Story	1	8,769	6,577
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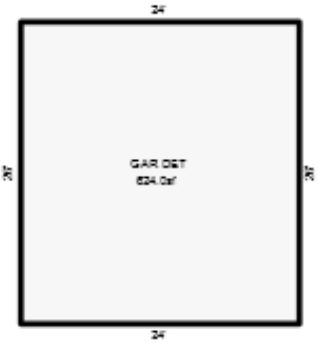
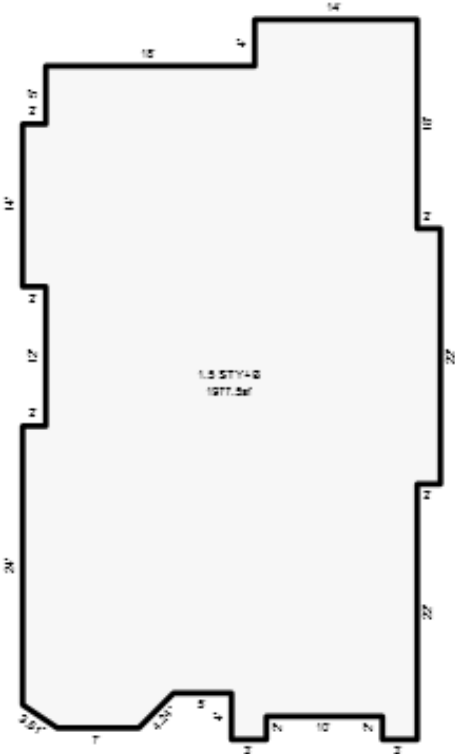
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MATSON C TRUST & MATSON B	VANDERWALL CYNTHIA T	1,200,000	03/28/2018	WD	03-ARM'S LENGTH	1324P908	PROPERTY TRANSFER	100.0		
MATSON CHARLES L & BARBAR	MATSON C TRUST & MATSON B	0	03/25/2002	QC	09-FAMILY	639/151	OTHER	0.0		
HOBBS ROBERT C & DIANE H&	MATSON CHARLES L & BARBAR	269,900	04/28/2000	WD	03-ARM'S LENGTH	541:817	PROPERTY TRANSFER	0.0		
BETZIG	HOBBS	245,000	08/24/1998	WD	03-ARM'S LENGTH	484:867	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
18 VANTAGE PT		School: GLEN LAKE COMMUNITY SCH DIST		HOUSE		07/19/2000	20000383	100% FINIS		
Owner's Name/Address		P.R.E. 0%		MAP #: 15		2024 Est TCV 1,426,425 TCV/TFA: 481.90				
VANDERWALL CYNTHIA T 4718 UNION CHAPEL RD FORT WAYNE IN 46845		X	Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE					
Tax Description		Public Improvements		* Factors *						
L434 P640 L484 P867 L541 P817 L639 P151 L653 P577&598/02 L716 P923&946/03 L748 P207&226/03 UNIT 18 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Rate %Adj. Reason Value H833 VANTA HOME SITEMIDDLE 1 Units500000.00000 100 500,0						
Comments/Influences		X	Electric	0.00 Total Acres Total Est. Land Value = 500,000						
VIEW		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							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	250,000	463,200	713,200		633,900C
		TPC 08/10/2017 INSPECTED	2023	230,000	385,900	615,900		603,715C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		X	Electric	2022	180,000	430,800	610,800		574,967C	
		X	Gas	2021	180,000	376,600	556,600		556,600S	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 291 102	Type WPP Wood Balcony	Year Built: 2000 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X Ex X Ord Min			Size of Closets			Lg X Ord Small			
Building Style: 1.5 STORY		Yr Built 2000		Remodeled 0		Condition: Average			Room List			Doors Solid X H.C.		(5) Floors			
Basement 1st Floor 2nd Floor 5 Bedrooms		Kitchen: Other: Carpeted Other:		(12) Electric			200 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		
(1) Exterior		(6) Ceilings		X Drywall			(13) Plumbing			1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1970 SF Floor Area = 2960 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 1,970 5 1 Story Siding Overhang Total: 456,571 365,256				
(2) Windows		(7) Excavation		Basement: 1970 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			X Many X Avg. Large Avg. X Avg. Small			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower Porches WPP 291 6,676 5,341 Balcony Wood Balcony 102 5,218 4,174 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 41,278 33,022 Door Opener 1 703 562 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	
(3) Roof		1680 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			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.
LININGER TODD	BOLTON BARRY & JEANET R	1,450,000	03/31/2020	WD	03-ARM'S LENGTH	2020002047	PROPERTY TRANSFER	100.0
NAOUM JOSEPH B & LYNN STE	LININGER TODD	400,000	09/06/2013	LC	03-ARM'S LENGTH	1177P846 MLC	PROPERTY TRANSFER	100.0
NAOUM JOSEPH B & LYNN STE	LININGER TODD	0	09/06/2013	WD	16-LC PAYOFF	1200P970	OTHER	0.0
EQUITY EXCHANGE PROPRTIE	NAOUM JOSEPH B & LYNN STE	0	02/13/2004	QC	09-FAMILY	789:479	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
19 VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/15/2014	PM14-0443	
	P.R.E. 0%		Mechanical	08/18/2014	PM14-0379	
Owner's Name/Address	MAP #: 15		Electrical	07/11/2014	PE14-0277	
BOLTON BARRY & JEANET R 2342 GOLFFVIEW LN FLOSSMOOR IL 60422	2024 Est TCV 1,502,832 TCV/TFA: 518.22		Mechanical	05/08/2014	PM14-0205	

X	Improved	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H833 VANTA HOME SITE END			1	Units	520000.00000	100 520,0
			0.00	Total Acres	Total Est. Land Value =	520,000

Tax Description	X	Description	Rate	Size % Good	Cash Value
L428 P186 L519 P373 L525 P481 L673 P69		Dirt Road			
L719 P146/03 L789 P479/04 UNIT 19 VANTAGE		Gravel Road			
POINTE CONDOMINIUM L274P133, 1ST AMEND	X	Paved Road			
L337P59, 2ND AMEND L368P804, 3RD AMEND		Storm Sewer			
L597P177 RESTATED L1223P726, 1ST AMEND		Sidewalk			
L1316P469 2ND AMEND 2021006587 SEC 14		Water			
T29N R14W.		Sewer			
Comments/Influences	X	Electric			
ADJACENT PARKLAND	X	Gas			
		Curb			
		Street Lights			
	X	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							
X Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	2024	2023	2022	2021
TPC 08/18/2019	INSPECTED		260,000	409,800	669,800	681,733C
TPC 08/10/2017	INSPECTED		260,000	409,800	669,800	649,270C
TPC 08/27/2014	INSPECTED		190,000	457,200	647,200	618,353C
			190,000	408,600	598,600	598,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family	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 30 31 196	Type WCP (1 Story) WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	30	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:	E.C.F. X 1.900		
	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: 7 Floor Area: 2,900 Total Base New : 553,527 Total Depr Cost: 514,780 Estimated T.C.V: 978,082
	Town Home	0															
	Duplex	0															
	A-Frame																
	Wood Frame	(4) Interior															
		Drywall Paneled		Plaster Wood T&G													
	Building Style: 1.5 STORY	Trim & Decoration															
	Yr Built 2015	Remodeled 0	Ex	Ord	Min												
	Condition: Average	Size of Closets															
		Lg	Ord	Small													
	Room List	Doors	Solid	H.C.													
	Basement	(5) Floors															
	1st Floor	Kitchen:															
	2nd Floor	Other:															
	3 Bedrooms	Other:															
	(1) Exterior	No./Qual. of Fixtures															
		Ex.	Ord.	Min													
	Wood/Shingle	(6) Ceilings															
	Aluminum/Vinyl	No. of Elec. Outlets															
	Brick	Many	Ave.	Few													
	Insulation	(13) Plumbing															
		1	Average Fixture(s)														
	(2) Windows	3	3 Fixture Bath														
		2	2 Fixture Bath														
	Many Avg. Few	Basement: 1933 S.F.															
	Large Avg. Small	Crawl: 0 S.F.															
		Slab: 0 S.F.															
	Wood Sash	Height to Joists: 0.0															
	Metal Sash	(8) Basement															
	Vinyl Sash	Conc. Block															
	Double Hung	Poured Conc.															
	Horiz. Slide Casement	Stone															
	Double Glass	Treated Wood															
	Patio Doors	Concrete Floor															
	Storms & Screens	(9) Basement Finish															
	(3) Roof	1603	Recreation SF														
		1	Living SF														
	Gable	Walkout Doors (B)															
	Hip	No Floor SF															
	Flat	Walkout Doors (A)															
	Asphalt Shingle	(10) Floor Support															
		Joists:															
	Chimney:	Unsupported Len:															
		Cntr.Sup:															
		Lump Sum Items:															
		Public Water															
		Public Sewer															
		Water Well															
		1000 Gal Septic															
		2000 Gal Septic															
		Notes:															
		ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCY:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAN DYKE KATHERINE J	BARNHART DANIEL J	95,000	09/30/2022	WD	19-MULTI PARCEL ARM'S LE	MLS1902758	PROPERTY TRANSFER	100.0
KISSINGER JOHN SLAYTON	VAN DYKE KATHERINE J	40,000	02/09/2022	WD	03-ARM'S LENGTH	2022000816	PROPERTY TRANSFER	100.0
KISSINGER NAZIK	KISSINGER JOHN SLAYTON	0	01/20/2016	QC	09-FAMILY	1252P251	OTHER	100.0
COOK JANET K TRUST	KISSINGER NAZIK & JOHN	40,000	02/21/2014	WD	03-ARM'S LENGTH	1192P192	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BARNHART DANIEL J 951 GLENWOOD AVE SE APT 902 ATLANTA GA 30316	MAP #: 15					
	2024 Est TCV 45,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE								
L377 P110/93 L561 P878/00 L791 P257/04 L829 P1/04 UNIT 20 VANTAGE POINTE CONDOMINIUM REC IN L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.	X			* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SWITCH GRASS SEWER TREATMENT FIELD IS BEHIND THIS LOT				H833 VANTA BACK SITES			1	Units	45000.00000	100	LAGOON	45,00
				0.00 Total Acres Total Est. Land Value = 45,000								

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	22,500	0	22,500			18,375C
2023	17,500	0	17,500			17,500S
2022	17,500	0	17,500			17,500S
2021	17,500	0	17,500			17,500S

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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.
VAN DYKE KATHERINE J	BARNHART DANIEL J	95,000	09/30/2022	WD	19-MULTI PARCEL ARM'S LE	2022005647	PROPERTY TRANSFER	100.0
DZIEKAN RANDALL S & LINDA	VAN DYKE KATHERINE J	35,900	02/09/2022	WD	03-ARM'S LENGTH	2022000817	PROPERTY TRANSFER	100.0
DZIEKAN RANDALL S & LINDA	DZIEKAN RANDALL S &	0	01/20/2017	QC	09-FAMILY	1287P372	OTHER	0.0
HOFFMAN R GEARY TRUST	DZIEKAN RANDALL S & LINDA	34,000	07/17/2014	WD	03-ARM'S LENGTH	1205P319	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
VANTAGE PT	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BARNHART DANIEL J 951 GLENWOOD AVE SE APT 902 ATLANTA GA 30316	MAP #: 15					
	2024 Est TCV 45,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE								
L375 P17 L525 P399/99 UNIT 21 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.		X		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				H833 VANTA BACK SITES			1	Units	45000.00000	100	LAGOON	45,00
				0.00 Total Acres Total Est. Land Value =						45,000		

Comments/Influences

LOWER AREA SITES LAGOON SWITCH GRASS SEWER TREATMENT FIELD IS BEHIND THIS LOT 2008- VANTAGE POINTE 21

Public Improvements

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	22,500	0	22,500			18,375C
2023	17,500	0	17,500			17,500S
2022	17,500	0	17,500			17,500S
2021	17,500	0	17,500			17,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSMORE BRYAN K	FORMORE BRYAN K TRUST	0	11/22/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
DUDEK CHARLES R & MICHELL	FOSMORE BRYAN K	675,000	10/28/2020	WD	03-ARM'S LENGTH	2020007654	PROPERTY TRANSFER	100.0
NOEL NICOLA K & RICHARD C	DUDEK CHARLES R & MICHELL	375,000	08/28/2012	WD	03-ARM'S LENGTH	1134P125	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7287 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/06/2018	PM18-0099	100% FINIS
	P.R.E. 100% 10/28/2020		Plumbing	02/01/2018	PP18-0030	100% FINIS
Owner's Name/Address	MAP #: 67		Electrical	10/02/2017	PE17-0542	100% FINIS
FORMORE BRYAN K TRUST 7287 W DAY FOREST RD EMPIRE MI 49630	2024 Est TCV 970,526 TCV/TFA: 890.39		Res. Add/Alter/Repair	09/18/2017	PB17-0550	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO								
			* Factors *			BEACH FRONT					
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L553 P829/00 L553 P831/00 L553 P833/00 UNIT 1 WANDERERS REST CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT	X		Dirt Road	250.00	311.00	1.0000	1.0000	10000	20	1/5TH SHARED ACCESS	500,000
			Gravel Road	250 Actual Front Feet, 1.78 Total Acres Total Est. Land Value = 500,000							
			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			
	X	Residential Local Cost Land Improvements							
	X	Description	Rate	Size	% Good	Cash Value			
		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
		Total Estimated Land Improvements True Cash Value =						2,500	

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



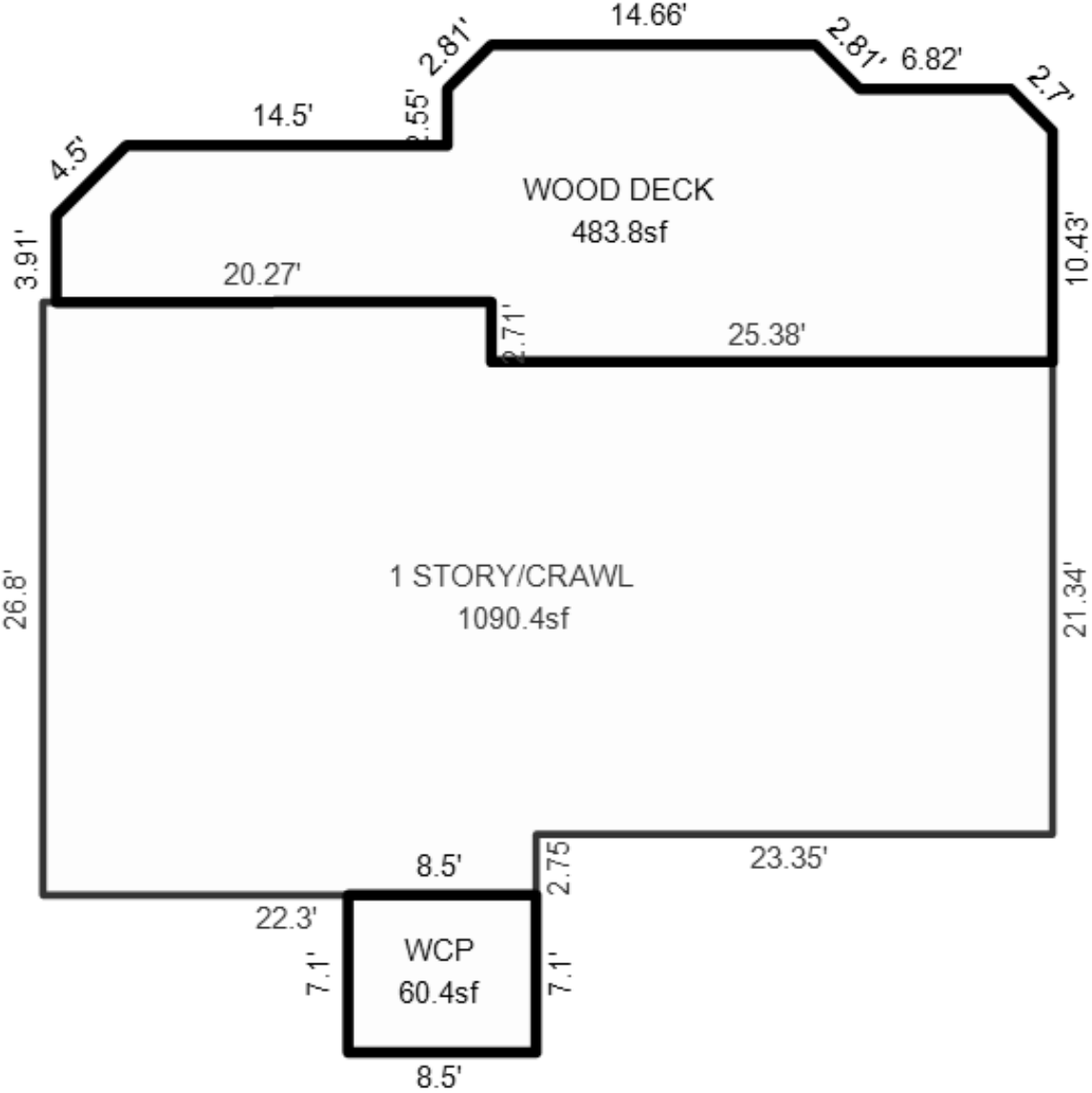
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	250,000	235,300	485,300			382,093C
2023	187,500	177,200	364,700			363,899C
2022	150,000	201,900	351,900			346,571C
2021	150,000	185,500	335,500			335,500S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 483	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 864 % Good: 17 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																													
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration																											
Yr Built 1955	Remodeled 2018	Ex	Ord	X	Min	Size of Closets																											
Condition: Average		Lg	X	Ord	Small																												
Room List		Doors	Solid	X	H.C.	X Central Air Wood Furnace																											
3	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric																													
		Kitchen: Tile Other: Carpeted Other:		100 Amps Service																													
(1) Exterior		No./Qual. of Fixtures																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. Ord. X Min																													
X	Insulation	X	Tile	No. of Elec. Outlets																													
(2) Windows		(7) Excavation		Many Ave. X Few																													
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 1090 S.F. Slab: 0 S.F. Height to Joists: 0.0																													
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																													
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		(14) Water/Sewer																															
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																													
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																															
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1955 (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1090 SF Floor Area = 1090 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,090</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>172,880</td> <td>146,943</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Brick Veneer 90 1,591 1,352 Plumbing Average Fixture(s) 3 Fixture Bath 1 4,777 4,060 Water/Sewer 1000 Gal Septic 1 5,002 4,252 Water Well, 50 Feet 1 2,762 2,348 Porches WCP (1 Story) 60 3,620 3,077 Deck Treated Wood 483 7,593 6,454 Garages Class: C Exterior: Pole (Unfinished) Base Cost 864 22,991 3,908 * Class: C Exterior: Pole (Unfinished) Base Cost 864 22,991 3,908 * Built-Ins Appliance Allow. 1 2,845 2,418 Totals: 248,570 180,010																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,090			Total:				172,880	146,943
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	1,090																														
Total:				172,880	146,943																												
Notes: 2004 & 2013 REMODELED <<<<< 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.
BOWNAM CRAIG R & ERIK M	THOMASMA DAVID & HAMILTON	452,000	10/15/2020	WD	03-ARM'S LENGTH	2020007015	PROPERTY TRANSFER	100.0
SAWYER SEWALL C	BOWNAM CRAIG R & ERIK M	350,000	07/19/2017	WD	03-ARM'S LENGTH	1301P433	PROPERTY TRANSFER	100.0
SAWYER ELSPETH H	SAWYER SEWALL C	1	08/01/2003	QC	09-FAMILY	753/18	DEED	0.0
FRIXEN EBERHARDT R & MARY	SAWYER SEWALL C II & ELSP	58,500	06/22/1988	WD	03-ARM'S LENGTH	288P752	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7291 W DAY FOREST RD A	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 67					
THOMASMA DAVID & HAMILTON JILL 6671 W WESTERN AVE GLEN ARBOR MI 49636	2024 Est TCV 641,311 TCV/TFA: 1121.17					

X	Improved	Vacant	Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			WANDERS 5 UNITS	250.00	311.00	1.0000	1.0000	10000	20	1/5TH SHARED ACCESS	500,0
			250 Actual Front Feet, 1.78 Total Acres							Total Est. Land Value =	500,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	Size % Good	Cash Value				
L288 P752/88 L753 P18/03 UNIT 2 WANDERERS REST CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT	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 25							
				2,500.00	1	100	2,500			
			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 Rolling Low High Landscaped Swamp	2024	250,000	70,700	320,700			243,542C
	X	Wooded Pond	2023	187,500	53,400	240,900			231,945C
	X	Waterfront Ravine Wetland Flood Plain	2022	150,000	70,900	220,900			220,900S
			2021	150,000	65,200	215,200			215,200S

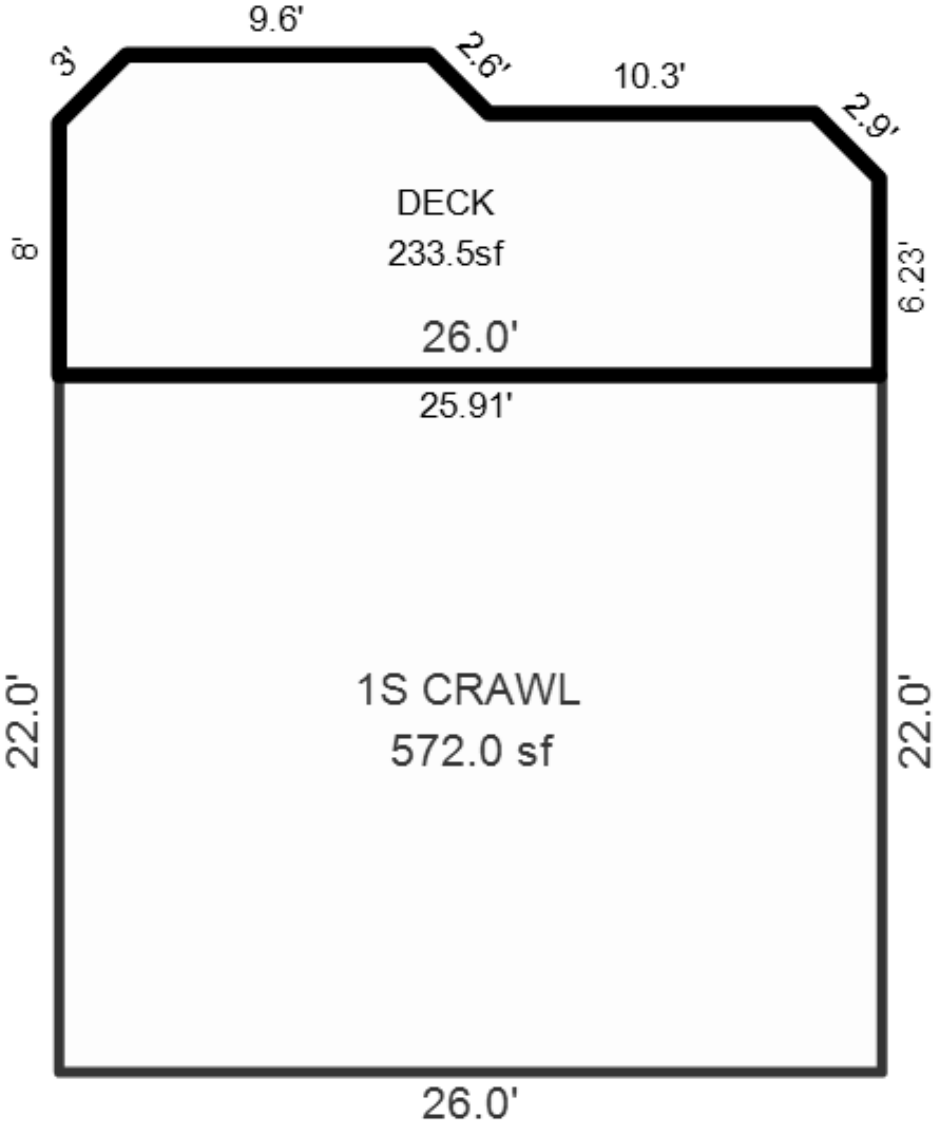


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*** Information herein deemed reliable but not guaranteed***

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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 233	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 864 % Good: 17 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: D Effec. Age: 45 Floor Area: 572 Total Base New : 122,060 Total Depr Cost: 53,389 Estimated T.C.V: 138,811		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	(12) Electric		(13) Plumbing		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D		Blt 1955			
Yr Built Remodeled 1955 0		Trim & Decoration	Ex Ord X Min	100 Amps Service		No./Qual. of Fixtures		Ground Area = 572 SF Floor Area = 572 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Total:					
Condition: Average		Size of Closets	Lg X Ord Small	No. of Elec. Outlets		Average Fixture(s)		Building Areas		70,353		38,694			
Room List		Doors Solid X H.C.	(5) Floors		Many Ave. X Few		1 Story Siding		Exterior Siding		1,343		739		
Basement 3 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Tile Other: Carpeted Other:		Basement: 0 S.F. Crawl: 572 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		Foundation Crawl Space		Water/Sewer		4,384		2,411	
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		Other Additions/Adjustmets		1,054		580			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Exterior Brick Veneer		1,054		580			
Insulation		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Deck		Plumbing		4,504		2,477			
(2) Windows		(10) Floor Support		(14) Water/Sewer		Treated Wood		Average Fixture(s)		18,084		3,074		*	
X	Many Avg. X Avg. Few	Chimney:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		Solar Water Heat		1,685		927			
X	Wood Sash Metal Sash Vinyl Sash	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		No Plumbing		122,060		53,389			
X	Double Hung	Notes:				Extra Toilet		Water/Sewer		Totals:		138,811			
X	Horiz. Slide Casement	ECF (4084 WANDERERS REST CONDO) 2.600 => TCY:				Extra Sink		Water Well							
X	Double Glass					Separate Shower		1000 Gal Septic							
X	Patio Doors					Ceramic Tile Floor		Water Well, 50 Feet							
X	Storms & Screens					Ceramic Tile Wains		Deck							

*** 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.
ROMEYN DON & CAROL	DONALD H. ROMEYN TRUST	0	12/31/1992	QC	09-FAMILY		DEED	0.0
FRIXEN	ROMEYN DON & CAROL	59,900	07/14/1992	WD	03-ARM'S LENGTH	L324P706	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7301 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ROMEYN DONALD H TRUST ROMEYN DONALD H TRUSTEE 3157 CRESTBROOK DR ZEELAND MI 49464	MAP #: 67					
	2024 Est TCV 639,974 TCV/TFA: 1118.84					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO				
				Description	Frontage	Depth	Rate	Value
L279 P139 L324 P706&707 L355 P925/93 UNIT 3 WANDERERS REST CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT	X			WANDERS 5 UNITS	250.00	311.00	1.0000	500,000

Comments/Influences	X	Public Improvements	* Factors *				Reason	Value
			Front	Depth	Rate	%Adj.		
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	250 Actual Front Feet,	1.78 Total Acres	10000	20	1/5TH SHARED ACCESS	500,000

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

																2023	187,500	52,900	240,400			106,413C
																2022	150,000	70,200	220,200			101,346C
																2021	150,000	64,600	214,600			98,109C

Who When What

TPC 06/14/2017 INSPECTED

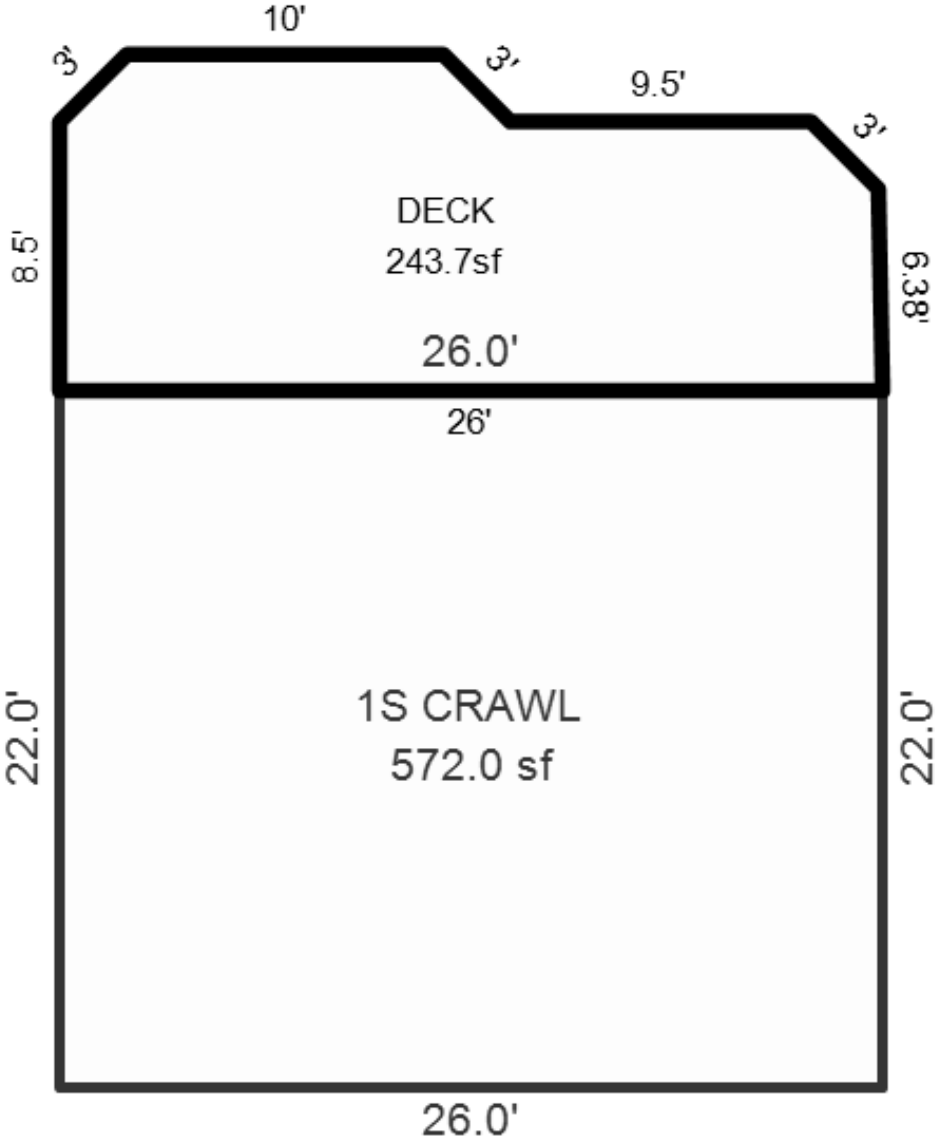
WAS 06/16/2007 INSPECTED

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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	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 243	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 864 % Good: 17 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G												
Yr Built 1955		Trim & Decoration													
Remodeled 0		Ex	X	Ord	Min										
Condition: Average		Size of Closets													
Room List		Lg	X	Ord	Small										
Basement 3 1st Floor 2nd Floor 2 Bedrooms		Doors		Solid	X	H.C.									
(1) Exterior		(5) Floors													
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Tile Other: Carpeted Other:													
X Insulation		No./Qual. of Fixtures													
(2) Windows		Ex.		Ord.	X	Min									
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	(6) Ceilings													
X		X	Tile												
X		(7) Excavation													
X		Basement: 0 S.F. Crawl: 572 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		(9) Basement Finish													
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support													
X	Chimney:	Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
		(12) Electric													
		100 Amps Service													
		No. of Elec. Outlets													
		Many		Ave.	X	Few									
		(13) Plumbing													
		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		Class: D Effec. Age: 45 Floor Area: 572 Total Base New : 121,126 Total Depr Cost: 52,875 Estimated T.C.V: 137,474													
		E.C.F. X 2.600													
		Bsmnt Garage: Carport Area: Roof:													
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 572 SF Floor Area = 572 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 572 Total: 70,353 38,694													
		Other Additions/Adjustments Exterior Brick Veneer 90 1,343 739 Water/Sewer 1000 Gal Septic 1 4,384 2,411 Water Well, 50 Feet 1 2,569 1,413 Deck Treated Wood 243 4,624 2,543 Garages Class: D Exterior: Pole (Unfinished) Base Cost 864 18,084 3,074 * Class: D Exterior: Pole (Unfinished) Base Cost 864 18,084 3,074 * Built-Ins Appliance Allow. 1 1,685 927 Totals: 121,126 52,875													
		Notes: ECF (4084 WANDERERS REST CONDO) 2.600 => TCV: 137,474													

*** 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.
POLOMSKY JOHN V & ANN V	POLOMSKY JOHN V R L TRUST	1	08/28/2012	WD	03-ARM'S LENGTH	L1134P716	DEED	0.0
POLOMSKY JOHN V		0	08/18/2011	CD	07-DEATH CERTIFICATE	1124P347	DEED	0.0
GARVER MICHAEL A & SUSAN	POLOMSKY ANN V & JOHN V	1	11/30/2006	WD	03-ARM'S LENGTH	923:723	OTHER	100.0
TIERNEY EUGENE J & MARLEN	GARVER MICHAEL A & SUSAN	360,000	12/10/2003	WD	03-ARM'S LENGTH	780:877	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7311 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	02/13/2004	PE04-0062	
	P.R.E. 0%		MECHANICAL	01/12/2004	PM04-0020	
Owner's Name/Address	MAP #: 67					
POLOMSKY ANN V & JOHN V 3195 VETERANS DR TRAVERSE CITY MI 49684-8902	2024 Est TCV 642,754 TCV/TFA: 1123.70					

X	Improved	Vacant	Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO							
	Public Improvements		* Factors * BEACH FRONT							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value

			WANDERS 5 UNITS	250.00	310.00	1.0000	1.0000	10000	20	1/5TH SHARED ACCESS	500,0
			250 Actual Front Feet, 1.78 Total Acres Total Est. Land Value = 500,000								

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
L280 P39 L373 P84 L454 P324/97 L780 P877/03 L923 P723/06 UNIT 4 WANDERERS REST CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT	X		Residential Local Cost Land Improvements			

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

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



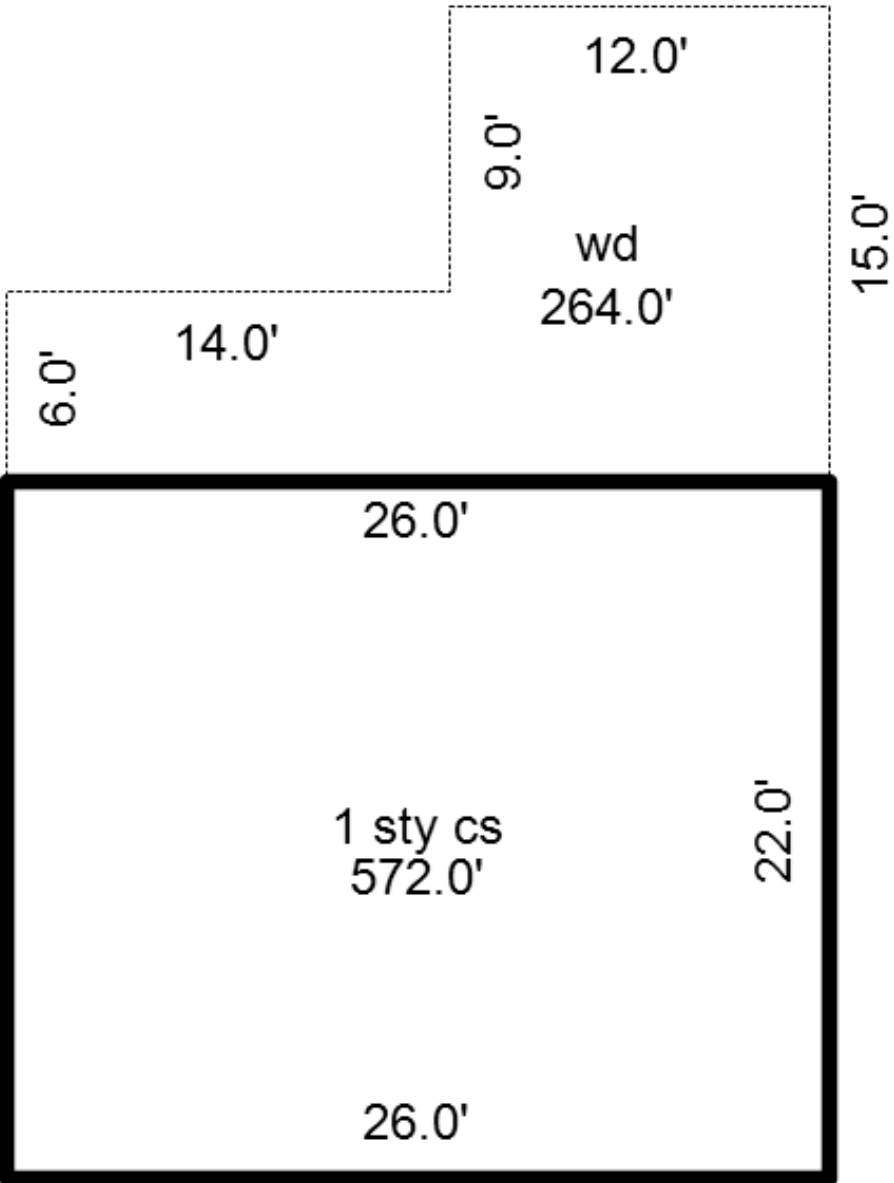
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	250,000	71,400	321,400			208,167C
	TPC 06/14/2017	INSPECTED	2023	187,500	54,000	241,500			198,255C
	WAS 06/16/2007	INSPECTED	2022	150,000	71,600	221,600			188,815C
			2021	150,000	65,800	215,800			182,784C

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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 Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 264	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 864 % Good: 17 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: D Effec. Age: 45 Floor Area: 572 Total Base New : 123,069 Total Depr Cost: 53,944 Estimated T.C.V: 140,254		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration									
Yr Built 1955	Remodeled 0	Ex	X	Ord	Min	Size of Closets									
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace									
Room List		Doors	Solid		X	H.C.	(12) Electric								
3	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Tile Other: Carpeted Other:		100		Amps Service							
(1) Exterior		No./Qual. of Fixtures		Ex.		Ord.	X	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D		Blt 1955		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	(11) Heating System: Electric Baseboard						
X	Insulation	X	Tile					Few	Ground Area = 572 SF Floor Area = 572 SF.						
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)				Building Areas					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 Story Brick Crawl Space		Total: 73,379 40,359					
(3) Roof		(9) Basement Finish		(14) Water/Sewer						Other Additions/Adjustments					
X	Gable Hip Flat	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						Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: D Exterior: Pole (Unfinished) Base Cost Class: D Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow.		1 1,685 927			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:						Totals: 123,069 53,944					
Chimney:		Joists: 2X10X16 Unsupported Len: Cntr.Sup:								Notes: ECF (4084 WANDERERS REST CONDO) 2.600 => TCv: 140,254					

*** 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.
WARE 2012 IRREVOCABLE TRU	5 WANDERERS EAST LLC	0	12/28/2023	QC	21-NOT USED/OTHER	2024000107	PROPERTY TRANSFER	100.0
WARE STEPHEN J & JANE P	WARE 2012 IRREVOCBLE TRUS	1	08/13/2014	QC	09-FAMILY	1206P719	OTHER	100.0
NOEL	WARE	289,000	07/14/2000	WD	03-ARM'S LENGTH	549:427	PROPERTY TRANSFER	0.0
TURNER	NOEL	134,000	12/15/1993	WD	03-ARM'S LENGTH	377:640	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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7291 W DAY FOREST RD B	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 67
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5 WANDERERS EAST LLC 222 WEST GRAND RIVER AVE SUITE A OKEMOS MI 48864	2024 Est TCV 564,120 TCV/TFA: 986.22
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X Improved	Vacant	Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO
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Public Improvements	* Factors *	OFF WATER
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Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Gravel Road	WANDERS #5	250.00	310.00	1.0000	1.0000	8000	20	1/5TH SHARED ACCESS	400,0
Paved Road	250 Actual Front Feet, 1.78 Total Acres								Total Est. Land Value = 400,000

Tax Description	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
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L377 P639&640 L399 P980 L549 P427/00 UNIT 5 WANDERERS REST CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT	Description			
	Residential Local Cost Land Improvements			

Comments/Influences	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

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	200,000	82,100	282,100			282,100S
Low	2023	125,000	62,000	187,000			148,572C
High	2022	100,000	82,300	182,300			141,498C
Landscaped	2021	100,000	75,700	175,700			136,978C
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	200,000	82,100	282,100			282,100S
			2023	125,000	62,000	187,000			148,572C
			2022	100,000	82,300	182,300			141,498C
			2021	100,000	75,700	175,700			136,978C

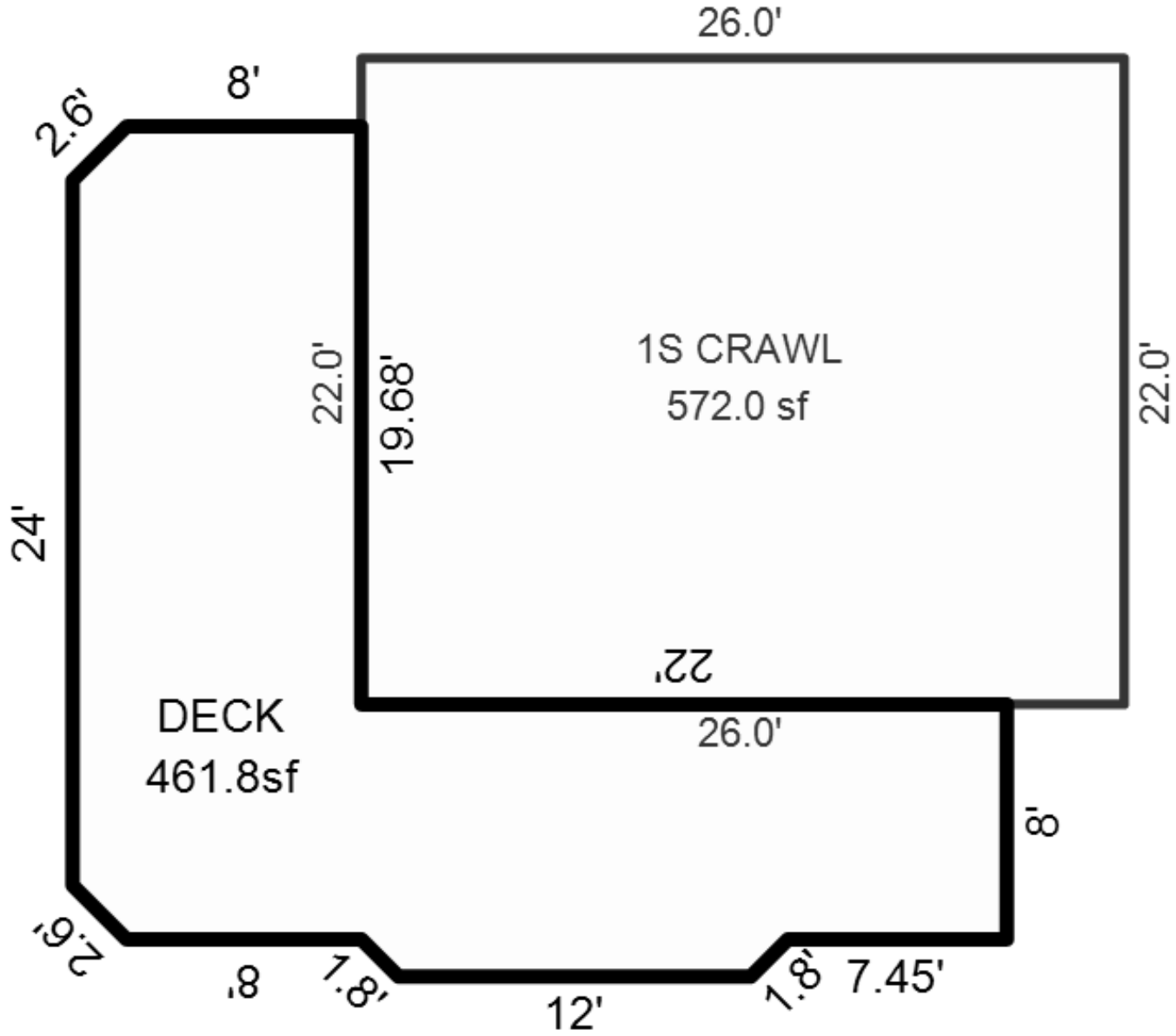
TPC 09/05/2023 INSPECTED	2023	125,000	62,000	187,000			148,572C
TPC 03/26/2018 INSPECTED	2022	100,000	82,300	182,300			141,498C
WAS 06/16/2007 INSPECTED	2021	100,000	75,700	175,700			136,978C

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County of Leelanau, Michigan

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 461	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 864 % Good: 17 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 572 Total Base New : 133,039 Total Depr Cost: 62,161 Estimated T.C.V: 161,620		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 CD Blt 1955		
Yr Built 1955	Remodeled 0	Ex	Ord	X	Min	(12) Electric		Ground Area = 572 SF Floor Area = 572 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Total: 73,984		44,391		
Condition: Average		Size of Closets		100		Amps Service		Building Areas		Total: 73,984		44,391		
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		Total: 73,984		44,391		
3	Basement	(5) Floors		1		Average Fixture(s)		1 Story Siding Crawl Space		Total: 73,984		44,391		
3	1st Floor	Kitchen: Tile		3		Fixture Bath		Other Additions/Adjustments		Total: 73,984		44,391		
2	2nd Floor	Other: Carpeted		2		Fixture Bath		Exterior		Total: 73,984		44,391		
2	Bedrooms	Other:		1		Softener, Auto		Brick Veneer		Total: 73,984		44,391		
(1) Exterior		(6) Ceilings		1		Softener, Manual		Water/Sewer		Total: 73,984		44,391		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	1		No Plumbing		Solar Water Heat		Total: 73,984		44,391		
X	Insulation	(7) Excavation		1		Extra Toilet		Water Well, 50 Feet		Total: 73,984		44,391		
(2) Windows		Basement: 0 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Extra Sink		Deck		Total: 73,984		44,391		
X	Many Avg. Few	X	Large Avg. Small	1		Separate Shower		Treated Wood		Total: 73,984		44,391		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1		Ceramic Tile Floor		Garages		Total: 73,984		44,391		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		1		Ceramic Tile Wains		Class: CD Exterior: Pole (Unfinished) Base Cost		Total: 73,984		44,391	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Ceramic Tub Alcove Vent Fan		Class: CD Exterior: Pole (Unfinished) Base Cost		Total: 73,984		44,391		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1		(14) Water/Sewer		Built-Ins		Total: 73,984		44,391	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Appliance Allow.		Total: 73,984		44,391		
Chimney:		Lump Sum Items:		1		Notes:		ECF (4084 WANDERERS REST CONDO) 2.600 => TCV:		Total: 73,984		44,391		

*** 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.
DODSON JOHN A & JODIE V	HEILMAN SHANE & LAURIE	373,000	09/05/2019	WD	03-ARM'S LENGTH	2019005042	PROPERTY TRANSFER	100.0
RADER	GLEN ARBOR FIRE & RESCUE	120,000	11/04/2002	WD	03-ARM'S LENGTH	681:791	OTHER	0.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning: COM (		Building Permit(s)		Date	Number	Status	
6165 W EGELER RD		School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL		10/22/2003		PM03-0809				
Owner's Name/Address		P.R.E. 100% 01/07/2021		MECHANICAL		10/01/2003		PM03-0714				
HEILMAN SHANE & LAURIE PO BOX 413 GLEN ARBOR MI 49636		MAP #: 31		Res. Single Family		08/07/2003		PB03-0444				
Tax Description		2024 Est TCV 624,739 TCV/TFA: 231.38		PLUMBING		07/29/2003		PP03-0298	INSPECTED			
Comments/Influences		X Improved	Vacant	Land Value Estimates for Land Table 4835.4835 WHISPERING PINES								
L286 P373 L299 P281 L382 P745/94 L681 P790 L681 P791/02 LOT 1 WHISPERING PINES. SEC 22 T29N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		WHSPNG PINE1600	100.00	326.70	1.0000	0.9937	1600	100		159,000
		Paved Road		100 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 159,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Solid, 6 ft.	29.63	16	50	237				
		Sewer		D/W/P: 4in Ren. Conc.	7.55	1025	0	0				
		Electric		D/W/P: 3.5 Concrete	6.34	335	0	0				
		Gas		D/W/P: 3.5 Concrete	6.34	770	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 = 2,737								
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Flood Plain		2024	79,500	232,900	312,400			219,299C		
		Who		2023	69,600	204,200	273,800			208,857C		
		When		2022	55,000	173,200	228,200			198,912C		
		What		2021	55,000	141,500	196,500			192,558C		
		TPC 08/14/2019 INSPECTED										
		TPC 05/07/2009 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 1 Direct-Vented Ga	Area	Type	Year Built: 2002 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: 582 % 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: MODULAR		X	Drywall Paneled		Plaster Wood T&G													
Yr Built Remodeled 2002 0		Trim & Decoration																
Condition: Average			Ex X Ord Min															
Room List		Size of Closets																
	Basement 5 1st Floor 4 2nd Floor 4 Bedrooms		Lg X Ord Small															
(1) Exterior		Doors Solid X H.C.																
X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors																
X Insulation		Kitchen: Hardwood Other: Carpeted Other:																
(2) Windows		(6) Ceilings																
X	Many Avg. Few Large Avg. Small	X Drywall																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation																
		Basement: 0 S.F. Crawl: 1542 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		(9) Basement Finish																
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle	(10) Floor Support																
	Chimney: Metal	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 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
		(14) Water/Sewer																
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																
		Lump Sum Items:																
		Cost Est. for Res. Bldg: 1 Single Family MODULAR (11) Heating System: Forced Air w/ Ducts Ground Area = 1542 SF Floor Area = 2700 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 Crawl Space 1,158 1 Story Siding Crawl Space 384 Total: 271,016 216,812 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,265 1,012 3 Fixture Bath 1 3,969 3,175 2 Fixture Bath 1 2,670 2,136 Separate Shower 1 1,222 978 Water/Sewer 1000 Gal Septic 1 4,679 3,743 Ceramic Tile Floor Water Well, 100 Feet 1 5,800 4,640 Porches WCP (1 Story) 100 4,403 3,522 WCP (1 Story) 211 7,657 6,126 WCP (1 Story) 99 4,385 3,508 WCP (1 Story) 191 7,199 5,759 WPP 20 1,027 822 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 582 23,036 18,429 Common Wall: 1 Wall 1 -2,583 -2,066 Door Opener 1 499 399 Built-Ins <<<<< 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.
YURK ROBERT J & DEBORAH A	BALLOU ANDREW & SWEETMAN	118,000	07/20/2017	WD	03-ARM'S LENGTH	1301P577	PROPERTY TRANSFER	100.0
COCCIA & HADASH	YURK	40,500	10/14/1996	WD	03-ARM'S LENGTH	432:103	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6179 W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/18/2018	PM18-0706	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	10/18/2018	PP18-0327	100% FINIS
BALLOU ANDREW & SWEETMAN STEPHANIE 1707 TUDOR DR ANN ARBOR MI 48103	MAP #: 31		Res. Single Family Dwellin	07/10/2018	PB18-0347	100% FINIS
	2024 Est TCV 508,898 TCV/TFA: 312.21		HOUSE	06/13/2018	LU18-13	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4835.4835 WHISPERING PINES							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L304 P957/89 L306 P621/90 L432 P103/96 LOT 2 WHISPERING PINES. SEC 22 T29N R14W. Comments/Influences	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			203 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =							160,000

174108\$145,000 12/12



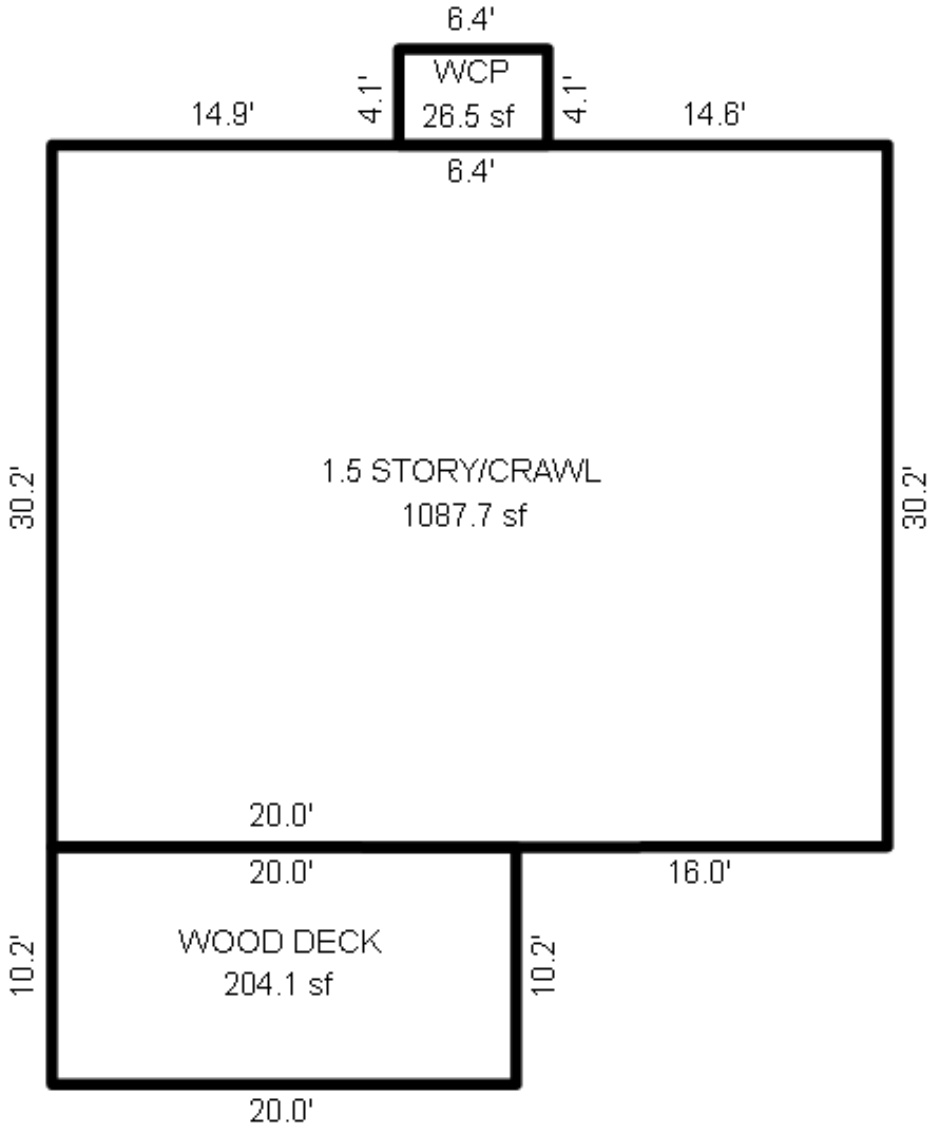
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	80,000	174,400	254,400			205,326C
X Rolling	2023	75,000	162,400	237,400			195,549C
X Low	2022	55,000	146,900	201,900			186,238C
X High	2021	55,000	130,800	185,800			180,289C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 26 204	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: C -5 Effec. Age: 5 Floor Area: 1,630 Total Base New : 216,033 Total Depr Cost: 205,234 Estimated T.C.V: 348,898			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY							Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1087 SF Floor Area = 1630 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas					Cls C -5 Blt 2019			
Yr Built 2019	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Size 1.5 Story Siding Crawl Space 1,087			Cost New	Depr. Cost			
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets Many Ave. Few			Total: 189,545 180,071							
Room List		Doors	Solid	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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,442 3 Fixture Bath 1 4,777 4,538 Water/Sewer 1000 Gal Septic 1 5,002 4,752 Water Well, 100 Feet 1 5,973 5,674 Porches WCP (1 Story) 26 2,062 1,959 Deck Treated Wood 204 4,311 4,095 Built-Ins Appliance Allow. 1 2,845 2,703			Totals: 216,033 205,234				
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCv: 348,898						
(1) Exterior	(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish									
Wood/Shingle Aluminum/Vinyl Brick X Vinyl Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1087 S.F. Slab: 0 S.F. Height to Joists: 0.0			(10) Floor Support									
(2) Windows	Many Avg. Few	Large Avg. Small				Joists: Unsupported Len: Cntr.Sup:									
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X Gable Hip Flat	Gambrel Mansard Shed														
X Asphalt Shingle															
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.
BALLOU CARL ESTATE	BALLOU ANDREW N	0	07/07/2023	CD	08-ESTATE	2023003095	PROPERTY TRANSFER	0.0
BALLOU CARL	BALLOU CARL	0	05/26/2022	OTH	07-DEATH CERTIFICATE	2023001135	OTHER	0.0
BALLOU CARL H & NANCY L	BALLOU CARL H	0	10/24/2020	OTH	07-DEATH CERTIFICATE	2021003421	DEED	0.0
KRONK	BALLOU CARL H & NANCY L	29,000	09/11/1995	WD	03-ARM'S LENGTH	410:91	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
6205 W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE	12/02/1999	99000836	INSPECTED	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 31	2024 Est TCV 458,108 TCV/TFA: 299.42
BALLOU ANDREW N 1707 TUDOR DR ANN ARBOR MI 48103		

X Improved	Vacant	Land Value Estimates for Land Table 4835.4835 WHISPERING PINES
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		WHSPNG PINE1600 100.00 485.00 1.0000 1.0969 1600 100 175,507
		100 Actual Front Feet, 1.11 Total Acres Total Est. Land Value = 175,507

Tax Description	X	Public Improvements	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
L385 P716-718 L410 P91/95 LOT 3 WHISPERING PINES SEC 22 T29N R14W. Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Water Sewer	30.37	96 50	1,458
	X	Electric		Wood Frame			1,458
	X	Gas		Total Estimated Land Improvements True Cash Value =			1,458
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

RENTAL	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TWO NEWER 3 BEDROOM, 2 FULL-BATH HOMES LOCATED IN-TOWN GLEN ARBOR. NON-SMOKING. SLEEPS 6-8. BEAUTIFUL WOODED LOCATION. SHORT WALK TO SHOPS. 1/2 MILE TO LAKE MICHIGAN. FULLY EQUIPPED KITCHEN WITH BASIC CABLE/DVD/CD, LAUNDRY, WIRELESS INTERNET & PHONE. AIR-CONDITIONING, KAYAKS & ADULT BIKES.	X	Level	2024	87,800	141,300	229,100			122,994C
	X	Rolling	2023	76,800	131,500	208,300			117,138C
	X	Low	2022	55,000	121,400	176,400			111,560C
	X	High	2021	55,000	108,100	163,100			107,997C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

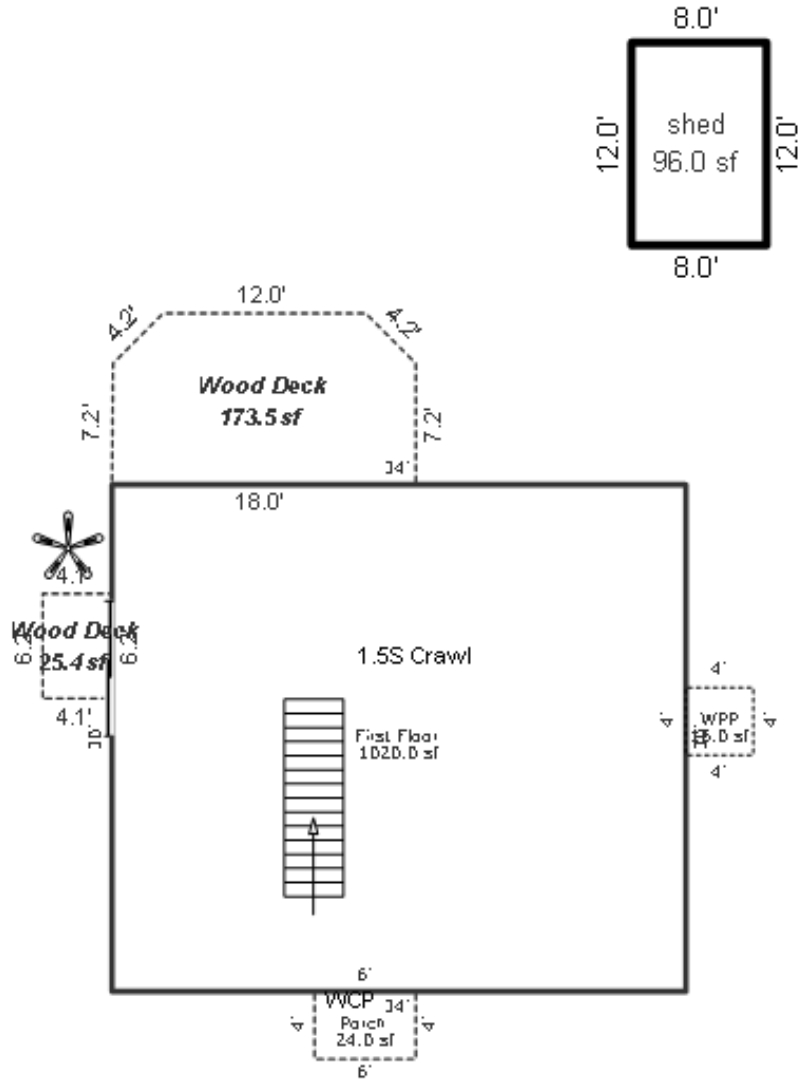


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						24 WCP (1 Story) 16 WPP 25 Treated Wood 173 Treated Wood					
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 23 Floor Area: 1,530 Total Base New : 214,777 Total Depr Cost: 165,378 Estimated T.C.V: 281,143			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2000	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1020 SF Floor Area = 1530 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77			Cls C		Blt 2000			
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size 1.5 Story Siding Crawl Space 1,020			Cost New		Depr. Cost				
Room List		Doors Solid X H.C.		(12) Electric 100 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,169 2 Fixture Bath 1 3,197 2,462 Water/Sewer 1000 Gal Septic 1 5,002 3,852 Water Well, 100 Feet 1 5,973 4,599 Deck Treated Wood 25 1,217 937 Ceramic Tile Floor 173 3,868 2,978 Built-Ins Appliance Allow. 1 2,845 2,191 Porches WCP (1 Story) 24 1,862 1,434 WPP 16 872 671			Totals: 214,777		165,378				
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors Kitchen: Other: Carpeted Other:		(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			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 281,143										
(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:												
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(2) Windows		Many Avg. X Avg. Large Small														
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:													

*** 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.				
BLUE BAY BUILDERS LLC	BLONDIA JEANNE M	0	04/07/2008	WD	03-ARM'S LENGTH	974/942	DEED	0.0				
BLUE BAY BUILDERS LLC	BLONDIA JEANNE POWER OF A	0	04/03/2008	CD	33-TO BE DETERMINED	974/939	DEED	100.0				
MCCARTY KEVIN J & PEG S	BLUE BAY BUILDERS LLC	0	01/24/2007	QC	09-FAMILY	929:600	OTHER	100.0				
KINDERVATER RICHARD F & Y	MCCARTY KEVIN J & PEG S	150,000	11/28/2005	WD	03-ARM'S LENGTH	882:961	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6221 W EGELER RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/15/2021	PM21-0753	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		08/21/2007	PE07-0420	100% FINIS				
BLONDIA JEANNE 6431 CANTERWOOD DR RICHLAND MI 49083-0677		MAP #: 31		Mechanical		02/26/2007	PM07-0088	100% FINIS				
		2024 Est TCV 869,858 TCV/TFA: 373.33		Plumbing		02/26/2007	PP07-0035	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4835.4835 WHISPERING PINES								
L882 P961/05 L929 P600/07 LOT 4 WHISPERING PINES. SEC 22 T29N R14W. Comments/Influences		Public Improvements		* Factors *								
2008 LAND SALE \$1,500/FF		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		WHSPNG PINE1600	100.00	554.12	1.0000	1.1341	1600	100		181,451
		Paved Road		100 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 181,451								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Gas		Total Estimated Land Improvements True Cash Value = 5,000								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		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	90,700	344,200	434,900				288,537C
		TPC 04/17/2013 INSPECTED			2023	79,400	320,600	400,000				274,798C
		WAS 02/06/2009 INSPECTED			2022	55,000	297,900	352,900				261,713C
		TPC 12/11/2011 INSPECTED			2021	55,000	265,500	320,500				253,353C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 84 WCP (1 Story) 210 WSEP (1 Story) 184 WCP (1 Story) 32 Wood Balcony	Type	Year Built: 2006 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: 728 % 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													
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 2006		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 2 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		0	Amps Service													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures														
	(2) Windows	(7) Excavation		Ex.	X	Ord.	Min											
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1422 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	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s)													
X	Asphalt Shingle	(9) Basement Finish		3	3 Fixture Bath													
	Chimney: Brick	(10) Floor Support		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													
		Joists: Unsupported Len: Cntr.Sup:		1	1000 Gal Septic 2000 Gal Septic													
				(14) Water/Sewer														
				1	Public Water Public Sewer Water Well													
				1	Lump Sum Items:													
				Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2006														
				(11) Heating System: Forced Heat & Cool														
				Ground Area = 1422 SF Floor Area = 2330 SF.														
				Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85														
				Building Areas														
				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
				1.75 Story	Siding	Crawl Space	1,170											
				1 Story	Siding	Crawl Space	252											
				1 Story	Siding	Overhang	30											
				Total:				338,617	287,824									
				Other Additions/Adjustments														
				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														
				1000 Gal Septic			1	5,796	4,927									
				Ceramic Tile Floor			1	6,421	5,458									
				Porches														
				WCP (1 Story)			84	5,721	4,863									
				WSEP (1 Story)			210	14,060	11,951									
				WCP (1 Story)			184	10,129	8,610									
				Balcony														
				Wood Balcony			32	1,637	1,391									
				Garages														
				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)														
				Base Cost			728	46,104	39,188									
				Storage Over Garage			728	13,453	11,435									
				Door Opener			2	1,405	1,194									
				Built-Ins														
				<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

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

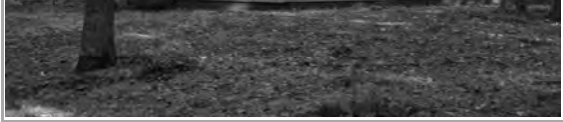
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANGILERI FRANK & MARIA F	NOTTMEIER BRIAN	417,900	08/09/2013	WD	03-ARM'S LENGTH	1174P855	PROPERTY TRANSFER	100.0
SCHOLTEN JOHN P & BARBARA	ANGILERI FRANK & MARIA F	430,000	06/29/2005	WD	03-ARM'S LENGTH	861:862	OTHER	100.0
SUMMERS	SCHOLTEN	122,340	03/27/1992	WD	03-ARM'S LENGTH	339:64	OTHER	0.0
KOWAL & HADASH	SUMMERS	24,000	07/13/1990	WD	03-ARM'S LENGTH	313:694	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6247 W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	04/28/2008	PB08-0105	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	11/08/2007	PM07-0541	
NOTTMEIER BRIAN 6 WOODLAND PLACE GROSSE POINTE MI 48230-1920	MAP #: 31		Mechanical	10/05/2007	PM07-0445	
	2024 Est TCV 600,204 TCV/TFA: 316.23		ADDITION/ALTERATION	06/06/1997	97000215	INSPECTED

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4835.4835 WHISPERING PINES			
L306 P621 L313 P694 L339 P64/92 L861 P862/05 LOT 5 WHISPERING PINES. SEC 22 T29N R14W.			* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			WHSPNG PINE1600	100.00	468.00	1.0000 1.0872 1600 100 173,948
			100 Actual Front Feet, 1.07 Total Acres			Total Est. Land Value = 173,948

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road	Fencing: Wd, Split, 2 Rail	16.95	239	50	2,025
X	Gravel Road	D/W/P: Asphalt Paving	3.19	1404	0	0
X	Paved Road	D/W/P: Flagstone/Sand	21.61	112	0	0
X	Storm Sewer	Wood Frame	30.19	97	50	1,464
X	Sidewalk	Residential Local Cost Land Improvements				
X	Water	Description	Rate	Size	% Good	Cash Value
X	Sewer	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
X	Electric	Total Estimated Land Improvements True Cash Value =				8,489
X	Gas					
X	Curb					
X	Street Lights					
X	Standard Utilities					
X	Underground Utils.					

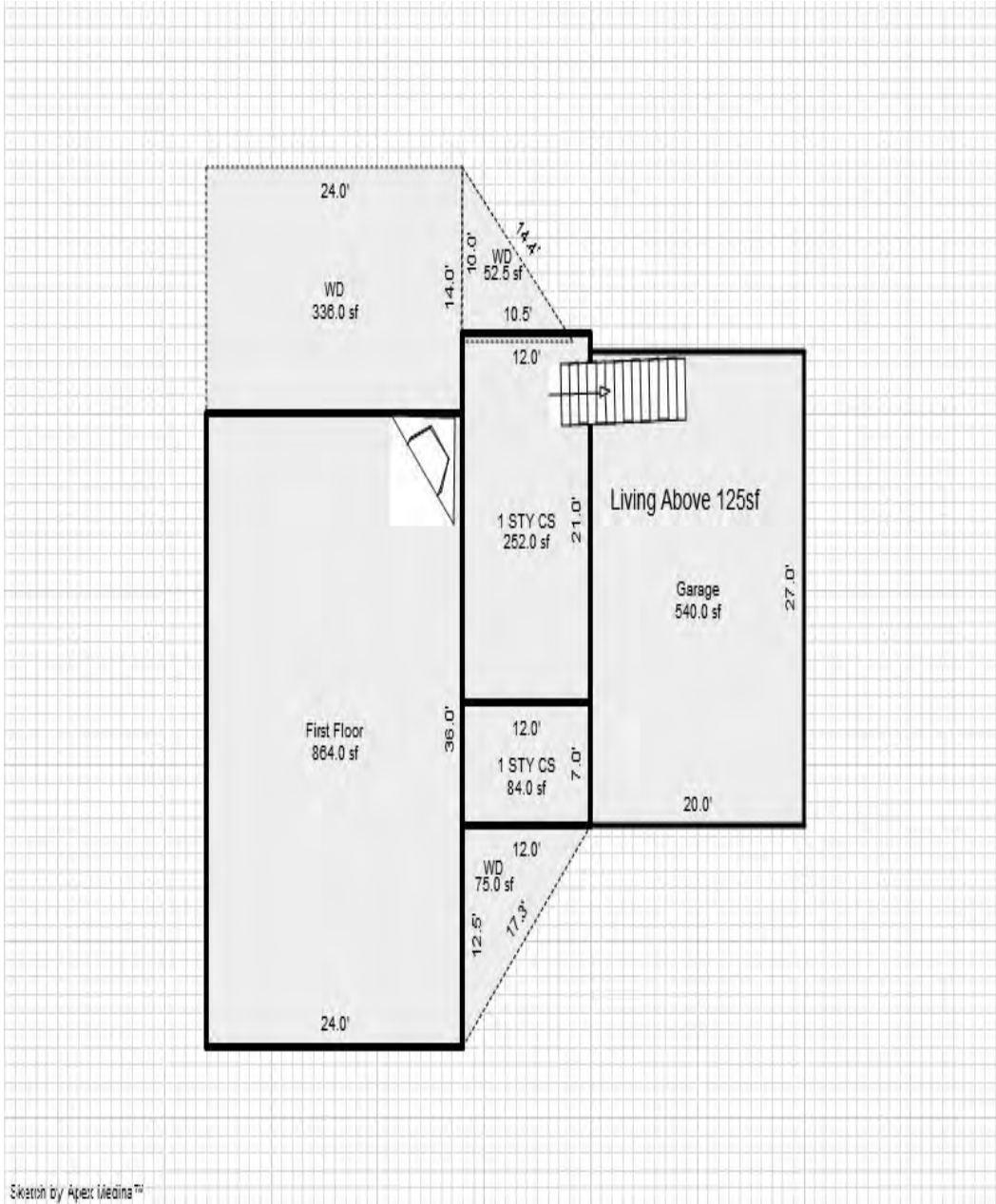
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	2024	87,000	213,100	300,100			233,649C
X	Rolling	2023	76,100	198,600	274,700			222,523C
X	Low	2022	55,000	185,200	240,200			211,927C
X	High	2021	55,000	165,200	220,200			205,157C
X	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	10/28/2009	INSPECTED	2024	87,000	213,100	300,100			233,649C
TPC	04/23/2009	INSPECTED	2023	76,100	198,600	274,700			222,523C
WAS	12/11/2008	INSPECTED	2022	55,000	185,200	240,200			211,927C
			2021	55,000	165,200	220,200			205,157C

*** 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.
CIELINSKI JON M & LINDA B	ATKINS MARK & COURTNEY	340,000	03/12/2013	WD	03-ARM'S LENGTH	1157P631 WD	DEED	100.0
HURST	CIELINSKI	245,000	11/09/2001	WD	03-ARM'S LENGTH	611:378	PROPERTY TRANSFER	0.0

Property Address: 5801 S OAK ST

Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s): ADDITION/ALTERATION Date: 08/08/1991 Number: 91000189 Status:

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 35

Owner's Name/Address: ATKINS MARK & COURTNEY 9050 DEVONSHIRE LAINGSBURG MI 48848

2024 Est TCV 520,472 TCV/TFA: 387.26

X Improved Vacant Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

Public Improvements * Factors * EFF = 171.68, IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WHSPNG PINE1600	125.55	256.75	0.9447	0.9357	1600	100		177,561
126 Actual Front Feet, 0.74 Total Acres Total Est. Land Value =								177,561

Tax Description: L481 P987/98 L611 P378/01 LOT 6 WHISPERING PINES SEC 22 T29N R14W

Comments/Influences: 1728929\$365,000DOM199

X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk

Water D/W/P: 3.5 Concrete 6.77 35 0 0

Sewer D/W/P: Patio Blocks 16.05 75 0 0

X Electric 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

Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

X Level Rolling

X Low High Landscaped Swamp

X Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	88,800	171,400	260,200			198,167C
2023	77,700	159,800	237,500			188,731C
2022	55,000	140,500	195,500			179,744C
2021	55,000	125,300	180,300			174,002C

Who When What

TPC 02/05/2012 INSPECTED

WAS 09/24/2007 INSPECTED

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

2024 88,800 171,400 260,200 198,167C

2023 77,700 159,800 237,500 188,731C

2022 55,000 140,500 195,500 179,744C

2021 55,000 125,300 180,300 174,002C

Who When What

TPC 02/05/2012 INSPECTED

WAS 09/24/2007 INSPECTED

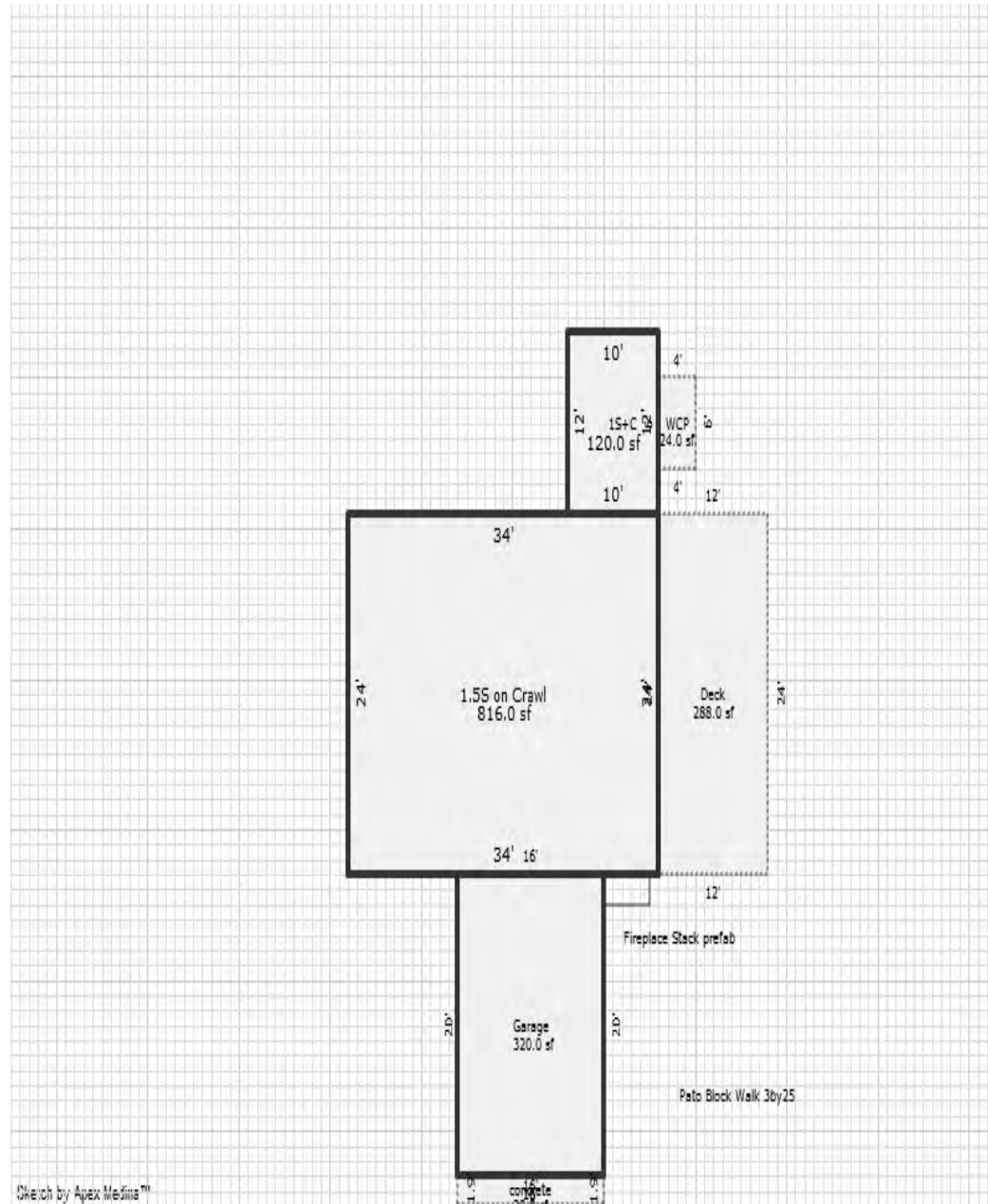
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 120 288	Type WCP (1 Story) Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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: 1.25 STORY		X	Drywall Paneled		Plaster Wood T&G													
Yr Built 1990		Remodeled 2009	Trim & Decoration		X	Ex	Ord	Min										
Condition: Average		Size of Closets				Lg	X Ord	Small										
Room List		Doors		Solid	X	H.C.												
	Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors				Kitchen: Linoleum 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. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 936 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				Many			X	Ave.								
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing												
(3) Roof		(9) Basement Finish				Average Fixture(s)												
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	(10) Floor Support				Plumbing												
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:				(14) Water/Sewer												
		Lump Sum Items:				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY															Cls	C 10	Blt	1990
(11) Heating System: Forced Heat & Cool															Ground Area = 936 SF Floor Area = 1344 SF.			
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85															Building Areas			
	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost												
1.5	Story	Siding	Slab	816														
1	Story	Siding	Slab	120														
				Total:	181,696	154,448												
Other Additions/Adjustments																		
Plumbing																		
	Average Fixture(s)			1	1,518	1,290												
	3 Fixture Bath			1	4,777	4,060												
Water/Sewer																		
	1000 Gal Septic			1	5,002	4,252												
	Water Well, 100 Feet			1	5,973	5,077												
Porches																		
	WCP (1 Story)			120	5,678	4,826												
Deck																		
	Treated Wood			288	5,412	4,600												
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																		
	Base Cost			320	17,370	14,764												
	Common Wall: 1 Wall			1	-2,762	-2,348												
	Door Opener			1	562	478												
Built-Ins																		
	Appliance Allow.			1	2,845	2,418												
Fireplaces																		
	Prefab 1 Story			1	2,665	2,265												
	Direct-Vented Gas			1	3,107	2,641												
<<<<< 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.			
BALLOU CARL H ESTATE	BALLOU ANDREW N	1	02/08/2024	QC	08-ESTATE	2024000655	PROPERTY TRANSFER	0.0			
BALLOU CARL	BALLOU CARL ESTATE	0	05/26/2022	OTH	07-DEATH CERTIFICATE	2023001133	OTHER	0.0			
BALLOU CARL H & NANCY L	BALLOU CARL H	0	10/26/2020	QC	09-FAMILY	2021003422	DEED	0.0			
ROHNS	BALLOU	105,000	12/06/2002	WD	03-ARM'S LENGTH	689:311	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5819 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL		01/22/2003	PE03-0035				
Owner's Name/Address		P.R.E. 0%		MECHANICAL		01/22/2003	PM03-0044				
BALLOU ANDREW N 1707 TUDOR DR ANN ARBOR MI 48103		MAP #: 35		PLUMBING		01/22/2003	PP03-0023				
		2024 Est TCV 451,405 TCV/TFA: 278.65		Res. Single Family		12/16/2002	PB02-0739				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4835.4835 WHISPERING PINES							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				WHSPNG PINE1600	101.48	276.44	0.9963	0.9531	1600	100	154,185
				101 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 154,185							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Water	24.07	96	50	1,155			
				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 = 3,655							
Comments/Influences		Topography of Site									
Two newer 3 bedroom, 2 full-bath homes located in-town Glen Arbor. Non-smoking.		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	77,100	148,600	225,700			143,737C
		TPC 10/26/2017 INSPECTED			2023	67,500	138,400	205,900			136,893C
		WAS 07/14/2007 APPRAISAL			2022	55,000	129,100	184,100			130,375C
					2021	55,000	121,700	176,700			126,211C

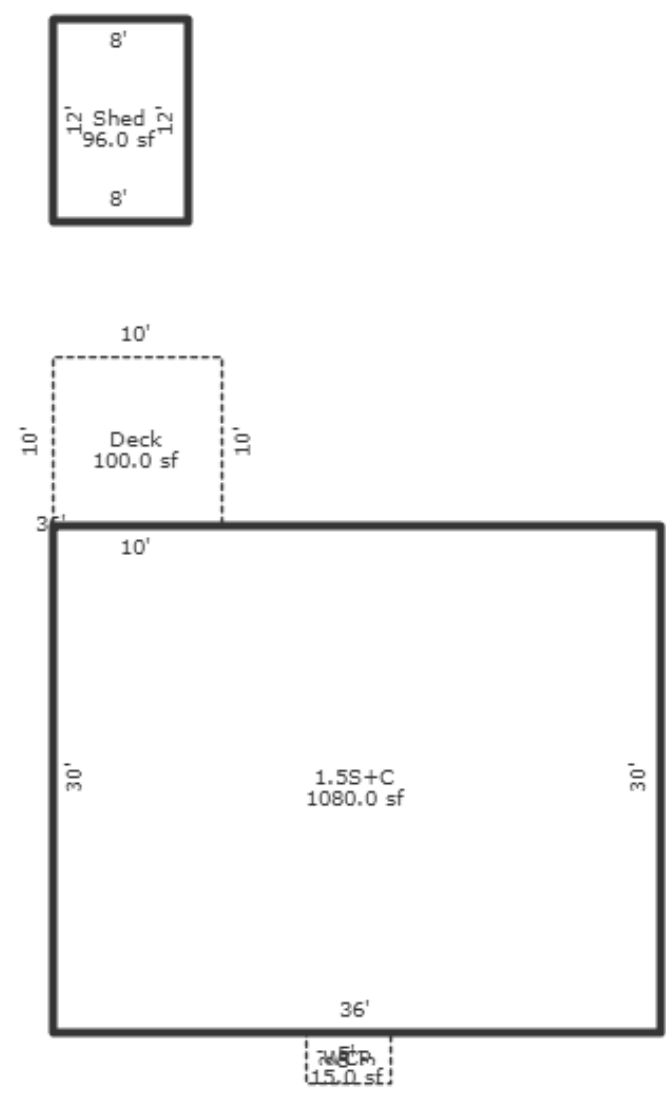


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
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 15 100	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 1.700		Bsmnt Garage:			
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Class: C Effec. Age: 20 Floor Area: 1,620 Total Base New : 215,857 Total Depr Cost: 172,685 Estimated T.C.V: 293,565		Storage Area: No Conc. Floor:				
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C		Blt 2003			
Condition: Average		Size of Closets		Lg	X	Ord	Small	200 Amps Service			E.C.F. X 1.700		Roof:			
Room List		Doors	Solid	X	H.C.	(12) Electric			Ground Area = 1080 SF		Floor Area = 1620 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			200 Amps Service			Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1.5 Story Siding		Crawl Space		Total: 191,952 153,561		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1080 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		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Water/Sewer		1000 Gal Septic		1 1,518 1,214 1 4,777 3,822		
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Deck		Treated Wood		100 2,626 2,101		
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			(14) Water/Sewer			Built-Ins		Appliance Allow.		1 2,845 2,276		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:			Lump Sum Items:			Porches		WCP (1 Story)		15 1,164 931		
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			Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TC		293,565		Totals: 215,857 172,685	
X	Asphalt Shingle	(10) Floor Support		Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:			Lump Sum Items:			Porches		WCP (1 Story)		15 1,164 931		
Chimney:		(10) Floor Support		Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:			Lump Sum Items:			Porches		WCP (1 Story)		15 1,164 931		

*** 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.
DUMBRILLE LYNN H & SANDRA	UP NORTH VENTURES LLC	35,000	08/26/2010	WD	03-ARM'S LENGTH	2010 1058_851W	PROPERTY TRANSFER	100.0
DUMBRILLE LYNN H & SANDRA	UP NORTH VENTURES LLC	280,000	08/26/2010	WD	03-ARM'S LENGTH	2010 1058_851&	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
UP NORTH VENTURES LLC PO BOX 220 GLEN ARBOR MI 49636	MAP #:					
	2024 Est TCV 83,233					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors * DRAIN FIELD FOR ADJ COMME			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			D 200' @ 1000/	108.95	63.00	1.1640 0.6169 1000 100 78,233
			109 Actual Front Feet, 0.16 Total Acres			Total Est. Land Value = 78,233

Tax Description
 PARCEL 2 LOT 7, WHISPERING PINES, ACCORDING TO PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGES 4 & 5, EXCEPT PART OF LOT 7 OF WHISPERING PINES, DESCRIBED MORE FULLY AS FOLLOWS: COMM SW CNR SAID LOT 7; THENCE NORTH 04°49'00" EAST, ALONG WEST LINE OF SAID LOT, 108.95 FT TO POB; THENCE CONTINUING NORTH 04°49'00" EAST ALONG SAID WEST LINE, 165.09 FT; THENCE SOUTH 85°30'59" EAST, 41.61 FT (RECORDED AS SOUTH 85°11'00" EAST, 41.65 FT); THENCE SOUTH 31°42'16" EAST, 164.93 FT (RECORDED AS SOUTH



Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description	Residential Local Cost Land Improvements			
Description	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	39,100	2,500	41,600			19,604C
TPC 12/06/2011 INSPECTED			2023	31,300	2,500	33,800			18,671C
WAS 02/21/2011 INSPECTED			2022	26,500	2,500	29,000			17,782C
			2021	26,500	2,500	29,000			17,214C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAWSON JUDITH & FORTNER C	CRYSTAL RIVER INVESTMENTS	475,000	04/27/2021	WD	19-MULTI PARCEL ARM'S LE	2021003564	REALTOR	100.0
QUICK & FORTNER		0	09/29/2009	QC	03-ARM'S LENGTH	2009 1023-651T	DEED	0.0
QUICK & FORTNER		0	09/29/2009	QC	03-ARM'S LENGTH	2009 1023-651T	DEED	0.0
SHERIDAN MARY E REVOCABLE	DAWSON JUDITH & FORTNER C	0	07/29/2009	PTA	33-TO BE DETERMINED	2009 PTA	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 35					
CRYSTAL RIVER INVESTMENTS LLC 2602 S LINDEN CT DENVER CO 80222		2024 Est TCV 126,939				

Improved	X	Vacant	Land Value Estimates for Land Table 4835.4835 WHISPERING PINES						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			WHSPNG PINE	1600	85.18	252.11	1.0000 0.9314	1600 100	126,939
			85 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =	126,939

Tax Description

THAT PART OF LOT 8 IN THE PLAT OF WHISPERING PINES SEC22 T29N R14W DESCRIBED AS S88DEG31'58"E 85.18' TH N5DEG4'39"E233.47' ALONG OAK ST TH N88DEG21'51"W 98.92' TH S ALONG SUBDIVISION BOUNDRY 233.30' TO POB. .49 A M/L

4/12/2017 PART OF SPLIT FROM 006-122-003-00

FORMERLY L1292P432 L267 P61 L289 P92/88 L299 P283/89 L310 P831/90 L572 P398/01 L626 P995/02 PRT LOT 8 PLAT OF WHISPERING PINES & PRT OF SE 1/4 SEC 22 T29N R14W COM S 1/4

693.12 FT
DEG 47' 3
88 DEG 47
LOT 8 TH
E 150 FT
85.32 FT
S 89 DEG
***BALANC



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	63,500	0	63,500			58,275C
2023	55,500	0	55,500			55,500S
2022	55,000	0	55,000			55,000S
2021	55,000	0	55,000			35,139C

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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.
BRICKER WILLIAM H TRUST	BRICKER BETH ALICE	1	06/10/2015	QC	09-FAMILY	1236P644	PROPERTY TRANSFER	100.0
BRICKER WILLIAM H	BRICKER WILLIAM H ESTATE	0	01/09/2015	AFF	07-DEATH CERTIFICATE	1238P730	OTHER	100.0
CONKLIN	BRICKER	152,000	02/24/1994	WD	03-ARM'S LENGTH	299:282	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5850 S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 08/12/2015					
Owner's Name/Address	MAP #: 35					
BRICKER BETH ALICE PO BOX 614 GLEN ARBOR MI 49636	2024 Est TCV 479,565 TCV/TFA: 326.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4835.4835 WHISPERING PINES					
			* Factors *					
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L269 P162 L299 P282 L381 P959-960/94 . PRT OF LOT 8 PLAT OF WHISPERING PINES & PRT OF SE 1/4 SEC 22 T29N R14W COM S 1/4 COR SD SEC 22 TH N 693.12 FT TH ALG NLY LN ST HWY M-22 S 88 DEG 47' 30" E 1132.56 FT TH N 165.00 FT TH N 88 DEG 47' 30" W 45.90 FT TO SE COR OF SD LOT 8 & FOR POB TH N 88 DEG 47' 30" W 132.00 FT TH N 1 DEG 45' 30" E 149.71 FTTH S 88 DEG 47' 30" E 140.00 FT TH ALG WLY LN OF OAK STREET S 4 DEG 49' 0" W 150.00 FT TO POB WHISPERING PINES. SEC 22 T29N R14W.	X		Dirt Road					
			Gravel Road					
	X		Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
	X		Electric					
			Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					
			Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			Wood Frame	28.79	120	50	1,727	
			Sewer	28.79	120	50	1,727	
			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 = 4,954					



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	85,900	153,900	239,800			182,977C
2023	75,200	143,300	218,500			174,264C
2022	55,000	134,700	189,700			165,966C
2021	55,000	120,000	175,000			160,665C

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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 Wood Frame Building Style: 1.5 STORY Yr Built Remodeled 1986 199 2015 Condition: Average Room List Basement 4 1st Floor 2 2nd Floor 3 Bedrooms (1) Exterior X Wood/Shingle Aluminum/Vinyl Brick X Insulation (2) Windows X Many Avg. Few Large Avg. Small X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof X Gable Hip Flat Gambrel Mansard Shed X Asphalt Shingle Chimney: Metal	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang (4) Interior X Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.	X Gas Wood Oil Coal Elec. Steam X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 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:	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System 1 Wood Stove Direct-Vented Ga Class: C Effec. Age: 30 Floor Area: 1,467 Total Base New : 254,448 Total Depr Cost: 178,113 Estimated T.C.V: 302,792	Interior 1 Story 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 Class: C Effec. Age: 30 Floor Area: 1,467 Total Base New : 254,448 Total Depr Cost: 178,113 Estimated T.C.V: 302,792 E.C.F. X 1.700	Area Type 240 CGEP (1 Story) 96 WPP 48 WCP (1 Story) 280 Treated Wood 	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 512 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:																														
	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1986 (11) Heating System: Forced Air w/ Ducts Ground Area = 1035 SF Floor Area = 1467 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>384</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>432</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>219</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>184,098</td> <td>128,869</td> </tr> </tbody> </table>						Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	384			2 Story	Siding	Crawl Space	432			1 Story	Siding	Crawl Space	219			Total:				184,098	128,869
	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
	1 Story	Siding	Crawl Space	384																																
2 Story	Siding	Crawl Space	432																																	
1 Story	Siding	Crawl Space	219																																	
Total:				184,098	128,869																															
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Water/Sewer 1000 Gal Septic 1 5,002 3,501 Water Well, 100 Feet 1 5,973 4,181 Porches CGEP (1 Story) 240 14,590 10,213 WPP 96 2,926 2,048 WCP (1 Story) 48 3,099 2,169 Deck Treated Wood 280 5,314 3,720 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 512 21,120 14,784 Door Opener 1 562 393 Built-Ins Appliance Allow. 1 2,845 1,991 Fireplaces																																				
<<<<< 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.
BAYBERRY PART LTD	NAUER	315,000	10/31/1997	WD	03-ARM'S LENGTH	457:765	OTHER	0.0

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

Owner's Name/Address	MAP #: 15					
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NAUER RICHARD L & KATHLEEN A 490 BERWYN ST BIRMINGHAM MI 48009-1583	2024 Est TCV 2,400,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table H837.H837 WEST SHORE		
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Public Improvements	* Factors *		514 SHARED			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

<Site Value A> WEST SHORE	2.4M		2400000	100		2,400,000
			1 Units	0.00000	100	0

54 Actual Front Feet, 0.19 Total Acres			Total Est. Land Value =			2,400,000
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Tax Description	X					
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L366 P815 L457 P765/97 UNIT 1 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.						
---	--	--	--	--	--	--

Comments/Influences						
---------------------	--	--	--	--	--	--

	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer				
	X	Electric				
	X	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
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	2024	1,200,000	0	1,200,000			302,747C
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	2023	700,000	0	700,000			288,331C
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	2022	600,000	0	600,000			274,601C
--	------	---------	---	---------	--	--	----------

	2021	600,000	0	600,000			265,829C
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Who	When	What				
TPC	05/30/2021	INSPECTED				
WAS	04/30/2009	INSPECTED				
WAS	12/23/2007	INSPECTED				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HAMILTON WILLIAM & HEATHF	HAMILTON W D & HEATHFIELD	0	12/16/2019	WD	09-FAMILY	2020000114	PROPERTY TRANSFER	0.0		
KIERAS STEPHEN J & ADELE	HAMILTON WILLIAM & HEATHF	2,600,000	08/15/2018	WD	03-ARM'S LENGTH	1337P783	PROPERTY TRANSFER	100.0		
KIERAS STEPHEN J & ADELE	KIERAS STEPHEN J & ADELE	0	05/20/2016	WD	09-FAMILY	1261P378	PROPERTY TRANSFER	0.0		
CHERNEY EDWARD & JOANNE	KIERAS STEPHEN J & ADELE	2,060,000	04/08/2016	WD	03-ARM'S LENGTH	1257P261	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
2 WEST SHORE		School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING		08/26/2002	PP02-0292	100% FINIS		
Owner's Name/Address		P.R.E. 0%		HOUSE		04/19/2001	1864	100% FINIS		
HAMILTON W D & HEATHFIELD S M TRUST 1831 E HASLETT RD WILLIAMSTON MI 48895		MAP #: 15		2024 Est TCV 4,464,541 TCV/TFA: 1160.8						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H837.H837 WEST SHORE						
L366 P815/93 L460 P324/97 UNIT 2 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.		Public Improvements		* Factors *		514 SHARED		Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
		Gravel Road		<Site Value A>	WEST SHORE	2.4M			2400000 100	
		Paved Road					1 Units	0.00000	100	
		Storm Sewer		73 Actual Front Feet,	0.25 Total Acres		Total Est. Land Value =		2,400,000	
		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	10	10,000.00	1 100	10,000		
		Curb		Total Estimated Land Improvements True Cash Value =					10,000	
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X 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
		Who	When	What	2024	1,200,000	1,032,300	2,232,300		1,255,374C
		TPC	04/15/2016	INSPECTED	2023	700,000	777,500	1,477,500		1,195,595C
		WAS	04/30/2009	INSPECTED	2022	600,000	669,900	1,269,900		1,138,662C
		WAS	12/23/2007	INSPECTED	2021	600,000	660,500	1,260,500		1,102,287C

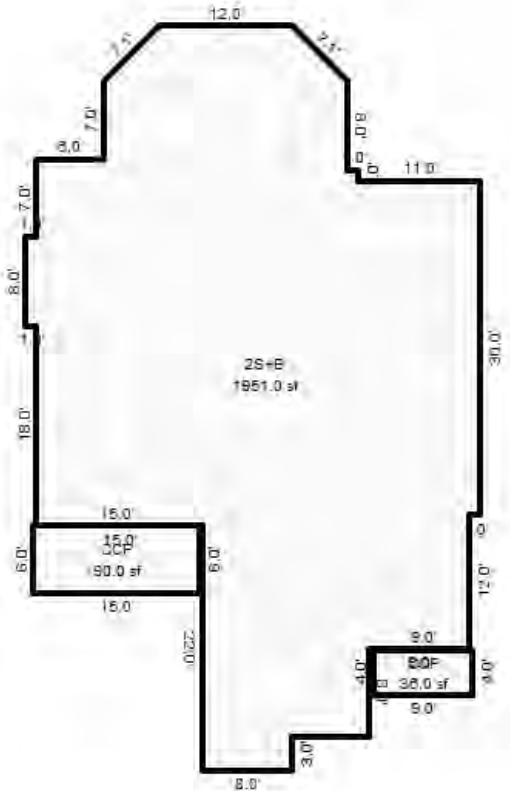


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																			
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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	90	CCP (1 Story)	36	CCP (1 Story)	451	WCP (1 Story)	451	WPP	Year Built: 2001 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: 619 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	X	Ex	Ord	Min	X	Ex	Ord	Min	Size of Closets			X	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	150	Amps Service	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water	1	Public Sewer	Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1923 SF Floor Area = 3846 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 1,923 Total: 685,489 603,230 Other Additions/Adjustments Recreation Room 1928 60,057 52,850 Basement, Outside Entrance, Below Grade 1 4,378 3,853 Plumbing Average Fixture(s) 1 3,407 2,998 3 Fixture Bath 2 21,498 18,918 Porches CCP (1 Story) 90 3,728 3,281 CCP (1 Story) 36 1,647 1,449 WCP (1 Story) 451 22,753 20,023 WPP 451 11,361 9,998 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 619 48,610 42,777 Door Opener 2 1,574 1,385 Water/Sewer Public Water 1 2,261 1,990 Public Sewer 1 2,261 1,990 Built-Ins Appliance Allow. 1 7,043 6,198 Security System 1 9,777 8,604 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
Building Style: 2 STORY		Trim & Decoration		Condition: Average			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Carpeted Other:			(6) Ceilings			X Drywall			(7) Excavation			Basement: 1923 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			(3) Roof			1928 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:		
Yr Built 2001		Remodeled 0		Condition: Average			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Carpeted Other:			(6) Ceilings			X Drywall			(7) Excavation			Basement: 1923 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			(3) Roof			1928 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:		
Condition: Average		Size of Closets			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Carpeted Other:			(6) Ceilings			X Drywall			(7) Excavation			Basement: 1923 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			(3) Roof			1928 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:				
Room List		Size of Closets			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Carpeted Other:			(6) Ceilings			X Drywall			(7) Excavation			Basement: 1923 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			(3) Roof			1928 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:				
Yr Built 2001		Remodeled 0		Condition: Average			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Carpeted Other:			(6) Ceilings			X Drywall			(7) Excavation			Basement: 1923 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			(3) Roof			1928 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:		
Condition: Average		Size of Closets			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Carpeted Other:			(6) Ceilings			X Drywall			(7) Excavation			Basement: 1923 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			(3) Roof			1928 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:				
Room List		Size of Closets			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Carpeted Other:			(6) Ceilings			X Drywall			(7) Excavation			Basement: 1923 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			(3) Roof			1928 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: 12" WD I BEAM 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.
GARDHOUSE RONALD & CHRIST	GLEN ARBOR PROPERTY LLC	4,250,000	10/18/2023	WD	03-ARM'S LENGTH	2023004580	PROPERTY TRANSFER	100.0
GARDHOUSE RONALD & CHRIST		0	10/28/2008	QC	33-TO BE DETERMINED	2008 992/129	DEED	0.0
BAYBERRY PARTNERS	GARDHOUSE	330,000	08/15/1994	WD	03-ARM'S LENGTH	391:292	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 WEST SHORE	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	01/17/1995	95002742	100% FINIS
	P.R.E. 0%		HOUSE	01/13/1995	1432	100% FINIS
Owner's Name/Address	MAP #: 15					
	2024 Est TCV 4,072,648 TCV/TFA: 1330.0					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H837.H837 WEST SHORE				
			Description	Frontage	Depth	Value	
L366 P815 L391 P292/94 UNIT 3 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.	X		<Site Value A> WEST SHORE	2.4M	2400000	100	2,400,000
			1 Units	0.00000	100		0
			54 Actual Front Feet, 0.19 Total Acres		Total Est. Land Value =		2,400,000

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.			

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

Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Rolling		2024	1,200,000	836,300	2,036,300			2,036,300S
Low		2023	700,000	583,800	1,283,800			373,009C
High		2022	600,000	503,200	1,103,200			355,247C
Landscaped	X	2021	600,000	502,800	1,102,800			343,899C
Swamp								
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								

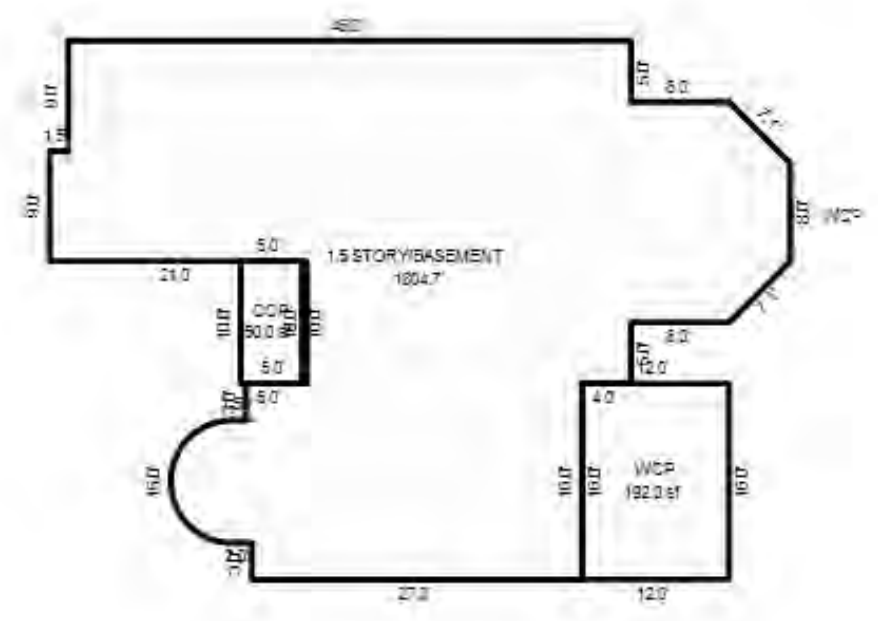



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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family 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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 50 451	Type CCP (1 Story) WCP (1 Story)	Year Built: 1995 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: 1072 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: B Effec. Age: 18 Floor Area: 3,062 Total Base New : 779,852 Total Depr Cost: 639,480 Estimated T.C.V: 1,662,648			E.C.F. X 2.600			Bsmnt Garage:	
Building Style: 1.5 STORY		X	Drywall Paneled						Plaster Wood T&G	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1804 SF Floor Area = 3062 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas			Cls B Blt 1995			Roof:	
Yr Built 1995	Remodeled 0	X	Ex		Ord		Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			1.5 Story Siding Basement 1,804 1 Story Siding Overhang 356			Total: 544,008 446,087				
Room List		X	Lg		Ord		Small	(13) Plumbing			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 1920 59,808 49,043 Exterior Brick Veneer 480 10,997 9,018 Plumbing Average Fixture(s) 1 3,407 2,794 3 Fixture Bath 3 32,247 26,443							
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Porches							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Basement: 1804 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Floor WCP (1 Story) CCP (1 Story)			Door Opener 2 1,574 1,291 Base Cost 1072 69,433 56,935				
X	Insulation	(8) Basement		(9) Basement Finish			Lump Sum Items:			Garages							
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,574 1,291 Base Cost 1072 69,433 56,935							
X	Many Avg. X Few	X	Large Avg. Small	1920			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer							
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Chimney: Brick		1920			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1 7,043 5,775 Security System 1 9,777 8,017							
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			<<<<< 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.					
MORAN PATRICK T & LYNN D	MORAN HOLDINGS	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0					
MORAN HOLDINGS	MORAN HOLDINGS LLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	PROPERTY TRANSFER	0.0					
MORAN HOLDINGS LLC-TRUSTE	MORAN HOLDINGS LLC	0	05/11/2010	WD	03-ARM'S LENGTH	2010 1048_487W	DEED	0.0					
MORAN HOLDINGS LLC-TRUSTE	MORAN HOLDINGS LLC	0	05/11/2010	WD	03-ARM'S LENGTH	2010 1048_485W	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: RESOR	Building Permit(s)	Date	Number	Status					
WEST SHORE		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 0%											
MORAN HOLDINGS LLC PO BOX 189 NEW HUDSON MI 48165		MAP #: 15		2024 Est TCV 2,400,000									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table H837.H837 WEST SHORE								
L366 P815 L417 P792/96 UNIT 4 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.		Public Improvements		* Factors *		514 SHARED							
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MLS 1670239 \$1,400,000 1676598		Gravel Road		<Site Value A> WEST SHORE		2.4M				2400000	100		2,400,000
		Paved Road		70 Actual Front Feet, 0.24 Total Acres				1 Units	0.00000	100			0
		Storm Sewer		Total Est. Land Value =									2,400,000
		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	1,200,000	0	1,200,000	302,747C					
WAS 04/30/2009 INSPECTED		2023	700,000	0	700,000			288,331C					
WAS 12/23/2007 INSPECTED		2022	600,000	0	600,000			274,601C					
		2021	600,000	0	600,000			265,829C					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TUBERGEN JERRY L LIVING T	TOROK STEVEN A & JANET	1,800,000	12/27/2007	PTA	33-TO BE DETERMINED	963/884	DEED	100.0
TUBERGEN JERRY L LIVING T	TOROK STEVEN A & JANET	1,800,000	12/20/2007	WD	03-ARM'S LENGTH	963:884	PROPERTY TRANSFER	100.0
BAYBERRY PARTNERS	DEVOS	1	07/12/1994	WD	03-ARM'S LENGTH	389:499	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 WEST SHORE	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE	01/07/1997	97000005	100% FINIS	
	P.R.E. 100% 07/01/2009					
Owner's Name/Address	MAP #: 15					
TOROK STEVEN A & JANET 1011 WESTWOOD BIRMINGHAM MI 48009	2024 Est TCV 4,078,350 TCV/TFA: 1233.6					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table H837.H837 WEST SHORE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
TOROK STEVEN A & JANET 5485 WEST SHORE DR GLEN ARBOR MI 49636	X		* Factors * 514 SHARED						
			<Site Value A>	WEST SHORE	2.4M		2400000	100	2,400,000
					1 Units	0.00000	100		0
			39 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 2,400,000						
			Land Improvement Cost Estimates						
			Description			Rate	Size % Good	Cash Value	
			Residential Local Cost Land Improvements						
			Description			Rate	Size % Good	Cash Value	
			LAND IMPROVEMENTS 5			5,000.00	1 100	5,000	
			Total Estimated Land Improvements True Cash Value = 5,000						

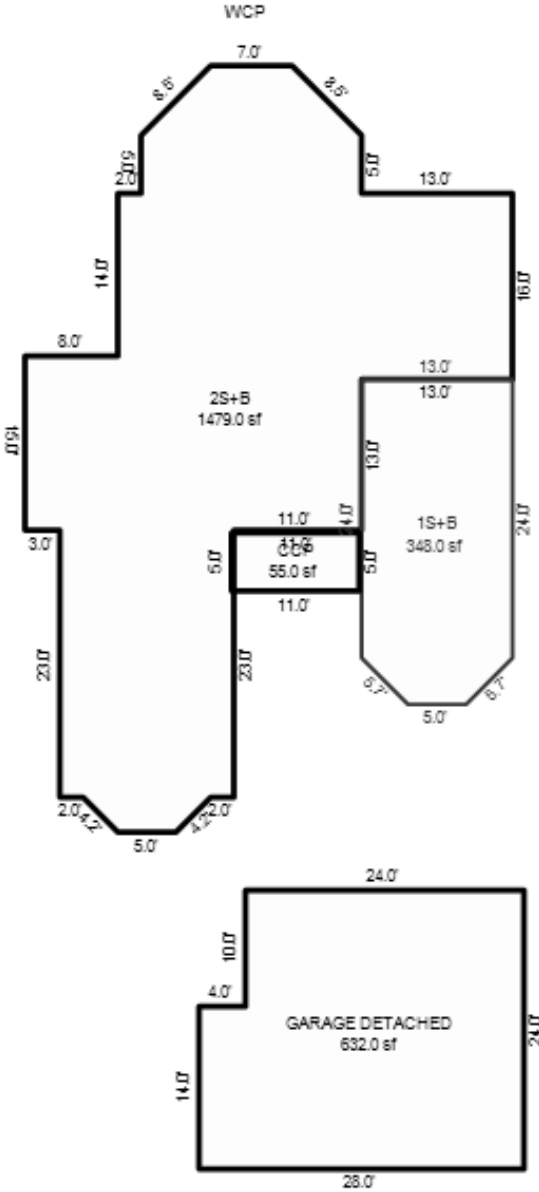
Tax Description	X	Standard Utilities	Underground Utils.
L366 P815 L389 P499 L434 P907/96 UNIT 5 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.	X		
Comments/Influences	X		



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	1,200,000	839,200	2,039,200			826,042C
X Rolling	2023	700,000	631,700	1,331,700			786,707C
X Low	2022	600,000	544,100	1,144,100			749,245C
X High	2021	600,000	543,600	1,143,600			725,310C
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***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TUBERGEN JERRY & MARCIA F	VALADE GARY C & MARGARET	1,062,500	04/28/2008	WD	03-ARM'S LENGTH	977/515	PROPERTY TRANSFER	100.0
VALADE GARY C & MARGARET		0	04/23/2008	WD	03-ARM'S LENGTH	977/509	DEED	0.0
TUBERGEN JERRY L TRUST	TUBERGEN JERRY & MARCIA F	0	12/20/2007	WD	03-ARM'S LENGTH	963:583	OTHER	0.0

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

Owner's Name/Address	MAP #: 15	2024 Est TCV 2,400,000
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Improved	X	Vacant	Land Value Estimates for Land Table H837.H837 WEST SHORE
Public Improvements			* Factors * 514 SHARED

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L366 P815 L428 P796 L451 P505 L503 P356 L784 P105/04 UNIT 6 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.	<Site Value A> WEST SHORE	2.4M				2400000	100		2,400,000
				1 Units	0.00000	100			0
	86 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	2,400,000

Comments/Influences	X	Sewer
2008 LAND SALE	X	Electric
	X	Gas
	X	Curb
	X	Street Lights
	X	Standard Utilities
		Underground Utils.

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,200,000	0	1,200,000			482,002C
2023	700,000	0	700,000			459,050C
2022	600,000	0	600,000			437,191C
2021	600,000	0	600,000			423,225C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VALADE MARGARET A QPRT	VALADE MARGARET A TRUST	0	05/16/2023	WD	09-FAMILY	2023002378	PROPERTY TRANSFER	0.0
VALADE GARY C & MARGARET	VALADE MARGARET A	1	12/27/2012	WD	03-ARM'S LENGTH	1149P287	PROPERTY TRANSFER	0.0
VALADE MARGARET A	VALADE MARGARET A QPRT	1	12/27/2012	WD	03-ARM'S LENGTH	1149P290	DEED	0.0
GORDON NANCY J TRUST	VALADE GARY C & MARGARET	2,875,000	01/12/2007	WD	03-ARM'S LENGTH	927:987	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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7 WEST SHORE	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	12/08/2015	PM15-0654		
	P.R.E. 0%	HOUSE	01/28/1998	98000016	100% FINIS	

Owner's Name/Address	MAP #: 15
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VALADE MARGARET A TRUST 201 W BIG BEAVER RD SUITE 1200 TROY MI 48084	2024 Est TCV 5,036,312 TCV/TFA: 1392.4
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X Improved	Vacant	Land Value Estimates for Land Table H837.H837 WEST SHORE
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Public Improvements	* Factors *	514 SHARED
Description	Frontage	Depth
<Site Value A> WEST SHORE	2.4M	2400000 100
	1 Units	0.00000 100
55 Actual Front Feet, 0.19 Total Acres	Total Est. Land Value =	2,400,000

Tax Description	Value
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L366 P815 L396 P487/94 UNIT 7 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.	0
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Comments/Influences	Land Improvement Cost Estimates
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\$1,515/PER SQ FT SFA	Description	Rate	Size % Good	Cash Value
	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
	LAND IMPROVEMENTS 10	10,000.00	2 100	20,000
	Total Estimated Land Improvements True Cash Value =			20,000

Topography of Site

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

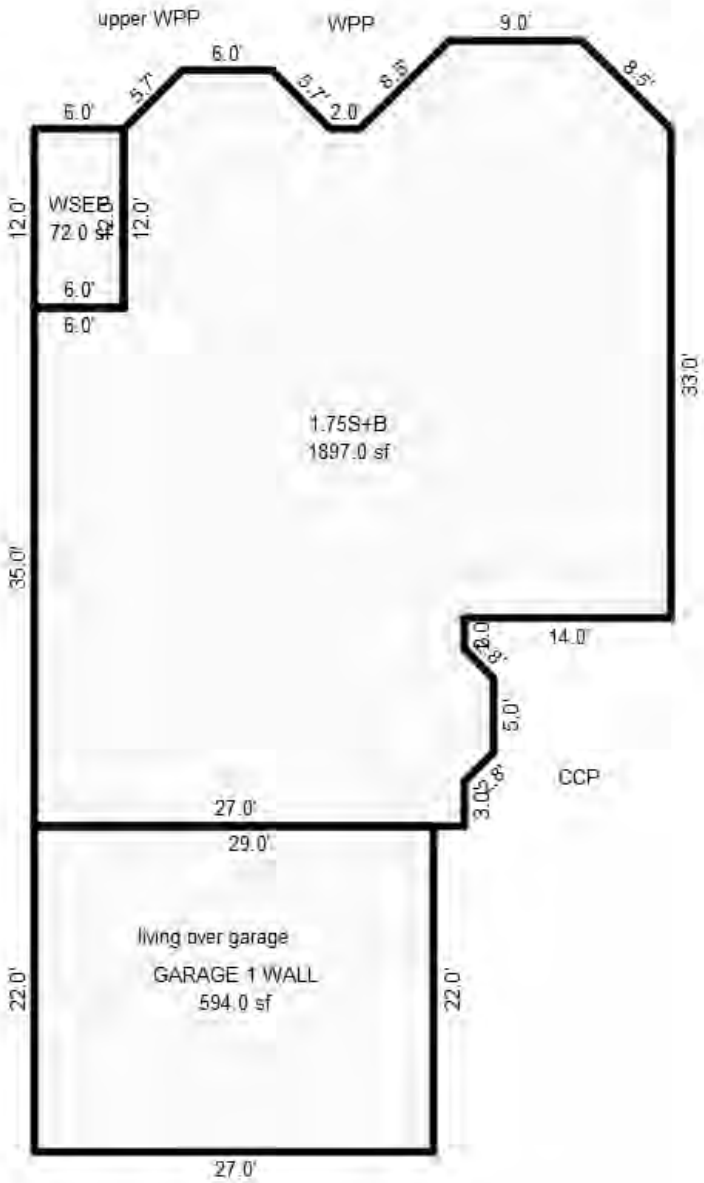
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,200,000	1,318,200	2,518,200			1,359,937C
2023	700,000	993,700	1,693,700			1,295,179C
2022	600,000	856,700	1,456,700			1,233,504C
2021	600,000	847,000	1,447,000			1,194,099C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 1998 Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 280 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 594 % 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: 1.75 STORY		X	Drywall Paneled	Plaster Wood T&G														
Yr Built 1998		Remodeled 0	X	Ex	Ord	Min												
Condition: Average		Size of Closets		X	Lg	Ord	Small											
Room List		Doors	X	Solid	H.C.													
	Basement 7 1st Floor 4 2nd Floor 3 Bedrooms	(5) Floors																
(1) Exterior		Kitchen: Other: 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: 1897 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																
(3) Roof		1419	Recreation SF Living SF	4	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: Stone		Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:																
		(12) Electric																
		200 Amps Service																
		No./Qual. of Fixtures																
X	Ex.	Ord.	Min															
		No. of Elec. Outlets																
X	Many	Ave.	Few															
		(13) Plumbing																
1	Average Fixture(s)																	
5	3 Fixture Bath																	
1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
		(14) Water/Sewer																
1	Public Water																	
1	Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
		Lump Sum Items:																
		Class: A																
		Effec. Age: 22																
		Floor Area: 3,617																
		Total Base New : 1,290,093																
		Total Depr Cost: 1,006,274																
		Estimated T.C.V: 2,616,312																
		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY																
		(11) Heating System: Forced Heat & Cool																
		Ground Area = 1897 SF Floor Area = 3617 SF.																
		Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78																
		Building Areas																
		Stories Exterior Foundation																
		1.75 Story Siding Basement																
		1 Story Siding Overhang																
		Total: 925,450 721,852																
		Other Additions/Adjustments																
		Recreation Room																
		Exterior																
		Stone Veneer																
		Basement, Outside Entrance, Below Grade																
		Plumbing																
		Average Fixture(s)																
		3 Fixture Bath																
		2 Fixture Bath																
		Porches																
		WCP (1 Story)																
		Foundation: Shallow																
		WSEP (1 Story)																
		WPP																
		WPP																
		Garages																
		Class: A Exterior: Siding Foundation: 42 Inch (Finished)																
		Base Cost																
		Common Wall: 1 Wall																
		Door Opener																
		Stone Veneer																
		<<<<< 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.
MOCERI MARIA C	MOCERI FAMILY LIVING TRUS	0	08/29/2007	QC	09-FAMILY	952:770	OTHER	0.0
MOCERI DOMINIC J & MARIA	MOCERI MARIA C	0	01/13/2006	QC	09-FAMILY	900:400	OTHER	0.0
BAYBERRY PART	MOCERI	365,000	05/02/1994	WD	03-ARM'S LENGTH	385:722	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8 WEST SHORE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/21/2014	PM14-0140	
Owner's Name/Address	P.R.E. 0%		HOUSE	09/29/1995	95003249	
MOCERI FAMILY LIVING TRUST 3005 UNIVERSITY DR AUBURN HILLS MI 48326	MAP #: 15					
	2024 Est TCV 5,570,707 TCV/TFA: 1086.3					

X Improved		Vacant	Land Value Estimates for Land Table H837.H837 WEST SHORE			
Public Improvements			* Factors * 514 SHARED			
Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
<Site Value A> WEST SHORE		2.4M				2400000 100 2,400,000
				1 Units	0.00000 100	0
		68 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =				2,400,000

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value	
L366 P815 L385 P722/94 L900 P400/06 UNIT	X	Dirt Road					
8 WEST SHORE CONDOMINIUM REC IN L364	X	Gravel Road					
P335-375 SEC 14 T29N R14W.	X	Paved Road					
Comments/Influences	X	Storm Sewer					
DOM 924	X	Sidewalk					
	X	Water					
	X	Sewer	D/W/P: Patio Blocks	24.24	375 0	0	
	X	Electric	Hot Tub	20,590.00	1 50	10,295	
	X	Gas	Residential Local Cost Land Improvements				
	X	Curb	Description	Rate	Size % Good	Cash Value	
	X	Street Lights	LAND IMPROVEMENTS 10	10,000.00	1 100	10,000	
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value =				20,295
	X	Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
X Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2024	1,200,000	1,585,400	2,785,400	546,079C
TPC	01/07/2011	INSPECTED	2023	700,000	1,194,300	1,894,300	520,076C
WAS	04/30/2009	INSPECTED	2022	600,000	1,096,800	1,696,800	495,311C
WAS	12/23/2007	INSPECTED	2021	600,000	1,122,700	1,722,700	479,488C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: 1995 Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 590 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X			776 WPP 87 CPP 33 CCP (1 Story) 33 CPP		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75 STORY		Yr Built 1995		Remodeled 0	X	Ex	Ord	Min	X			Class: A Effec. Age: 25 Floor Area: 5,128 Total Base New : 1,615,603 Total Depr Cost: 1,211,697 Estimated T.C.V: 3,150,412		E.C.F. X 2.600		
Condition: Average		Size of Closets		X	Lg	Ord	Small	Central Air Wood Furnace			Total Base New : 1,615,603 Total Depr Cost: 1,211,697 Estimated T.C.V: 3,150,412		E.C.F. X 2.600			
Room List		Doors X Solid		H.C.	(5) Floors			(12) Electric			Total Base New : 1,615,603 Total Depr Cost: 1,211,697 Estimated T.C.V: 3,150,412		E.C.F. X 2.600			
Basement 1st Floor 2nd Floor 7 Bedrooms		Kitchen: Ceramic Til Other: Hardwood Other: Carpeted		200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls A Blt 1995			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X Ex. Ord. Min			Ground Area = 2762 SF Floor Area = 5128 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X Many Ave. Few			(13) Plumbing			Building Areas						
X	Insulation	(7) Excavation		1 Average Fixture(s) 5 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 1 Story Siding Overhang			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		Basement: 2762 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			1 1 Story Siding Overhang			1.75 Story Siding 2,762 295 Total: 1,271,288 953,464						
X	Many Avg. Few	X	Large Avg. Small	1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding Overhang			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding Overhang			Recreation Room 2694 98,412 73,809 Exterior Brick Veneer 810 20,274 15,205 Basement, Outside Entrance, Below Grade 2 10,375 7,781						
X	Asphalt Shingle	(9) Basement Finish		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding Overhang			Plumbing						
(3) Roof		2694 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding Overhang			Average Fixture(s) 1 4,215 3,161 3 Fixture Bath 4 53,113 39,835 Separate Shower 1 3,808 2,856						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding Overhang			Porches					
Chimney: Stone		Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding Overhang			CPP 87 2,975 2,231 CCP (1 Story) 33 2,169 1,627 CPP 33 1,254 940 WPP 776 21,162 15,871						
				Lump Sum Items:			Garages			Class: A Exterior: Siding Foundation: 42 Inch (Finished)						
							1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 590 60,770 45,577 Common Wall: 1.5 Wall 1 -6,597 -4,948 Door Opener 1 885 664						
							Water/Sewer			Water/Sewer						
							1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 2,624 1,968						
										<<<<< 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.
HALL JOHN C & KELLY M	HEFFERON TIMOTHY W & KONR	455,000	09/28/2010	WD	03-ARM'S LENGTH	2010 1062-490	PROPERTY TRANSFER	100.0
HAARZ PATRICIA A TRUST	HALL JOHN C & KELLY M	495,000	09/16/2005	WD	03-ARM'S LENGTH	872:155	OTHER	100.0
YARED	HAARZ TRUST	385,000	07/21/2000	WD	03-ARM'S LENGTH	550:170	PROPERTY TRANSFER	0.0
HAKKEN	YARED	167,000	06/02/1995	WD	03-ARM'S LENGTH	405:698	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (Building Permit(s)	Date	Number	Status
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1 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 38	2024 Est TCV 609,560 TCV/TFA: 708.79		
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Owner's Name/Address	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO																														
HEFFERON TIMOTHY W & KONRAD LEEANN 4306 ARLINGTON DR ROYAL OAK MI 48073	<table border="1"> <thead> <tr> <th>X</th> <th>Improved</th> <th>Vacant</th> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>WILDERNESS LKMI>1000SQ&END</td> <td></td> <td></td> <td>1</td> <td>Units300000.00000</td> <td>100</td> <td>300,0</td> </tr> <tr> <td colspan="9">0.00 Total Acres Total Est. Land Value =</td> <td>300,000</td> </tr> </tbody> </table>	X	Improved	Vacant	Description	Frontage	Depth	Rate	%Adj.	Reason	Value				WILDERNESS LKMI>1000SQ&END			1	Units300000.00000	100	300,0	0.00 Total Acres Total Est. Land Value =									300,000
X	Improved	Vacant	Description	Frontage	Depth	Rate	%Adj.	Reason	Value																						
			WILDERNESS LKMI>1000SQ&END			1	Units300000.00000	100	300,0																						
0.00 Total Acres Total Est. Land Value =									300,000																						

Tax Description
 L373 P289 L405 P698&699 L550 P170/00 L872
 P155/05 APT A-1 WILDERNESS CONDOMINIUM
 REC IN L168 P32-81 SECS 14 & 23 T29N
 R14W. , 2ND AMD 2023005220

Comments/Influences
 LAKE MICHIGAN-BLDG A-OJIBWAY-4/2-END
 2008-
 1 WILDERNESS
 \$549,900

ACTIVE
 WHOLE OWNERSHIP CONDOMINIUM



ECK OF THIS
 D ENJOY THE WIDE
 BEAR BAY THAT IS
 LLS AND SUNSETS.
 WITH TWO
 HAT SLEEPS UP TO
 CENT UPGRADES
 LOORING, KITCHEN
 D DRYER, AND NEW
 ATE UNIT THAT IS
 IT IS IN A QUIET
 TO GLEN ARBOR
 S TO OFFER. GREAT
 A RENTAL. ALL
 ER MONTH

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	150,000	154,800	304,800			245,780C
2023	120,000	139,600	259,600			234,077C
2022	105,000	132,100	237,100			222,931C
2021	105,000	122,300	227,300			215,810C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 145 93	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: C +10 Effec. Age: 25 Floor Area: 860 Total Base New : 152,863 Total Depr Cost: 114,652 Estimated T.C.V: 309,560		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:										
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items: 12,000		Notes: 1,8,15-OJIBWAY-4/2 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 309,560	
Yr Built Remodeled 1973 200 2003		Condition: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors Kitchen: Other: Other:			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 860 SF Floor Area = 860 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 860 Total: 120,609 90,462		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,138 Deck Treated Wood 145 3,448 2,586 Treated Wood 93 2,535 1,901 Water/Sewer Public Water 1 1,536 1,152 Public Sewer 1 1,536 1,152 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Interior 2 Story 1 6,836 5,127 Unit-in-Place Cost Items 1 0 0 Lump Sum Items END UNIT Totals: 152,863 114,652		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Totals: 152,863 114,652		ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 309,560			
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 860 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											
X		Wood/Shingle Aluminum/Vinyl Brick Insulation																					
(2) Windows		Many Avg. X Avg. Large Small																					
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																					
(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed																					

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

BUILDING A



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.

Property Address Class: RESIDENTIAL CONDO Zoning: R-5 (Building Permit(s) Date Number Status

2 WILDERNESS School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address MAP #: 38

WADSWORTH LESLIE & WADSWORTH MARTHA 2024 Est TCV 631,649 TCV/TFA: 479.25

13941 VAN DYKE RD X Improved Vacant Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

PLAINFIELD IL 60544 Public Improvements * Factors *

Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END	1	Units	300000	0.00000	100		300,0
0.00 Total Acres Total Est. Land Value =							300,000

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

L532 P193/00 APT A-2 WILDERNESS Topography of Site

CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220 Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Comments/Influences Who When What

LAKE MICHIGAN-BLDG A-OVERLOOK-4/2-END TPC 07/27/2017 INSPECTED WAS 09/27/2007 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	150,000	165,800	315,800			239,396C
2023	120,000	149,000	269,000			227,997C
2022	105,000	140,300	245,300			217,140C
2021	105,000	129,200	234,200			210,204C

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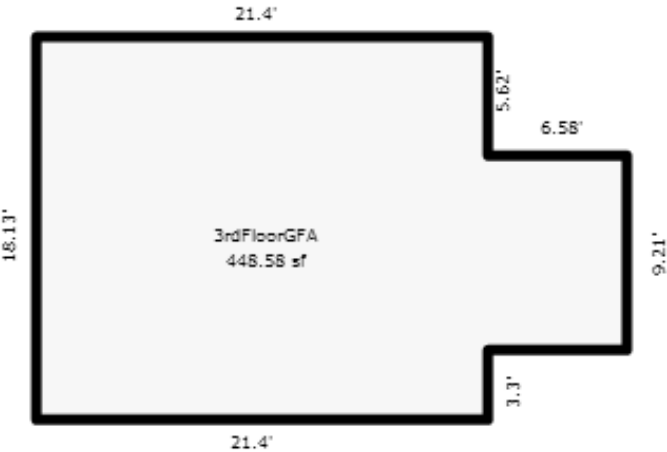
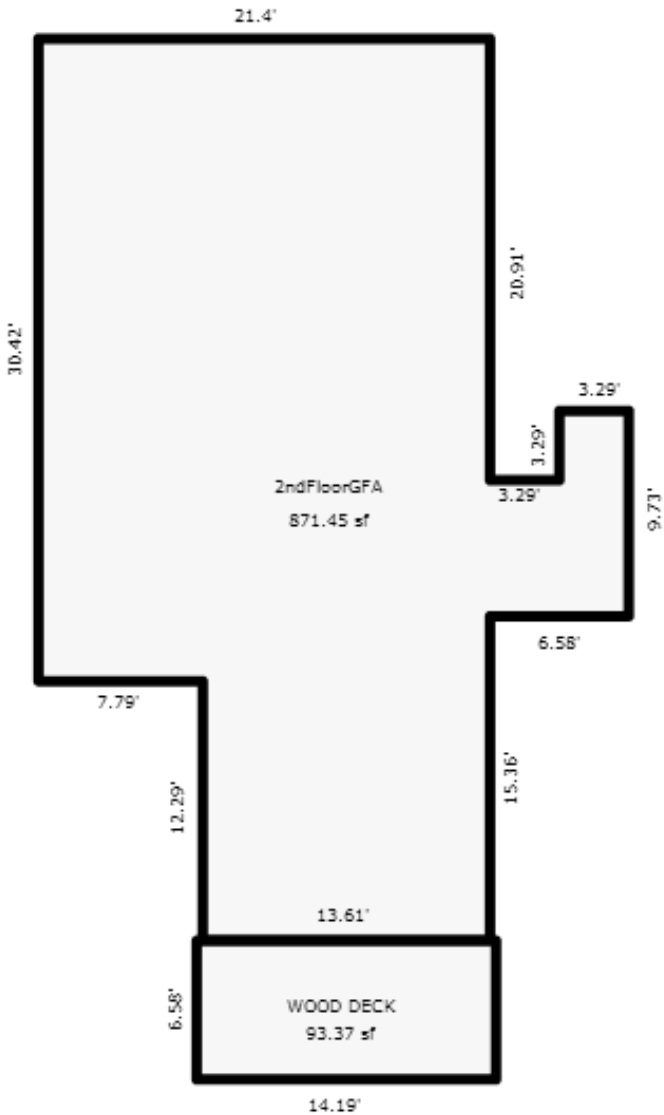
*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 93	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,318 Total Base New : 175,476 Total Depr Cost: 122,833 Estimated T.C.V: 331,649		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			Total Base New : 175,476 Total Depr Cost: 122,833 Estimated T.C.V: 331,649		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 879 SF Floor Area = 1318 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Slab 879 Total: 148,893 104,226							
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 93 2,535 1,774 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0 Lump Sum Items END UNIT 5,000 3,500 Totals: 175,476 122,833						
Room List		Doors	Solid	X	H.C.	(12) Electric			Notes: 2,9,16-OVERLOOK-4/2 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 331,649							
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			(14) Water/Sewer									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			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		(8) Basement		Many X Ave. Few			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 879 S.F. Height to Joists: 0.0		Lump Sum Items: 1											
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												
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney: Brick																

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

BUILDING A



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAPEHART HARRIET H TRUST	MACKEY LARRY ALLEN & ANN	547,500	07/09/2003	WD	03-ARM'S LENGTH	746:56	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
3 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING	01/09/2004	PP04-0007	
	P.R.E. 0%		MECHANICAL	01/09/2004	PM04-0016	
Owner's Name/Address	MAP #: 38		ELECTRICAL	12/09/2003	PE03-0918	
MACKEY ANN CARR REVOCABLE TRUST 10911 LAKESHORE DR EAST CARMEL IN 46033-3912	2024 Est TCV 568,458 TCV/TFA: 565.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO						
			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
L459 P459/97 L746 P56/03 L861 P324/05 APT A-3 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS LKMI>1000SQ&END	1 Units	300000.00000	100			300,0
			0.00 Total Acres			Total Est. Land Value =		300,000	

Comments/Influences
 ASPEN-LAKE MICHIGAN-BLDG A-3W

- 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	150,000	134,200	284,200			229,938C
2023	120,000	120,300	240,300			218,989C
2022	105,000	112,900	217,900			208,561C
2021	105,000	103,700	208,700			201,899C



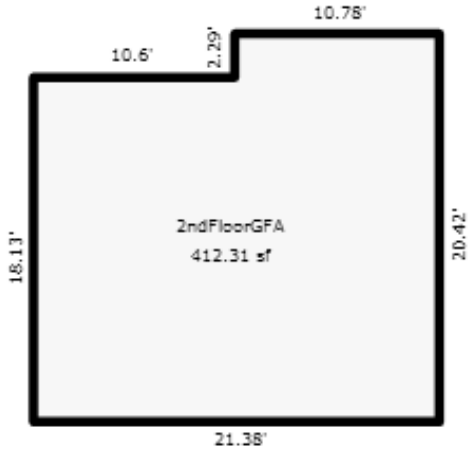
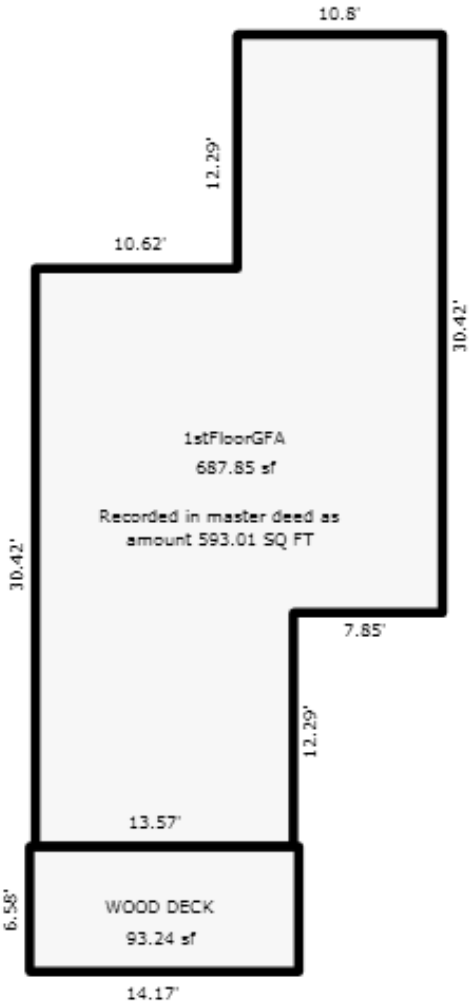
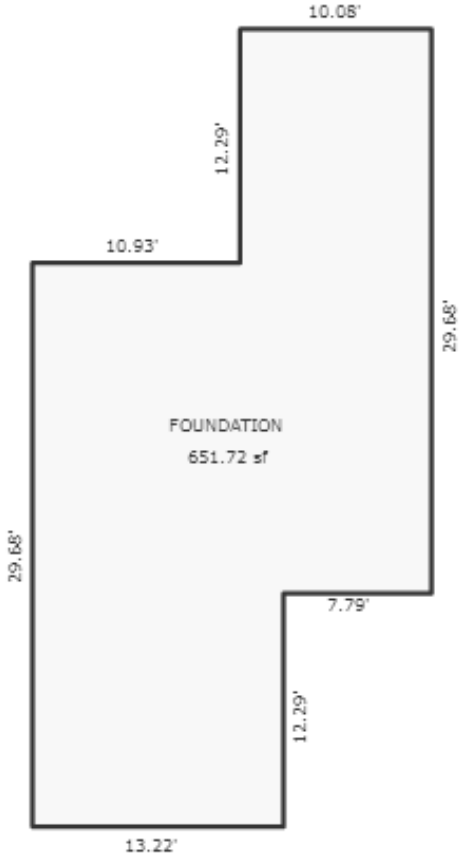
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 93	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,005 Total Base New : 142,036 Total Depr Cost: 99,429 Estimated T.C.V: 268,458		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:							
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(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 Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 670 SF Floor Area = 1005 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 670 Total: 120,453 84,322	
Yr Built Remodeled 1973 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors Kitchen: Other: Other:		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 670 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:		Notes: 3,6,10,13,17,20-ASPEN-3W ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 268,458	
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed			Chimney: Brick			Totals: 142,036 99,429		Lump Sum Items:								

*** 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.
DORE	CARPENTER	193,800	09/22/1995	WD	03-ARM'S LENGTH	411:870	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
4 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CARPENTER CHARLES A & MARY C 695 WESTCHESTER WAY BIRMINGHAM MI 48009	MAP #: 38					
	2024 Est TCV 507,606 TCV/TFA: 565.26					

	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			WILDERNESS LK MICH A B C	1 Units	260000.00000	100 260,0
				0.00 Total Acres	Total Est. Land Value =	260,000

Tax Description
L250 P552 L411 P870&871/95 APT A-4
WILDERNESS CONDOMINIUM REC IN L168 P32-81
SECS 14 & 23 T29N R14W. , 2ND AMD
2023005220

Comments/Influences
JUNIPER-LAKE MICHIGAN-BLDG A-2N

- 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



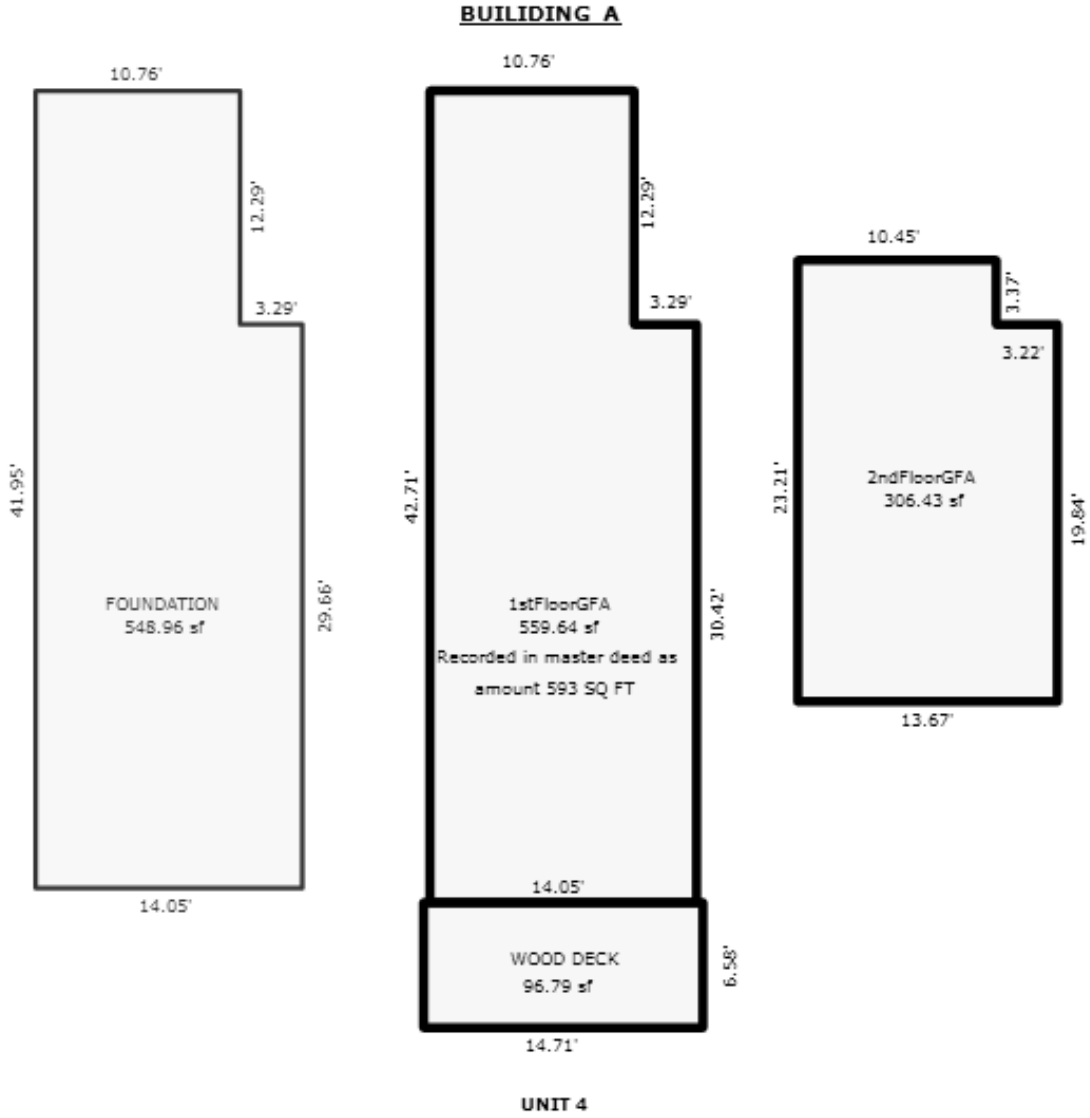
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	130,000	123,800	253,800			138,997C
2023	110,000	111,000	221,000			132,379C
2022	90,000	104,200	194,200			126,076C
2021	90,000	95,700	185,700			122,049C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 898 Total Base New : 131,027 Total Depr Cost: 91,706 Estimated T.C.V: 247,606		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 Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 599 SF Floor Area = 898 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Yr Built 1973	Remodeled 0	Condition: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(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 1.5 Story Siding Crawl Space 599 Total: 109,403 76,570		
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 599 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		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 96 2,576 1,803 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0 Totals: 131,027 91,706		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows Many Avg. X Large Avg. Small Few		(3) Roof Gable Hip Flat Gambrel Mansard Shed			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCv: 247,606				

*** 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.
BARST RANDY R TRUST	BARST RANDY R	0	09/09/2020	QC	09-FAMILY	2020005973	PROPERTY TRANSFER	0.0
BARST RANDY R	BARST RANDY R	0	09/09/2020	QC	09-FAMILY	2020005974	OTHER	0.0
BARST ROSELYN C & BARST R	BARST RANDY R TRUST	1	12/28/2009	QC	09-FAMILY	2009 1036-696Q	DEED	0.0
MOCERI	BARST ET AL	38,000	03/07/1992	MLC	16-LC PAYOFF	340:504	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (Building Permit(s)	Date	Number	Status
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5 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 10/26/2016					

Owner's Name/Address	MAP #: 38					
BARST RANDY R PO BOX 391 GLEN ARBOR MI 49636	2024 Est TCV 507,606 TCV/TFA: 565.26					

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
WILDERNESS LK MICH A B C			1	Units	260000.00000 100	260,0
0.00 Total Acres					Total Est. Land Value =	260,000

Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
L340 P504 L342 P277/92 L569 P982/01 DC L929 P81/07 APT A-5 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220	

Comments/Influences	JUNIPER-LAKE MICHIGAN-BLDG A-2N
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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			
Who	When	What	2024	130,000	123,800	253,800			129,534C
TPC 07/27/2017 INSPECTED	WAS 09/27/2007 INSPECTED		2023	110,000	111,000	221,000			123,366C
			2022	90,000	104,200	194,200			117,492C
			2021	90,000	95,700	185,700			113,739C

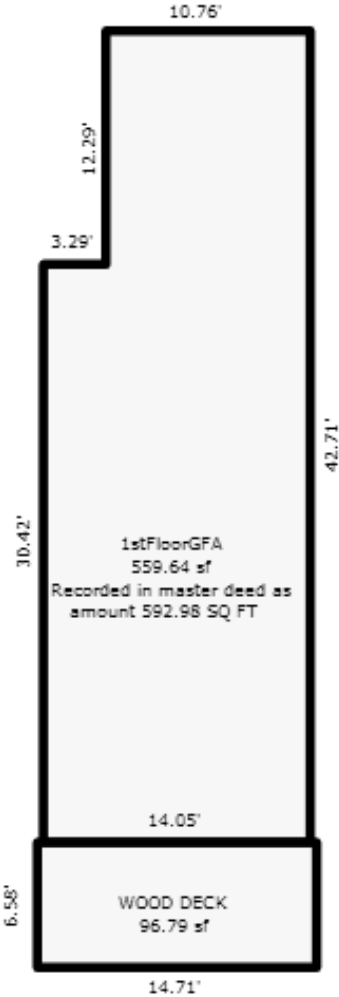
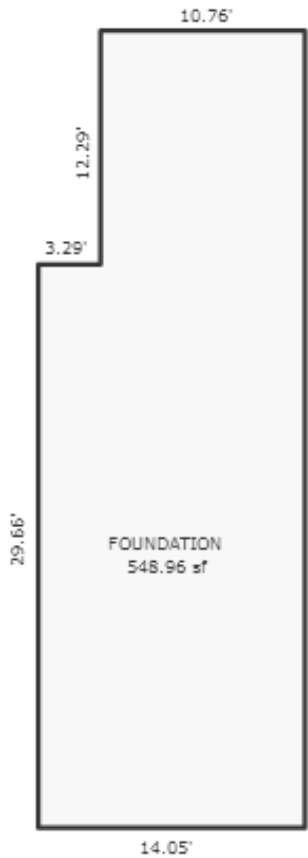
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County of Leelanau, Michigan

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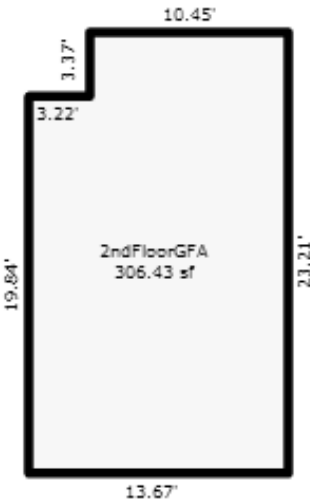
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 898 Total Base New : 131,027 Total Depr Cost: 91,706 Estimated T.C.V: 247,606		E.C.F. X 2.700		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 Cls C 10 Blt 1973		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		(11) Heating System: Electric Baseboard		
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Ground Area = 599 SF Floor Area = 898 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		
Condition: Average		Size of Closets Lg X Ord Small		0 Amps Service			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 599		Total: 109,403 76,570		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,518 1,063		
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood 96 2,576 1,803		Water/Sewer		
(1) Exterior	(6) Ceilings		Basement: 0 S.F. Crawl: 599 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Public Water		Public Water 1 1,536 1,075		Public Sewer 1 1,536 1,075		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Built-Ins		Appliance Allow. 1 2,845 1,991		Fireplaces	
(2) Windows	Many Avg. X Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Interior 2 Story 1 6,836 4,785		Unit-in-Place Cost Items		1 0 0		
X	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			Lump Sum Items:			Notes: 4,5,11,12,18,19,25,26,27,32,33		Totals: 131,027 91,706		ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 247,606	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Totals: 131,027 91,706		ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 247,606				
X	Asphalt Shingle	(10) Floor Support													

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

BUILDING A



UNIT 5



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RACINE	LFAFAVE	480,000	08/06/2001	WD	03-ARM'S LENGTH	594:855	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LFAFAVE RICHARD C & ANN C 3154 WENDOVER RD TROY MI 48084	MAP #: 38					
	2024 Est TCV 568,458 TCV/TFA: 565.63					

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	300000.00000	100		300,0
			0.00 Total Acres	Total Est. Land Value =			300,000

Tax Description
 L250 P573/84 L284 P344/88 L594 P855/01
 APT A-6 WILDERNESS CONDOMINIUM REC IN
 L168 P32-81 SECS 14 & 23 T29N R14W. ,
 2ND AMD 2023005220

Comments/Influences
 ASPEN-LAKE MICHIGAN-BLDG A-3W

- 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	150,000	134,200	284,200			229,938C
2023	120,000	120,300	240,300			218,989C
2022	105,000	112,900	217,900			208,561C
2021	105,000	103,700	208,700			201,899C

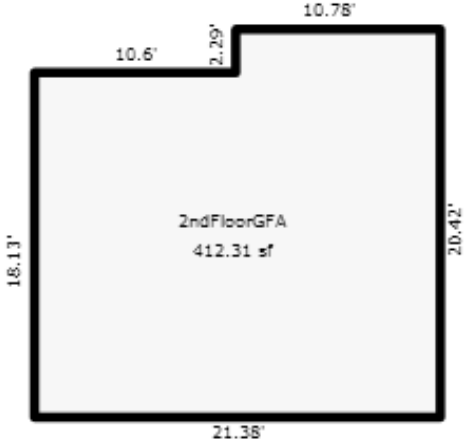
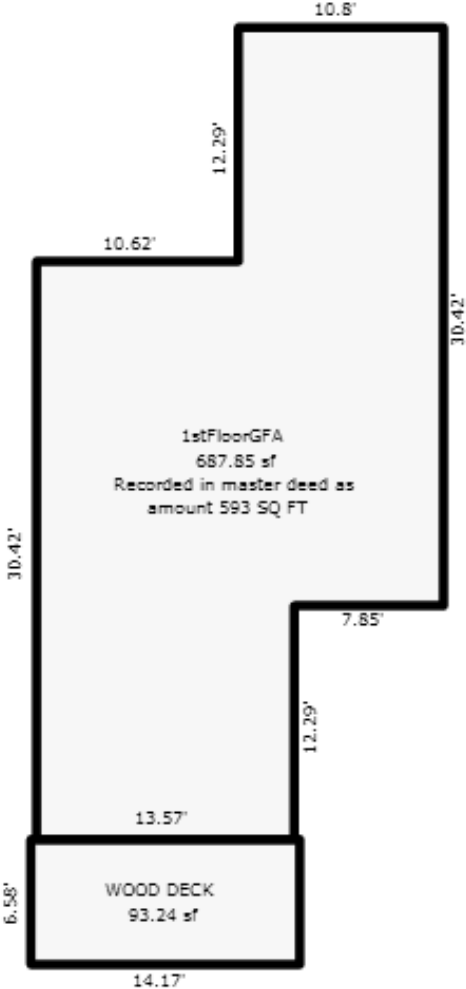
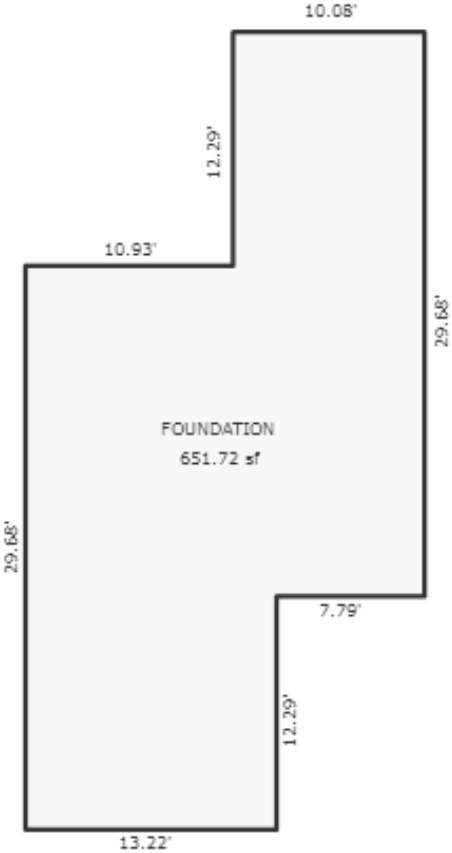
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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,005 Total Base New : 142,036 Total Depr Cost: 99,429 Estimated T.C.V: 268,458		93	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets			Total Base New : 142,036		E.C.F.		Total Depr Cost: 99,429			
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Depr Cost: 99,429		X 2.700		Estimated T.C.V: 268,458			
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973		Roof: Asph.Shingle		Exterior Units: 1 Interior Units: 0			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Roof: Asph.Shingle		Interior Units: 0		Roof: Asph.Shingle		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 142,036		Total Depr Cost: 99,429		Estimated T.C.V: 268,458		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex.			X	Ord.	Min	Total Depr Cost: 99,429		Total Depr Cost: 99,429		Estimated T.C.V: 268,458		
	Insulation	(8) Basement		Many			X	Ave.	Few	Total Depr Cost: 99,429		Total Depr Cost: 99,429		Estimated T.C.V: 268,458		
(2) Windows		(9) Basement Finish		(13) Plumbing			Average Fixture(s)			Total Depr Cost: 99,429		Total Depr Cost: 99,429		Estimated T.C.V: 268,458		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 670 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			Total Depr Cost: 99,429		Total Depr Cost: 99,429		Estimated T.C.V: 268,458		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Depr Cost: 99,429		Total Depr Cost: 99,429		Estimated T.C.V: 268,458		
(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			Lump Sum Items:			Total Depr Cost: 99,429		Total Depr Cost: 99,429		Estimated T.C.V: 268,458		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Depr Cost: 99,429		Total Depr Cost: 99,429		Estimated T.C.V: 268,458	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Depr Cost: 99,429		Total Depr Cost: 99,429		Estimated T.C.V: 268,458		
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Depr Cost: 99,429		Total Depr Cost: 99,429		Estimated T.C.V: 268,458		

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

BUILDING A



UNIT 6

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUEDTKE KURT M & ELEANOR	ZAKI KAREEM & RAQUEL	0	08/02/2019	WD	03-ARM'S LENGTH	2019004764	DEED	100.0
	LUEDTKE KURT M & ELEANOR	58,500	10/01/1973	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
7 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/05/2020	PM20-0228	100% FINIS
	P.R.E. 0%		Electrical	04/27/2020	PE20-0146	100% FINIS
Owner's Name/Address	MAP #: 38		Plumbing	04/21/2020	PP20-0097	100% FINIS
ZAKI KAREEM & RAQUEL 195 BOWERY APT 14 NEW YORK NY 10002	2024 Est TCV 711,616 TCV/TFA: 506.85		Res. Add/Alter/Repair	03/19/2020	PB20-0065	100% FINIS

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO							
		Public	Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
APT A-7 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220	X				WILDERNESS LK MICH A B C			1	Units	260000.00000	100	260,0
Comments/Influences					0.00 Total Acres Total Est. Land Value = 260,000							

MANITOU-LAKE MICHIGAN-BLDG A-3N-END



- 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	225,800	355,800			302,600C
2023	110,000	202,800	312,800			288,191C
2022	90,000	190,900	280,900			274,468C
2021	90,000	175,700	265,700			265,700S

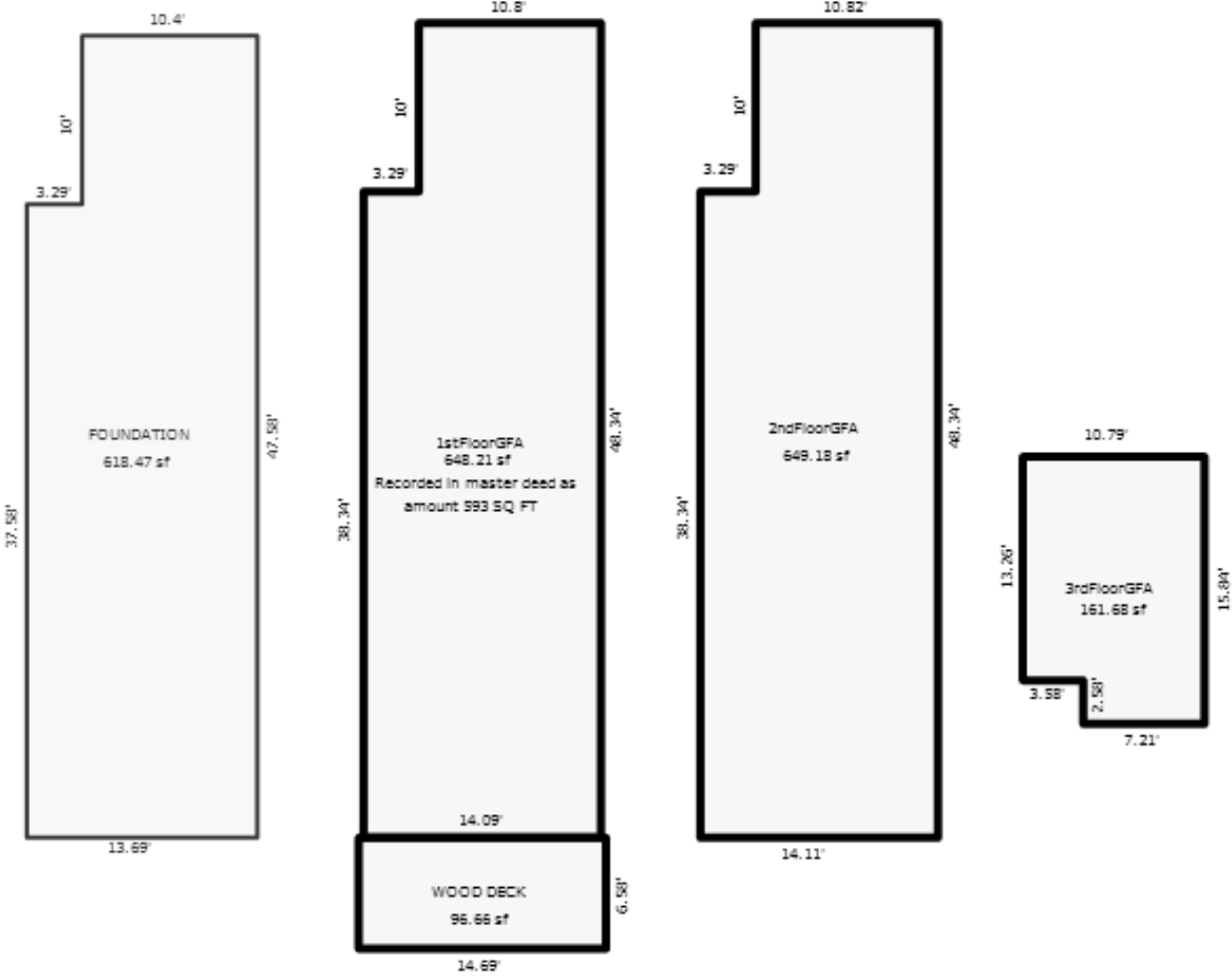
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family 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			Class: C +10 Effec. Age: 15 Floor Area: 1,404 Total Base New : 196,788 Total Depr Cost: 167,265 Estimated T.C.V: 451,616		96	Treated Wood	Bsmnt Garage: Carport Area: Roof:																		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:																	
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets			Total Base New : 196,788		E.C.F. X 2.700		Storage Area:																		
1973	200	Lg	X	Ord	Small	No. of Elec. Outlets			Total Depr Cost: 167,265		X 2.700		No Conc. Floor:																		
Condition: Average		Doors			Solid	X	H.C.	No. /Qual. of Fixtures			Estimated T.C.V: 451,616		Bsmnt Garage:		Carport Area: Roof:																
Room List		(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM			Cls C 10		Blt 1973		Roof: Asph.Shingle																
Basement	1st Floor	Kitchen:			0 Amps Service			Exterior Units: 1			Interior Units: 0		Roof: Asph.Shingle		Roof: Asph.Shingle																
2nd Floor	3 Bedrooms	Other:			No. of Elec. Outlets			Ground Area = 702 SF			Floor Area = 1404 SF.		Phy./Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas																
(1) Exterior		(6) Ceilings			Many			X	Ave.	Few	(13) Plumbing			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			1			Average Fixture(s)			2 Story			Siding	Crawl Space	702	Total:	167,445	142,323												
(2) Windows		Basement: 0 S.F. Crawl: 702 S.F. Slab: 0 S.F. Height to Joists: 0.0			4			3 Fixture Bath			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1	1,518	1,290									
X	Many Avg.	X	Large Avg.	(8) Basement			2 Fixture Bath			Deck			Treated Wood			96	2,576	2,190													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			No Plumbing 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	1,306												
(3) Roof		(9) Basement Finish			(14) Water/Sewer			1			Lump Sum Items			Public Sewer			END UNIT			5,000			4,250								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water			Notes: 7,14,21,22,28,29,31,35,36,45			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items: 5,000			ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 451,616				
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items: 5,000			ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 451,616		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items: 5,000			1			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items: 5,000			ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 451,616		
Totals:		Totals:			Totals:			Totals:			Totals:			Totals:			Totals:			Totals:			Totals:			Totals:			Totals:		

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

BUILDING A



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.
JACKSON JAMES G & CLAUDIA	WILDENESS 8 LLC	0	09/12/2012	WD	03-ARM'S LENGTH	1136P371	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
8 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		Res. Multi-Family	02/12/2014	PB14-0024	100% FINIS
Owner's Name/Address	P.R.E. 0%					
WILDENESS 8 LLC 1260 YORKSHIRE RD BIRMINGHAM MI 48009-7411	MAP #: 38					
	2024 Est TCV 477,688 TCV/TFA: 804.19					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
			Description	Frontage	Depth	Value
L254 P703/85 APT B-8 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS LK MICH A B C	1 Units	260000.00000	260,0
Comments/Influences			* Factors * 0.00 Total Acres Total Est. Land Value =			260,000

OJIBWAY

- 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	108,800	238,800			129,534C
2023	110,000	98,300	208,300			123,366C
2022	90,000	93,400	183,400			117,492C
2021	90,000	86,700	176,700			113,739C



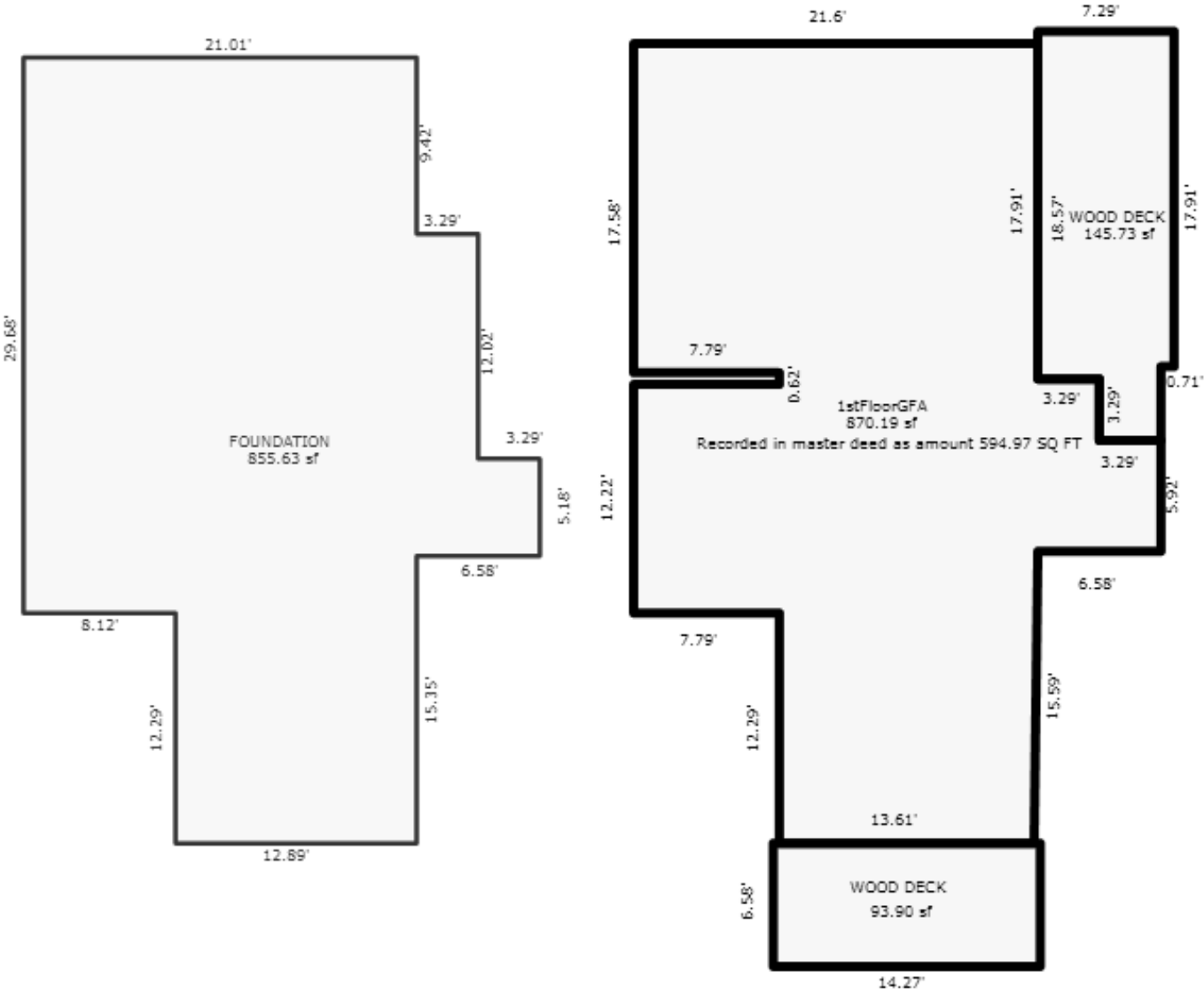
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 145 93	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +10 Effec. Age: 30 Floor Area: 594 Total Base New : 115,185 Total Depr Cost: 80,625 Estimated T.C.V: 217,688			Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 2.700					
Yr Built 1973	Remodeled 1999	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 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/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 594 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					
(2) Windows Many Avg. X Large Avg. Small Few		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items: 12,000			Notes: 1,8,15-OJIBWAY-4/2 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV:					
X 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 Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 594 SF Floor Area = 594 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 594 Total: 87,143 60,996					
X Many Avg. X Large Avg. Small Few										Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 Deck Treated Wood 145 3,448 2,414 Treated Wood 93 2,535 1,774 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 Unit-in-Place Cost Items 1 0 0 Lump Sum Items END UNIT Totals: 115,185 80,625					

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

BUILDING B



UNIT B

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS RONALD M & DIANE A	KOWALSKI RUBY C & GERALD	425,000	03/21/2014	WD	03-ARM'S LENGTH	1194P91	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
9 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
KOWALSKI RUBY C & GERALD R 2739 RIVA RIDGE TOLEDO OH 43615	2024 Est TCV 631,649 TCV/TFA: 479.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO						
			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
L280 P669 L428 P503/96 L428 P504-507/96 L476 P636/98 APT B-9 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS LKMI>1000SQ&END	1 Units	300000.00000	100			300,0
				0.00 Total Acres			Total Est. Land Value =		300,000

Comments/Influences
LAKE MICHIGAN-BLDG B-OVERLOOK-4/2-END

- 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	150,000	165,800	315,800			263,594C
2023	120,000	149,000	269,000			251,042C
2022	105,000	140,300	245,300			239,088C
2021	105,000	129,200	234,200			231,451C



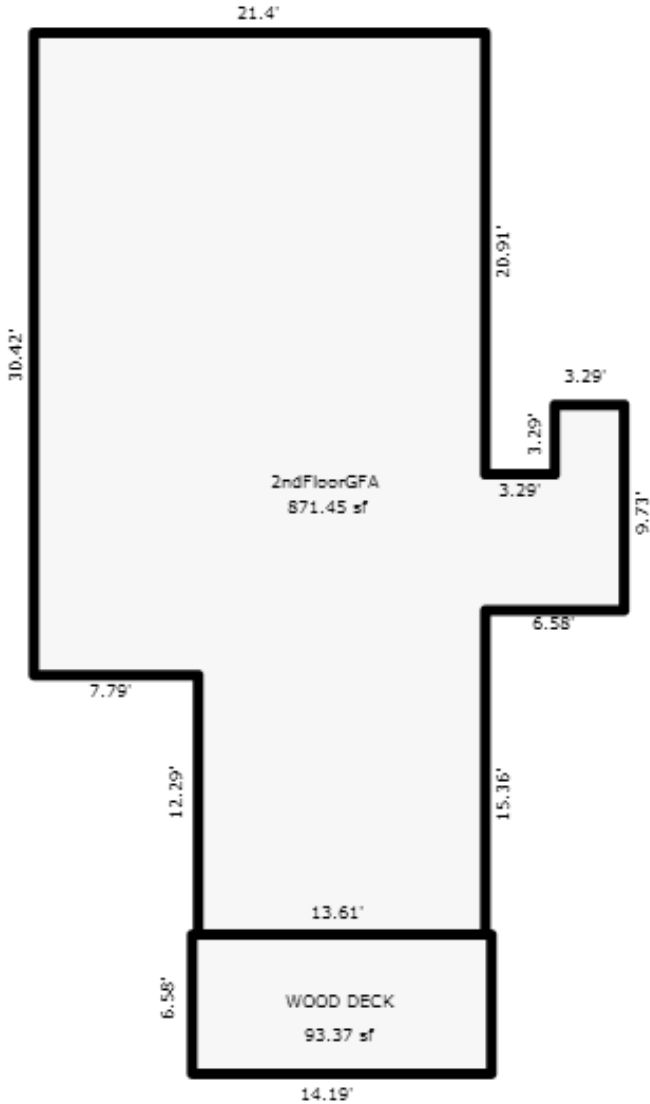
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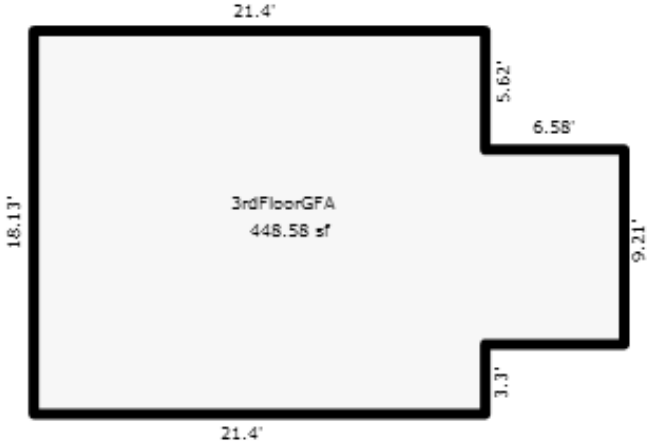
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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: C +10 Effec. Age: 30 Floor Area: 1,318 Total Base New : 175,476 Total Depr Cost: 122,833 Estimated T.C.V: 331,649		93	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973							
1973	1997	Size of Closets			Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			(11) Heating System: Electric Baseboard							
Room List		Doors	Solid	X	H.C.	Many X Ave. Few			Ground Area = 879 SF Floor Area = 1318 SF.							
Basement	1st Floor	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
2nd Floor	4 Bedrooms	Kitchen:		0 Amps Service			Building Areas									
(1) Exterior		Other:		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			1.5 Story Siding Slab 879									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Total: 148,893 104,226									
Many	X	Large	Basement: 0 S.F.		Average Fixture(s)			Other Additions/Adjustments								
Avg.	X	Avg.	Crawl: 0 S.F.		3 Fixture Bath			Plumbing								
Few		Small	Slab: 879 S.F.		2 Fixture Bath			Average Fixture(s)								
Wood Sash		Height to Joists: 0.0		Softener, Auto			3 Fixture Bath									
Metal Sash		(8) Basement		Softener, Manual			Deck									
Vinyl Sash		Conc. Block		Solar Water Heat			Treated Wood									
Double Hung		Poured Conc.		No Plumbing			Water/Sewer									
Horiz. Slide		Stone		Extra Toilet			Public Water									
Casement		Treated Wood		Extra Sink			Public Sewer									
Double Glass		Concrete Floor		Separate Shower			Built-Ins									
Patio Doors		(9) Basement Finish		Ceramic Tile Floor			Appliance Allow.									
Storms & Screens		Ceramic Tile Wains		Ceramic Tub Alcove			Fireplaces									
(3) Roof		Vent Fan		Vent Fan			Interior 2 Story									
X	Gable	Gambrel	Recreation SF		(14) Water/Sewer			Unit-in-Place Cost Items								
	Hip	Mansard	Living SF		1 Public Water			1 0 0								
	Flat	Shed	Walkout Doors (B)		1 Public Sewer			Lump Sum Items								
X	Asphalt Shingle	No Floor SF		Water Well			END UNIT									
Chimney: Brick		Walkout Doors (A)		1000 Gal Septic			Notes: 2,9,16-OVERLOOK-4/2									
(10) Floor Support		2000 Gal Septic		Lump Sum Items:			ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 331,649									
Joists:		Lump Sum Items:		1												
Unsupported Len:		1														
Cntr.Sup:																

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

BUILDING B



UNIT 9



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GMAC MORTGAGE LLC	KAPLOWITZ MICHAEL & DONNA	355,000	04/28/2009	CD	11-FROM LENDING INSTITUT	2009 1012-251C	DEED	100.0
NEALL SEAN M & CATHERINE	GMAC MORTGAGE LLC	432,000	12/14/2007	SD	10-FORECLOSURE	968/120	DEED	100.0
LAFAVE	NEALL	482,450	08/06/2001	WD	03-ARM'S LENGTH	594:885	PROPERTY TRANSFER	0.0
DRAKE	LAFAVE	242,000	10/10/1997	WD	03-ARM'S LENGTH	455:872	PROPERTY TRANSFER	0.0

Property Address: 10 WILDERNESS
 Class: RESIDENTIAL CONDO Zoning: R-5 (Building Permit(s) Date Number Status

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

Owner's Name/Address: KAPLOWITZ MICHAEL & DONNA RICH
 1265 FERDON RD
 ANN ARBOR MI 48104
 MAP #: 38

2024 Est TCV 568,828 TCV/TFA: 565.44

X Improved Vacant Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Public Improvements	Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
	WILDERNESS LKMI>1000SQ&END			1	Units	300000.00000	100	300,0
	0.00 Total Acres Total Est. Land Value =							300,000

Tax Description
 L419 P391 L455 P872/97 L594 P885/01 APT
 B-10 WILDERNESS CONDOMINIUM REC IN L168
 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences
 ASPEN-LAKE MICHIGAN-BLDG B-3W

- 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	150,000	134,400	284,400			230,173C
2023	120,000	120,500	240,500			219,213C
2022	105,000	113,100	218,100			208,775C
2021	105,000	103,800	208,800			202,106C



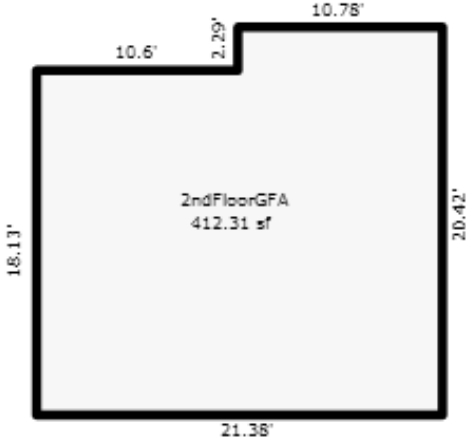
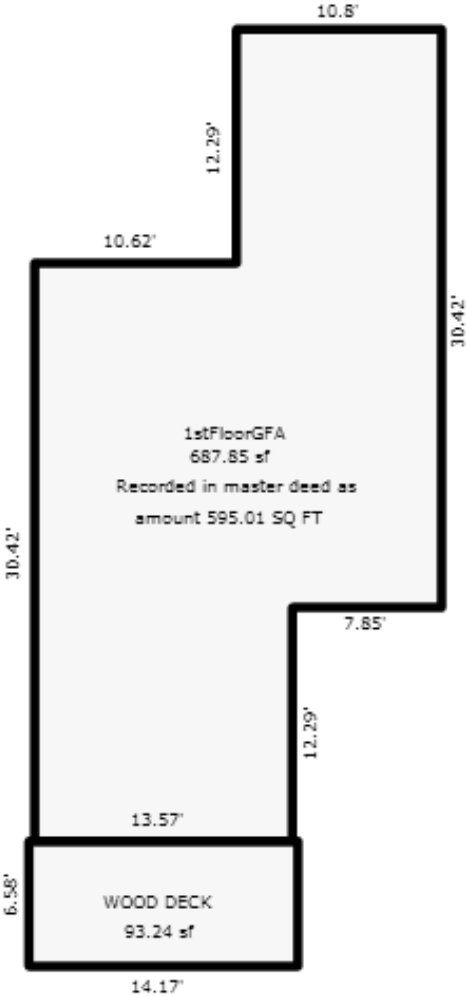
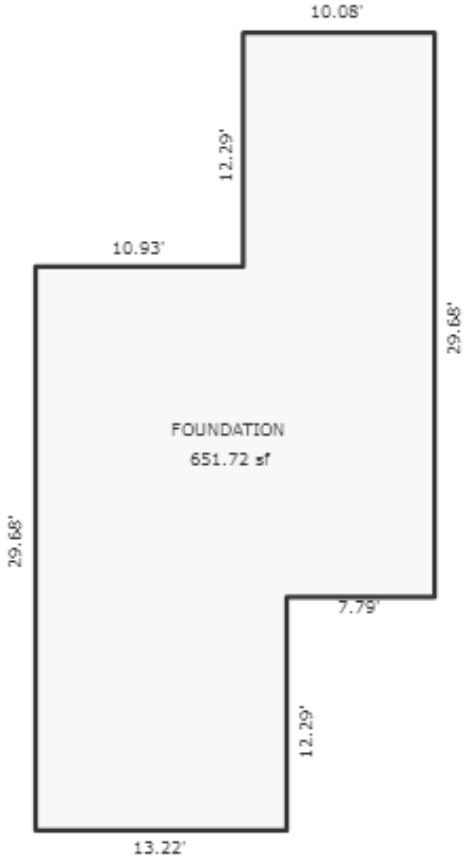
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 County of Leelanau, Michigan

*** 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 93	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,006 Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace							
Yr Built 1973	Remodeled 1999	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:							
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 671 SF Floor Area = 1006 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 671 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 671 Total: 120,658 84,459							
(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 93 2,535 1,774 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0							
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 3,6,10,13,17,20-ASPEN-3W ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 268,828							
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

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

BUILDING B



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.
WIEDERKEHR ALFRED J	WILDERNESS CONDOMINIUM NO	100	01/06/2004	QC	09-FAMILY	785:982	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
11 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
WILDERNESS CONDOMINIUM NO 11 LLC C/O SUSANNE SPINATSCH 115 BICKFORD LN NEW CANAAN CT 06840	2024 Est TCV 508,249 TCV/TFA: 563.47					

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			WILDERNESS LK MICH A B C			1 Units260000.00000 100	260,0
			0.00 Total Acres Total Est. Land Value =				260,000

Tax Description	Public Improvements
L241 P312/83 L785 P982/04 APT B-11 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
Comments/Influences	
JUNIPER-LAKE MICHIGAN-BLDG B-2N	



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	130,000	124,100	254,100			129,534C
	2023	110,000	111,300	221,300			123,366C
	2022	90,000	104,400	194,400			117,492C
	2021	90,000	95,900	185,900			113,739C

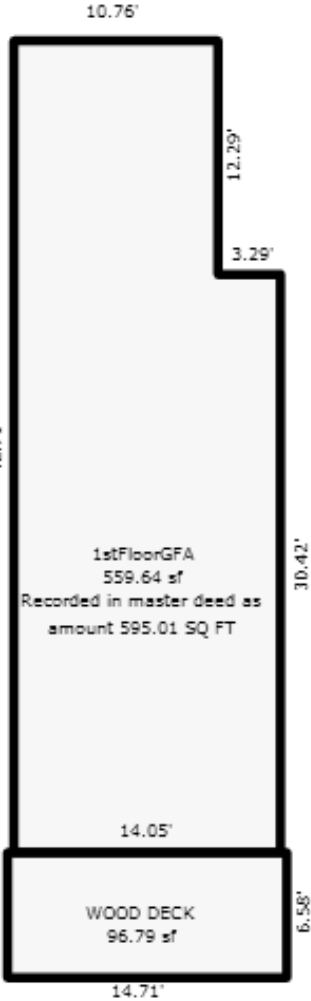
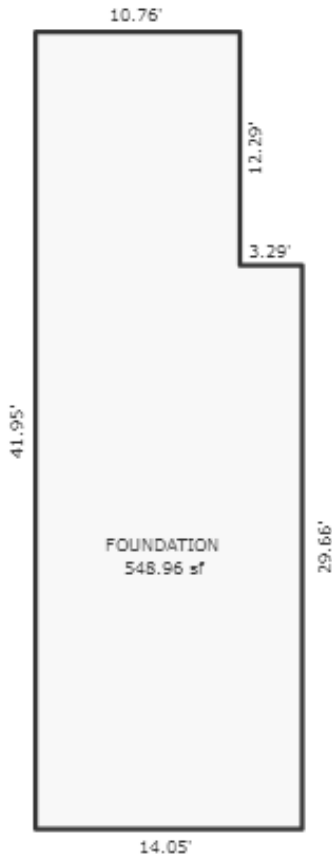
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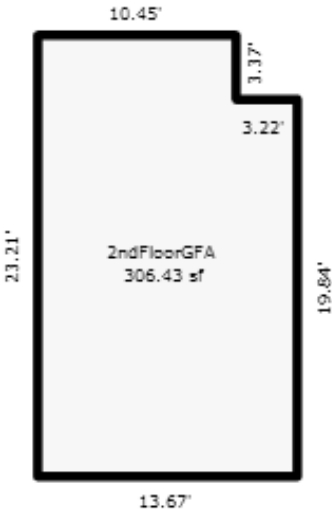
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 902 Total Base New : 131,352 Total Depr Cost: 91,944 Estimated T.C.V: 248,249		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 601 SF Floor Area = 902 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 601 Total: 109,728 76,808	
Yr Built Remodeled 1973 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 2 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 2 Fixture Bath Softener, Auto 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 Deck Treated Wood 96 2,576 1,803 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0 Totals: 131,352 91,944			
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 601 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: 4,5,11,12,18,19,25,26,27,32,33 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 248,249				
X		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 601 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: 4,5,11,12,18,19,25,26,27,32,33 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 248,249			
(2) Windows		Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 601 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: 4,5,11,12,18,19,25,26,27,32,33 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 248,249				
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 601 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: 4,5,11,12,18,19,25,26,27,32,33 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 248,249			
(3) Roof		Gable Hip Flat X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(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: 4,5,11,12,18,19,25,26,27,32,33 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 248,249				
X		Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(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: 4,5,11,12,18,19,25,26,27,32,33 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 248,249			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(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: 4,5,11,12,18,19,25,26,27,32,33 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 248,249				

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

BUILDING B



UNIT 11



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOTH LAWRENCE D & KATHLEE	TOTH LAWRENCE D & KATHLEE	1	10/20/2010	WD	03-ARM'S LENGTH	2011 1077-615W	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
12 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TOTH LAWRENCE D & KATHLEEN O'CONNOR AS TRUSTEES OF THE TOTH L D TRUST 10188 STINCHFIELD WOODS RD PINCKNEY MI 48169	MAP #: 38					
	2024 Est TCV 528,828 TCV/TFA: 525.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
			Description	Frontage	Depth	Value
L281 P43 L290 P827 L360 P723&724 L372 P433&434/93 APT B-12 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS LK MICH A B C	1 Units	260000.00000	260,0
			0.00 Total Acres		Total Est. Land Value =	260,000

Comments/Influences
JUNIPER-LAKE MICHIGAN-BLDG B-2N

- 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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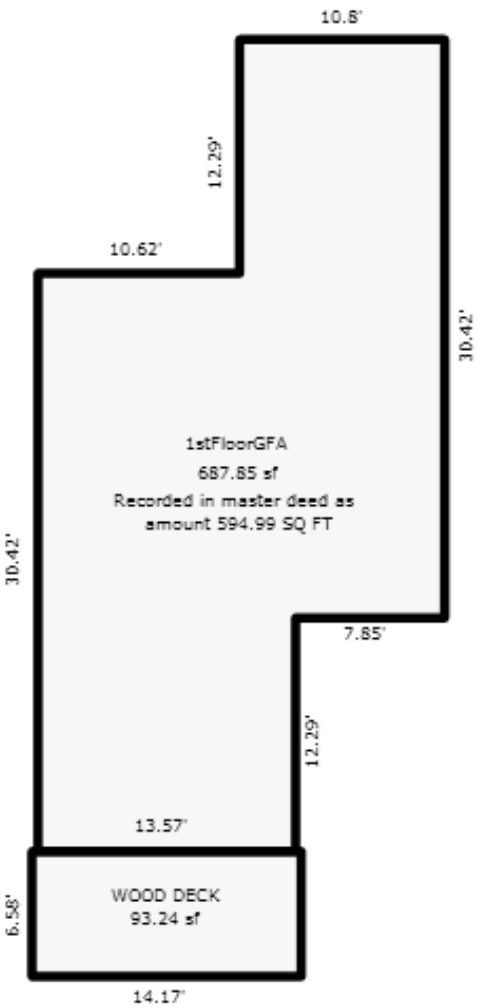
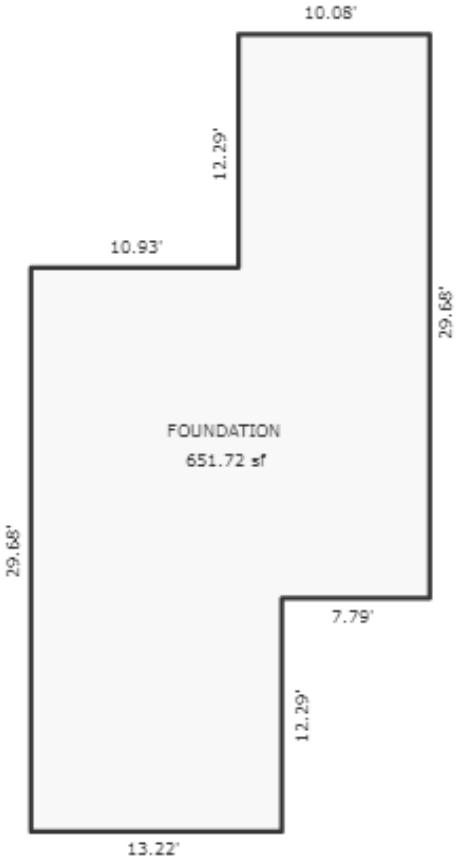
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	130,000	134,400	264,400			129,534C
2023	110,000	120,500	230,500			123,366C
2022	90,000	113,100	203,100			117,492C
2021	90,000	103,800	193,800			113,739C

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

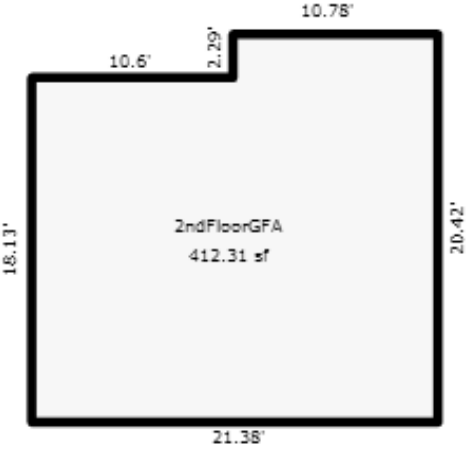
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built:		
	Mobile Home		Insulation		Wood						Coal	Steam	Interior 2 Story		Car Capacity:
	Town Home	0	Front Overhang								93	Treated Wood	Class:		
	Duplex	0	Other Overhang										Exterior:		
	A-Frame												Brick Ven.:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts			1	Garbage Disposal	1	Exterior 1 Story		Stone Ven.:		
		Drywall	Plaster		Forced Air w/ Ducts						Exterior 2 Story		Prefab 1 Story		Common Wall:
	CONDOMINIUM		Wood T&G	Electric Baseboard			Vented Hood		Prefab 2 Story		Foundation:		Finished ?:		
	Trim & Decoration			Radiant (in-floor)			Intercom		Heat Circulator		Auto. Doors:		Mech. Doors:		
	Yr Built		Ex	X	Ord			Jacuzzi Tub	Wood Stove		Area:		% Good:		
	Remodeled					Min		Jacuzzi repl.Tub	Direct-Vented Ga		Storage Area:		No Conc. Floor:		
	1973	0						Oven	Class: C +10		Bsmnt Garage:				
	Condition: Average		Size of Closets					Microwave	Effec. Age: 30		X 2.700		Carport Area:		
			Lg	X	Ord		Small	Standard Range	Floor Area: 1,006				Roof:		
	Room List		Doors		Solid	X	H.C.	Self Clean Range	Total Base New : 142,241						
	Basement		(5) Floors						Sauna	Total Depr Cost: 99,566					
	1st Floor		Kitchen:						Trash Compactor	Estimated T.C.V: 268,828					
	2nd Floor		Other:						Central Vacuum						
	2 Bedrooms		Other:						Security System						
	(1) Exterior		No./Qual. of Fixtures												
			Ex.	X	Ord.		Min								
X	Wood/Shingle		(6) Ceilings												
	Aluminum/Vinyl		No. of Elec. Outlets												
	Brick														
	Insulation														
	(2) Windows		(7) Excavation												
			Basement: 0 S.F.												
	Many		Crawl: 671 S.F.												
	Avg.	X	Slab: 0 S.F.												
	Few		Height to Joists: 0.0												
	Large		(8) Basement												
	Avg.		Conc. Block												
	Small		Poured Conc.												
	Wood Sash		Stone												
	Metal Sash		Treated Wood												
	Vinyl Sash		Concrete Floor												
	Double Hung		(9) Basement Finish												
	Horiz. Slide		Recreation SF												
	Casement		Living SF												
	Double Glass		Walkout Doors (B)												
	Patio Doors		No Floor SF												
	Storms & Screens		Walkout Doors (A)												
	(3) Roof		(10) Floor Support												
			Joists:												
X	Gable		Unsupported Len:												
	Hip		Cntr.Sup:												
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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

BUILDING B



UNIT 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.

Property Address: 13 WILDERNESS
 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: BALIAN ANNETTE T REVOCABLE TR
 7015 GREENTREE DR
 NAPLES FL 34108-7527
 2024 Est TCV 568,828 TCV/TFA: 565.44

2024 Est TCV 568,828 TCV/TFA: 565.44

X Improved Vacant Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

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

WILDERNESS LKMI>1000SQ&END 1 Units 300000.00000 100 300,0
 0.00 Total Acres Total Est. Land Value = 300,000

Tax Description: L374 P704/93 APT B-13 WILDERNESS
 CONDOMINIUM REC IN L168 P32-81 SECS 14 &
 23 T29N R14W. , 2ND AMD 2023005220
 Comments/Influences: ASPEN-LAKE MICHIGAN-BLDG B-3W

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	150,000	134,400	284,400			144,482C
2023	120,000	120,500	240,500			137,602C
2022	105,000	113,100	218,100			131,050C
2021	105,000	103,800	208,800			126,864C

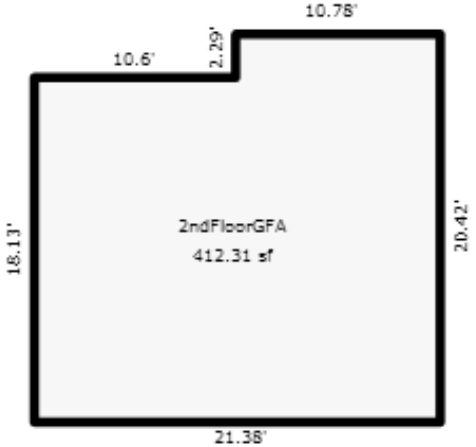
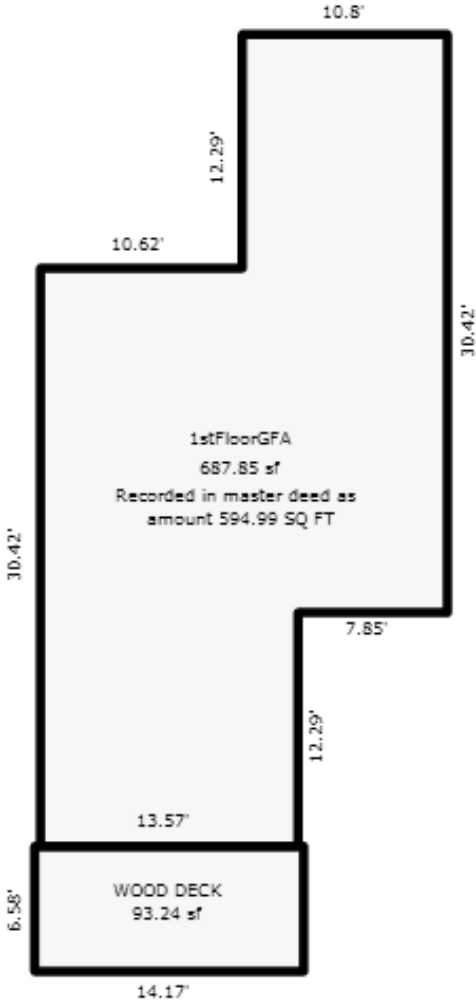
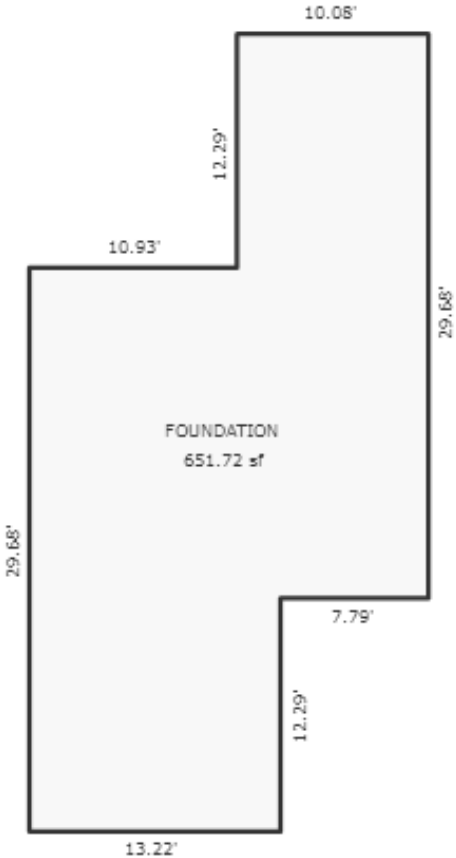
Who When What
 TPC 07/27/2017 INSPECTED
 WAS 09/27/2007 INSPECTED
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 Licensed To: Township of Glen Arbor,
 County of Leelanau, Michigan

*** 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 93	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 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: C +10 Effec. Age: 30 Floor Area: 1,006 Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM				Central Air Wood Furnace			(12) Electric 0 Amps Service			Class: C +10 Effec. Age: 30 Floor Area: 1,006 Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1973	Remodeled 0			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 671 SF Floor Area = 1006 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Condition: Average				No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 671 Total: 120,658 84,459			Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 93 2,535 1,774 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0			Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
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: 3,6,10,13,17,20-ASPEN-3W ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 268,828			Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		Lump Sum Items:						Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 671 S.F. Slab: 0 S.F. Height to Joists: 0.0								Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. X Large Avg. Small	(9) Basement Finish								Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:								Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed									Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle									Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Chimney: Brick										Total Base New : 142,241 Total Depr Cost: 99,566 Estimated T.C.V: 268,828		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		

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

BUILDING B



UNIT 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.
MIANECKI MICHAEL L & THER	MIANECKI MICHAEL L & THER	0	03/31/2017	WD	09-FAMILY	1294P860	PROPERTY TRANSFER	0.0
CROWTHER JULIA ANN	MIANECKI MICHAEL L & THER	560,000	08/29/2003	WD	03-ARM'S LENGTH	760:821	OTHER	100.0

Property Address: 14 WILDERNESS
 Class: RESIDENTIAL CONDO Zoning: R-5 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST Res. Add/Alter/Repair 12/16/2004 PB04-0736

P.R.E. 0% MAP #: 38

Owner's Name/Address: MIANECKI MICHAEL L & THERESE B
 541 CARLO CT
 ROCHESTER HILLS MI 48309
 2024 Est TCV 611,788 TCV/TFA: 449.84

X Improved Vacant Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Public Improvements * Factors *

Description Frontage Depth Front Depth Rate %Adj. Reason Value

WILDERNESS LK MICH A B C 1 Units 260000.00000 100 260,0

0.00 Total Acres Total Est. Land Value = 260,000

Tax Description: DC L502 P127/99 L760 P821/03 APT B-14
 WILDERNESS CONDOMINIUM REC IN L168 P32-81
 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences: MANITOU-LAKE MICHIGAN-BLDG B-3N-END

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 130,000 175,900 305,900 212,287C

TPC 07/27/2017 INSPECTED 2023 110,000 158,300 268,300 202,179C

WAS 09/27/2007 INSPECTED 2022 90,000 149,500 239,500 192,552C

2021 90,000 138,000 228,000 186,401C



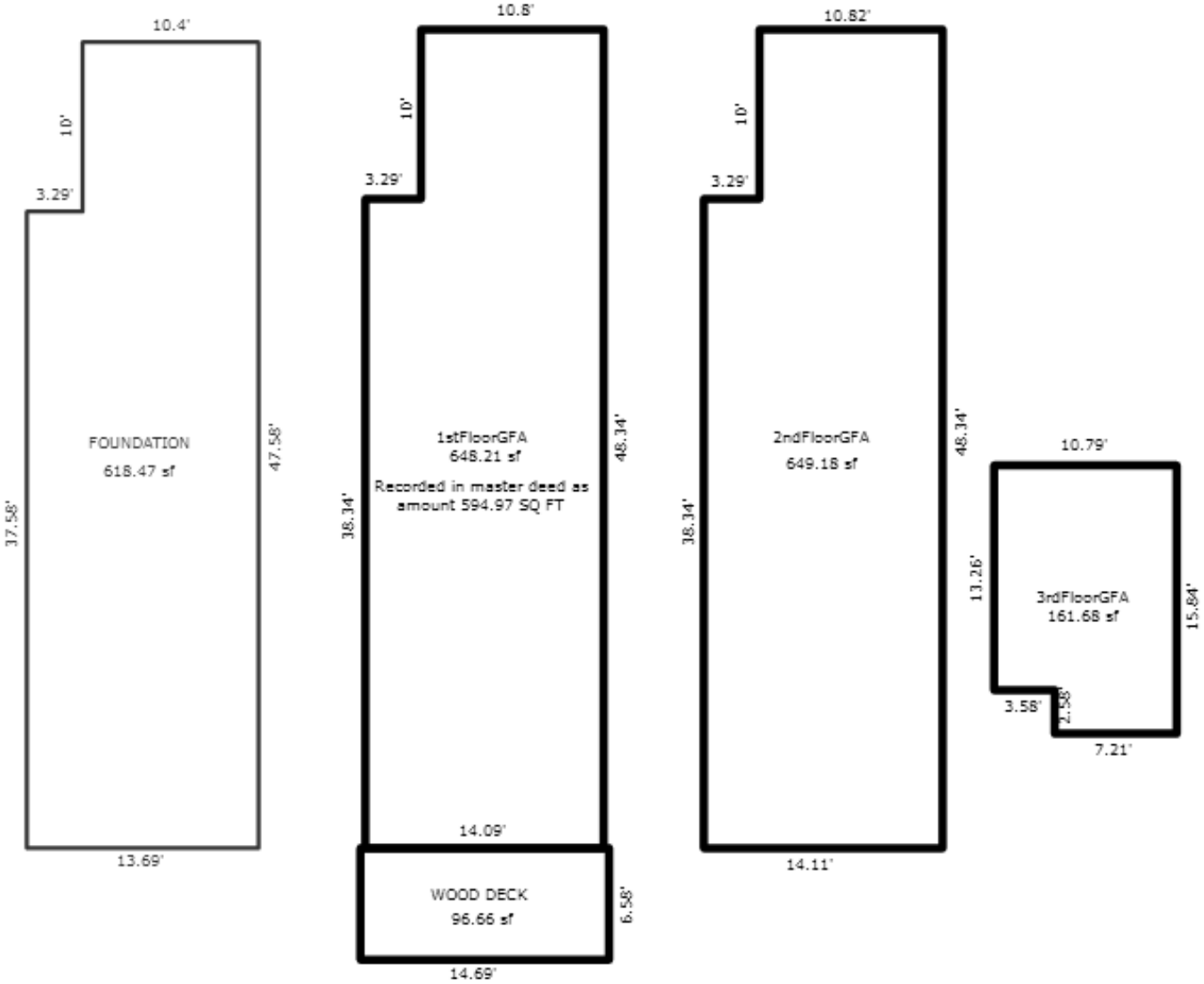
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 Licensed To: Township of Glen Arbor,
 County of Leelanau, Michigan

*** 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,360 Total Base New : 186,148 Total Depr Cost: 130,292 Estimated T.C.V: 351,788		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace								
Yr Built Remodeled 1973 200 1985		Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:								
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 799 SF Floor Area = 1360 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 799 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 799 1 Story Siding Overhang 161 Total: 154,524 108,156								
(2) Windows Many Avg. X Large Avg. Small Few		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 96 2,576 1,803 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0 Lump Sum Items END UNIT 10,000 7,000								
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCY: 351,788								
X Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 10,000			Totals: 186,148 130,292								

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

BUILDING B



UNIT 14

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BULTER TRUST & NAYLOR & W	WILDERNESS 15 LLC	0	02/28/2020	QC	09-FAMILY	2020002473	PROPERTY TRANSFER	0.0
NAYLOR TERRY L & NANCY L	NAYLOR TERRY L & NANCY L	0	11/09/2017	QC	09-FAMILY	1313P871	DEED	0.0
BUTLER CYNTHIA ANN	BUTLER CYNTHIA A TRUST	0	12/20/2004	QC	09-FAMILY	839P915	DEED	0.0
WYGANT	BUTLER & WYGANT & NAYLOR	100	04/26/1994	QC	06-COURT JUDGEMENT	398:943	OTHER	0.0

Property Address: 15 WILDERNESS
 Class: RESIDENTIAL CONDO Zoning: R-5 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 38
 2024 Est TCV 486,171 TCV/TFA: 815.72

Owner's Name/Address: WILDERNESS 15 LLC
 5000 BROOKSIDE
 JACKSON MI 49203

2024 Est TCV 486,171 TCV/TFA: 815.72

X Improved Vacant Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

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

WILDERNESS LK MICH A B C 1 Units 260000.00000 100 260,0
 0.00 Total Acres Total Est. Land Value = 260,000

Tax Description: L398 P940-944/95 L839 P915/05 APT C-15
 WILDERNESS CONDOMINIUM REC IN L168 P32-81
 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences: LAKE MICHIGAN-BLDG C-OJIBWAY-4/2-END

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 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 130,000 113,100 243,100 129,534C

TPC 07/27/2017 INSPECTED WAS 09/27/2007 INSPECTED 2023 110,000 102,100 212,100 123,366C

2022 90,000 96,900 186,900 117,492C

2021 90,000 89,900 179,900 113,739C



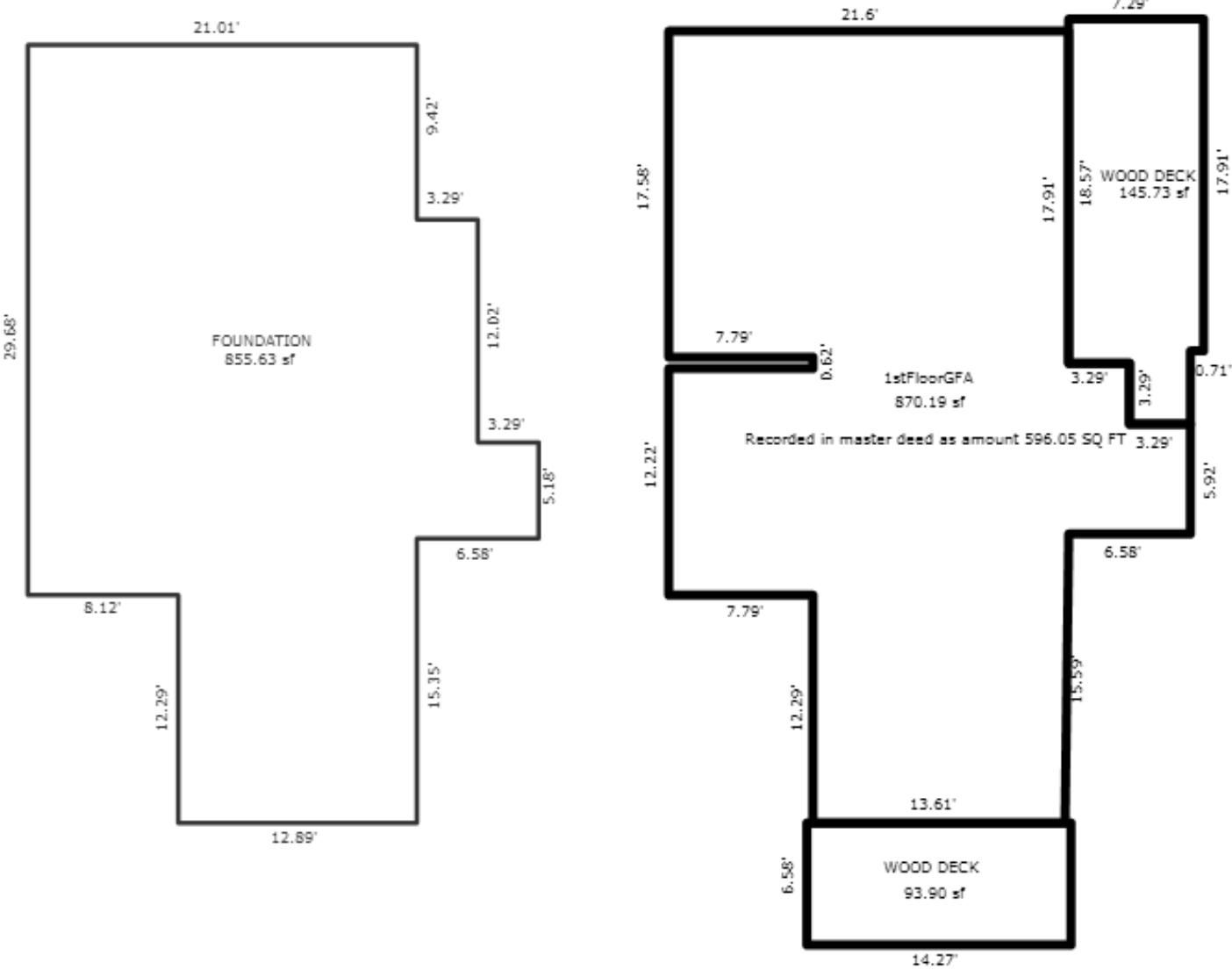
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family 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 94 145	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: C +10 Effec. Age: 30 Floor Area: 596 Total Base New : 119,668 Total Depr Cost: 83,767 Estimated T.C.V: 226,171		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace							
Yr Built 1973	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:							
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 596 SF Floor Area = 596 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 596 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 596 Total: 87,401 61,180							
(2) Windows Many Avg. X Large Avg. Small Few		(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) 1 1,518 1,063 Deck Treated Wood 94 2,548 1,784 Treated Wood 145 3,448 2,414 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0 Lump Sum Items END UNIT Totals: 119,668 83,767							
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: 1,8,15-OJIBWAY-4/2 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 226,171							
X	Asphalt Shingle			Lump Sum Items: 12,000										

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

BUILDING C



UNIT 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.
SPALY ROBERT F & CAROL A	SPALY ROBERT F & CAROL A	0	11/17/2021	WD	09-FAMILY	2021010032	PROPERTY TRANSFER	0.0
SPALY 1031 LLC	SPALY ROBERT F & CAROL A	0	05/29/2003	WD	03-ARM'S LENGTH	734:382	OTHER	0.0
GUBACK	SPALY 1031 LLC	550,000	12/05/2002	WD	03-ARM'S LENGTH	689:345	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
16 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/12/2012	PE12-0017	
	P.R.E. 0%		ADDITION/ALTERATION	07/18/2011	11-0167	100% FINIS
Owner's Name/Address	MAP #: 38		Res. Condo	07/18/2011	PB11-0167	
SPALY ROBERT F & CAROL A TRUSTS 2700 PARKRIDGE ANN ARBOR MI 48103	2024 Est TCV 622,199 TCV/TFA: 472.08					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO							
	Public Improvements			* Factors *							
L219 P170/80 L301 P653/89 L303 P5/89 L689 P345/02 L734 P382/03 APT C-16 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
Comments/Influences	LAKE MICHIGAN-BLDG C-OVERLOOK-4/2-END			WILDERNESS LKMI>1000SQ&END	1	Units	300000	0.0000	100		300,0
				0.00 Total Acres Total Est. Land Value = 300,000							

Comments/Influences
LAKE MICHIGAN-BLDG C-OVERLOOK-4/2-END



- 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	150,000	161,100	311,100			259,474C
2023	120,000	144,400	264,400			247,119C
2022	105,000	135,500	240,500			235,352C
2021	105,000	124,400	229,400			227,834C

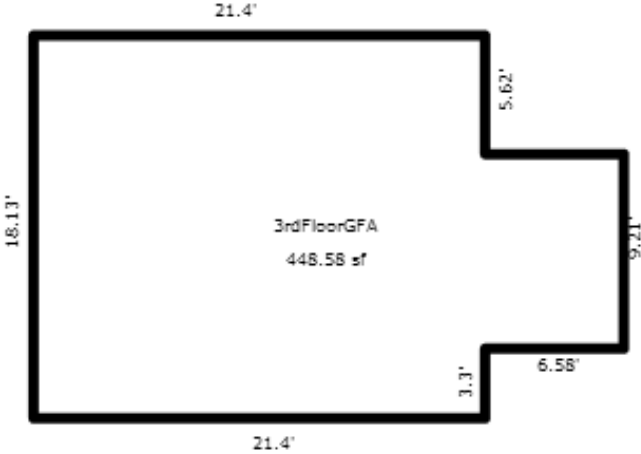
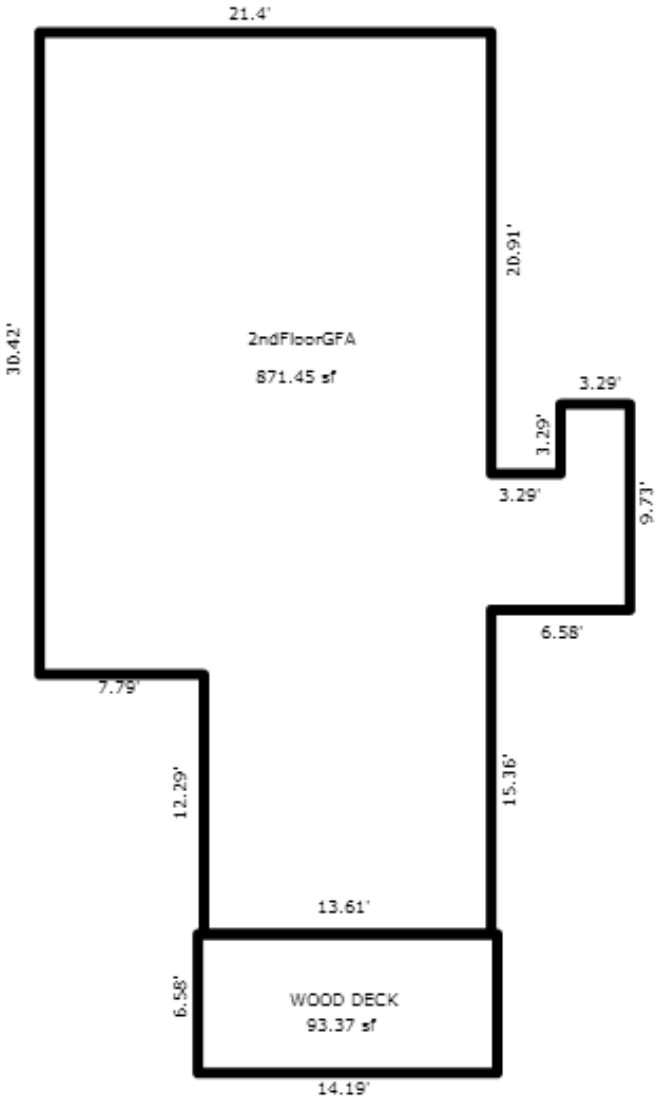
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 93	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,318 Total Base New : 170,476 Total Depr Cost: 119,333 Estimated T.C.V: 322,199		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric									
Yr Built 1973		Remodeled 2000	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973								
Condition: Average		Size of Closets		Lg	X	Ord	Small	Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			(11) Heating System: Electric Baseboard									
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Ground Area = 879 SF Floor Area = 1318 SF.								
(1) Exterior		(6) Ceilings		Other:			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 879 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								
(2) Windows		(8) Basement		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			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Lump Sum Items:			1.5 Story Siding Slab			Total: 148,893 104,226							
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:			Other Additions/Adjustments			Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344								
(3) Roof		(14) Water/Sewer		Treated Wood Concrete Floor			Deck			Treated Wood 93 2,535 1,774								
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Fireplaces		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Water 1 1,536 1,075 Public Sewer 1 1,536 1,075							
X	Asphalt Shingle	(16) Porches/Decks		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,845 1,991								
Chimney: Brick		(17) Garage		Lump Sum Items:			Fireplaces			Interior 2 Story 1 6,836 4,785								
							Unit-in-Place Cost Items			1 0 0								
							Notes: 2,9,16-OVERLOOK-4/2 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCv:			Totals: 170,476 119,333								

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

BUILDING C



UNIT 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.
RICH PAULA	RICH PAULA TRUST	0	02/27/2006	WD	03-ARM'S LENGTH	1199P163	PROPERTY TRANSFER	0.0
DOWNS BRIAN L & VICKI L H	RICH PAULA	182,000	09/29/1983	WD	03-ARM'S LENGTH	371:643	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
17 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
RICH PAULA TRUST RICH PAULA TRUSTEE 1263 FERDON ANN ARBOR MI 48104	MAP #: 38					
	2024 Est TCV 569,017 TCV/TFA: 564.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L259 P135 L371 P643/93 APT C-17 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS LKMI>1000SQ&END	1 Units	300000.00000	100		300,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 300,000					

ASPEN-LAKE MICHIGAN-BLDG C-3W

- 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	150,000	134,500	284,500			144,482C
2023	120,000	120,600	240,600			137,602C
2022	105,000	113,200	218,200			131,050C
2021	105,000	103,900	208,900			126,864C

Who When What

TPC 07/26/2017 INSPECTED
WAS 09/27/2007 INSPECTED

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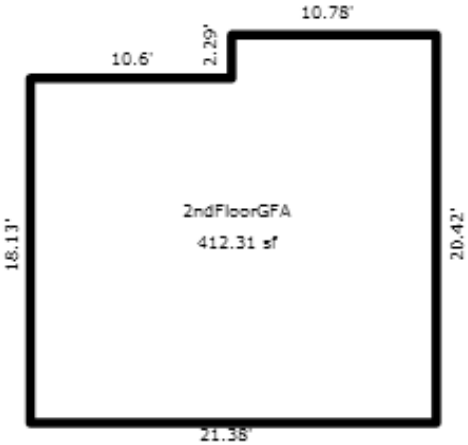
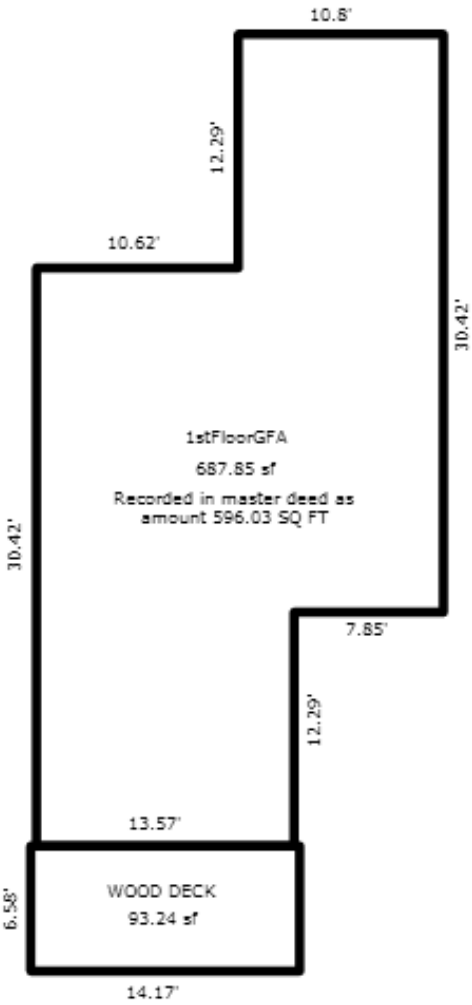
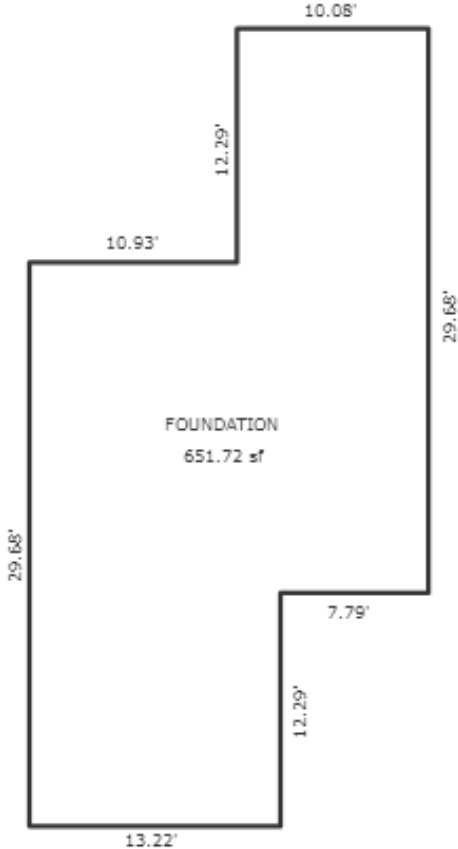


*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 93	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,008 Total Base New : 142,346 Total Depr Cost: 99,636 Estimated T.C.V: 269,017		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace								
Yr Built 1973	Remodeled 0	Condition: Average		Doors Solid X H.C.			(5) Floors								
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min								
(1) Exterior		(7) Excavation		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								
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			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 672 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 672 Total: 120,763 84,529								
(2) Windows		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 93 2,535 1,774 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0								
X	Many Avg. X Large Avg. Small	(9) Basement Finish		Notes: 3,6,10,13,17,20-ASPEN-3W ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 269,017											
(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: Unsupported Len: Cntr.Sup:													
Chimney: Brick															

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

BUILDING C



UNIT 17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERRIS LORI NKA SIMON LOR	SIMON LORI J TRUST	0	01/10/2020	WD	09-FAMILY	2020004473	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
18 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SIMON LORI J TRUST 752 HIDDEN RAVINES TRL BIRMINGHAM MI 48009	MAP #: 38					
	2024 Est TCV 526,825 TCV/TFA: 581.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L384 P520&521/94 APT C-18 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS LK MICH A B C			1 Units	260000.00000	100		260,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 260,000							

JUNIPER-LAKE MICHIGAN-BLDG C-2N

- 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	133,400	263,400			129,534C
2023	110,000	119,600	229,600			123,366C
2022	90,000	112,200	202,200			117,492C
2021	90,000	103,100	193,100			113,739C



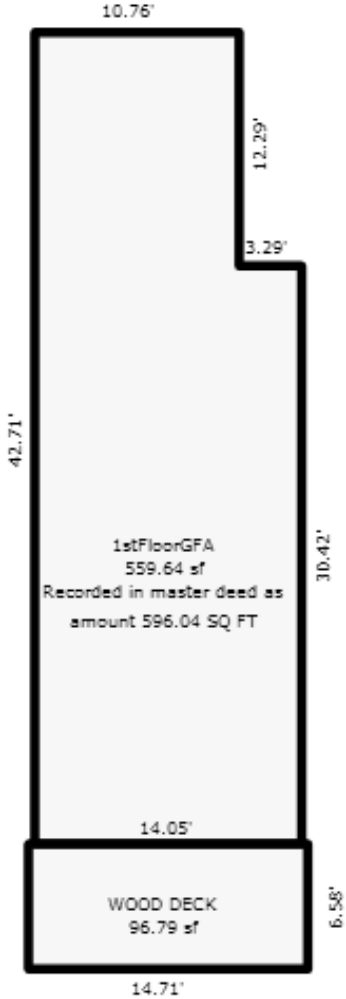
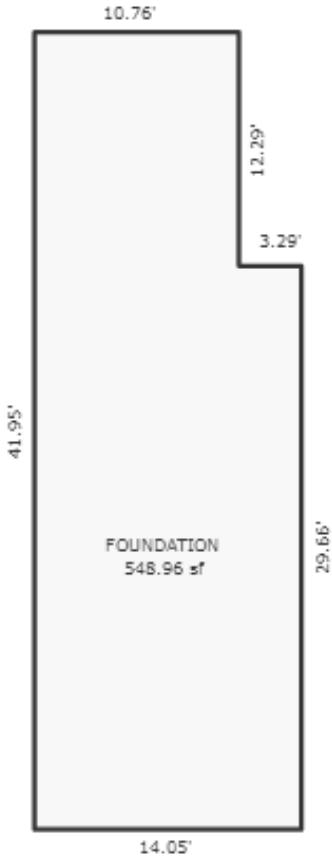
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*** Information herein deemed reliable but not guaranteed***

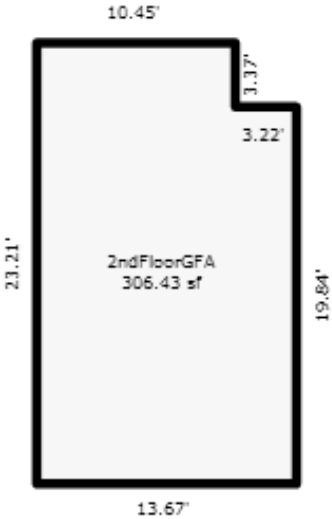
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 906 Total Base New : 131,765 Total Depr Cost: 98,824 Estimated T.C.V: 266,825		E.C.F. X 2.700		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 Cls C 10 Blt 1973		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		(11) Heating System: Electric Baseboard					
Yr Built 1973	Remodeled 2003	Ex	X	Ord	Min	No./Qual. of Fixtures			Ground Area = 604 SF Floor Area = 906 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/75		Building Areas					
Condition: Average		Size of Closets		0 Amps Service			Ex.		X	Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 604				
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Average Fixture(s)		Total: 110,141 82,606		Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets		Average Fixture(s)		Plumbing		Deck		Plumbing			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many		X	Ave.	Few	Treated Wood		Water/Sewer		Public Water		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 604 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer		1		Public Water		1		Public Sewer		Water Well	
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		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes: 4,5,11,12,18,19,25,26,27,32,33		ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCv: 266,825	
(3) Roof		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			1		Public Water		1		Public Sewer		Water Well		1000 Gal Septic	
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			1		Public Water		1		Public Sewer		Water Well		1000 Gal Septic		
Asphalt Shingle		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			1		Public Water		1		Public Sewer		Water Well		1000 Gal Septic	

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

BUILDING C



UNIT 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.
FLESER VIRGINIA J QPRT TR	FLESER VIRGINIA JOAN TRUS	1	03/25/2014	QC	03-ARM'S LENGTH	1194P741	PROPERTY TRANSFER	0.0
FALIK	FLESER	280,000	11/13/1998	WD	03-ARM'S LENGTH	493:712	OTHER	0.0
GRANTOR?	HECHT	163,000	12/03/1991	MLC	16-LC PAYOFF	332:690	PROPERTY TRANSFER	0.0
CONLIN	FALIK	163,000	12/02/1991	WD	03-ARM'S LENGTH	332:690	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
19 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
FLESER VIRGINIA JOAN TRUST FLESER VIRGINIA J & JAMES W TRUSTEE 4974 CEDAR RIDGE ST NE GRAND RAPIDS MI 49525	MAP #: 38					
	2024 Est TCV 508,249 TCV/TFA: 563.47					

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
WILDERNESS LK MICH A B C			1	Units	260000.00000	100	260,0
			0.00	Total Acres	Total Est. Land Value =	260,000	

Tax Description
 L307 P834/90 L332 P690 L493 P712/98 APT
 C-19 WILDERNESS CONDOMINIUM REC IN L168
 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences
 JUNIPER-LAKE MICHIGAN-BLDG C-2N

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	07/26/2017	INSPECTED	2024	130,000	124,100	254,100			179,109C
TPC	01/13/2011	INSPECTED	2023	110,000	111,300	221,300			170,580C
WAS	09/27/2007	INSPECTED	2022	90,000	104,400	194,400			162,458C
			2021	90,000	95,900	185,900			157,269C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 902 Total Base New : 131,352 Total Depr Cost: 91,944 Estimated T.C.V: 248,249		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(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	
Yr Built 1973	Remodeled 0	Condition: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors Kitchen: Other: Other:		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 601 SF Floor Area = 902 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 601 Total: 109,728 76,808		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 96 2,576 1,803 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCv: 248,249		Totals: 131,352 91,944					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 601 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:							
(2) Windows Many Avg. X Large Avg. Small Few		(3) Roof Gable Gambrel Hip Mansard Flat Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support									
X	Asphalt Shingle	Chimney: Brick														

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



UNIT 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.
BROWN JOANN	BROWN JOANN S TRUST	0	06/09/2020	QC	09-FAMILY	2020003375	PROPERTY TRANSFER	0.0
PONTA VIRGINIA L REVOCABL	BROWN JOANN	492,000	07/10/2019	WD	03-ARM'S LENGTH	1366P155	PROPERTY TRANSFER	100.0
PONTA VIRGINIA L TRUSTEE	PONTA VIRGINIA L REVOCABL	0	11/18/2011	CD	07-DEATH CERTIFICATE	1366P133	DEED	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
20 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/17/2022	PM22-0237	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	02/01/2012	PP12-0020	100% FINIS
BROWN JOANN S TRUST 2314 W PALMER ST CHICAGO IL 60647	MAP #: 38		Electrical	01/31/2012	PE12-0034	100% FINIS

2024 Est TCV 570,397 TCV/TFA: 565.87	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
			* Factors *				
	Public Improvements		Description	Frontage	Depth	Front Value	
			WILDERNESS LKMI>1000SQ&END	1	Units	300000.00000 100	
			0.00 Total Acres			Total Est. Land Value =	300,000

Tax Description
L353 P100&101/92 APT C-20 WILDERNESS
CONDOMINIUM REC IN L168 P32-81 SECS 14 &
23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
ASPEN-LAKE MICHIGAN-BLDG C-3W

- 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	150,000	135,200	285,200			238,481C
2023	120,000	121,200	241,200			227,125C
2022	105,000	113,700	218,700			216,310C
2021	105,000	104,400	209,400			209,400S



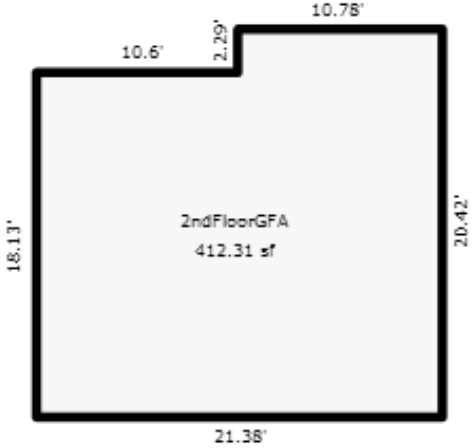
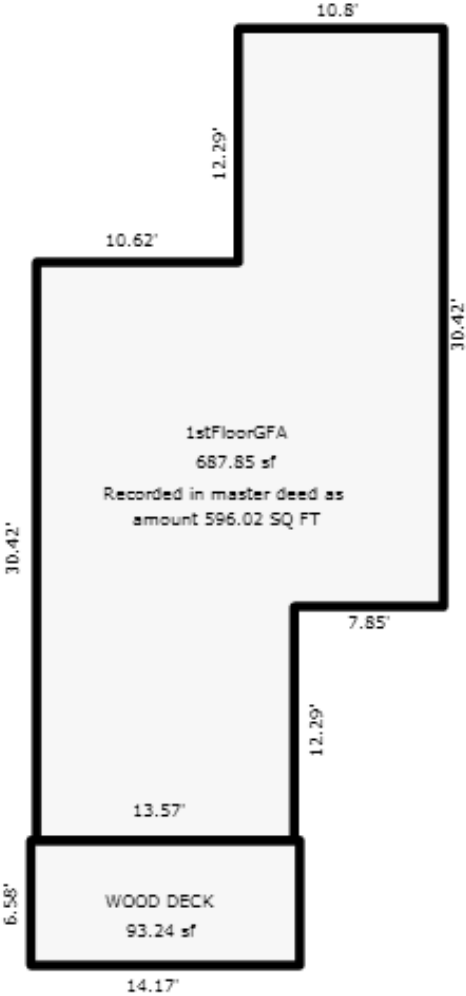
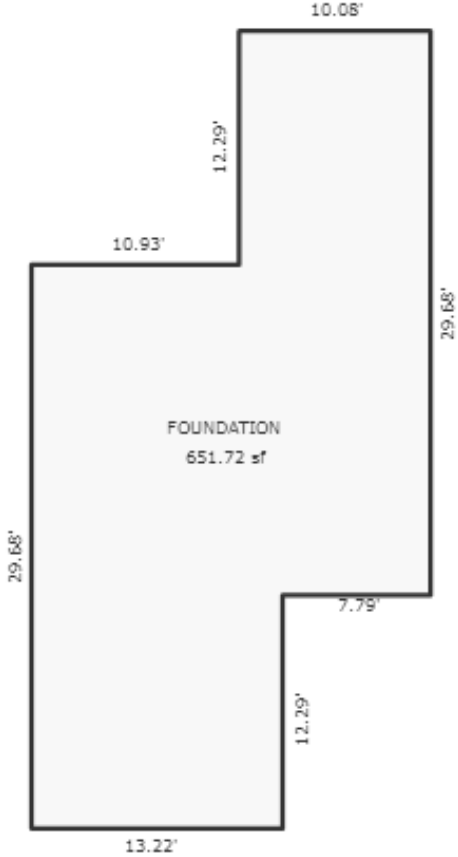
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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,008 Total Base New : 143,078 Total Depr Cost: 100,147 Estimated T.C.V: 270,397		93	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
1973	2012	Ex	X	Ord	Min	Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Bsmnt Garage:		Carport Area: Roof:			
Condition: Average		Lg X Ord Small		No. of Elec. Outlets			Ground Area = 672 SF Floor Area = 1008 SF.			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Room List		Doors	Solid	X	H.C.	Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Bsmnt Garage:		Carport Area: Roof:			
Basement	1st Floor	(5) Floors		(12) Electric			Building Areas			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
2nd Floor	3 Bedrooms	Kitchen:		0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(1) Exterior		Other:		No./Qual. of Fixtures			1.5 Story Siding Crawl Space			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			Other Additions/Adjustments			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(2) Windows		Insulation		No. of Elec. Outlets			Plumbing			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Many X Ave. Few			Deck			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Many X Ave. Few			Treated Wood			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many X Ave. Few			Water/Sewer			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Many X Ave. Few			Public Water			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:	
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Many X Ave. Few			Public Sewer			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Chimney: Brick		(10) Floor Support		Many X Ave. Few			Water Well			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Many X Ave. Few			1000 Gal Septic 2000 Gal Septic			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Chimney: Brick		Lump Sum Items:		Many X Ave. Few			Notes: 3,6,10,13,17,20-ASPEN-3W ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 270,397			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		

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

BUILDING C



UNIT 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.
RISK JOHN W REVOCABLE TRU	RISK JOHN W JR & VANOSDOL	0	08/22/2017	QC	09-FAMILY	1305P260	PROPERTY TRANSFER	0.0
RISK JOHN W & JERYL A	RISK JOHN W REVOCABLE TRU	0	05/23/2006	WD	09-FAMILY	903:396	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
21 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
RISK JOHN W JR & VANOSDOL AMY B 734 BERKSHIRE GROSSE POINTE MI 48230	MAP #: 38					
	2024 Est TCV 636,588 TCV/TFA: 452.77					

	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			WILDERNESS LK MICH A B C	1 Units	260000.00000	100 COMPLEX ND	260,0
				0.00 Total Acres		Total Est. Land Value =	260,000

Tax Description
 L903 P396/06 APT C-21 WILDERNESS
 CONDOMINIUM REC IN L168 P32-81 SECS 14 &
 23 T29N R14W. , 2ND AMD 2023005220
 Comments/Influences
 MANITOU-LAKE MICHIGAN-BLDG C-3N-END

- 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	188,300	318,300			149,463C
2023	110,000	169,500	279,500			142,346C
2022	90,000	159,900	249,900			135,568C
2021	90,000	147,600	237,600			131,238C



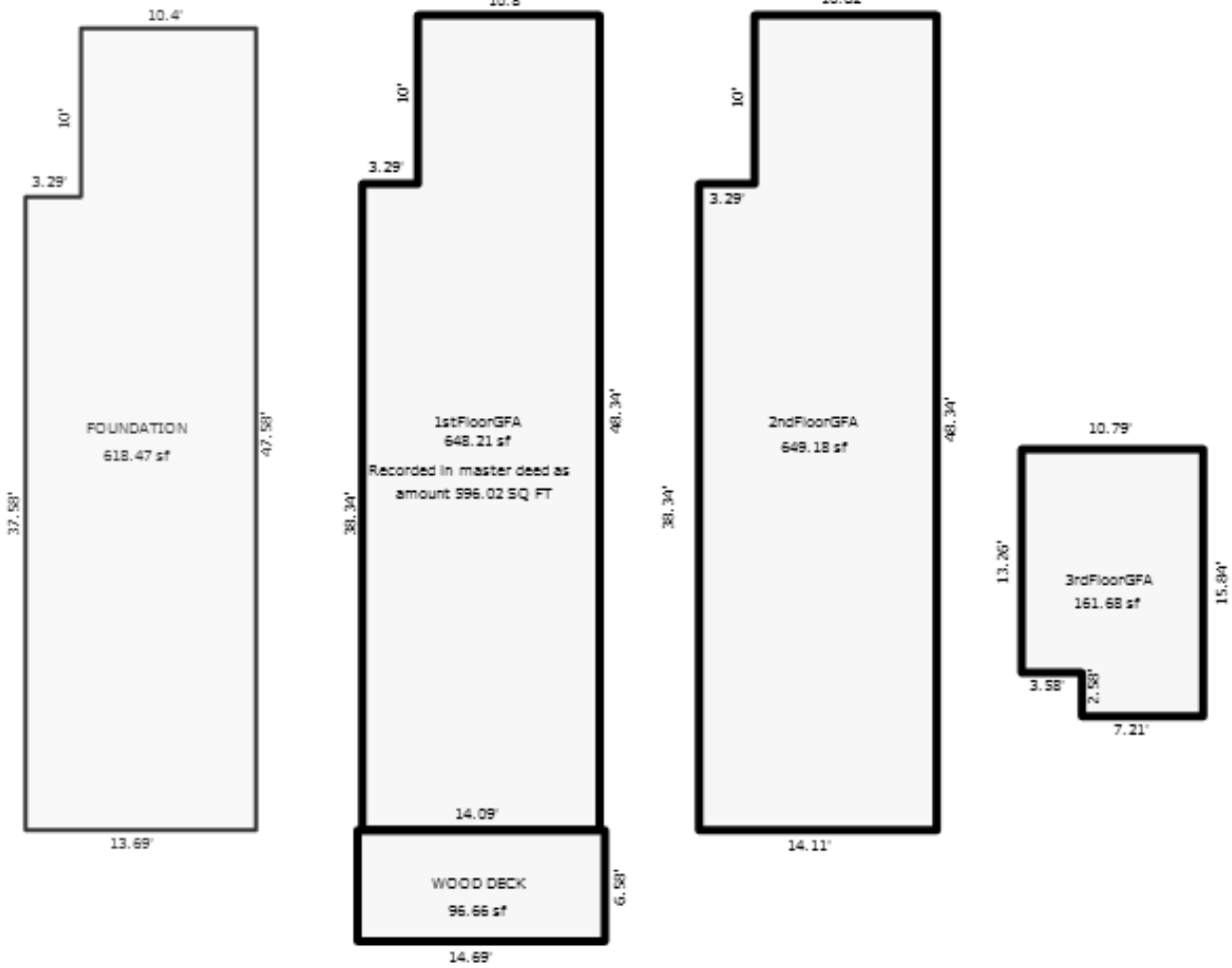
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 County of Leelanau, Michigan

*** 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	96	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 +10 Effec. Age: 30 Floor Area: 1,406 Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588		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		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588					Bsmnt Garage: Carport Area: Roof:
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973					Bsmnt Garage: Carport Area: Roof:
Condition: Average		Size of Closets			No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588				Bsmnt Garage: Carport Area: Roof:
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min			Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588					Bsmnt Garage: Carport Area: Roof:
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many X Ave. Few		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588				Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(13) Plumbing			Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588				Bsmnt Garage: Carport Area: Roof:
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588				Bsmnt Garage: Carport Area: Roof:	
Insulation							3 Fixture Bath		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588					Bsmnt Garage: Carport Area: Roof:
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 703 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588				Bsmnt Garage: Carport Area: Roof:	
X	Many Avg. X Few	Large Avg. Small	(8) Basement		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		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588				Bsmnt Garage: Carport Area: Roof:
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			(14) Water/Sewer		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588				Bsmnt Garage: Carport Area: Roof:	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items: 10,000			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588					Bsmnt Garage: Carport Area: Roof:
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items: 10,000			Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 376,588		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588					Bsmnt Garage: Carport Area: Roof:
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 10,000			Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 376,588		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588				Bsmnt Garage: Carport Area: Roof:	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 10,000			Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 376,588		Total Base New : 199,271 Total Depr Cost: 139,477 Estimated T.C.V: 376,588					Bsmnt Garage: Carport Area: Roof:

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

BUILDING C



UNIT 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.
HOLLANDS MELINDA L	HOLLANDS IAN RONALD & MEL	0	04/20/2023	QC	09-FAMILY	2023001968	PROPERTY TRANSFER	0.0
CAMPBELL MAUREEN L TRUST	HOLLANDS MELINDA L	1	03/24/2023	WD	09-FAMILY	2023001786	PROPERTY TRANSFER	0.0
CAMPBELL MAUREEN L TRUST	CAMPBELL MAUREEN L TRUST	0	08/19/2022	WD	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
CAMPBELL NORMAN J TRUST	CAMPBELL MAUREEN L TRUST	0	01/07/2016	QC	09-FAMILY	1250P693	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
22 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HOLLANDS IAN RONALD & MELINDA UTD 926 NAKOMA DR TRAVERSE CITY MI 49686	MAP #: 38					
	2024 Est TCV 506,933 TCV/TFA: 361.06					

	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
			WILDERNESS CRYSTAL RVR D			1 Units	200000.00000	100	200,0
				0.00	Total Acres	Total Est.	Land Value =		200,000

Tax Description
 L323 P137 L409 P348/95 APT D-22
 WILDERNESS CONDOMINIUM REC IN L168 P32-81
 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences
 MANITOU-CRYSTAL RIVER-BLDG D-3N-END



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	100,000	153,500	253,500			104,619C
2023	90,000	162,100	252,100			99,638C
2022	30,000	170,100	200,100			94,894C
2021	30,000	177,900	207,900			91,863C

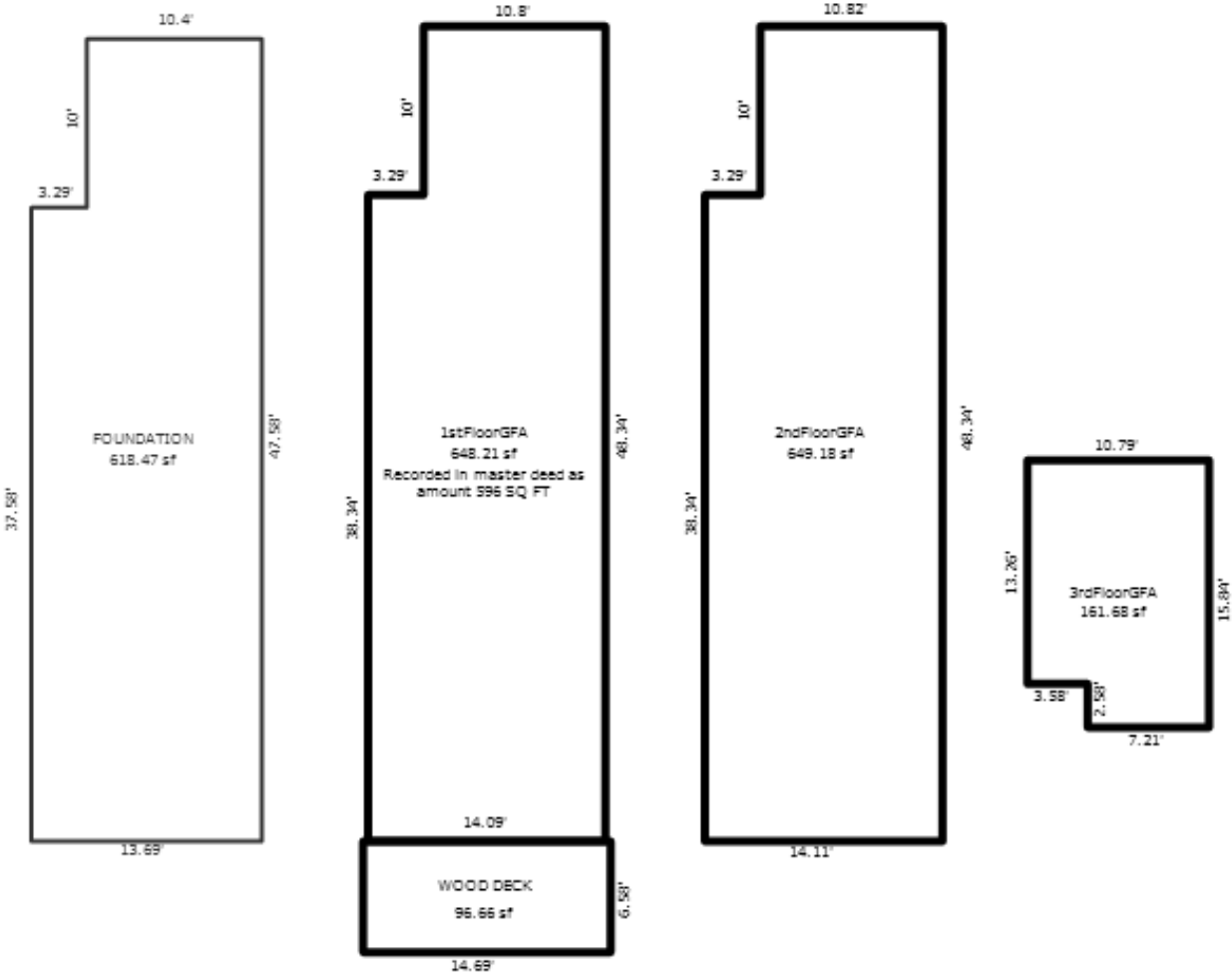
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 Licensed To: Township of Glen Arbor,
 County of Leelanau, Michigan

*** 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	0	Eavestrough	X	Gas		Oil	1	Appliance Allow.	1	Interior 1 Story		Year Built:	
	Mobile Home		Insulation		Wood						Coal	Steam		Interior 2 Story	Area	Type	Car Capacity:
	Town Home	0	Front Overhang								96	Treated Wood	Class:	
	Duplex	0	Other Overhang		Forced Air w/o Ducts								Two Sided	Exterior:
	A-Frame				Forced Air w/ Ducts								Exterior 1 Story	Brick Ven.:
X	Wood Frame	(4) Interior		X	Electric Baseboard								Exterior 2 Story	Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant								Prefab 1 Story	Common Wall:
		Paneled	Wood T&G		Radiant (in-floor)								Prefab 2 Story	Foundation:
		Trim & Decoration			Electric Wall Heat								Heat Circulator	Finished ?:
Building Style: CONDOMINIUM					Space Heater								Raised Hearth	Auto. Doors:
Yr Built	Remodeled				Wall/Floor Furnace								Wood Stove	Mech. Doors:
1973	0	Ex	X Ord	Min	Forced Heat & Cool								Direct-Vented Ga	Area:
Condition: Average		Size of Closets			Heat Pump									% Good:
		Lg	X Ord	Small	No Heating/Cooling									Storage Area:
Room List		Doors	Solid	X H.C.	Central Air									Bsmnt Garage:
	Basement	(5) Floors			Wood Furnace									Carport Area:
	1st Floor	Kitchen:			(12) Electric									Roof:
	2nd Floor	Other:			0 Amps Service									
	3 Bedrooms	Other:			No./Qual. of Fixtures									
(1) Exterior		Ex.	X Ord.	Min	Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973						
X	Wood/Shingle	(6) Ceilings			No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
	Aluminum/Vinyl				Many X Ave. Few			(11) Heating System: Electric Baseboard						
	Brick				(13) Plumbing			Ground Area = 829 SF Floor Area = 1404 SF.						
	Insulation				1 Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
(2) Windows		(7) Excavation			2 3 Fixture Bath			Building Areas						
	Many				2 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost						
	X Avg.				Softener, Auto			1.5 Story Siding Crawl Space 829						
	Few				Softener, Manual			1 Story Siding Overhang 161						
	Large				Solar Water Heat			Total: 159,015 111,313						
	X Avg.				No Plumbing			Other Additions/Adjustments						
	Small				Extra Toilet			Plumbing						
	Wood Sash	(8) Basement			Extra Sink			Average Fixture(s)						
	Metal Sash	Conc. Block			Separate Shower			1 1,518 1,063						
	Vinyl Sash	Poured Conc.			Ceramic Tile Floor			3 Fixture Bath						
	Double Hung	Stone			Ceramic Tile Wains			Deck						
	Horiz. Slide	Treated Wood			Ceramic Tub Alcove			Treated Wood 96 2,576 1,803						
	Casement	Concrete Floor			Vent Fan			Water/Sewer						
	Double Glass	(9) Basement Finish			(14) Water/Sewer			Public Water 1 1,536 1,075						
	Patio Doors				1 Public Water			Public Sewer 1 1,536 1,075						
	Storms & Screens				1 Public Sewer			Public Sewer 1 1,536 1,075						
(3) Roof		(10) Floor Support			2000 Gal Septic			Built-Ins						
X	Gable				Lump Sum Items:			Appliance Allow. 1 2,845 1,991						
	Hip				10,000			Fireplaces						
	Flat							Interior 2 Story 1 6,836 4,785						
	Gambrel							Unit-in-Place Cost Items 1 0 0						
	Mansard							Lump Sum Items						
	Shed							END UNIT						
X	Asphalt Shingle							Totals: 190,639 133,449						
Chimney: Brick		Joists:						Notes: 7,14,21,22,28,29,31,35,36,45						
		Unsupported Len:						ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 306,933						
		Cntr.Sup:												

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

BUILDING D



UNIT 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.
GHEsqUIERE BEVERLY M ET A	WILDERNESS 23 LLC	240,229	07/17/2009	WD	03-ARM'S LENGTH	2009 1022/141	AGENT	100.0
MORRIS ALBERT P TRUST AGR	GHEsqUIERE BEVERLY M ET A	0	09/28/2006	QC	08-ESTATE	917:589	OTHER	100.0
MORRIS JULIA S TRUST	MORRIS ALBERT P TRUST AGR	418,000	08/14/2006	QC	08-ESTATE	912:558	OTHER	100.0
BRENNAN	MORRIS	137,500	01/03/1996	WD	03-ARM'S LENGTH	416:335	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
23 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WILDERNESS 23 LLC 317 WAYLAND EAST LANSING MI 48823	MAP #: 38					
	2024 Est TCv 430,338 TCv/TFA: 426.92					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L1022P141 Unit 23, Wilderness Condominium according to the Master Deed recorded in Liber 168, pages 35 through 81, First Amendment to Master Deed recorded in Liber 352, pages 808 through 839 and Amended and Restated Master Deed recorded in Liber 544, pages 294 through 365 and designated as Leelanau County Condominium Plan No.4, Leelanau County Records, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of Public Acts of				WILDERNESS CRYST 1102SQ			1 Units	200000.00000 100	200,0
					0.00 Total Acres		Total Est. Land Value =		200,000

L1022P141 Unit 23, Wilderness Condominium according to the Master Deed recorded in Liber 168, pages 35 through 81, First Amendment to Master Deed recorded in Liber 352, pages 808 through 839 and Amended and Restated Master Deed recorded in Liber 544, pages 294 through 365 and designated as Leelanau County Condominium Plan No.4, Leelanau County Records, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of Public Acts of



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	115,200	215,200			156,538C
2023	90,000	121,200	211,200			149,084C
2022	50,000	126,400	176,400			141,985C
2021	50,000	131,500	181,500			137,450C

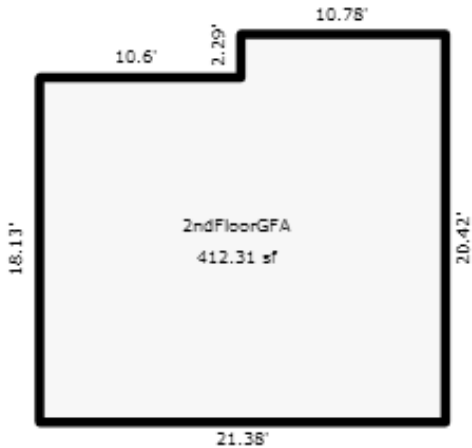
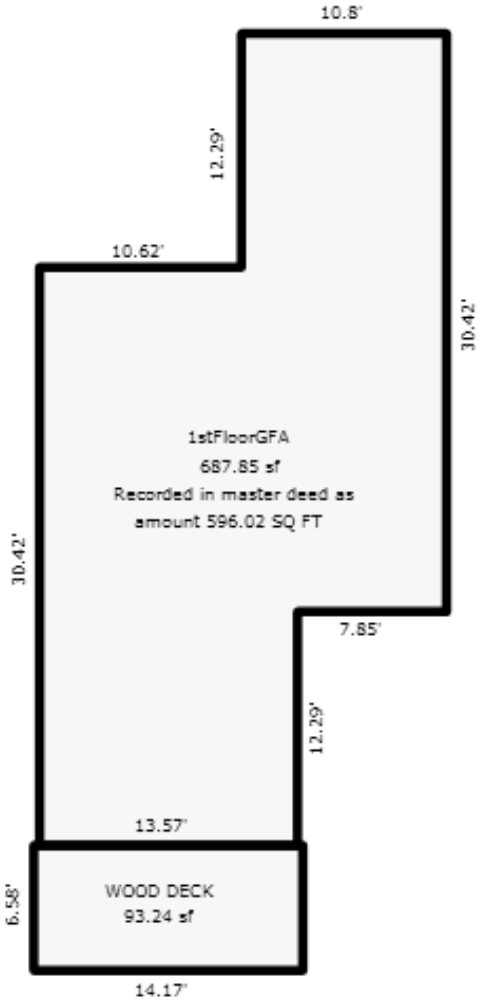
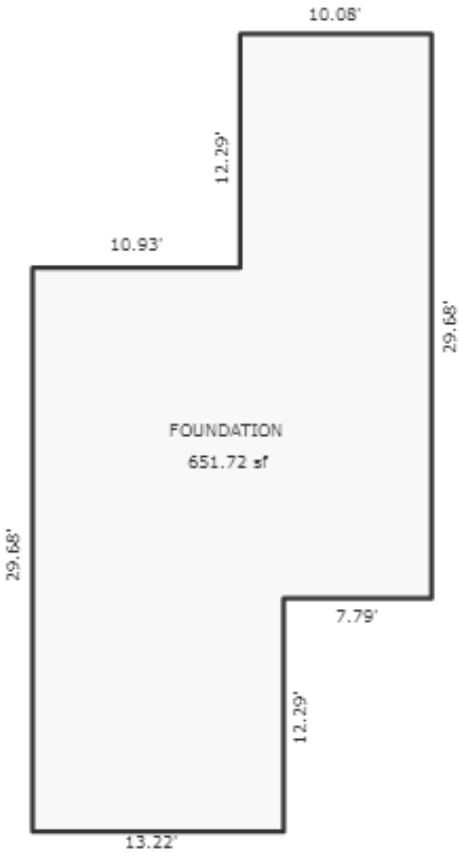
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 93	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,008 Total Base New : 143,078 Total Depr Cost: 100,147 Estimated T.C.V: 230,338		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric								
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973								
1973	2000	Size of Closets			Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle									
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
Room List		Doors	Solid	X	H.C.	Many X Ave. Few			Ground Area = 672 SF Floor Area = 1008 SF.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s)			1.5 Story Siding		Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		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		Stories Exterior Foundation Size Cost New Depr. Cost								
Insulation		(7) Excavation		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			Plumbing		1.5 Story Siding Crawl Space								
(2) Windows		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 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			Deck		Total: 121,495 85,040								
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		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			Treated Wood		672							
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			Water/Sewer		Public Water		1		1,518		1,063		
(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		Deck		93		2,535		1,774		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Treated Wood		Water/Sewer		1		1,536		1,075	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		Public Water		1		1,536		1,075		
							Interior 2 Story		Public Sewer		1		2,845		1,991		
							Unit-in-Place Cost Items		Built-Ins		1		6,836		4,785		
							Notes: 3,6,10,13,17,20-ASPEN-3W ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 230,338		Appliance Allow.		1		2,845		1,991		
									Fireplaces		1		6,836		4,785		
									Interior 2 Story		1		6,836		4,785		
									Unit-in-Place Cost Items		1		0		0		
									Totals:		143,078		100,147				

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

BUILDING D



UNIT 23

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORRIS NINA D TRUST AGREE	GHEsqUIERE BEVERLY M ET A	0	09/28/2006	QC	08-ESTATE	917:603	OTHER	100.0
MORRIS JULIA S TRUST	MORRIS NINA D TRUST AGREE	418,000	08/14/2006	QC	03-ARM'S LENGTH	912:560	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
24 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GHEsqUIERE BEVERLY M ET AL 12975 DUNN CT PLYMOUTH MI 48170	MAP #: 38					
	2024 Est TCv 455,624 TCv/TFA: 413.45					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
	Public Improvements			Description	Frontage	Depth	Value
L246 P88 L538 P942/00 L912 P560/06 L917 P603/06 APT D-24 WILDERNESS CONDOMINIUM REC IN L168 P32-81 UND 50% INTEREST TO BEVERLY M GHEsqUIERE UND 50% INTEREST TO CYNTHIA MORRIS STARR AS TENANTS IN COMMON SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb			WILDERNESS CRYST 1102SQ	1102	0.00	200,000
	Street Lights Standard Utilities Underground Utils.			* Factors *			
	Topography of Site			0.00 Total Acres Total Est. Land Value =			200,000

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
ASPEN-CRYSTAL RIVER-BLDG D-3W	Agricultural Local Cost Land Improvements	0.00	321983 96	0
	Total Estimated Land Improvements True Cash Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						Who	When	What
2024	100,000	127,800	227,800			157,005C
2023	90,000	134,500	224,500			149,529C
2022	50,000	140,300	190,300			142,409C
2021	50,000	146,000	196,000			137,860C

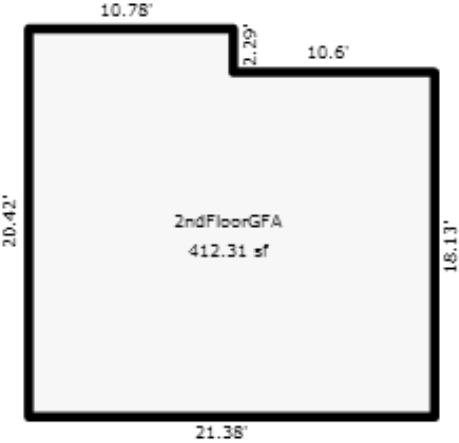
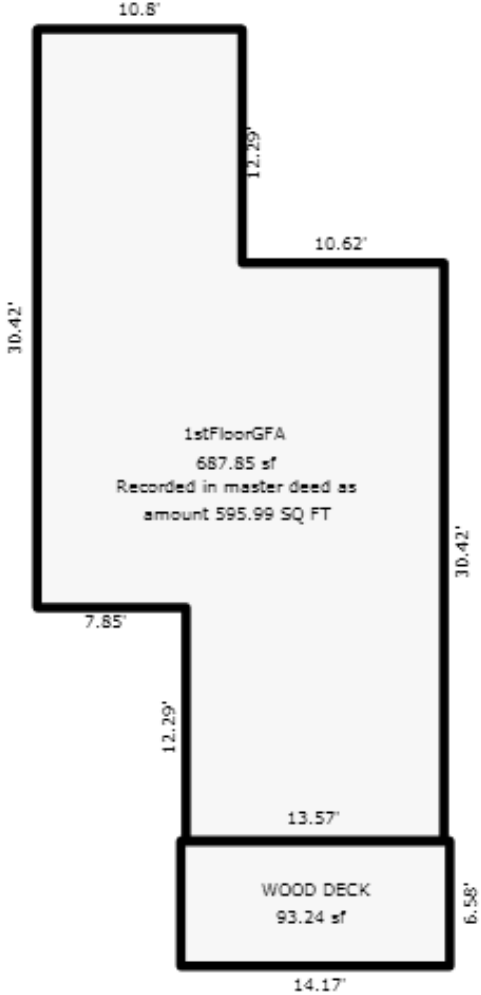
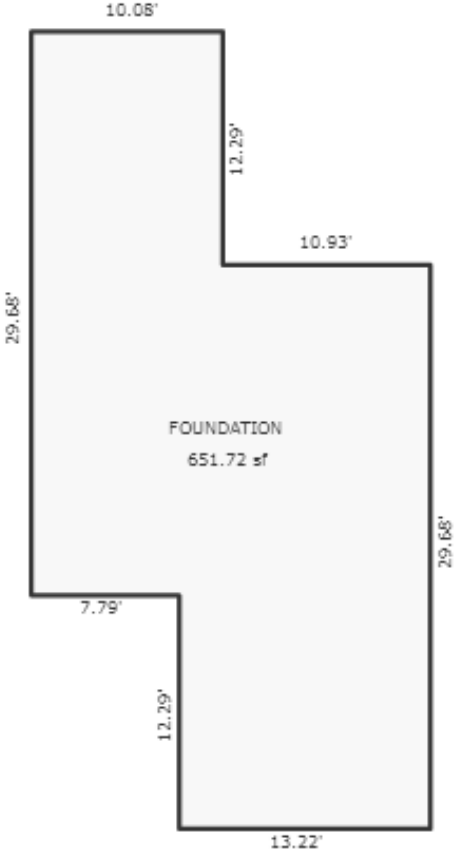
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 93	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,102 Total Base New : 158,787 Total Depr Cost: 111,141 Estimated T.C.V: 255,624		E.C.F. X 2.300		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 C 10 Blt 1973					
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Ground Area = 551 SF Floor Area = 1102 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Condition: Average		Size of Closets		Lg			X	Ord	Small	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas		2 Story	Siding	Crawl Space	551	137,204	96,034		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			No. of Elec. Outlets		Other Additions/Adjustments		Average Fixture(s)		1		1,518		1,063	
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Many		X	Ave.	Few		(13) Plumbing		3 Fixture Bath		2 Fixture Bath	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.	Min		Plumbing		Softener, Auto		Softener, Manual	
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 551 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Average Fixture(s)		2		3 Fixture Bath		2 Fixture Bath		Softener, Auto	
(2) Windows		Many Avg.		X	Large Avg.		Few		Small		Basement		(8) Basement		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	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		(14) Water/Sewer		1		Public Water		1		Public Sewer	
	(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:
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		Notes: 3,6,10,13,17,20-ASPEN-3W ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 255,624		Totals:		158,787		111,141		255,624	
	Asphalt Shingle		Chimney: Brick		Totals:			158,787		111,141		255,624						

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

BUILDING D



UNIT 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.
LEGAULT DANIEL J & KAREN	SLEEPING BEAR RETREAT LLC	0	06/12/2018	QC	09-FAMILY	1332P115	PROPERTY TRANSFER	100.0
MCAHON J PATRICK & DEBRA	LEGAULT DANIEL J & KAREN	301,000	08/08/2017	WD	03-ARM'S LENGTH	1303P555	PROPERTY TRANSFER	100.0
FITZGERALD	MCAHON	195,000	11/05/1999	WD	03-ARM'S LENGTH	528:333	PROPERTY TRANSFER	0.0
KNIGHT	FITZGERALD	104,000	08/31/1993	WD	03-ARM'S LENGTH	369:971	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
25 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	06/01/2011	110086	100% FINIS
Owner's Name/Address	P.R.E. 0%		Res. Condo	05/13/2011	PB11-0086	
SLEEPING BEAR RETREAT LLC 1347 PATTERSON AVE SE GRAND RAPIDS MI 49546	MAP #: 38		Res. Add/Alter/Repair	10/23/2003	PB03-0642	
	2024 Est TCV 406,338 TCV/TFA: 469.21		Res. Add/Alter/Repair	04/04/2003	PB03-0093	

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
WILDERNESS CRYSTAL RVR D			1	Units	200000.00000 100	200,0
			0.00	Total Acres	Total Est. Land Value =	200,000

Tax Description
L241 P310 L369 P971 L528 P333/99 APT D-25
WILDERNESS CONDOMINIUM REC IN L168 P32-81
SECS 14 & 23 T29N R14W. , 2ND AMD
2023005220

Comments/Influences
JUNIPER-CRYSTAL RIVER-BLDG D-2N

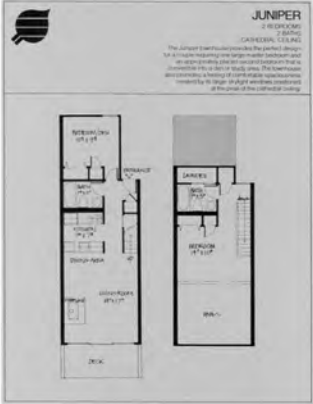
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

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	100,000	103,200	203,200			145,447C
2023	90,000	108,600	198,600			138,521C
2022	30,000	113,200	143,200			131,925C
2021	30,000	117,800	147,800			127,711C

Who	When	What
TPC	07/26/2017	INSPECTED
TPC	12/06/2011	INSPECTED
WAS	09/27/2007	INSPECTED

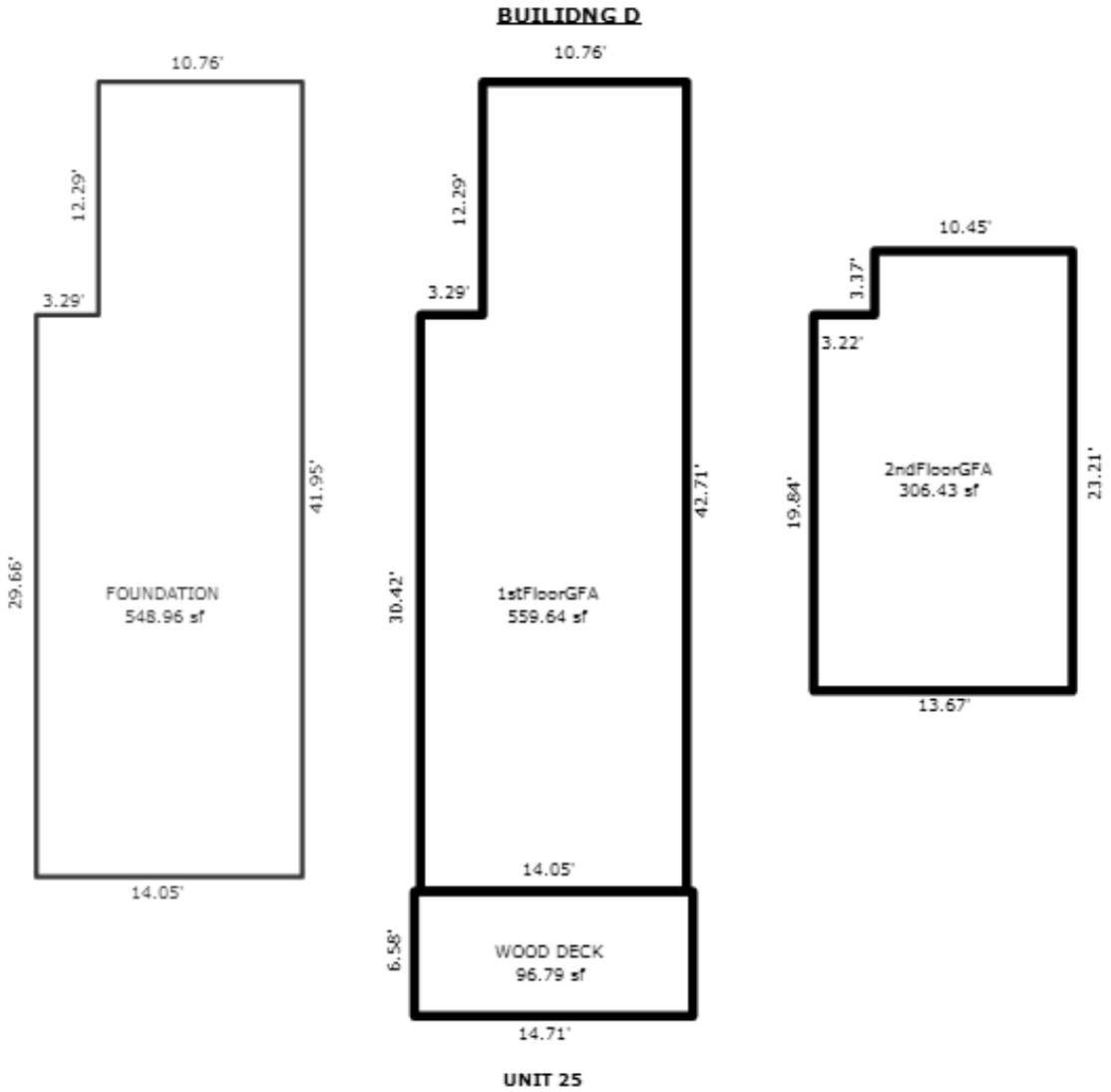


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 866 Total Base New : 128,175 Total Depr Cost: 89,712 Estimated T.C.V: 206,338		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		(12) Electric		No. of Elec. Outlets		No./Qual. of Fixtures			
Yr Built	Remodeled	Ex	X	Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			
1973 199	2002	Size of Closets			No. of Elec. Outlets			Ground Area = 577 SF Floor Area = 866 SF.		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 577		
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Building Areas		Total: 106,551 74,576		Other Additions/Adjustments			
Room List	Basement 1st Floor 2nd Floor 2 Bedrooms	Doors	Solid	X	H.C.	(14) Water/Sewer			Plumbing		Average Fixture(s)		Plumbing			
		(5) Floors			1 Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost		Average Fixture(s)		Plumbing		Deck		
		Kitchen: Other: Other:			2 3 Fixture Bath			Total: 1,518 1,063		3 Fixture Bath		Plumbing		Treated Wood		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			2 Fixture Bath			Total: 4,777 3,344		Solar Water Heat		Deck		Water/Sewer		
X	Insulation	(7) Excavation			Softener, Auto			Total: 1,536 1,075		No Plumbing		Deck		Public Water		
		Basement: 0 S.F. Crawl: 577 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Manual			Total: 2,845 1,991		Extra Toilet		Deck		Public Sewer		
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			No Plumbing			Extra Sink		Deck		Built-Ins		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Shower			Total: 6,836 4,785		Separate Shower		Deck		Fireplaces		
		(9) Basement Finish			Ceramic Tile Floor			Total: 128,175 89,712		Ceramic Tile Wains		Deck		Unit-in-Place Cost Items		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tub Alcove Vent Fan			Notes: 4,5,11,12,18,19,25,26,27,32,33		Vent Fan		Deck		E.C.F. (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TC.V: 206,338		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1 Public Water			ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TC.V: 206,338		1 Public Sewer		Deck		Lump Sum Items:	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1 Water Well			Notes: 4,5,11,12,18,19,25,26,27,32,33		1000 Gal Septic		Deck		Lump Sum Items:		
	Chimney: Brick				2000 Gal Septic			ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TC.V: 206,338				Deck		Lump Sum Items:		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EZEKIEL DANIEL J & MARTIN	EZEKIEL DANIEL J & MARTIN	0	09/02/2021	QC	09-FAMILY	2021007123	PROPERTY TRANSFER	0.0
ROTHER MICHAEL G & ELIZAB	ROTHER MICHAEL G & ELIZAB	0	09/02/2021	QC	09-FAMILY	2021007124	PROPERTY TRANSFER	0.0
TROPMAN PENELOPE S	ROTHER MICHAEL G & ELIZAB	295,000	05/21/2018	WD	03-ARM'S LENGTH	1330P386	PROPERTY TRANSFER	100.0

Property Address: 26 WILDERNESS
 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: ROTHER MICHAEL G & ELIZABETH L & EZEKIEL DANIEL J & MARTINA H
 1217 BALDWIN AVE
 ANN ARBOR MI 48104

2024 Est TCV 412,499 TCV/TFA: 457.32

X Improved Vacant Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

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

WILDERNESS CRYSTAL RVR D 1 Units 200000.00000 100 200,0
 0.00 Total Acres Total Est. Land Value = 200,000

Tax Description: L253 P154 L403 P944/95 APT D-26
 WILDERNESS CONDOMINIUM REC IN L168 P32-81
 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences: JUNIPER-CRYSTAL RIVER-BLDG D-2N

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 100,000 106,200 206,200 148,623C

TPC 07/26/2017 INSPECTED 2023 90,000 111,800 201,800 141,546C

WAS 09/27/2007 INSPECTED 2022 30,000 116,600 146,600 134,806C

2021 30,000 121,300 151,300 130,500C

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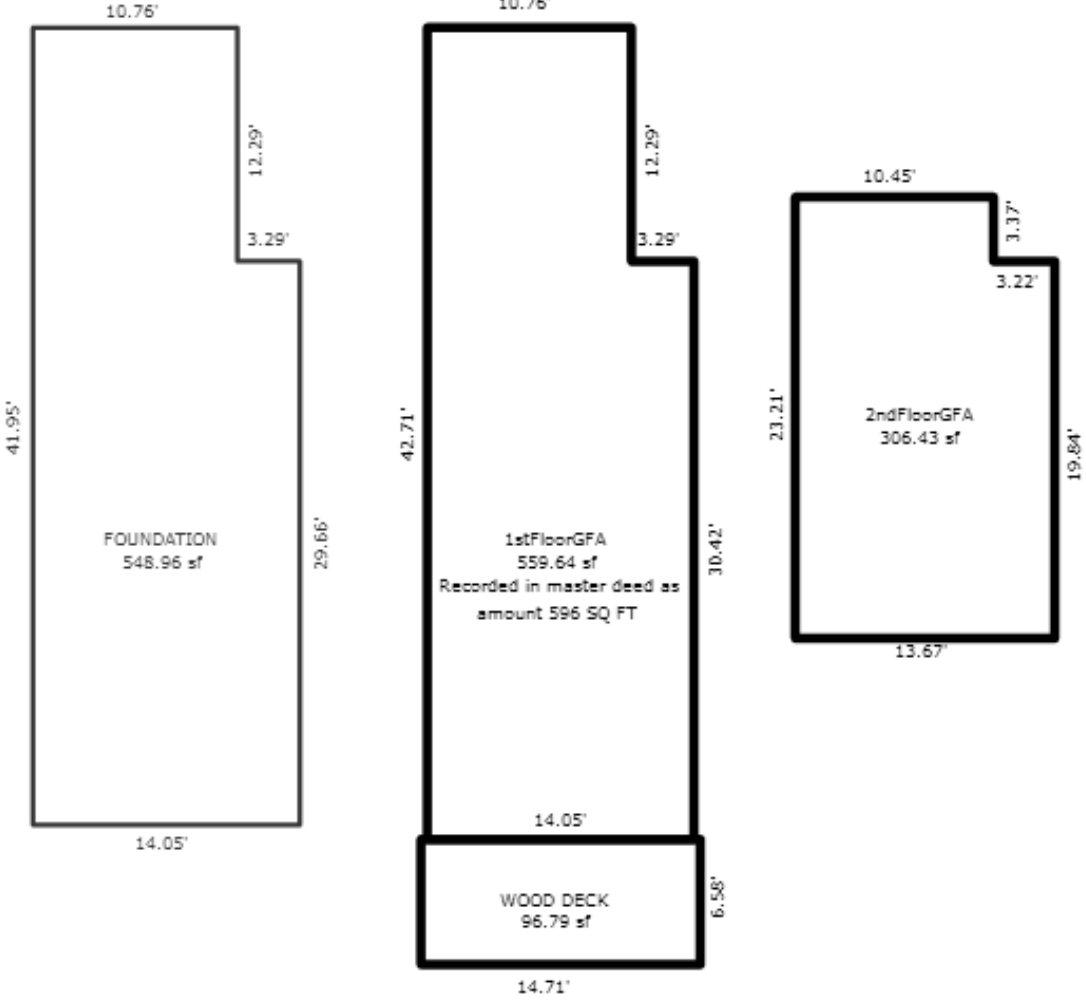
*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 95	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 902 Total Base New : 131,993 Total Depr Cost: 92,391 Estimated T.C.V: 212,499		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No. of Elec. Outlets		No./Qual. of Fixtures		
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Ground Area = 601 SF Floor Area = 902 SF.			
Condition: Average		Size of Closets		Lg	X	Ord	Small	Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Room List		Doors	Solid	X	H.C.	(12) Electric			1.5 Story Siding Crawl Space		Total: 110,383		77,265			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,518 1,063		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Deck		Treated Wood 95 2,562 1,793		Water/Sewer		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 601 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces		Interior 2 Story 1 6,836 4,785		Unit-in-Place Cost Items		
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Notes: 4,5,11,12,18,19,25,26,27,32,33		Totals: 131,993		92,391		
(2) Windows		(9) Basement Finish		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Totals: 131,993		92,391		
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:			Totals: 131,993		92,391			
	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:			ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 212,499		Chimney: Brick				

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

BUILDING D



UNIT 26

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOE FRANKIE & COFFER BARB	PARKS MARION R & MARGARE	105,000	11/13/2012	QC	09-FAMILY	1145P123	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
27 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	10/23/2003	PB03-0643	
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
PARKS MARION R & MARGARET A H&W 12271 EWALD CT STERLING HEIGHTS MI 48312	2024 Est TCV 412,522 TCV/TFA: 457.34					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
			Description	Frontage	Depth	Value
L253 P832 L302 P355&356/92 APT D-27 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS CRYSTAL RVR D	1 Units	200000.00000	200,0
			0.00 Total Acres		Total Est. Land Value =	200,000

Comments/Influences
 JUNIPER
 12/30/10 REMOVED STERLING HEIGHTS ADDRESS
 THAT EXISTED IN ADDITION TO TROY ADDRESS
 PER TREASURER PROVIDED INFORMATION - TIM

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



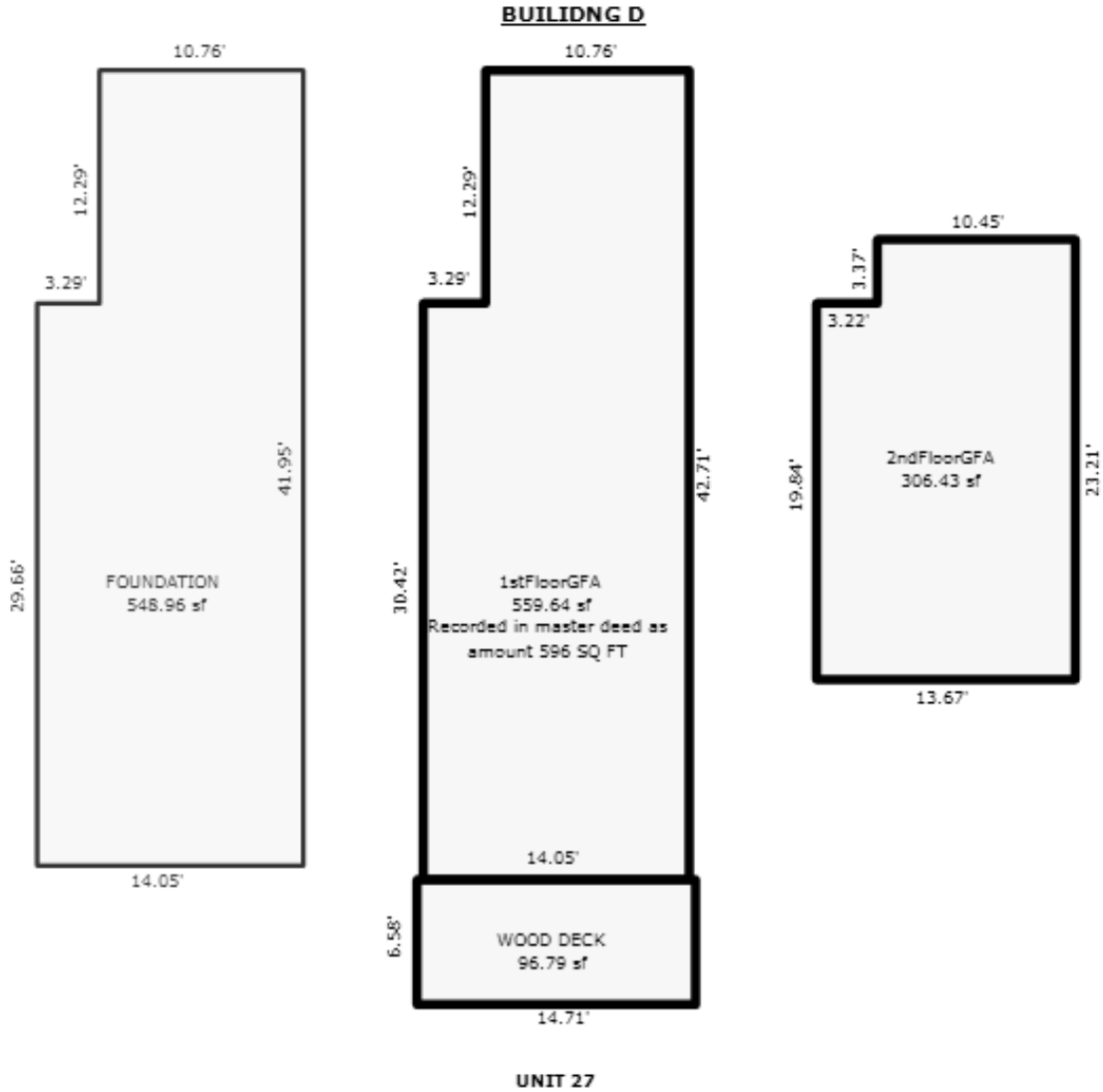
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	07/26/2017	INSPECTED	2024	100,000	106,300	206,300			100,887C
WAS	09/27/2007	INSPECTED	2023	90,000	111,800	201,800			96,083C
			2022	30,000	116,600	146,600			91,508C
			2021	30,000	121,300	151,300			88,585C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 902 Total Base New : 132,007 Total Depr Cost: 92,401 Estimated T.C.V: 212,522		E.C.F. X 2.300		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 Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 601 SF Floor Area = 902 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 601 Total: 110,383 77,265	
Yr Built Remodeled 1973 1990		Condition: Average		Room List Basement 1st Floor 2nd Floor 2 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 2 Fixture Bath Softener, Auto 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		Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 212,522			
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 601 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:		Lump Sum Items:		Totals: 132,007 92,401		212,522			
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Avg. Large Few Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed			Chimney: Brick													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOFFAT	DONESON	112,000	08/24/1990	WD	03-ARM'S LENGTH	314:825	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
28 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DONESON STUART L & SUSAN G 4562 COMANCHE DR OKEMOS MI 48864	MAP #: 38					
	2024 Est TCV 507,078 TCV/TFA: 360.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
			Description	Frontage	Depth	Value	
L314 P824&825/90 APT D-28 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS CRYSTAL RVR D	1 Units	200000.00000	100	200,0
Comments/Influences			* Factors *				
MANITOU-CRYSTAL RIVER-BLDG D-3N-END			0.00 Total Acres		Total Est. Land Value =		200,000

MANITOU-CRYSTAL RIVER-BLDG D-3N-END

- 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	100,000	153,500	253,500			104,619C
2023	90,000	162,200	252,200			99,638C
2022	30,000	170,100	200,100			94,894C
2021	30,000	178,000	208,000			91,863C

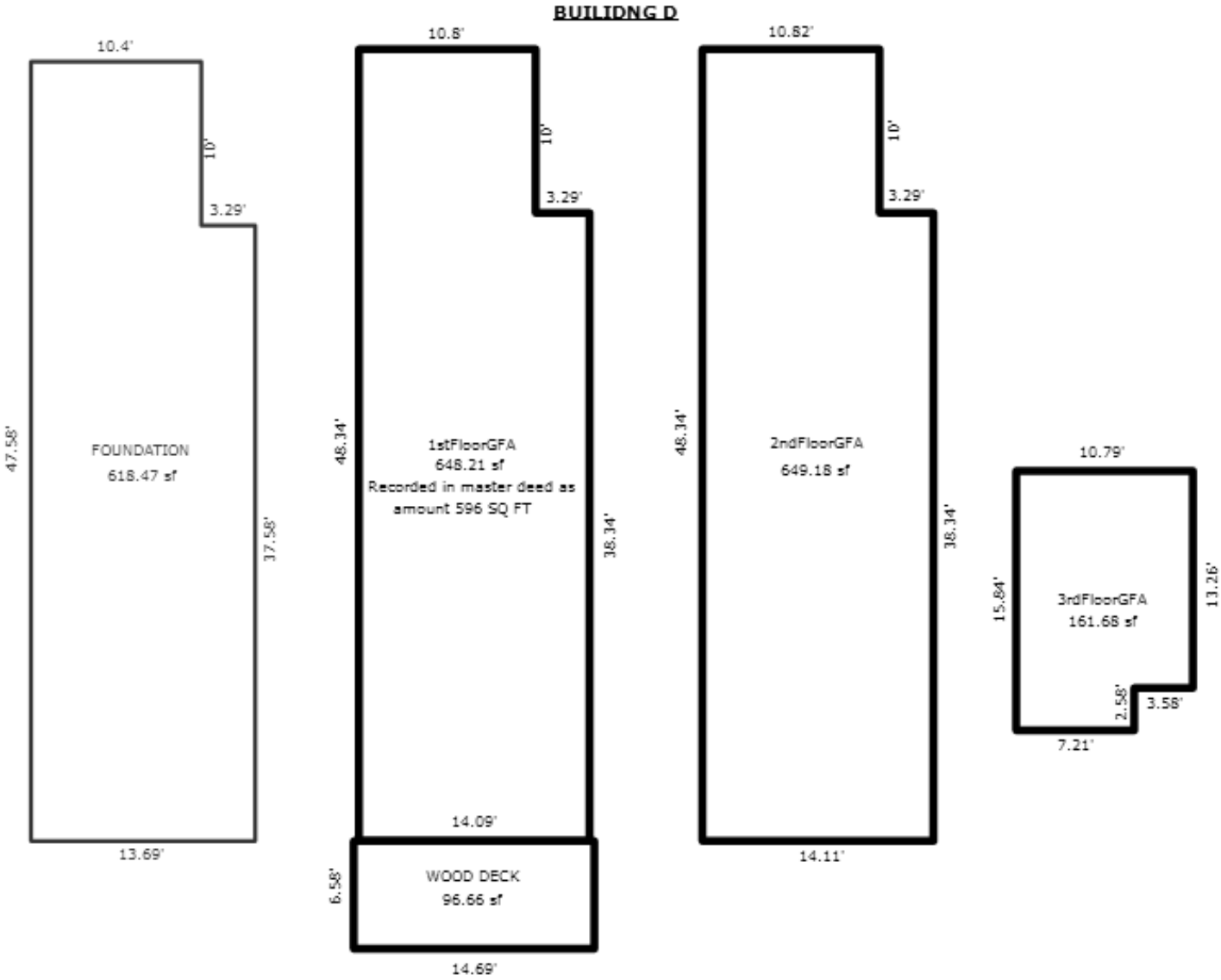


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,406 Total Base New : 190,729 Total Depr Cost: 133,512 Estimated T.C.V: 307,078		96	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 2.300		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 C 10 Blt 1973		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	
1973	0	Lg		X	Ord	Small	No. of Elec. Outlets			Ground Area = 829 SF Floor Area = 1406 SF.		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Condition: Average		Size of Closets		Doors			Solid X H.C.			Plumbing		1.5 Story Siding Crawl Space 829		1 Story Siding Overhang 162	
Room List		(5) Floors		Kitchen:			(12) Electric			Other Additions/Adjustments		Total: 159,105 111,376		Plumbing	
Basement	1st Floor	Other:		Other:			0 Amps Service			Average Fixture(s)		1 1,518 1,063		3 Fixture Bath 4,777 3,344	
2nd Floor	3 Bedrooms	No. of Fixtures		Ex.			X	Ord.	Min	Deck		Treated Wood 96 2,576 1,803		Water/Sewer	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Treated Wood		Public Water 1 1,536 1,075		Public Sewer 1 1,536 1,075	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 829 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Built-Ins		Appliance Allow. 1 2,845 1,991		Fireplaces	
Insulation		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Interior 2 Story 1 6,836 4,785		Unit-in-Place Cost Items 1 0 0		Lump Sum Items	
(2) Windows		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items		END UNIT		Totals: 190,729 133,512	
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			Lump Sum Items: 10,000			Notes: 7,14,21,22,28,29,31,35,36,45		E.C.F. (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY:		307,078		
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: 10,000			E.C.F. (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY:		307,078			
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Chimney: Brick			E.C.F. (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY:		307,078				

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



UNIT 28

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAYS DENNIS P	HAYS DENNIS P TRUST	1	08/10/2016	QC	03-ARM'S LENGTH	1269P482	PROPERTY TRANSFER	0.0
GRANT	HAYS	125,000	11/17/1993	WD	03-ARM'S LENGTH	375:517	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
29 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/01/2003					
Owner's Name/Address	MAP #: 38					
HAYS DENNIS P TRUST PO BOX 573 GLEN ARBOR MI 49636	2024 Est TCV 507,080 TCV/TFA: 360.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
			Description	Frontage	Depth	Value	
L375 P517/93 APT E-29 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS CRYSTAL RVR E	1 Units	200000.00000	100	200,0
Comments/Influences			0.00 Total Acres		Total Est. Land Value =		200,000

MANITOU-CRYSTAL RIVER-BLDG E-3N-END

- 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	100,000	153,500	253,500			104,619C
2023	90,000	162,200	252,200			99,638C
2022	30,000	170,100	200,100			94,894C
2021	30,000	178,000	208,000			91,863C



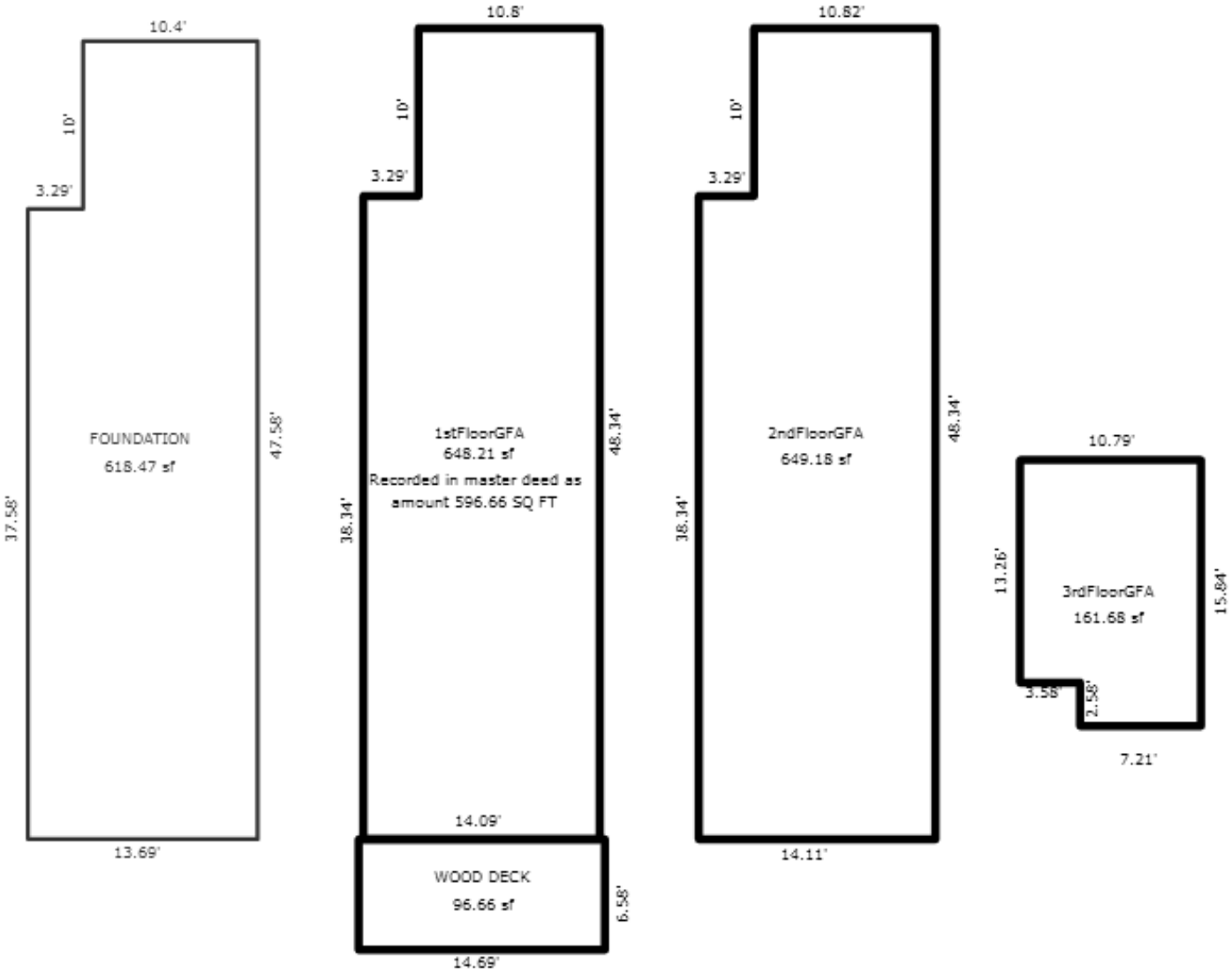
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,406 Total Base New : 190,730 Total Depr Cost: 133,513 Estimated T.C.V: 307,080		E.C.F. X 2.300		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 Cls C 10 Blt 1973		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 829 SF Floor Area = 1406 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			
Condition: Average		Size of Closets		0 Amps Service			(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors		Solid	X	H.C.	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 829 1 Story Siding Overhang 162		Total: 159,105 111,376				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets		Other Additions/Adjustments		Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344				
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 829 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer		Plumbing		Treated Wood 96 2,576 1,803				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Deck		Water/Sewer 1 1,536 1,075 Public Water 1 1,536 1,075				
	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items: 10,000		Built-Ins		Appliance Allow. 1 2,845 1,991				
(2) Windows		Many Avg. X Large Avg. Small		(10) Floor Support			Lump Sum Items: 10,000		Fireplaces		Interior 2 Story 1 6,836 4,785				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items: 10,000		Unit-in-Place Cost Items		Solar Power <150KW 1 1 1 *				
	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items: 10,000			Local Cost Items		END UNIT		10,000 7,000			
Asphalt Shingle		Chimney: Brick		Totals: 190,730 133,513			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								

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

BUILDING E



UNIT 29

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAKI GARY T & PATRICIA R	MAKE GARY T & PATRICIA R	0	06/29/2022	QC	09-FAMILY	2022005717	DEED	0.0
MAKI GARY T & PATRICIA R	MAKI GARY T & PATRICIA R	0	11/15/2011	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
MACPHAIL	MAKI	142,000	04/04/1997	WD	03-ARM'S LENGTH	443:955	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
30 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		Res. Condo	11/16/2010	PB10-0388	100% FINIS
Owner's Name/Address	P.R.E. 0%					
MAKE GARY T & PATRICIA R 34860 OLD HOMESTEAD RD FARMINGTON HILLS MI 48335	MAP #: 38					
	2024 Est TCV 446,827 TCV/TFA: 443.28					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO						
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
L266 P77 L443 P955/97 APT E-30 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			WILDERNESS CRYST 1102SQ			1 Units	200000.00000	100	200,0
Comments/Influences				0.00 Total Acres Total Est. Land Value = 200,000						
ASPEN-CRYSTAL RIVER-BLDG E-3W										

ASPEN-CRYSTAL RIVER-BLDG E-3W

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County of Leelanau, Michigan

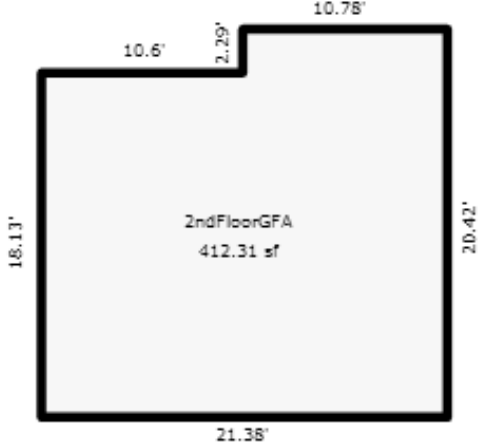
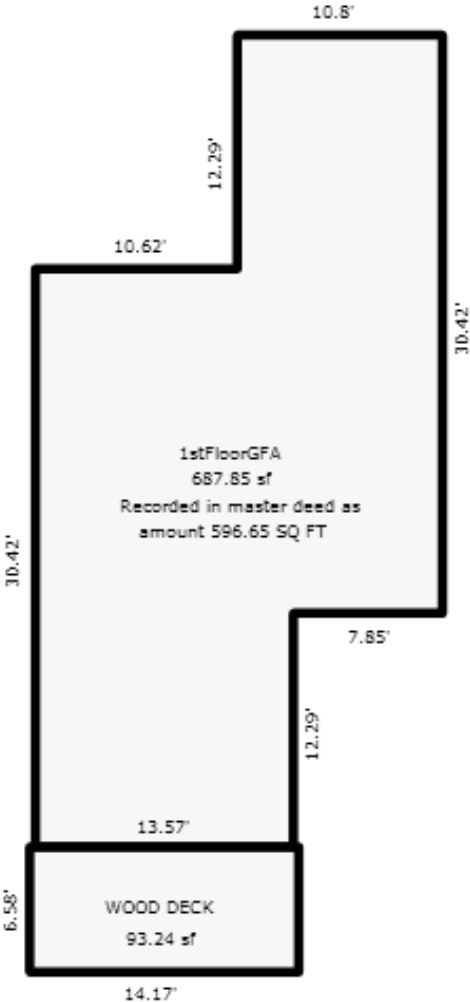
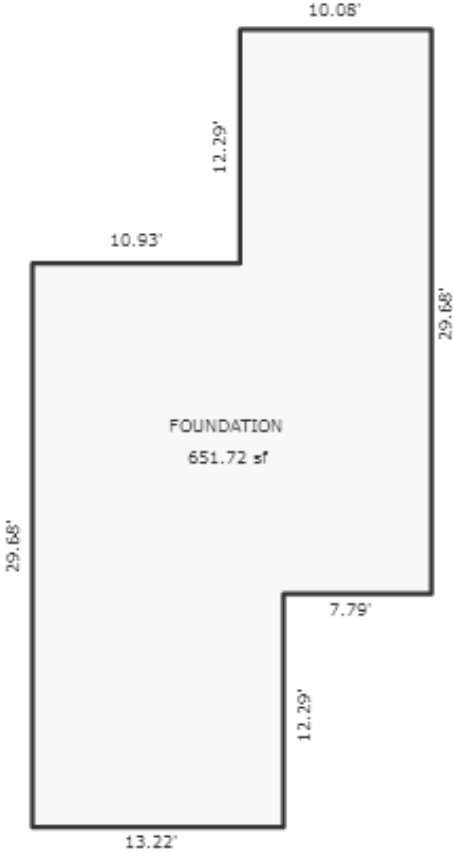
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	100,000	123,400	223,400			114,276C
2023	90,000	129,900	219,900			108,835C
2022	50,000	135,400	185,400			103,653C
2021	50,000	140,900	190,900			100,342C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 93	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,008 Total Base New : 143,078 Total Depr Cost: 107,316 Estimated T.C.V: 246,827		E.C.F. X 2.300		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 Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 672 SF Floor Area = 1008 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 672 Total: 121,495 91,129	
Yr Built Remodeled 1973 1995		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors Kitchen: Other: Other:			(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 672 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:		Notes: 3,6,10,13,17,20-ASPEN-3W ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 246,827	
(1) Exterior		(2) Windows Many Avg. X Large Avg. Small Few		(3) Roof Gable Hip Flat Gambrel Mansard Shed			Chimney: Brick			Totals: 143,078 107,316		Totals: 143,078 107,316		Totals: 143,078 107,316		Totals: 143,078 107,316		Totals: 143,078 107,316			

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

BUILDING E



UNIT 30

*** 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 JOAN T TRUST	J&J KRAMER LLC	100	01/14/2013	QC	09-FAMILY	1154P980	PROPERTY TRANSFER	100.0
KRAMER JOAN T	KRAMER JOAN T TRUST	0	11/23/1994	QC	09-FAMILY	446P761	DEED	0.0
FORD	KRAMER	125,000	11/01/1994	WD	03-ARM'S LENGTH	395:659	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
31 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
J&J KRAMER LLC 19335 OXBORO AVE N MARINE ON SAINT CROIX MN 55047	MAP #: 38					
	2024 Est TCV 454,380 TCV/TFA: 450.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
			Description	Frontage	Depth	Value	
L395 P659 L446 P761/97 APT E-31 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS CRYSTAL RVR E	1 Units	200000.00000	100	200,0
			0.00 Total Acres		Total Est. Land Value =		200,000

Comments/Influences	Public Improvements
MANITOU-CRYSTAL RIVER-BLDG E- NO LOFT UNIT 31,MANITOU BUT NO LOFT	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	07/26/2017	INSPECTED	2024	100,000	127,200	227,200			135,465C
WAS	09/27/2007	INSPECTED	2023	90,000	134,500	224,500			129,015C
			2022	30,000	141,200	171,200			122,872C
			2021	30,000	147,900	177,900			118,947C

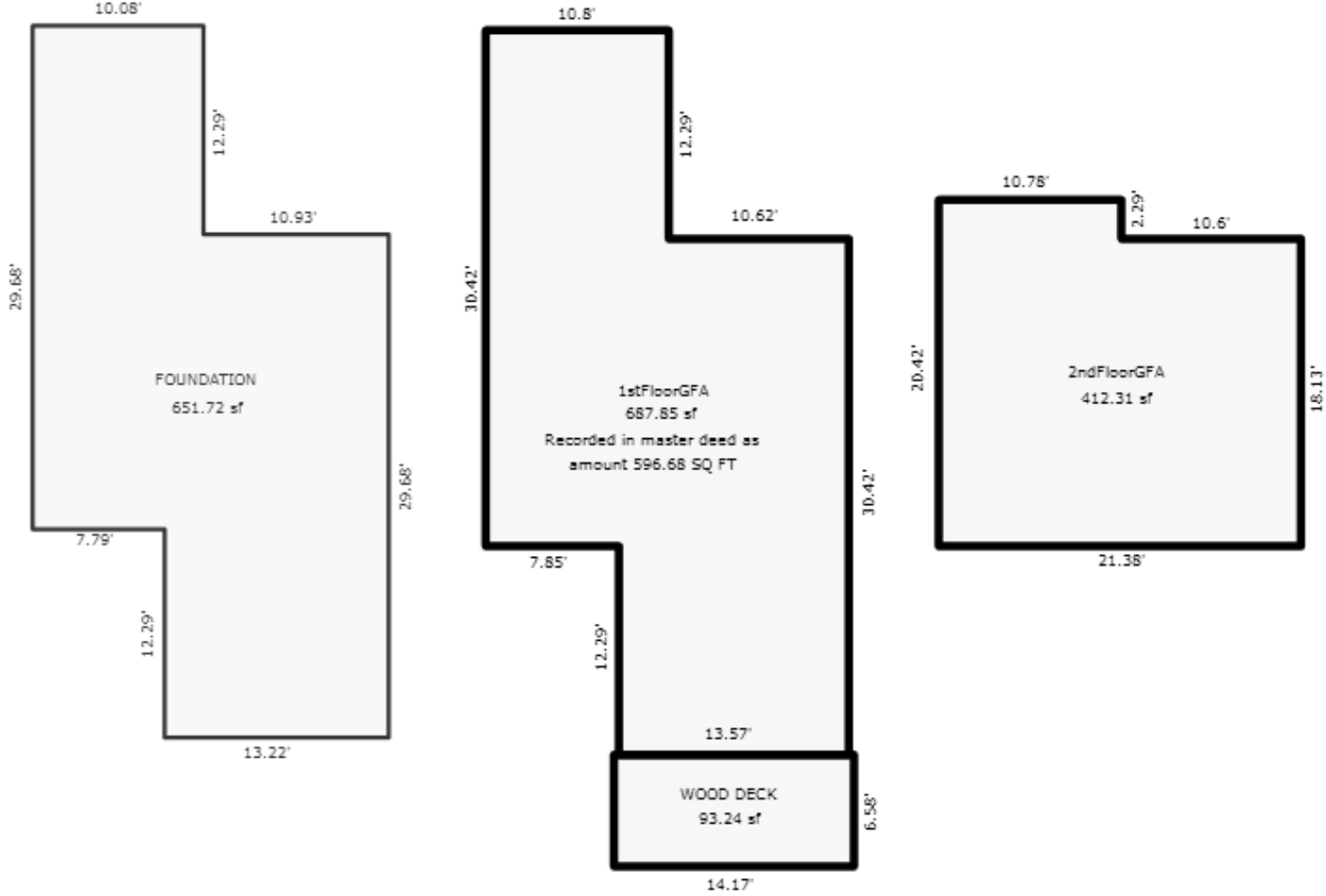
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*** Information herein deemed reliable but not guaranteed***

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		93	Treated Wood	Year Built:
	Mobile Home		Insulation		Wood						Coal	Steam				Cook Top	Interior 2 Story	Car Capacity:
	Town Home	0	Front Overhang		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		X	Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall:
	Panelled		Wood T&G	Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation:	
	Trim & Decoration			Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:	
	Yr Built	Remodeled		Ex	X	Ord	Min	Intercom		Raised Hearth				Auto. Doors:	
	1973	0						Jacuzzi Tub		Wood Stove				Mech. Doors:	
	Condition: Average	Size of Closets						Jacuzzi repl.Tub		Direct-Vented Ga				Area:	
		Lg	X	Ord		Small		Oven		Class: C +10				% Good:	
	Room List	Doors		Solid	X	H.C.		Microwave		Effec. Age: 30				Storage Area:	
	Basement	(5) Floors		Central Air				Standard Range		Floor Area: 1,008				No Conc. Floor:	
	1st Floor	Kitchen:		Wood Furnace				Self Clean Range		Total Base New : 158,018			E.C.F.	Bsmnt Garage:	
	2nd Floor	Other:		(12) Electric				Sauna		Total Depr Cost: 110,600			X 2.300	Carport Area:	
	3 Bedrooms	Other:		0 Amps Service				Trash Compactor		Estimated T.C.V: 254,380				Roof:	
	(1) Exterior			No./Qual. of Fixtures				Central Vacuum							
		Ex.	X	Ord.		Min		Security System							
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973							
	Aluminum/Vinyl							Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
	Brick							(11) Heating System: Electric Baseboard							
	Insulation							Ground Area = 504 SF Floor Area = 1008 SF.							
	(2) Windows	(7) Excavation						Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
								Building Areas							
	Many							Stories Exterior Foundation Size Cost New Depr. Cost							
	Avg.	X						2 Story Siding Crawl Space 504							
	Few							Total: 126,434 88,492							
	Large							Other Additions/Adjustments							
	Small	Basement: 0 S.F.						Plumbing							
		Crawl: 504 S.F.						Average Fixture(s) 1 1,518 1,063							
		Slab: 0 S.F.						3 Fixture Bath 1 4,777 3,344							
		Height to Joists: 0.0						Deck							
	Wood Sash	(8) Basement						Treated Wood 93 2,535 1,774							
	Metal Sash							Water/Sewer							
	Vinyl Sash	Conc. Block						Public Water 1 1,536 1,075							
	Double Hung	Poured Conc.						Public Sewer 1 1,536 1,075							
	Horiz. Slide	Stone						Built-Ins							
	Casement	Treated Wood						Appliance Allow. 1 2,845 1,991							
	Double Glass	Concrete Floor						Fireplaces							
	Patio Doors	(9) Basement Finish						Interior 2 Story 1 6,836 4,785							
	Storms & Screens							Unit-in-Place Cost Items							
	(3) Roof														
X	Gable							Local Cost Items							
	Hip							SOLAR POWER <150KW 1 1 1 *							
	Flat							Lump Sum Items							
	Gambrel							END UNIT							
	Mansard							Totals: 158,018 110,600							
	Shed							Notes: 7,14,21,22,28,29,31(NOLOFT),35,36,45							
X	Asphalt Shingle	(10) Floor Support						ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 254,380							
	Chimney: Brick	Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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

BUILDING E



UNIT 31

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON WILLIAM DEAN ESTAT	HAMILTON DEBORAH ANNE	0	12/18/2015	QC	09-FAMILY	1252P461	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
32 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HAMILTON DEBORAH ANNE 4193 E TIMBERWOOD DR TRAVERSE CITY MI 49686	MAP #: 38					
	2024 Est TCV 415,577 TCV/TFA: 460.73					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
			Description	Frontage	Depth	Value
L242 P123/83 APT E-32 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS CRYSTAL RVR E	1 Units	200000.00000	200,0
Comments/Influences			0.00 Total Acres		Total Est. Land Value =	200,000

JUNIPER-CRYSTAL RIVER-BLDG E-2N

- 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	100,000	107,800	207,800			84,688C
2023	90,000	113,400	203,400			80,656C
2022	30,000	118,300	148,300			76,816C
2021	30,000	123,100	153,100			74,363C



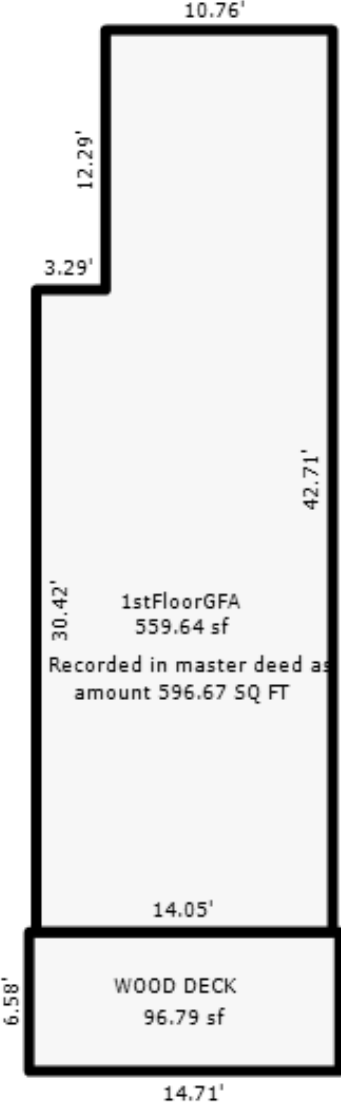
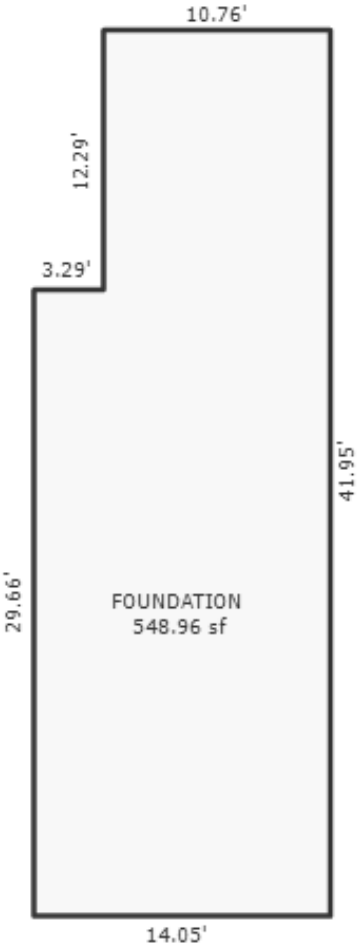
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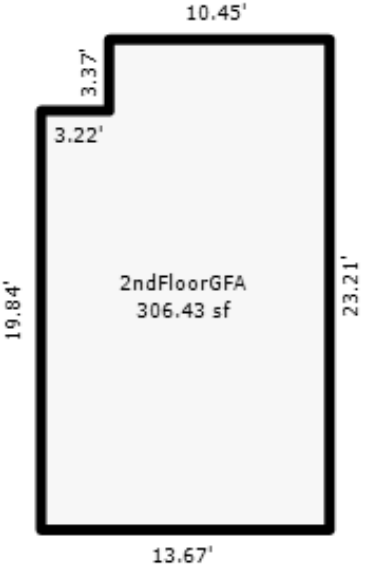
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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: C +10 Effec. Age: 29 Floor Area: 902 Total Base New : 132,007 Total Depr Cost: 93,729 Estimated T.C.V: 215,577		96	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 2.300		Bsmnt Garage:		Carport Area: Roof:			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973			E.C.F.		Bsmnt Garage:		Carport Area: Roof:			
1973	1990	Ex	X	Ord		Min	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			X 2.300		Bsmnt Garage:		Carport Area: Roof:			
Condition: Average		Lg	X	Ord		Small	Ground Area = 601 SF Floor Area = 902 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71			X 2.300		Bsmnt Garage:		Carport Area: Roof:			
Room List		Doors		Solid	X	H.C.	Building Areas			X 2.300		Bsmnt Garage:		Carport Area: Roof:			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			X 2.300		Bsmnt Garage:		Carport Area: Roof:			
(1) Exterior		Kitchen: Other: Other:		Many			X	Ave.		1.5	Story	Siding	Crawl Space	601	110,383	78,374	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1			Average Fixture(s)	Other Additions/Adjustments			X 2.300		Bsmnt Garage:		Carport Area: Roof:		
	Insulation	(7) Excavation		2			3 Fixture Bath	Plumbing			X 2.300		Bsmnt Garage:		Carport Area: Roof:		
(2) Windows		Basement: 0 S.F. Crawl: 601 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			2 Fixture Bath	Deck			X 2.300		Bsmnt Garage:		Carport Area: Roof:		
X	Many Avg. Few	X	Large Avg. Small	2			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Treated Wood			X 2.300		Bsmnt Garage:		Carport Area: Roof:		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Water/Sewer			X 2.300		Bsmnt Garage:		Carport Area: Roof:		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2			Public Water	Built-Ins			X 2.300		Bsmnt Garage:		Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		2			Public Sewer	Fireplaces			X 2.300		Bsmnt Garage:		Carport Area: Roof:	
	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2			Water Well	Interior 2 Story			X 2.300		Bsmnt Garage:		Carport Area: Roof:		
Chimney: Brick		(10) Floor Support		2			1000 Gal Septic 2000 Gal Septic	Unit-in-Place Cost Items			X 2.300		Bsmnt Garage:		Carport Area: Roof:		
		Joists: Unsupported Len: Cntr.Sup:		2			Lump Sum Items:	Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV:			X 2.300		Bsmnt Garage:		Carport Area: Roof:		

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

BUILDING E



UNIT 32



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KALEE BRUCE R & BECKY J	KALEE BRUCE R & BECK J LI	1	10/07/2013	QC	09-FAMILY	2180P635 QC	DEED	0.0
TRAYNOR	KALEE	80,000	04/17/1990	WD	03-ARM'S LENGTH	310:253	OTHER	0.0

Property Address: 33 WILDERNESS
 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: KALEE BRUCE R & BECKY J
 11300 PARMALEE RD
 MIDDLEVILLE MI 49333
 2024 Est TCV 412,522 TCV/TFA: 457.34

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

X	Improved	Vacant	Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
			WILDERNESS CRYSTAL RVR E			1 Units	200000.00000	100		200,0
							0.00 Total Acres	Total Est. Land Value =		200,000

Tax Description: L269 P426/86 L310 P253/90 APT E-33
 WILDERNESS CONDOMINIUM REC IN L168 P32-81
 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences: JUNIPER-CRYSTAL RIVER-BLDG E-2N

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	100,000	106,300	206,300			84,688C
	TPC 07/26/2017	INSPECTED	2023	90,000	111,800	201,800			80,656C
	WAS 09/27/2007	INSPECTED	2022	30,000	116,600	146,600			76,816C
			2021	30,000	121,300	151,300			74,363C

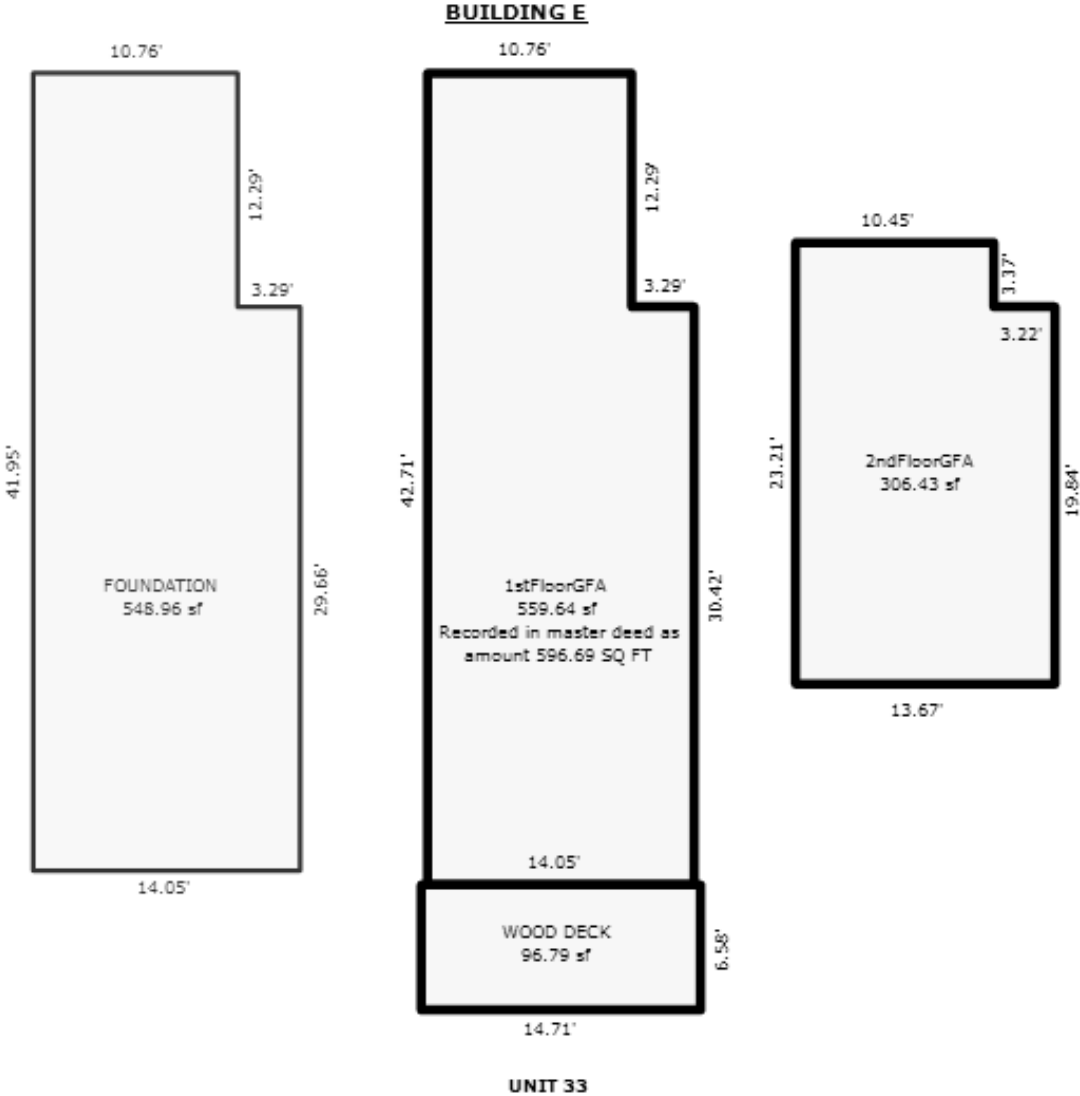
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 902 Total Base New : 132,007 Total Depr Cost: 92,401 Estimated T.C.V: 212,522		E.C.F. X 2.300		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 Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 601 SF Floor Area = 902 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 601 Total: 110,383 77,265	
Yr Built 1973	Remodeled 0	Size of Closets 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		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 96 2,576 1,803 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0		Condition: Average Lg X Ord Small		Totals: 132,007 92,401	
Room List		Doors Solid X H.C.		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 212,522		Condition: Average		Lump Sum Items:			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer					Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			
(1) Exterior		(6) Ceilings		(14) Water/Sewer										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 601 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer										
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer										
X	Many Avg. X Large Avg. Small	(9) Basement Finish		(14) Water/Sewer										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		(14) Water/Sewer										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer										
X	Asphalt Shingle			(14) Water/Sewer										

*** 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.
SLAZINSKI PETER J TRUST	SLAZINSKI CONSTANCE A	0	12/14/2023	PTA	09-FAMILY		PROPERTY TRANSFER	0.0
SLAZINSKI CONSTANCE A	SLAZINSKI CONSTANCE A	0	12/14/2023	PTA	15-LADY BIRD	PTA	PROPERTY TRANSFER	0.0
SLAZINSKI PETER J & CONST	SLAZINSKI PETER J TRUST	0	05/27/2003	QC	09-FAMILY	2023002937	DEED	0.0
BUHLER	SLAZINSKI	106,000	09/23/1994	WD	03-ARM'S LENGTH	393:306	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
34 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SLAZINSKI CONSTANCE A 2689 CALLOWAY COURT #25 CANTON MI 48188	MAP #: 38					
	2024 Est TCV 415,577 TCV/TFA: 460.73					

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	200000.00000	100	200,0
			0.00 Total Acres	Total Est. Land Value =		200,000

Tax Description
 L261 P987 L286 P665 L330 P566 L393
 P306&307/94 APT E-34 WILDERNESS
 CONDOMINIUM REC IN L168 P32-81 SECS 14 &
 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
 JUNIPER-CRYSTAL RIVER-BLDG E-2N

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

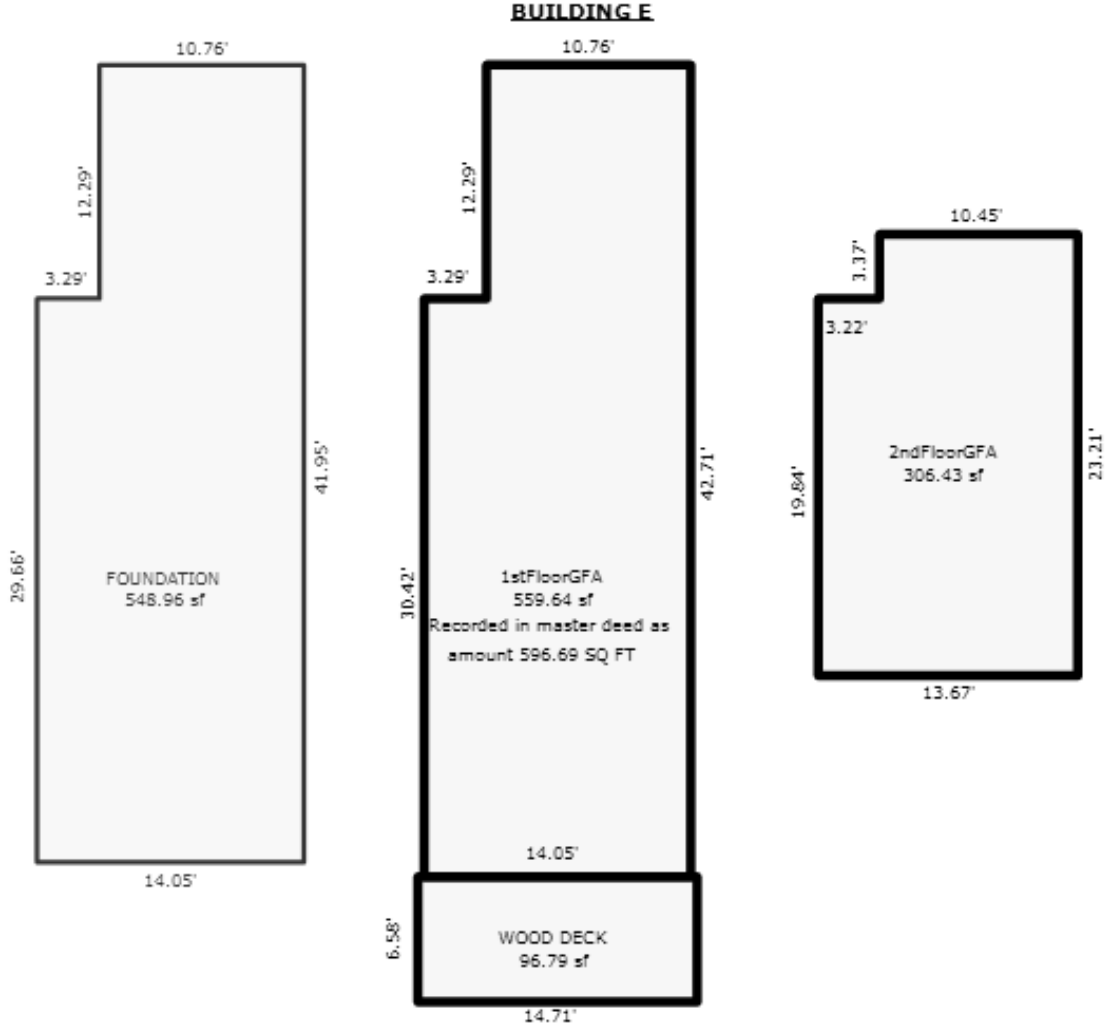
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	100,000	107,800	207,800			84,688C
2023	90,000	113,400	203,400			80,656C
2022	30,000	118,300	148,300			76,816C
2021	30,000	123,100	153,100			74,363C

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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 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 29 Floor Area: 902 Total Base New : 132,007 Total Depr Cost: 93,729 Estimated T.C.V: 215,577		E.C.F. X 2.300		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 C 10 Blt 1973				
Yr Built 1973	Remodeled 1990	Ex	X	Ord	Min	0 Amps Service			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Ground Area = 601 SF Floor Area = 902 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71				
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 601 110,383 78,374				
Room List		Doors	Solid	X	H.C.	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 1,078 3 Fixture Bath 1 4,777 3,392				
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			2			Deck		Treated Wood 96 2,576 1,829		Water/Sewer		Public Water 1 1,536 1,091 Public Sewer 1 1,536 1,091		
(1) Exterior		(6) Ceilings		(8) Basement			(14) Water/Sewer			Built-Ins		Appliance Allow. 1 2,845 2,020		Fireplaces		Interior 2 Story 1 6,836 4,854	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 601 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Unit-in-Place Cost Items		1 0 0		Totals: 132,007 93,729		Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 215,577	
Insulation		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					
(2) Windows		Many Avg. X Large Avg. Small		(10) Floor Support													
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof		Gable Hip Flat X Gambrel Mansard Shed															

*** 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.
SILVER WANDA C REVOCABLE	DDP PROPERTIES OF MICHIGA	312,500	07/14/2017	WD	03-ARM'S LENGTH	1301P652	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
35 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/20/2014	PE14-0169	
Owner's Name/Address	P.R.E. 0%					
DDP PROPERTIES OF MICHIGAN LLC 1260 YORKSHIRE RD BIRMINGHAM MI 48009	MAP #: 38					
	2024 Est TCV 507,078 TCV/TFA: 360.65					

	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			WILDERNESS CRYSTAL RVR E			1 Units	200000.00000	100	200,0
				0.00	Total Acres		Total Est. Land Value =		200,000

Tax Description
 L353 P37/92 APT E-35 WILDERNESS
 CONDOMINIUM REC IN L168 P32-81 SECS 14 &
 23 T29N R14W. , 2ND AMD 2023005220
 Comments/Influences
 MANITOU-CRYSTAL RIVER-BLDG E-3N-END

- 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	100,000	153,500	253,500			186,774C
2023	90,000	162,200	252,200			177,880C
2022	30,000	170,100	200,100			169,410C
2021	30,000	178,000	208,000			163,999C

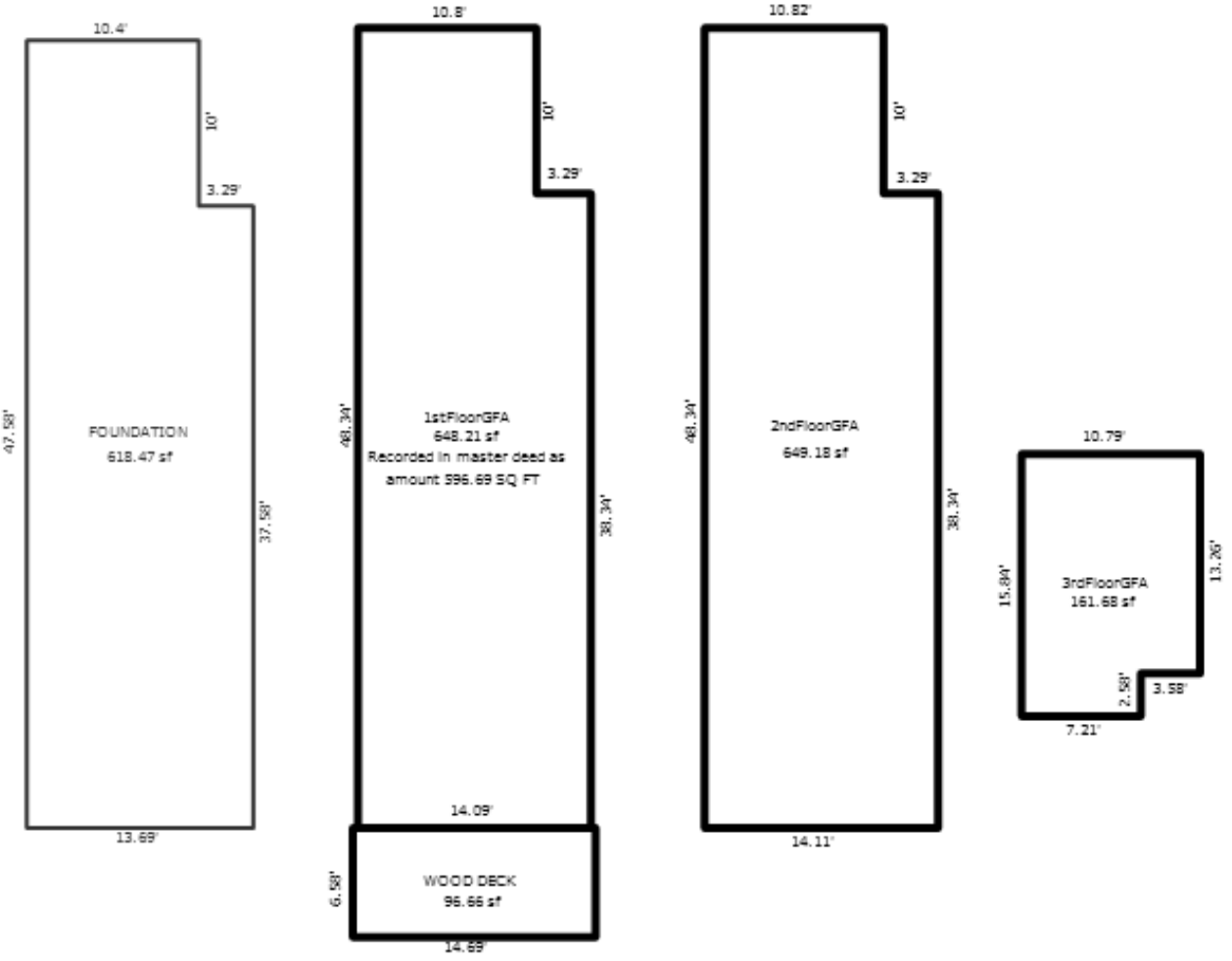


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,406 Total Base New : 190,729 Total Depr Cost: 133,512 Estimated T.C.V: 307,078		96	Treated Wood	Bsmnt Garage: Carport Area: Roof:						
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 2.300		Bsmnt Garage:		Carport Area: Roof:					
Yr Built 1973	Remodeled 0	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		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 829 SF Floor Area = 1406 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 829 1 Story Siding Overhang 162 Total: 159,105 111,376	
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 829 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: 10,000		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows Many Avg. X Avg. Large Small Few		(3) Roof Gable Hip Flat Gambrel Mansard Shed			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story Unit-in-Place Cost Items Lump Sum Items END UNIT		Totals: 190,729		111,376					
*** Information herein deemed reliable but not guaranteed***																			

BUILDING E



UNIT 35

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ACKER KRISTI L	DONOHUE DEBBIE W TRUST	519,000	09/08/2023	WD	03-ARM'S LENGTH	2023003943	DEED	100.0
SCHOOLFIELD ROBERTA J TRU	ACKER KRISTI L	0	04/22/2022	QC	09-FAMILY	2022002860	PROPERTY TRANSFER	0.0
ACKER KRISTI L	ACKER KRISTI L	0	04/22/2022	WD	09-FAMILY	2022002861	PROPERTY TRANSFER	0.0
FIGURA	SCHOOLFIELD	123,500	09/01/1994	WD	03-ARM'S LENGTH	392:297	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
36 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DONOHUE DEBBIE W TRUST 8807 QUAIL CIR WILLOUGHBY OH 44094	MAP #: 38					
	2024 Est TCV 507,078 TCV/TFA: 360.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
			Description	Frontage	Depth	Value	
L257 P501 L302 P487 L392 P297/94 L505 P209/99 APT F-36 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS CRYSTAL RVR E	1 Units	200000.00000	100	200,0
			0.00 Total Acres		Total Est. Land Value =		200,000

Comments/Influences
MANITOU-CRYSTAL RIVER-BLDG E-3N-END

Comments/Influences
MANITOU-CRYSTAL RIVER-BLDG E-3N-END



- 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	09/08/2023	INSPECTED
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	100,000	153,500	253,500			253,500S
2023	90,000	162,200	252,200			99,638C
2022	30,000	170,100	200,100			94,894C
2021	30,000	178,000	208,000			91,863C

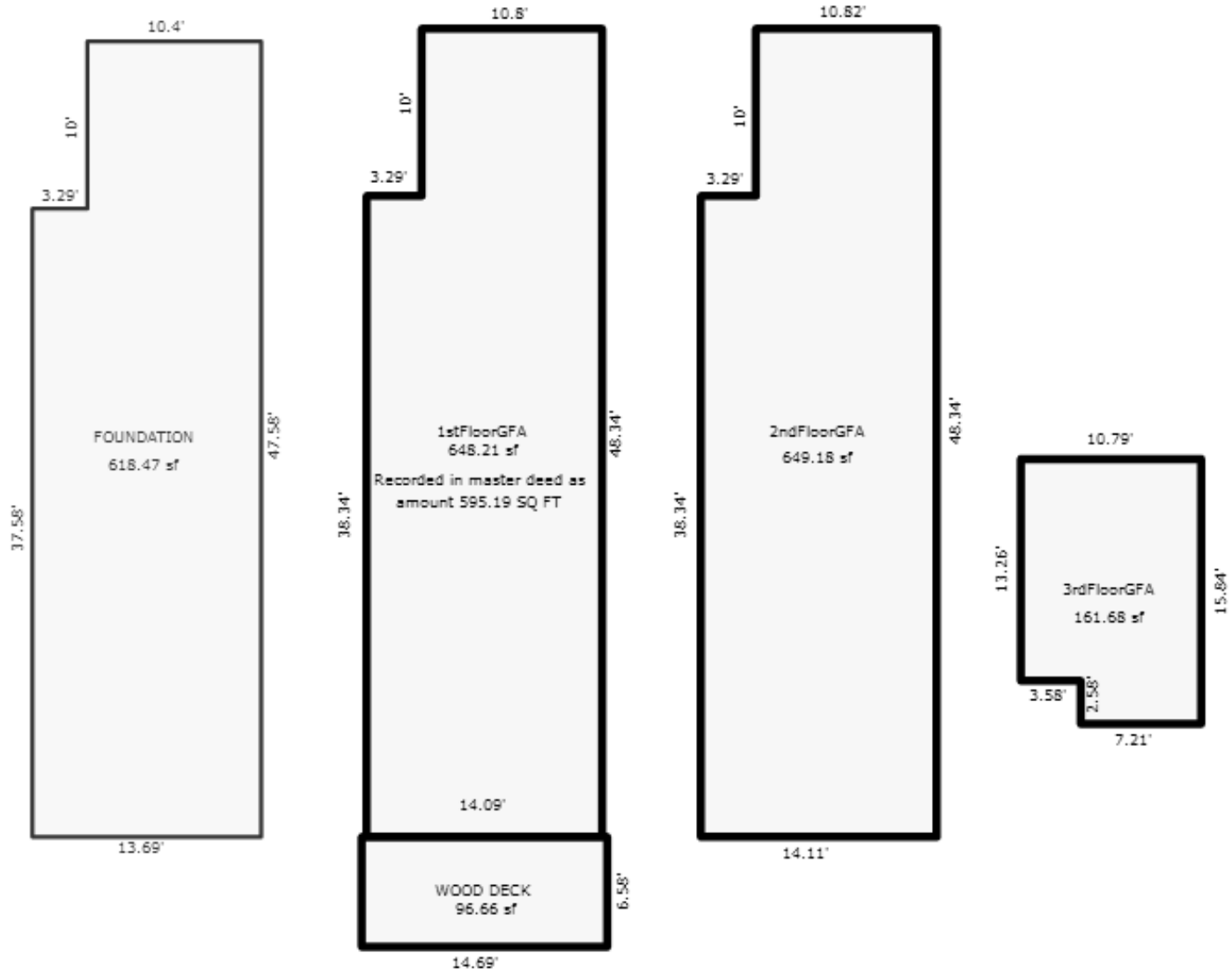
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,406 Total Base New : 190,729 Total Depr Cost: 133,512 Estimated T.C.V: 307,078		E.C.F. X 2.300		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 Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 829 SF Floor Area = 1406 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
Yr Built 1973	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 1.5 Story Siding Crawl Space 829 1 Story Siding Overhang 162 Total: 159,105 111,376				
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 829 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: 10,000		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows Many Avg. X Avg. Large Few Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 2 Story Unit-in-Place Cost Items Lump Sum Items END UNIT		Totals: 190,729		1,518 1,063 4,777 3,344 2,576 1,803 1,536 1,075 1,536 1,075 2,845 1,991 6,836 4,785 0 0 10,000 7,000 190,729 133,512				

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

BUILDING F



UNIT 36

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOOK MARILYN ESTATE	YARJANIAN DARON	195,000	01/03/2012	WD	33-TO BE DETERMINED	1108P570	PROPERTY TRANSFER	100.0
MOOK MARILYN	MOOK MARILYN ESTATE	0	08/18/2011	CD	07-DEATH CERTIFICATE	1108P556	DEED	100.0
HOLEC ET AL	MOOK	100,000	10/27/1993	WD	03-ARM'S LENGTH	373:753	OTHER	0.0
ENGLEHART	HOLEC & WITTBRODT	85,000	11/15/1990	WD	03-ARM'S LENGTH	317:985	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
37 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
YARJANIAN DARON 6596 VALLEY SPRING RD BLOOMFIELD HILLS MI 48301	MAP #: 38					
	2024 Est TCV 420,945 TCV/TFA: 466.68					

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1	Units	200000.00000	100	200,0
			0.00	Total Acres	Total Est. Land Value =		200,000

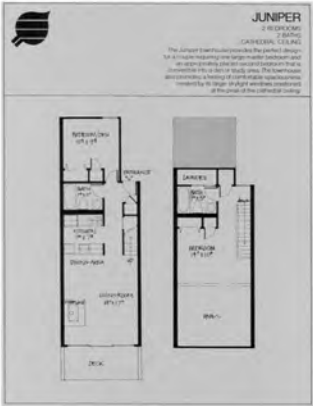
Tax Description
 L296 P334 L317 P985 L373 P753/93 APT F-37
 WILDERNESS CONDOMINIUM REC IN L168 P32-81
 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences
 JUNIPER-CRYSTAL RIVER-BLDG F-2N

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

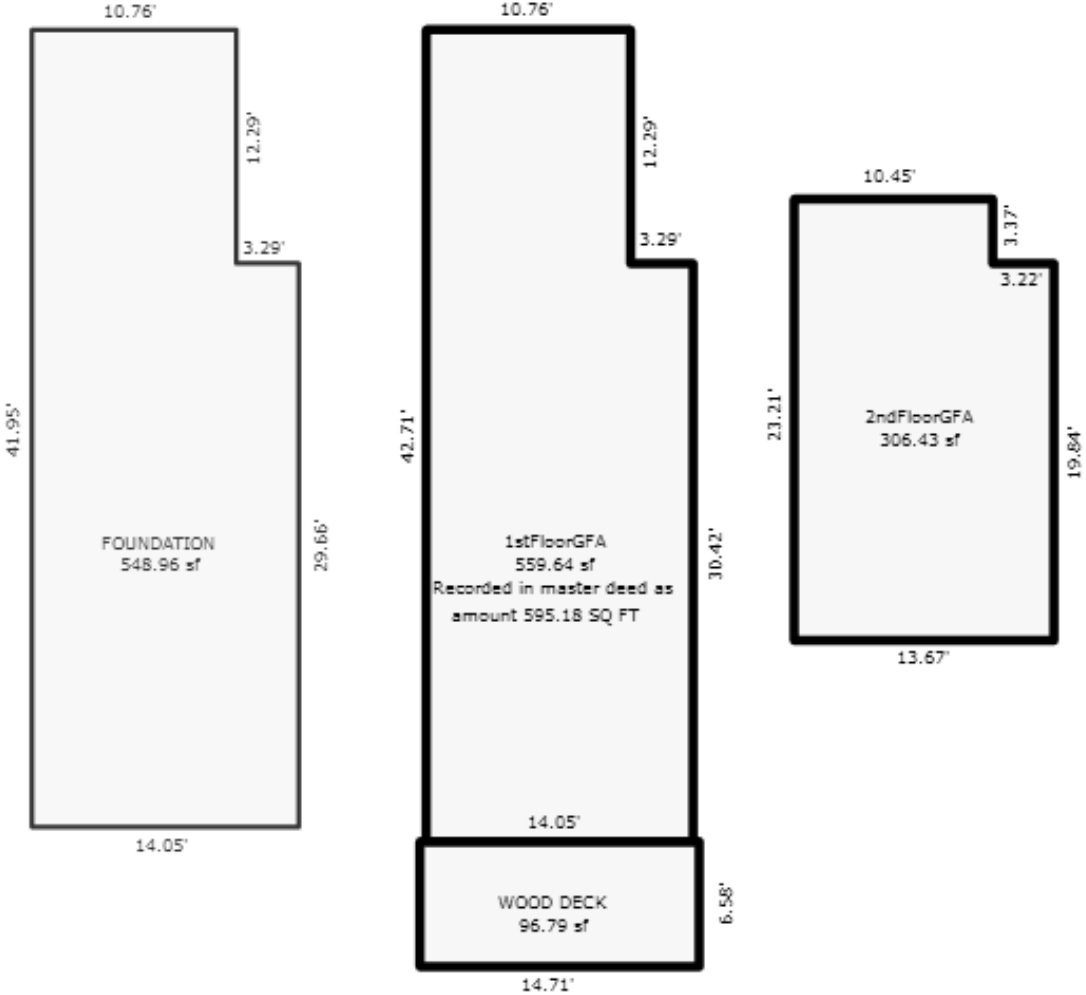
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	100,000	110,500	210,500			120,522C
TPC	07/26/2017	INSPECTED	2023	90,000	116,300	206,300			114,783C
WAS	09/27/2007	INSPECTED	2022	30,000	121,200	151,200			109,318C
			2021	30,000	126,200	156,200			105,826C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 902 Total Base New : 137,239 Total Depr Cost: 96,063 Estimated T.C.V: 220,945		E.C.F. X 2.300		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 C 10 Blt 1973		
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Ground Area = 451 SF Floor Area = 902 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		2 Story Siding Crawl Space 451	
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer			Other Additions/Adjustments		Average Fixture(s)		1 1,518 1,063		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood		96 2,576 1,803		Water/Sewer Public Water 1 1,536 1,075 Public Sewer 1 1,536 1,075	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 451 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Built-Ins		Appliance Allow.		1 2,845 1,991	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			Fireplaces		Interior 2 Story		1 6,836 4,785	
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			Unit-in-Place Cost Items		1 0 0		Totals: 137,239 96,063	
(2) Windows		Many Avg.	X	Large Avg.	Small	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 220,945		Lump Sum Items:				
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			
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			Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			
(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			(14) Water/Sewer			Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			
X	Gable Hip Flat	Gambrel Mansard Shed	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				
X	Asphalt Shingle	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					

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

BUILDING F



UNIT 37

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PORTER ELIZABETH E	COOK JANET K TRUST	390,000	09/30/2005	WD	03-ARM'S LENGTH	874:310	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
38 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
COOK JANET K TRUST 13455 EDGEWATER DR LAKEWOOD OH 44107	MAP #: 38					
	2024 Est TCV 427,709 TCV/TFA: 474.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO						
	Public Improvements		* Factors *						
DC L829 P613/04 L874 P310/05 APT F-38 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220	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			WILDERNESS CRYSTAL RVR F	1 Units	200000.00000	100	100		200,0
JUNIPER-CRYSTAL RIVER-BLDG F-2N			0.00 Total Acres		Total Est. Land Value =		200,000		

DC L829 P613/04 L874 P310/05 APT F-38
WILDERNESS CONDOMINIUM REC IN L168 P32-81
SECS 14 & 23 T29N R14W. , 2ND AMD
2023005220

Comments/Influences

JUNIPER-CRYSTAL RIVER-BLDG F-2N



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

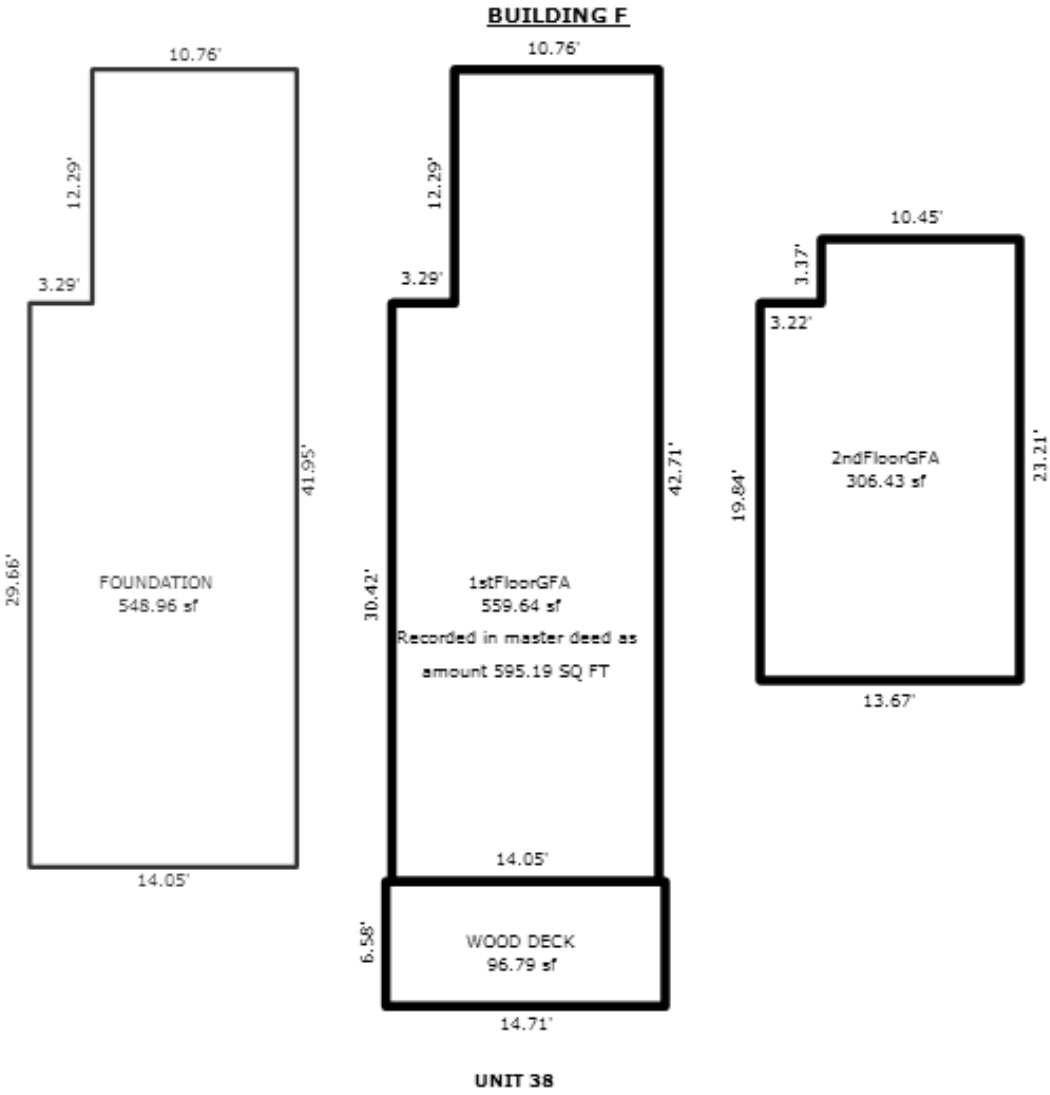
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	100,000	113,900	213,900			124,281C
2023	90,000	119,800	209,800			118,363C
2022	30,000	124,900	154,900			112,727C
2021	30,000	130,000	160,000			109,126C

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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	96	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 +10 Effec. Age: 25 Floor Area: 902 Total Base New : 132,007 Total Depr Cost: 99,004 Estimated T.C.V: 227,709		E.C.F. X 2.300			Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 601 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 1.5 Story Siding Crawl Space 601 Total: 110,383 82,786		
Yr Built	Remodeled	Ex	X	Ord	Min	No. of Elec. Outlets		No. of Elec. Outlets		Many		X	Ave.		Few	
1973	2001	Size of Closets		Lg		X	Ord	Small	(13) Plumbing		1		Average Fixture(s)	2		
Condition: Average		Doors		Solid	X	H.C.	(5) Floors		(6) Ceilings		Kitchen:		Other:			
Room List		Basement		1st Floor		2nd Floor		2 Bedrooms		(7) Excavation		Basement: 0 S.F.		Crawl: 601 S.F.		
(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(8) Basement		Conc. Block		Poured Conc.		
X		Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		
(2) Windows		Many		X		Large		Avg.		X		Avg.		Small		
X		Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		
X		Patio Doors		Storms & Screens		(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		
(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Walkout Doors (A)		
X		Asphalt Shingle		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		1		Public Water	1	
Chimney: Brick		Lump Sum Items:		1		Public Sewer	Water Well		1000 Gal Septic		2000 Gal Septic		Notes: 4,5,11,12,18,19,25,26,27,32,33		ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 227,709	
		Totals:		132,007		99,004		227,709								

*** 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.
DYKSTERHOUSE KARL L & JAN	BORES GEOFF & MARY-KATHER	405,000	08/08/2022	WD	03-ARM'S LENGTH	2022004665	PROPERTY TRANSFER	100.0
DYKSTERHOUSE KARL L & JAN	DYKSTERHOUSE KARL L & JAN	0	04/22/2014	WD	03-ARM'S LENGTH	1196P506	PROPERTY TRANSFER	0.0
OETJEN JOHN & VERONICA C	DYKSTERHOUSE KARL L & JAN	80,000	12/21/1989	WD	03-ARM'S LENGTH	306P753	OTHER	0.0

Property Address: 39 WILDERNESS
 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: BORES GEOFF & MARY-KATHERINE
 18890 HEATHER RIDGE DR
 NORTHVILLE MI 48168
 2024 Est TCV 412,522 TCV/TFA: 457.34

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1	Units	200000.00000	100	200,0
			0.00	Total Acres	Total Est. Land Value =		200,000

Tax Description: L279 P821/87 L306 P753/90 APT F-39
 WILDERNESS CONDOMINIUM REC IN L168 P32-81
 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences: JUNIPER-CRYSTAL RIVER-BLDG F-2N

- 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
TPC	06/09/2022	INSPECTED	2024	100,000	106,300	206,300			206,300S
TPC	07/26/2017	INSPECTED	2023	90,000	111,800	201,800			201,800S
WAS	09/27/2007	INSPECTED	2022	30,000	116,600	146,600			76,816C
			2021	30,000	121,300	151,300			74,363C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 902 Total Base New : 132,007 Total Depr Cost: 92,401 Estimated T.C.V: 212,522		96	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 2.300		Bsmnt Garage:		Carport Area: Roof:						
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Condition: Average		Size of Closets		No. of Elec. Outlets			Lump Sum Items:		Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 212,522		Totals: 132,007 92,401		212,522						
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 601 110,383 77,265						
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			(13) Plumbing		Other Additions/Adjustments		Average Fixture(s)		1 1,518 1,063		3 Fixture Bath 4,777 3,344				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer		Deck		Treated Wood		96 2,576 1,803		Water/Sewer				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 601 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		1 1,536 1,075		Public Sewer					
(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			Built-Ins		Appliance Allow.		1 2,845 1,991		Fireplaces			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Interior 2 Story			Unit-in-Place Cost Items		1 6,836 4,785		Totals: 132,007 92,401		0 0			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV: 212,522			Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Totals: 132,007 92,401		0 0	

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

BUILDING E



UNIT 39

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

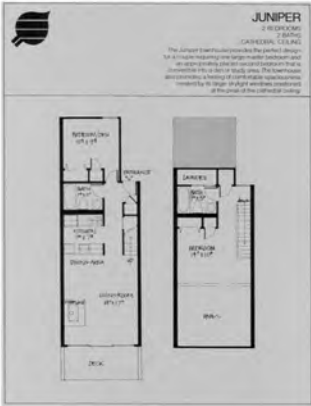
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH	MCCALDEN	85,000	08/21/1990	WD	03-ARM'S LENGTH	314:751	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
40 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MCCALDEN MICHAEL P & DONNA M 5566 MAGNOLIA TREE TER SARASOTA FL 34233	MAP #: 38					
	2024 Est TCV 427,709 TCV/TFA: 474.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO							
	Public Improvements		* Factors *							
L259 P128/85 L314 P751/90 APT F-40 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220	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			WILDERNESS CRYSTAL RVR F	1 Units	200000.00000	100				200,0
JUNIPER-CRYSTAL RIVER-BLDG F-2N			0.00 Total Acres		Total Est. Land Value =				200,000	

Comments/Influences

JUNIPER-CRYSTAL RIVER-BLDG F-2N



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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	07/26/2017	INSPECTED
WAS	09/27/2007	INSPECTED

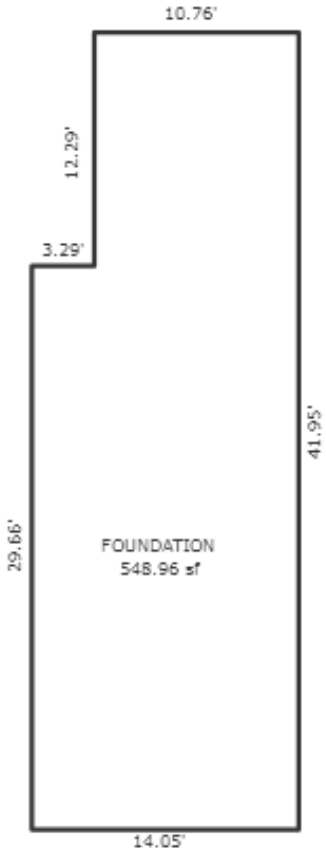
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	100,000	113,900	213,900			84,688C
2023	90,000	119,800	209,800			80,656C
2022	30,000	124,900	154,900			76,816C
2021	30,000	130,000	160,000			74,363C

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

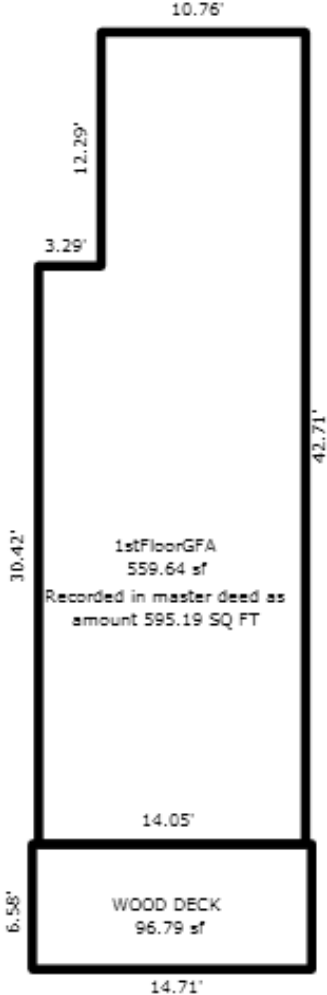
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 902 Total Base New : 132,007 Total Depr Cost: 99,004 Estimated T.C.V: 227,709		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:	
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace							
Yr Built 1973	Remodeled 2004	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:							
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 601 SF Floor Area = 902 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 601 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 601 Total: 110,383 82,786							
(2) Windows Many Avg. X Large Avg. Small Few		(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) 1 1,518 1,138 3 Fixture Bath 1 4,777 3,583 Deck Treated Wood 96 2,576 1,932 Water/Sewer Public Water 1 1,536 1,152 Public Sewer 1 1,536 1,152 Built-Ins Appliance Allow. 1 2,845 2,134 Fireplaces Interior 2 Story 1 6,836 5,127 Unit-in-Place Cost Items 1 0 0							
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes: 4,5,11,12,18,19,25,26,27,32,33 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCv: 227,709							
X Asphalt Shingle Chimney: Brick				Lump Sum Items:			Totals: 132,007 99,004							

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

BUILDING F



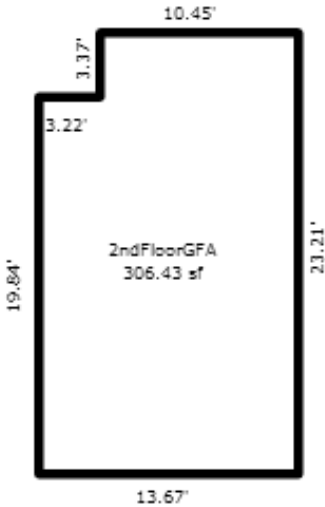
FOUNDATION
548.96 sf



1stFloorGFA
559.64 sf
Recorded in master deed as
amount 595.19 SQ FT

WOOD DECK
96.79 sf

UNIT 40



2ndFloorGFA
306.43 sf

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DYKSTRA BRIAN W & JENNIFE	DYKSTRA BRIAN W & JENNIFE	1	10/11/2016	QC	09-FAMILY	1278P121	OTHER	0.0
ELLING GARY R & ELIZABETH	DYKSTRA BRIAN W	250,000	03/04/2015	WD	03-ARM'S LENGTH	1223P290	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
41 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DYKSTRA BRIAN W & JENNIFER 4139 LITTLE STAR CT GRANDVILLE MI 49418	MAP #: 38					
	2024 Est TCV 427,709 TCV/TFA: 474.18					

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1	Units	200000.00000	100	200,0
			0.00	Total Acres	Total Est. Land Value =		200,000

Tax Description
L281 P204/87 L292 P287/88 APT F-41
WILDERNESS CONDOMINIUM REC IN L168 P32-81
SECS 14 & 23 T29N R14W. , 2ND AMD
2023005220

Comments/Influences
JUNIPER-CRYSTAL RIVER-BLDG F-2N

- 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



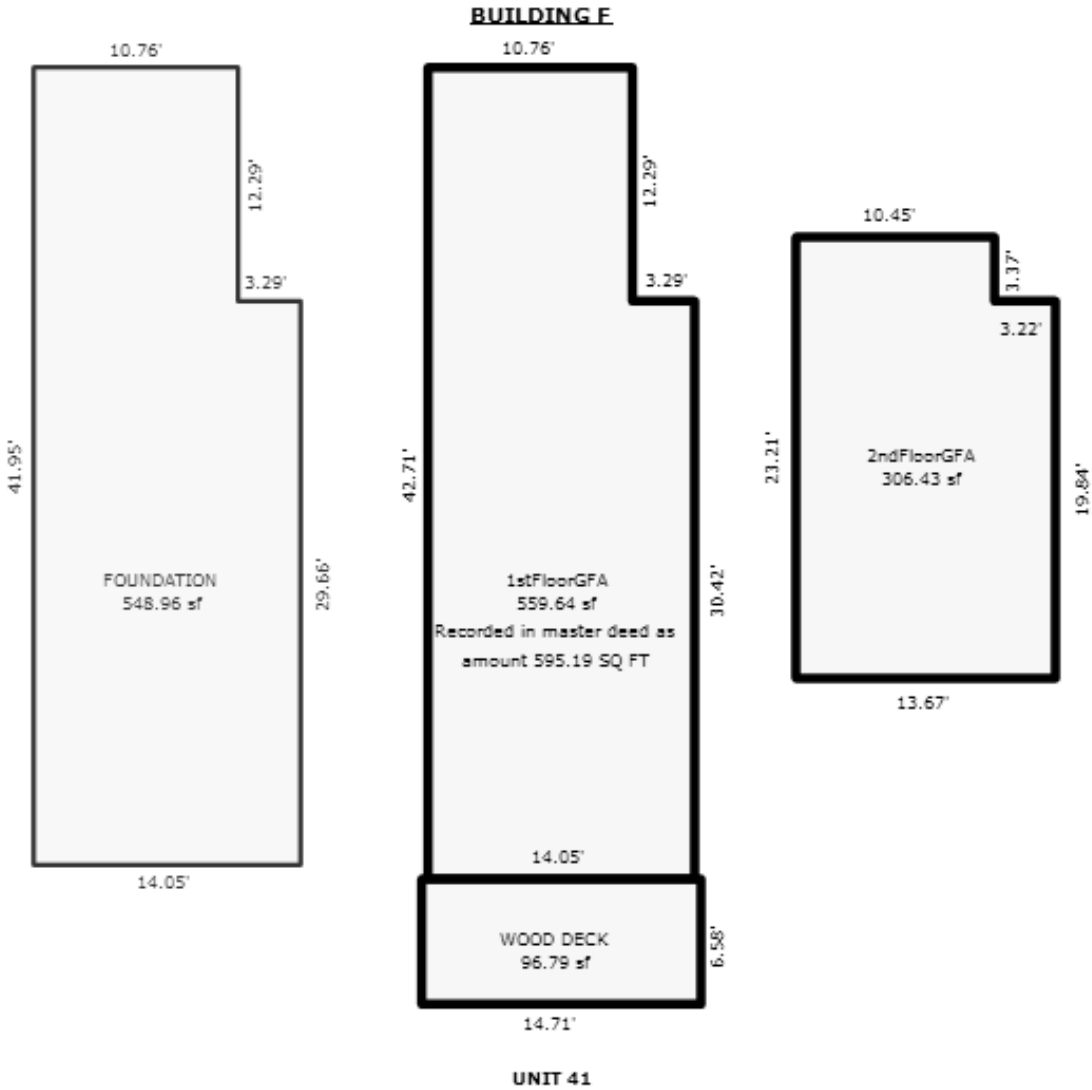
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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	100,000	113,900	213,900			143,998C
TPC	07/26/2017	INSPECTED	2023	90,000	119,800	209,800			137,141C
WAS	09/27/2007	INSPECTED	2022	30,000	124,900	154,900			130,611C
			2021	30,000	130,000	160,000			126,439C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 902 Total Base New : 132,007 Total Depr Cost: 99,004 Estimated T.C.V: 227,709		96	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 2.300		Bsmnt Garage:		Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973			E.C.F.		Bsmnt Garage:		Carport Area: Roof:	
1973	2004	Ex	X	Ord	Min	Ex. X Ord. Min			Total Base New : 132,007		X 2.300		Carport Area: Roof:		
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Total Depr Cost: 99,004		X 2.300		Roof:	
Room List		Doors	Solid	X	H.C.	(12) Electric			Total T.C.V: 227,709		X 2.300		Roof:		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(13) Plumbing			Ground Area = 601 SF Floor Area = 902 SF.			Total T.C.V: 227,709		X 2.300		Roof:	
(1) Exterior		Kitchen:		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Total T.C.V: 227,709		X 2.300		Roof:	
Wood/Shingle Aluminum/Vinyl Brick		Other:		3 Fixture Bath			Building Areas			Total T.C.V: 227,709		X 2.300		Roof:	
Insulation		Other:		2 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost			Total T.C.V: 227,709		X 2.300		Roof:	
(2) Windows		Basement: 0 S.F.		Softener, Auto			1.5 Story Siding Crawl Space 601 110,383 82,786			Total T.C.V: 227,709		X 2.300		Roof:	
Many Avg. X Avg. Large Small		Crawl: 601 S.F.		Softener, Manual			Other Additions/Adjustments			Total T.C.V: 227,709		X 2.300		Roof:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Slab: 0 S.F.		Solar Water Heat			Plumbing			Total T.C.V: 227,709		X 2.300		Roof:	
(3) Roof		Height to Joists: 0.0		No Plumbing			Average Fixture(s)			Total T.C.V: 227,709		X 2.300		Roof:	
X		(8) Basement		Extra Toilet			3 Fixture Bath			Total T.C.V: 227,709		X 2.300		Roof:	
Gable Hip Flat		Conc. Block Poured Conc. Stone		Extra Sink			Deck			Total T.C.V: 227,709		X 2.300		Roof:	
Gambrel Mansard Shed		Treated Wood Concrete Floor		Separate Shower			Treated Wood			Total T.C.V: 227,709		X 2.300		Roof:	
X		(9) Basement Finish		Ceramic Tile Floor			Water/Sewer			Total T.C.V: 227,709		X 2.300		Roof:	
Asphalt Shingle		Ceramic Tile Wains		Ceramic Tile Floor			Public Water			Total T.C.V: 227,709		X 2.300		Roof:	
Chimney: Brick		Ceramic Tub Alcove		Vent Fan			Public Sewer			Total T.C.V: 227,709		X 2.300		Roof:	
(10) Floor Support		Vent Fan		Ceramic Tub Alcove			Water Well			Total T.C.V: 227,709		X 2.300		Roof:	
Joists: Unsupported Len: Cntr.Sup:		Vent Fan		Ceramic Tub Alcove			1000 Gal Septic 2000 Gal Septic			Total T.C.V: 227,709		X 2.300		Roof:	
Lump Sum Items:		Vent Fan		Ceramic Tub Alcove			Lump Sum Items			Total T.C.V: 227,709		X 2.300		Roof:	
Notes: 4,5,11,12,18,19,25,26,27,32,33		Vent Fan		Ceramic Tub Alcove			Notes: 4,5,11,12,18,19,25,26,27,32,33			Total T.C.V: 227,709		X 2.300		Roof:	
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCv:		Vent Fan		Ceramic Tub Alcove			ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCv:			Total T.C.V: 227,709		X 2.300		Roof:	
227,709		Vent Fan		Ceramic Tub Alcove			227,709			Total T.C.V: 227,709		X 2.300		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.
GINSBURG RICHARD A & ANDR	GINSBURG ANDREA L REVOCAB	0	03/19/2007	QC	09-FAMILY	934:761	OTHER	0.0
DOWLEY MARY C TRUST	GINSBURG RICHARD A & ANDR	359,000	10/31/2003	WD	03-ARM'S LENGTH	773:606	OTHER	100.0
ORRINGER	DOWLEY	93,500	06/22/1990	WD	03-ARM'S LENGTH	312:472	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
42 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/07/2019	PE19-0189	REVIEWED
Owner's Name/Address	P.R.E. 0%					
GINSBURG ANDREA W TRUST 7/21/99 1836 NORTH CLEVELAND AVE CHICAGO IL 60614	MAP #: 38					
	2024 Est TCV 430,175 TCV/TFA: 427.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
			Description	Frontage	Depth	Front Value
L232 P972 L381 P214/94 L773 P606/03 L934 P761-2 APT F-42 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220			WILDERNESS CRYST 1102SQ	1102	110	200,000
Comments/Influences			* Factors * 1 Units 200000.00000 100 0.00 Total Acres Total Est. Land Value = 200,000			

ASPEN-CRYSTAL RIVER-BLDG F-3W

- 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

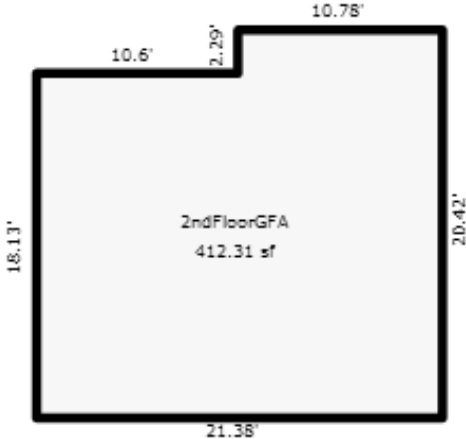
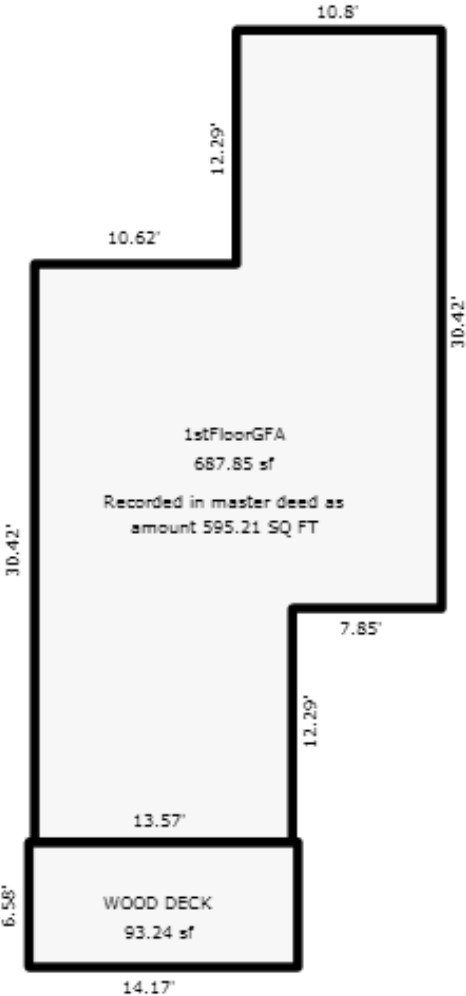
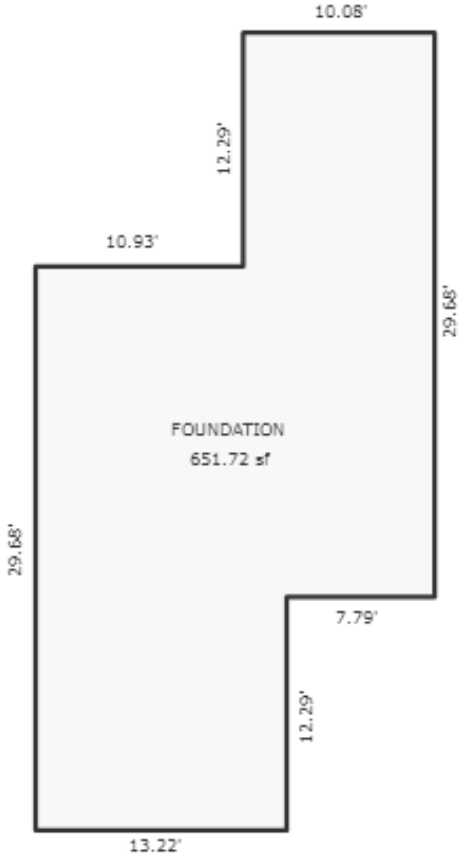
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	100,000	115,100	215,100			156,538C
2023	90,000	121,100	211,100			149,084C
2022	50,000	126,300	176,300			141,985C
2021	50,000	131,400	181,400			137,450C



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

BUILDING F



UNIT 42

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEE KIM J & CHOU BELINDA	LEE KIM G & CHOU BELINDA	0	07/06/2018	WD	09-FAMILY	1334P87	PROPERTY TRANSFER	0.0
SPENCER DONALD K TRUST	LEE KIM J & CHOU BELINDA	320,000	12/02/2010	WD	03-ARM'S LENGTH	2010 1072-993W	PROPERTY TRANSFER	100.0
SPENCER MARYLU TRUST		0	11/16/2010	QC	03-ARM'S LENGTH	2010 1072-989T	DEED	0.0
SPENCER DONALD K		0	11/16/2010	QC	03-ARM'S LENGTH	2010 1072-991T	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
43 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
LEE KIM G & CHOU BELINDA S TRUST 5799 Highbury Dr Ada MI 49301	2024 Est TCV 430,175 TCV/TFA: 427.61					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO							
	Public	Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L260 P143/86 L341 P183-185/92 L768 P103&105/03 APT F-43 WILDERNESS CONDOMINIUM REC IN L168 P32-81 UND 50% INT - DONALD K SPENCER TRUST UND 50% INT - MARYLU SPENCER TRUST SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		WILDERNESS CRYST 1102SQ			1 Units	200000.00000	100		200,0
				0.00 Total Acres		Total Est. Land Value =				200,000	

Comments/Influences
 ASPEN-CRYSTAL RIVER-BLDG F-3W



- 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	115,100	215,100			156,538C
2023	90,000	121,100	211,100			149,084C
2022	50,000	126,300	176,300			141,985C
2021	50,000	131,400	181,400			137,450C

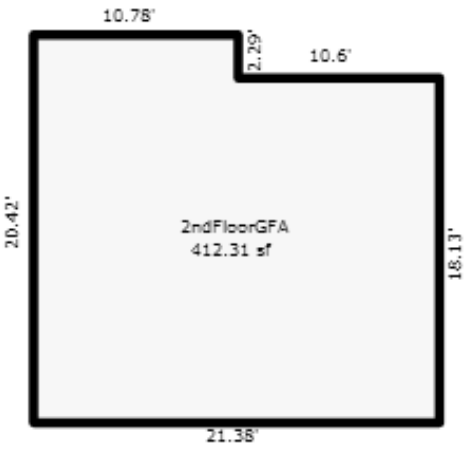
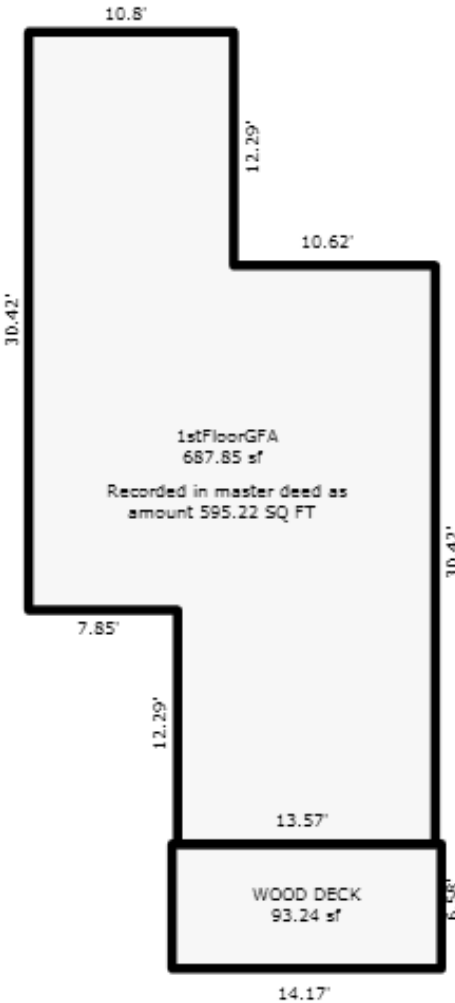
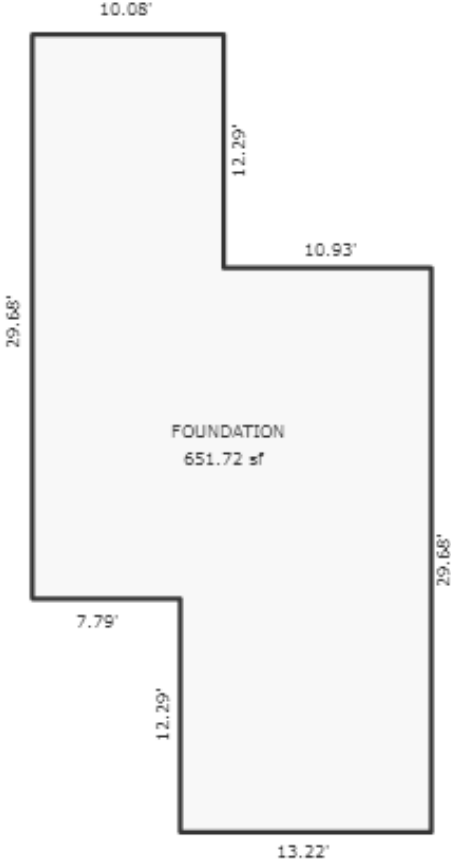
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 93	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,006 Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Trim & Decoration		Central Air Wood Furnace			(12) Electric 0 Amps Service			Class: C +10 Effec. Age: 30 Floor Area: 1,006 Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1973	Remodeled 0	Size of Closets Ex X Ord Min		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 671 SF Floor Area = 1006 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 671 Total: 121,389 84,969			Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 93 2,535 1,774 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items			Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
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: 3,6,10,13,17,20-ASPEN-3W ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCv: 230,175			Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		Lump Sum Items:						Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 671 S.F. Slab: 0 S.F. Height to Joists: 0.0								Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. X Large Avg. Small	(9) Basement Finish								Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
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:								Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed									Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle									Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		
Chimney: Brick										Total Base New : 142,972 Total Depr Cost: 100,076 Estimated T.C.V: 230,175		E.C.F. X 2.300		Bsmnt Garage: Carport Area: Roof:		

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

BUILDING F



UNIT 43

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKENNA TIMOTHY M & CATHE	MCKENNA TIMOTHY M & CATHE	0	12/31/2019	WD	09-FAMILY	2020000211	DEED	0.0
LEMON KERMIT L & CYNTHIA	LEMON KERMIT II & CYNTHIA	1	10/03/2017	WD	09-FAMILY	1309P254	DEED	0.0
TWARDZIK HELEN MARIE ANN	MCKENNA CATHERINE & TIMOH	0	09/29/2005	QC	09-FAMILY	874:419	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
44 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MCKENNA TIMOTHY & CATHERINE & LEMON KERMIT II & CYNTHIA L TRUSTS 1209 WINDALE PL EAST LANSING MI 48823	MAP #: 38					
	2024 Est TCV 427,709 TCV/TFA: 474.18					

X	Improved	Vacant	Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	200000.00000	100	200,0
			0.00 Total Acres	Total Est. Land Value =		200,000

Tax Description
 L567 P277/01 L874 P419/05 L877 P989/05
 APT F-44 WILDERNESS CONDOMINIUM REC IN
 L168 P32-81 SECS 14 & 23 T29N R14W. ,
 2ND AMD 2023005220

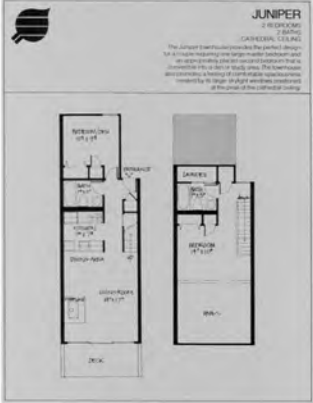
Comments/Influences
 JUNIPER-CRYSTAL RIVER-BLDG F-2NR

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	100,000	113,900	213,900			84,688C
2023	90,000	119,800	209,800			80,656C
2022	30,000	124,900	154,900			76,816C
2021	30,000	130,000	160,000			74,363C

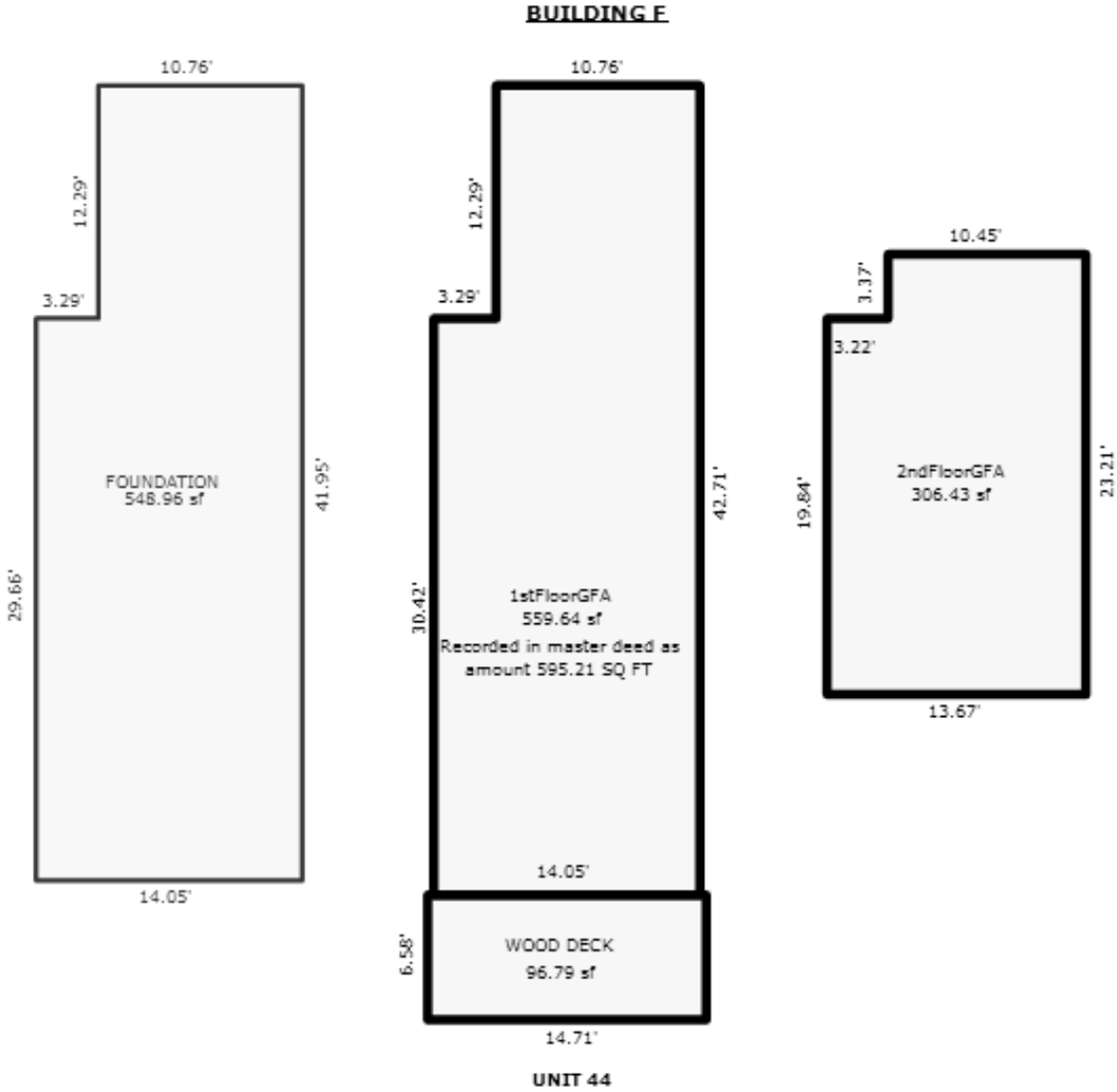


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 Licensed To: Township of Glen Arbor,
 County of Leelanau, Michigan

*** 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 96	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 Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 902 Total Base New : 132,007 Total Depr Cost: 99,004 Estimated T.C.V: 227,709		E.C.F. X 2.300		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 Cls C 10 Blt 1973		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Ground Area = 601 SF Floor Area = 902 SF.							
1973	2004	Ex	X	Ord		Min	Many	X	Ave.		Few					
Condition: Average		Lg		X	Ord		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Room List		Doors		Solid	X	H.C.	1	Average Fixture(s)	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			2	3 Fixture Bath	1.5 Story Siding Crawl Space		601					
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No. of Elec. Outlets		Other Additions/Adjustments		Total:	110,383		82,786		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets		Plumbing							
	Insulation			Ex. X Ord. Min			Many X Ave. Few		Average Fixture(s)							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 601 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		2 Fixture Bath							
X	Many Avg. X Avg. Few	Large Avg. Small		Basement			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							
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		Deck							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer		Treated Wood							
X	Gable Hip Flat	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Public Water							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Public Sewer							
Chimney: Brick							1		Water Well							
							1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
									Notes: 4,5,11,12,18,19,25,26,27,32,33							
									ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCV:						227,709	
									Totals:		132,007		99,004			

*** 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: 45 WILDERNESS
 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: MCLEOD PETER K & JUDITH V
 5368 CORAL RIDGE DR
 GRAND BLANC MI 48439
 2024 Est TCV 507,078 TCV/TFA: 360.65

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			WILDERNESS CRYSTAL RVR F			1	Units	200000.00000	100		200,0	
			0.00 Total Acres Total Est. Land Value =									200,000

Tax Description: L219 P129/80 L308 P134/90 APT F-45
 WILDERNESS CONDOMINIUM REC IN L168 P32-81
 SECS 14 & 23 T29N R14W. , 2ND AMD
 2023005220

Comments/Influences: MANITOU-CRYSTAL RIVER-BLDG F-3N-END

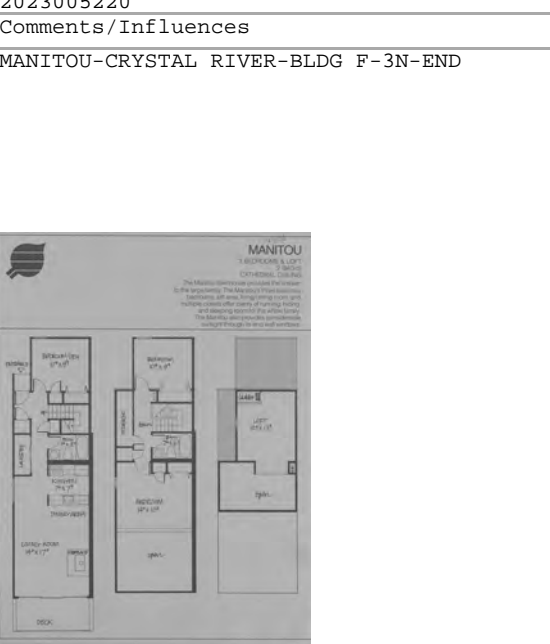
Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.

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	100,000	153,500	253,500			104,619C
2023	90,000	162,200	252,200			99,638C
2022	30,000	170,100	200,100			94,894C
2021	30,000	178,000	208,000			91,863C

Who When What: TPC 07/26/2017 INSPECTED, WAS 09/27/2007 INSPECTED

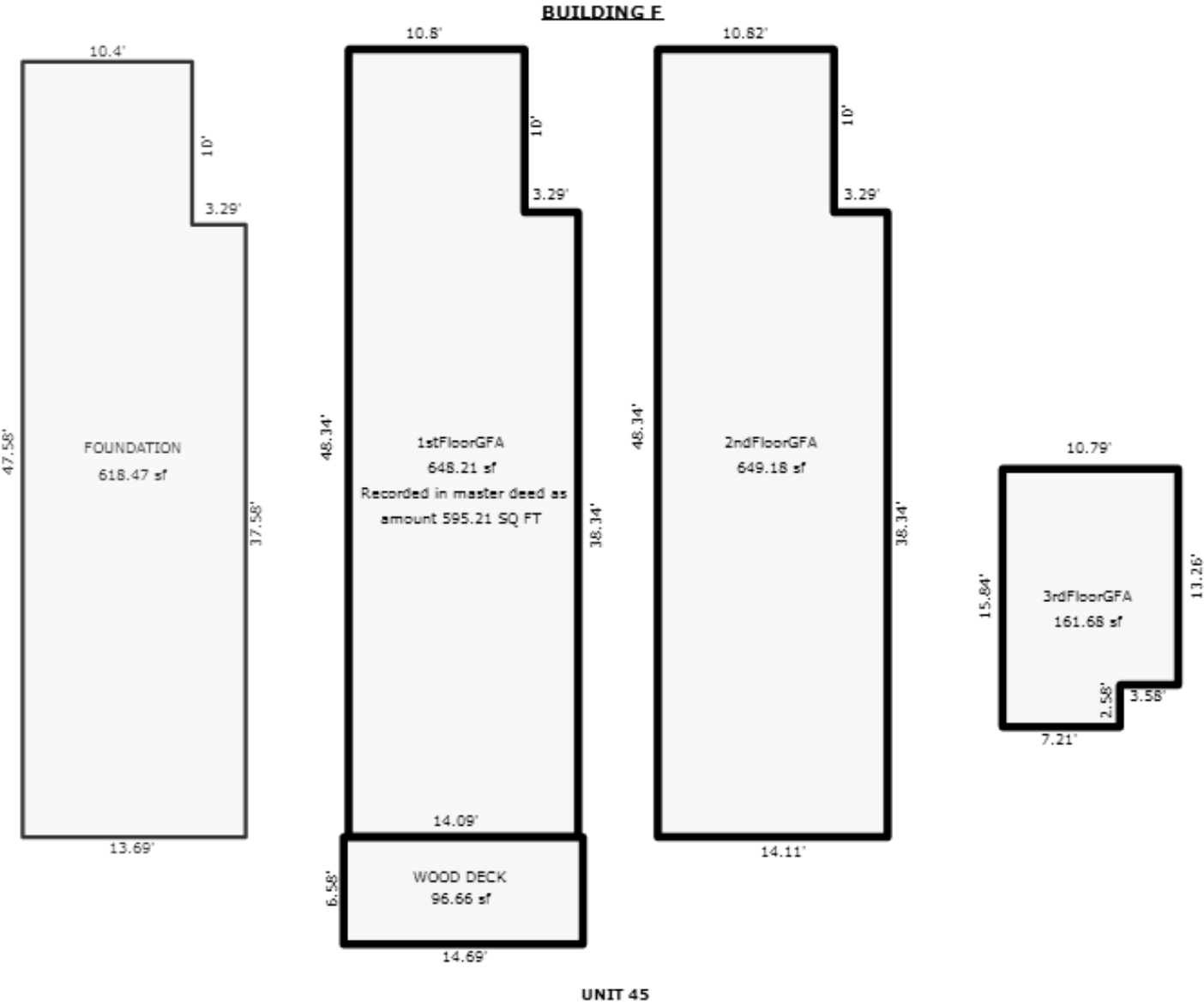
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 1,406 Total Base New : 190,729 Total Depr Cost: 133,512 Estimated T.C.V: 307,078		96	Treated Wood	Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 2.300		Bsmnt Garage:		Carport Area: Roof:			
Yr Built 1973	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 829 SF Floor Area = 1406 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Total: 159,105 111,376		Total: 190,729 133,512			
(1) Exterior		(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 2 Fixture Bath Softener, Auto 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 Crawl Space 829 1 Story Siding Overhang 162		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,518 1,063 3 Fixture Bath 1 4,777 3,344 Deck Treated Wood 96 2,576 1,803 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 Interior 2 Story 1 6,836 4,785 Unit-in-Place Cost Items 1 0 0 Lump Sum Items END UNIT Totals: 10,000 7,000		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(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		Lump Sum Items: 10,000		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		Totals: 190,729 133,512		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		
(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 829 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			(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		Lump Sum Items: 10,000		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		Totals: 190,729 133,512		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		
X	Many Avg. Few Large Avg. Small	(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			(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		Lump Sum Items: 10,000		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		Totals: 190,729 133,512		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		
(3) Roof		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(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		Lump Sum Items: 10,000		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		Totals: 190,729 133,512		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		
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			(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		Lump Sum Items: 10,000		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		Totals: 190,729 133,512		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078	
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			(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		Lump Sum Items: 10,000		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		Totals: 190,729 133,512		Notes: 7,14,21,22,28,29,31,35,36,45 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 2.300 => TCY: 307,078		

*** 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.
WOODSTONE CONDOMINIUM		0	06/21/2010	OTH	33-TO BE DETERMINED	2010-984 MD AM	DEED	0.0

Property Address	Class: RESIDENTIAL-COMMO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
COMMON AREAS	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/06/2022	PM22-1077	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	12/06/2022	PM22-1078	100% FINIS
WOODSTONE CONDOMINIUM	MAP #:		Electrical	09/19/2022	PE22-0692	100% FINIS
	2024 Est TCV 0		Electrical	09/19/2022	PE22-0693	100% FINIS

Improved	X	Vacant	Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE			
Public Improvements			Description	Frontage	Depth	Value

Tax Description
 GENERAL COMMON AREAS WOODSTONE CONDOMINIUM REC L1339P695 10TH AMEND L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W 2008 -SEE 006-860-000-00 2023005547 11TH AMEND
 Comments/Influences

COMMON AREA
 2008- DEER PARK LISTING INFO
 DEER PARK AT WOODSTONE
 \$109,900 TO \$131,500

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	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0



E SITES
 S A FAST-GROWING ES SURROUNDING A ODS. THE HOMES MENTS COMBINED . A DEER PARK ND THREE BATHS SQUARE FEET OF . FT. OF PORCHES. CAR GARAGE, RAMATIC TWO STORY ENIENT TO BOTH AKE ACCESSES, AND "DOWNTOWN" GLEN

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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.
ERDMANN ELIZABETH A	MILLER LOUIS	885,000	11/01/2023	WD	03-ARM'S LENGTH	2023004873	PROPERTY TRANSFER	100.0
TASKER F & WESTIE K TRUST	ERDMANN ELIZABETH A	577,500	09/14/2018	WD	03-ARM'S LENGTH	1340P575	PROPERTY TRANSFER	100.0
MOSES JOE M & JULIE K TRU	TASKER F & WESTIE K TRUST	537,000	10/19/2010	WD	03-ARM'S LENGTH	2010 1064-724W	PROPERTY TRANSFER	100.0
MOSES JOE M & JULIE K	MOSES JOE M & JULIE K TRU	0	03/20/2010	QC	09-FAMILY	2010 1043-653	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
1 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/02/2016	PM16-0727	
	P.R.E. 0%		Mechanical	07/31/2013	PM13-0345	
Owner's Name/Address	MAP #: 31,36,39,40,52		Electrical	12/13/2012	PE12-0552	
MILLER LOUIS 1130 E JEFFERSON SOUTH BEND IN 46617	2024 Est TCV 857,792 TCV/TFA: 315.95		Mechanical	12/11/2012	PM12-0537	

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE																					
L830 P878/04 L910 P678/06 L945 P404/07 UNIT 1 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>4860 WOODS PINE TRACE UNIT</td> <td>1</td> <td>Units</td> <td>95000.00000</td> <td>100</td> <td></td> <td>95,00</td> </tr> <tr> <td colspan="6" style="text-align: right;">0.00 Total Acres Total Est. Land Value =</td> <td>95,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value	4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100		95,00	0.00 Total Acres Total Est. Land Value =						95,000
Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value																		
4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100		95,00																		
0.00 Total Acres Total Est. Land Value =						95,000																		

Comments/Influences



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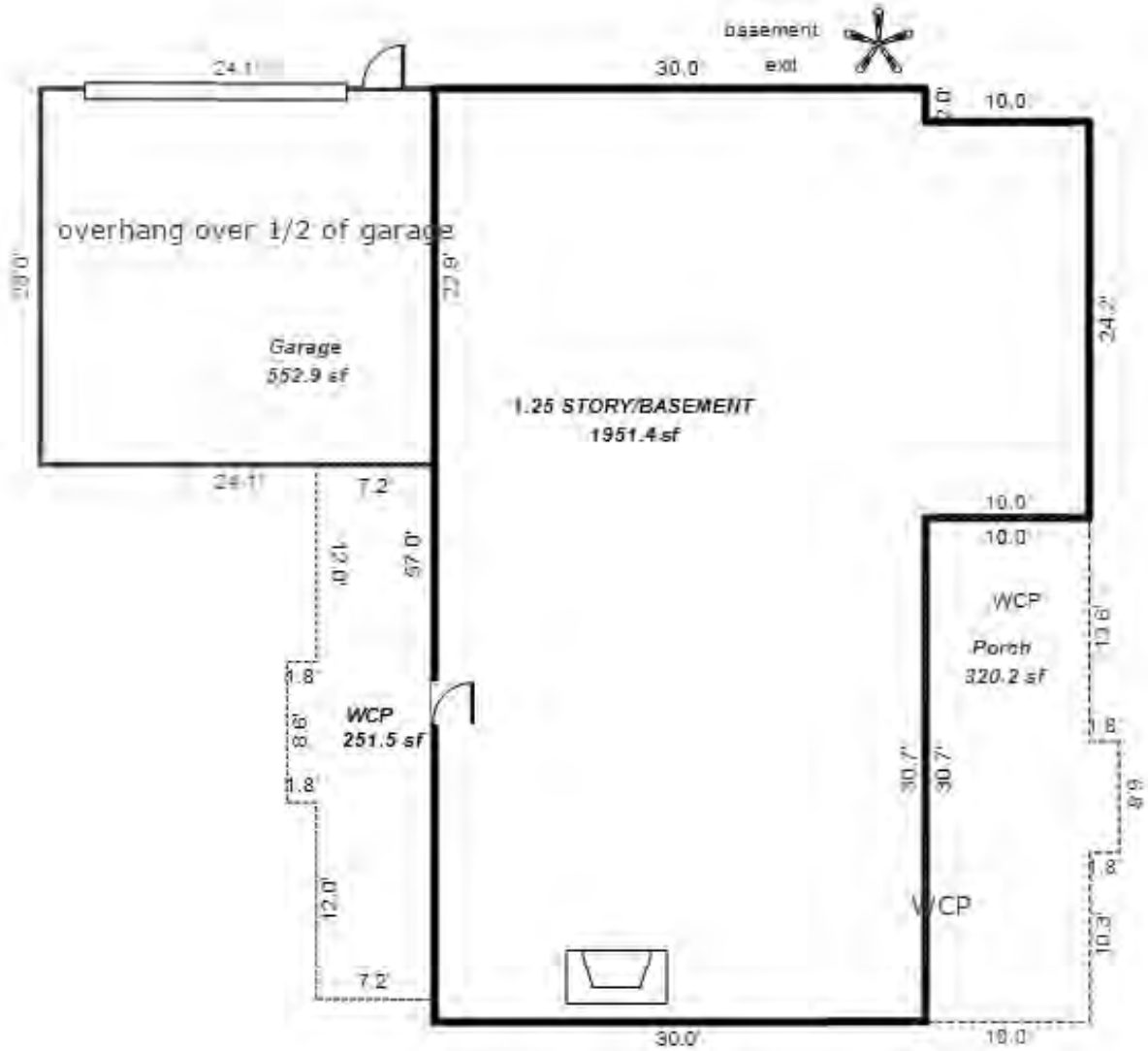
Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2024	47,500	381,400	428,900			428,900S
X Gravel Road	2023	40,000	310,700	350,700			304,135C
X Paved Road	2022	35,000	262,700	297,700			289,653C
X Storm Sewer	2021	25,000	255,400	280,400			280,400S
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							
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: 2006 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: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 2,715 Total Base New : 560,875 Total Depr Cost: 476,745 Estimated T.C.V: 762,792		251 WCP (1 Story) 320 WCP (1 Story)		Bsmnt Garage:			
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace		(12) Electric		E.C.F. X 1.600		Carpport Area: Roof:				
Yr Built 2007 Remodeled 2011		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls BC		Blt 2007				
Condition: Average		Ex	X	Ord	Min	0 Amps Service			(11) Heating System: Forced Heat & Cool		Floor Area = 2715 SF.				
Room List		Size of Closets		No. of Elec. Outlets			Ground Area = 1951 SF		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(5) Floors		Many			X	Ave.	Few	1.25 Story Siding Basement 1,951					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		1			Average Fixture(s)			1 Story Siding Overhang 276		Total: 455,471		387,149	
(2) Windows		(7) Excavation		2			3 Fixture Bath			Other Additions/Adjustments					
X	Many Avg. X Few	Basement: 1951 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			2 Fixture Bath			Plumbing					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1			Softener, Auto			Average Fixture(s)		1		2,234	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Softener, Manual			3 Fixture Bath		1		7,025	
		(9) Basement Finish		1			Solar Water Heat			2 Fixture Bath		1		4,707	
				1			No Plumbing			Separate Shower		1		2,845	
				1			Extra Toilet			Ceramic Tile Floor		1		1,503	
				1			Extra Sink			Ceramic Tile Wains		1		2,803	
				1			Separate Shower			Ceramic Tub Alcove		1		932	
				1			Ceramic Tile Floor			Porches		251		12,337	
				1			Ceramic Tile Wains			WCP (1 Story)		320		14,342	
				1			Ceramic Tub Alcove			WCP (1 Story)					
				1			Vent Fan			Garages					
(3) Roof		(14) Water/Sewer		1			Public Water			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Sewer			Base Cost		552		37,895	
Asphalt Shingle		(10) Floor Support		1			Water Well			Common Wall: 1 Wall		1		-3,205	
				1			1000 Gal Septic			Door Opener		1		703	
				1			2000 Gal Septic			Water/Sewer					
Chimney: Brick				Lump Sum Items:						Public Water		1		1,968	
										Public Sewer		1		1,968	
										Built-Ins					

*** 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.			
VAN NORT FAMILY TRUST	VAN NORT FAMILY TRUST	0	04/20/2020	WD	09-FAMILY	2020003298	OTHER	0.0			
DAISY 1031 LLC	VAN NORT FAMILY TRUST	560,000	09/29/2008	WD	03-ARM'S LENGTH	2008 989/183WD	PROPERTY TRANSFER	100.0			
GLEN PINES COTTAGE COMPAN	DAISY 1031 LLC	515,000	08/04/2006	WD	03-ARM'S LENGTH	910:678	OTHER	100.0			
DAISY 1031 L.L.C.	IHME LINDA	515,000	08/04/2006	WD	03-ARM'S LENGTH		REALTOR	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
2 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		10/14/2015	PM15-0494				
		P.R.E. 100% 12/10/2008		Mechanical		05/30/2013	PM13-0248				
Owner's Name/Address		MAP #: 31,36,39,40,52		Electrical		05/28/2013	PE13-0214				
VAN NORT FAMILY TRUST PO BOX 608 GLEN ARBOR MI 49636		2024 Est TCV 917,832 TCV/TFA: 326.86		ADDITION/ALTERATION		05/08/2013	2013-2272	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				4860 WOODS PINE TRACE UNIT 1 Units 95000.00000 100							95,00
				0.00 Total Acres Total Est. Land Value =							95,000
Tax Description				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: Patio Blocks 19.40 750 0							0
				Total Estimated Land Improvements True Cash Value =							0
Comments/Influences				Topography of Site							
				X Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				X Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	47,500	411,400	458,900		328,224C	
				TPC 03/23/2017 INSPECTED	2023	40,000	335,200	375,200		312,595C	
				TPC 06/19/2013 INSPECTED	2022	35,000	283,200	318,200		297,710C	
				WAS 07/15/2007 INSPECTED	2021	25,000	263,200	288,200		288,200S	

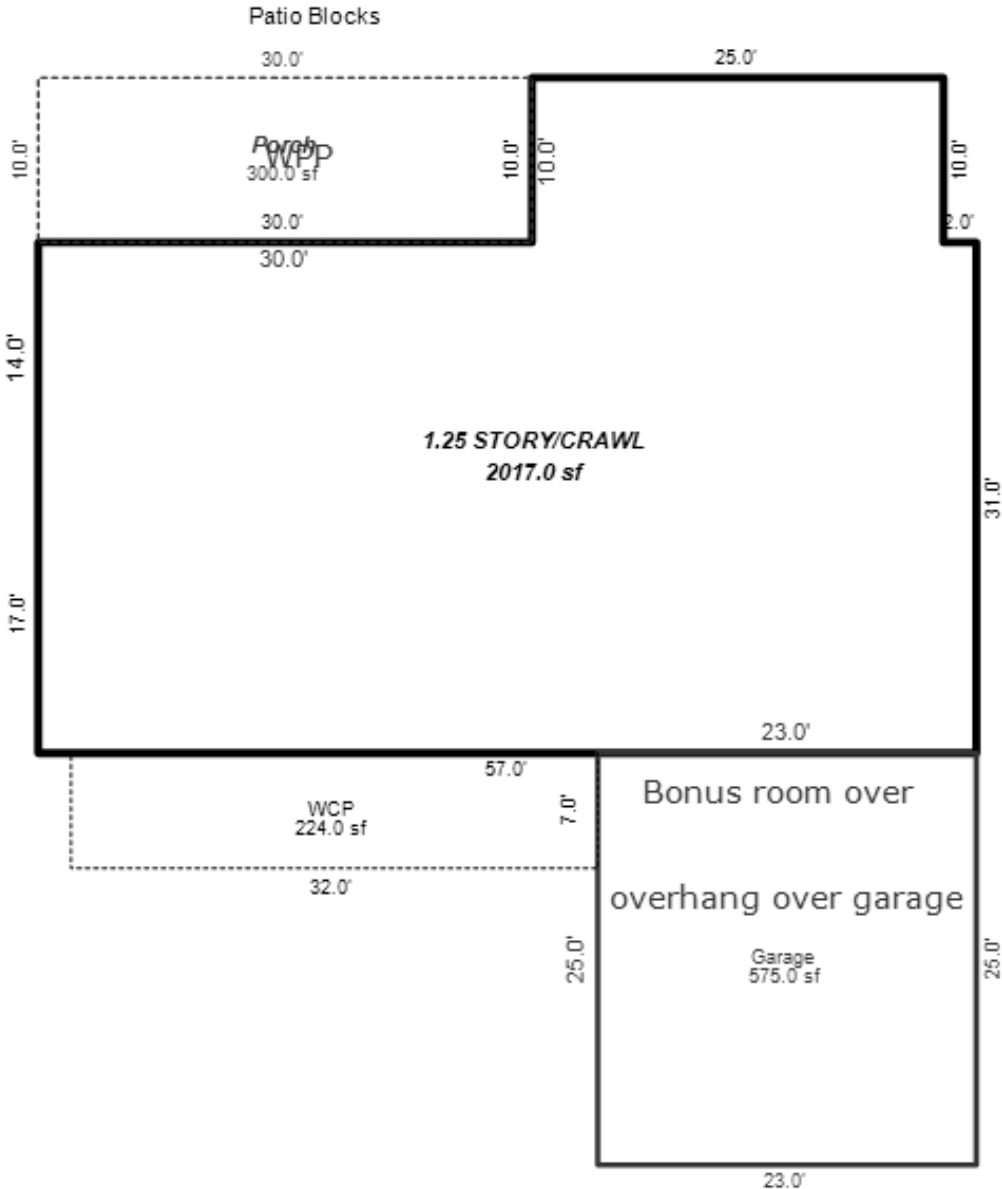


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*** Information herein deemed reliable but not guaranteed***

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		Interior 1 Story Interior 2 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 224 300	Type WCP (1 Story) WPP	Year Built: 2006 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: 575 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Class: BC Effec. Age: 15 Floor Area: 2,808 Total Base New : 605,022 Total Depr Cost: 514,270 Estimated T.C.V: 822,832		E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		Trim & Decoration			Ex	X	Ord		Min		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2017 SF Floor Area = 2808 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls BC Blt 2005		
Yr Built 2005	Remodeled 0	Size of Closets				X	Ord		Small		0	Amps Service						
Condition: Average		Doors			Lg	X	Ord		Small		No./Qual. of Fixtures							
Room List		Doors				X	Ord		H.C.		Ex.	X	Ord.		Min			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets				Many	X	Ave.		Few		
(1) Exterior		(6) Ceilings			(13) Plumbing			(14) Water/Sewer				1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Basement: 2017 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic				1.25 Story Siding 1 Story Siding Other Additions/Adjustments Recreation Room Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 2000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas						
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:				Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 2,017 1 Story Siding Overhang 287 Total: 458,767 389,952 1597 44,876 38,145 Average Fixture(s) 1 2,234 1,899 3 Fixture Bath 2 14,051 11,943 Separate Shower 1 2,845 2,418 2000 Gal Septic 1 11,381 9,674 Water Well, 50 Feet 1 3,004 2,553 WCP (1 Story) 224 11,543 9,812 WPP 300 6,687 5,684						
X	Many Avg. X Avg. Few Small	(9) Basement Finish			1597 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Lump Sum Items:				Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 575 39,002 33,152 Common Wall: 1 Wall 1 -3,205 -2,724 Door Opener 1 703 598 Built-Ins Appliance Allow. 1 4,088 3,475 Fireplaces Direct-Vented Gas 2 9,045 7,688						
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:							WCP (1 Story) 224 11,543 9,812 WPP 300 6,687 5,684 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 575 39,002 33,152 Common Wall: 1 Wall 1 -3,205 -2,724 Door Opener 1 703 598 Built-Ins Appliance Allow. 1 4,088 3,475 Fireplaces Direct-Vented Gas 2 9,045 7,688						
X	Gable Hip Flat	Gambrel Mansard Shed										WCP (1 Story) 224 11,543 9,812 WPP 300 6,687 5,684 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 575 39,002 33,152 Common Wall: 1 Wall 1 -3,205 -2,724 Door Opener 1 703 598 Built-Ins Appliance Allow. 1 4,088 3,475 Fireplaces Direct-Vented Gas 2 9,045 7,688						
X	Asphalt Shingle											WCP (1 Story) 224 11,543 9,812 WPP 300 6,687 5,684 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 575 39,002 33,152 Common Wall: 1 Wall 1 -3,205 -2,724 Door Opener 1 703 598 Built-Ins Appliance Allow. 1 4,088 3,475 Fireplaces Direct-Vented Gas 2 9,045 7,688						
Chimney:												WCP (1 Story) 224 11,543 9,812 WPP 300 6,687 5,684 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 575 39,002 33,152 Common Wall: 1 Wall 1 -3,205 -2,724 Door Opener 1 703 598 Built-Ins Appliance Allow. 1 4,088 3,475 Fireplaces Direct-Vented Gas 2 9,045 7,688						

*** 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.			
ROBINSON JON & JULIANNE	ROBINSON JON R & JULIANNE	0	09/05/2023	WD	03-ARM'S LENGTH	2023004150	PROPERTY TRANSFER	0.0			
ROMEO JOSEPH & SHUMATE JE	ROBINSON JON & JULIANNE	123,000	06/23/2006	WD	03-ARM'S LENGTH	905:892	OTHER	100.0			
BROWN PATRICK D & ROBERTA	ROMEO JOSEPH & SHUMATE JE	112,000	08/19/2005	WD	03-ARM'S LENGTH	867:996	OTHER	100.0			
WOODSTONE PARTNERS LLC	BROWN PATRICK D & ROBERTA	89,900	05/20/2005	WD	03-ARM'S LENGTH	854:538	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
3 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/11/2007	PM07-0163				
Owner's Name/Address		P.R.E. 0%		Mechanical		04/03/2007	PM07-0153				
ROBINSON JON R & JULIANNE K B 3122 SUNDANCE PATH STEVENSVILLE MI 49127		MAP #: 31,36,39,40,52		Electrical		03/23/2007	PE07-0126				
		2024 Est TCV 892,853 TCV/TFA: 304.42		Plumbing		01/24/2007	PP07-0020				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
				0.00 Total Acres Total Est. Land Value = 95,000							
L854 P538/05 L905 P892/06 UNIT 3 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	47,500	398,900	446,400			332,552C
		TPC 04/30/2021	INSPECTED		2023	40,000	325,000	365,000			316,717C
		TPC 03/23/2017	INSPECTED		2022	35,000	274,700	309,700			301,636C
		WAS 12/31/2007	INSPECTED		2021	25,000	267,000	292,000			292,000S

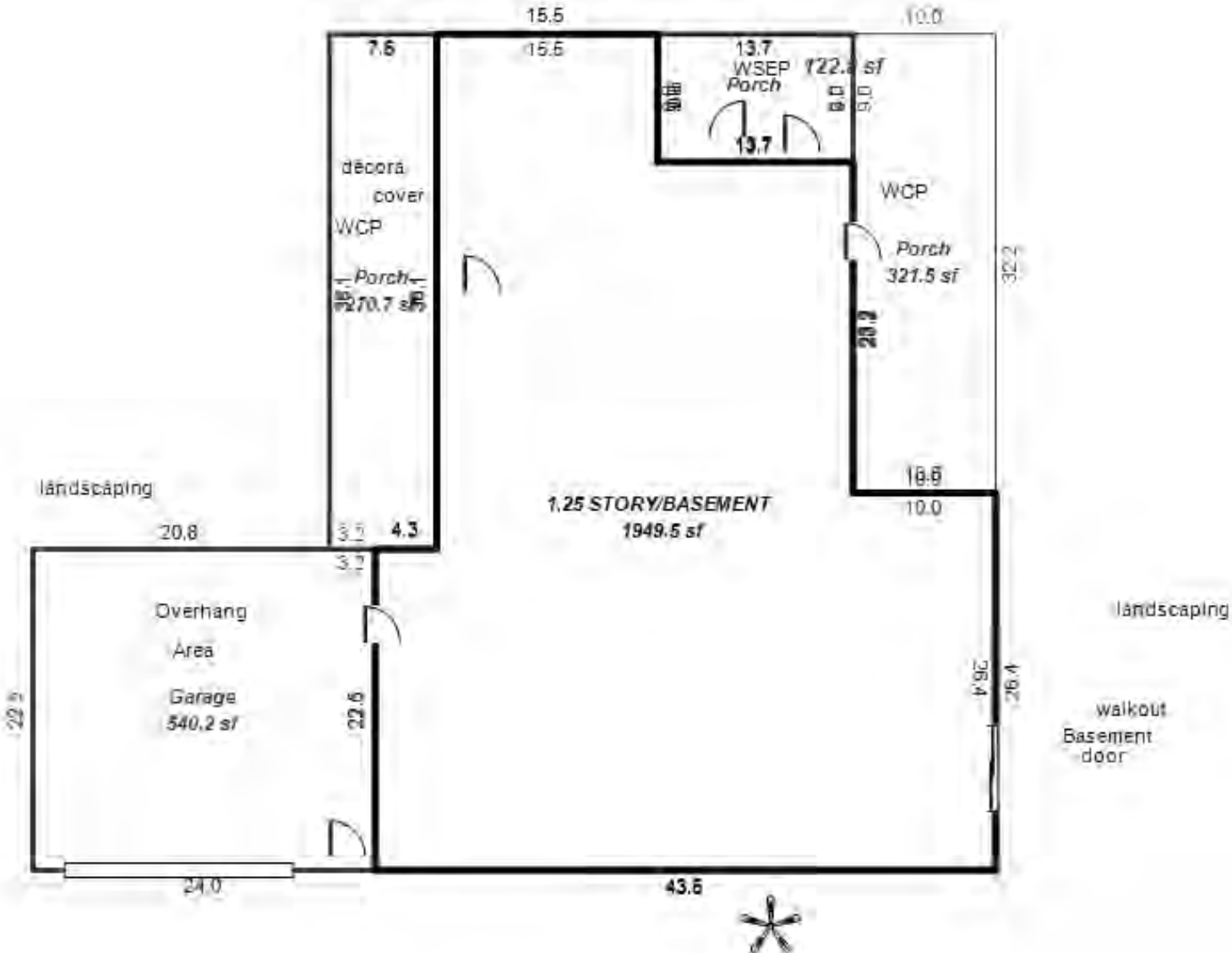


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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: 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: 540 % Good: 0 Storage Area: 0 No Conc. Floor: 0	270	WCP (1 Story)	321	WCP (1 Story)	122	WSEP (1 Story)	
	Mobile Home																	0
	Town Home	0																
	Duplex	0																
	A-Frame																	
	Wood Frame	(4) Interior			X			Central Air Wood Furnace						Bsmnt Garage:				
		Drywall Paneled		Plaster Wood T&G				(12) Electric						Carport Area: Roof:				
	Building Style: 1.25 STORY	Trim & Decoration						0 Amps Service										
	Yr Built 2008	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC			Blt 2008			
	Condition: Average	Size of Closets						Ex. Ord. Min			Ground Area = 1949 SF Floor Area = 2933 SF.							
	Room List	Doors	Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas							
	Basement	(5) Floors						Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
	1st Floor	Kitchen:						(13) Plumbing			1.25 Story Siding Basement 1,949							
	2nd Floor	Other:						Average Fixture(s)			497							
	Bedrooms	Other:						1 3 Fixture Bath			Total: 468,646 398,348							
	(1) Exterior	(6) Ceilings						2 2 Fixture Bath			Other Additions/Adjustments							
	Wood/Shingle							1 2 Fixture Bath			Recreation Room 750 21,075 17,914							
	Aluminum/Vinyl							Softener, Auto			Basement, Outside Entrance, Below Grade 1 3,695 3,141							
	Brick							Softener, Manual			Plumbing							
	Insulation							Solar Water Heat			Average Fixture(s)							
	(2) Windows	(7) Excavation						No Plumbing			1 2,234 1,899							
	Many Avg. Few	Basement: 1949 S.F.						Extra Toilet			3 7,025 5,971							
	Large Avg. Small	Crawl: 0 S.F.						Extra Sink			2 4,707 4,001							
	Wood Sash	Slab: 0 S.F.						Separate Shower			Porches							
	Metal Sash	Height to Joists: 0.0						Ceramic Tile Floor			WCP (1 Story) 270 12,820 10,897							
	Vinyl Sash	(8) Basement						Ceramic Tile Wains			WCP (1 Story) 321 14,387 12,229							
	Double Hung	Conc. Block						Ceramic Tub Alcove			WSEP (1 Story) 122 9,240 7,854							
	Horiz. Slide Casement	Poured Conc. Stone						Vent Fan			Garages							
	Double Glass	Treated Wood						(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
	Patio Doors	Concrete Floor						1 Public Water			Base Cost 540 37,303 31,708							
	Storms & Screens	(9) Basement Finish						1 Public Sewer			Common Wall: 1 Wall 1 -3,205 -2,724							
	(3) Roof	750	Recreation SF					Water Well			Door Opener 1 703 598							
	Gable		Living SF					1000 Gal Septic			Water/Sewer							
	Hip		Walkout Doors (B)					2000 Gal Septic			Public Water 1 1,968 1,673							
	Flat		No Floor SF					Lump Sum Items:			Public Sewer 1 1,968 1,673							
	Asphalt Shingle	(10) Floor Support									Built-Ins							
	Chimney:	Joists: Unsupported Len: Cntr.Sup:									Appliance Allow. 1 4,088 3,475							
<<<<< 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.
ROBINSON JON & JULIANNE	ROBINSON JON R & JULIANNE	0	09/05/2023	WD	03-ARM'S LENGTH	2023004151	PROPERTY TRANSFER	0.0
MAZZA JOHN J & NANCY L	ROBINSON JON R & JULINNE	106,000	02/28/2014	WD	03-ARM'S LENGTH	1192P914	PROPERTY TRANSFER	100.0
WOODSTONE	MAZZA	115,000	08/08/2002	WD	03-ARM'S LENGTH	659:189	OTHER	0.0

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

Owner's Name/Address	MAP #: 31,36,39,40,52	2024 Est TCV 95,000
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Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
		0.00 Total Acres		Total Est. Land Value =	95,000				

Tax Description	X	Value
L659 P188/02 L659 P631/02 L659 P189/02 UNIT 4 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND	X	

Comments/Influences	X	Value
1723971\$125,00 DOM340	X	



Topography of Site	X	Value
Level	X	
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	47,500	0	47,500			28,471C
2023	40,000	0	40,000			27,116C
2022	35,000	0	35,000			25,825C
2021	25,000	0	25,000			25,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ICHORD JOHN WILLAM & JUDY	ICHORD FAMILY LIVING TRUS	0	12/18/2021	QC	09-FAMILY	2021009905	PROPERTY TRANSFER	0.0
BLOHM ROBERT W & WENDY L	ICHORD JOHN WILLAM & JUDY	570,000	09/21/2018	WD	03-ARM'S LENGTH	1341P764	PROPERTY TRANSFER	100.0
BLOHM ROBERT W & WENDY L	BLOHM ROBERT W & WENDY L	0	05/07/2015	QC	09-FAMILY	1229P4	OTHER	0.0
SUTHERLAND CONST	BLOHM	384,250	07/22/2002	WD	03-ARM'S LENGTH	658:631	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/09/2015	PM15-0426	
	P.R.E. 0%		ELECTRICAL	06/24/2002	PE02-0339	
Owner's Name/Address	MAP #: 31,36,39,40,52		MECHANICAL	06/19/2002	PM02-0389	
ICHORD FAMILY LIVING TRUST ICHORD JOHN & JUDY GARDNER TRUSTEES 9703 CYMBAL DR VIENNA VA 22182	2024 Est TCV 788,829 TCV/TFA: 311.67		PLUMBING	06/17/2002	PP02-0191	

X	Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
			0.00 Total Acres	Total Est.	Land Value =		95,000

Tax Description
L609 P349/01 L617 P919/01 L658 P629&630
L658 P631/02 UNIT 5 WOODSTONE CONDOMINIUM
REC IN L599 P88/1ST AMEND L659
P380-385/2ND AMEND L672 P959-988/3RD
AMEND L768 P435-446/4TH AMEND L832
P487-493/5TH AMEND L877 P169-184/6TH
AMEND L913 P329-340 SEC 27 T29N R14W.
L1339P695 10TH AMEND 2023005547 11TH
AMEND

Comments/Influences



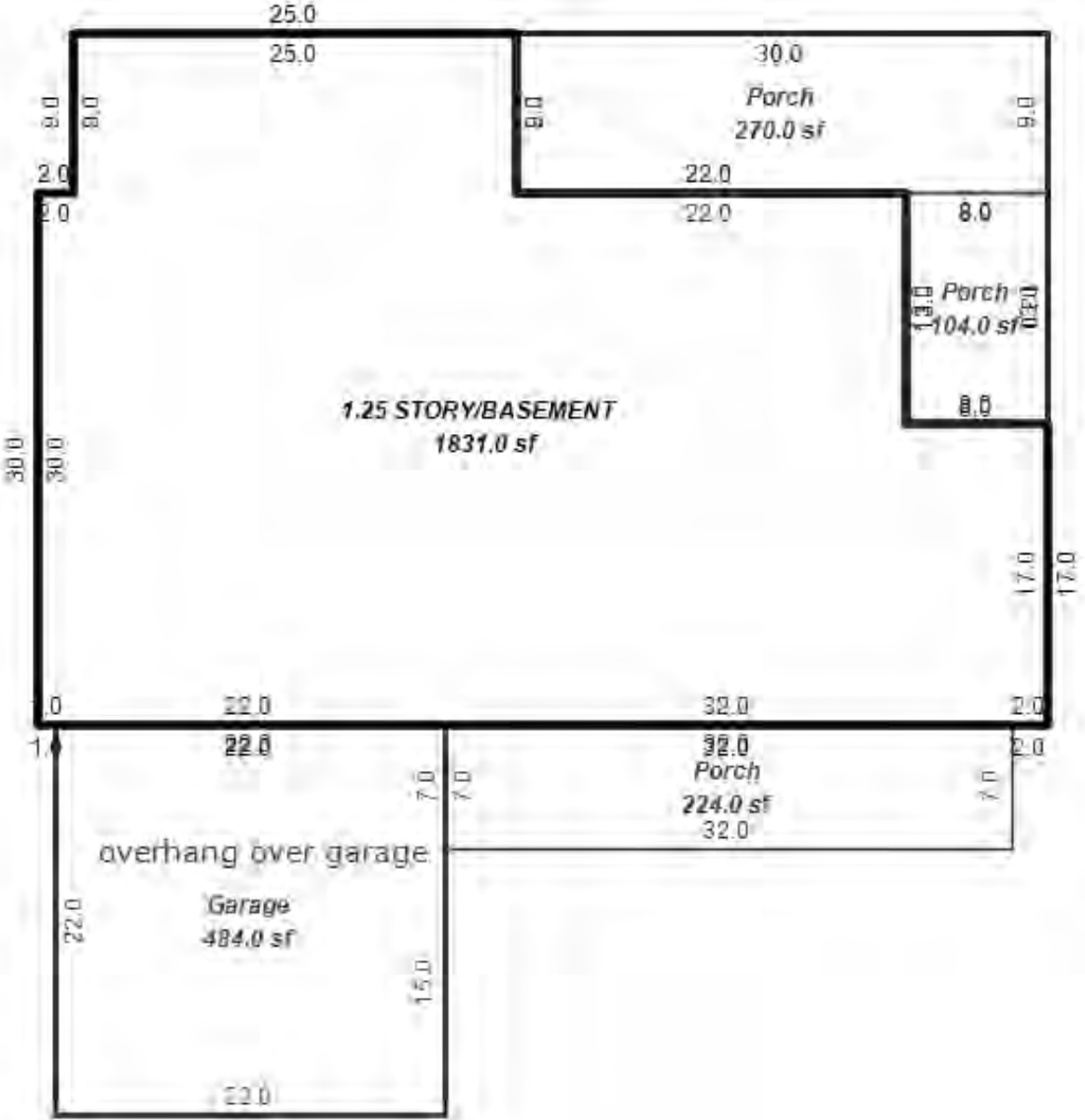
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X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level												2024	47,500	346,900	394,400			294,172C
X	Rolling												2023	40,000	282,600	322,600			280,164C
X	Low												2022	35,000	239,100	274,100			266,823C
X	High												2021	25,000	233,300	258,300			258,300S
X	Landscaped																		
X	Swamp																		
X	Wooded																		
X	Pond																		
X	Waterfront																		
X	Ravine																		
X	Wetland																		
X	Flood Plain																		
	Who	When	What																
	TPC	04/25/2018	INSPECTED																
	WAS	07/15/2007	INSPECTED																

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 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: 484 % 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							104 WSEP (1 Story) 224 WCP (1 Story) 270 WPP				
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 = 1831 SF Floor Area = 2531 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Class: BC Effec. Age: 20 Floor Area: 2,531 Total Base New : 542,055 Total Depr Cost: 433,643 Estimated T.C.V: 693,829			E.C.F. X 1.600		Cls BC Blt 2002	
Yr Built 2002	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Plumbing			1.25 Story Siding Basement 1,831 1 Story Siding Overhang 242			Total: 428,483 342,787			
Room List		Doors Solid X H.C.		(12) Electric 200 Amps Service			(13) Plumbing			Other Additions/Adjustments Recreation Room 791 22,227 17,782 Plumbing Average Fixture(s) 3 Fixture Bath 2 14,051 11,241						
Basement	1st Floor	(5) Floors		Kitchen: Hardwood 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WSEP (1 Story) 104 8,128 6,502 WCP (1 Story) 224 11,543 9,234 WPP 270 6,602 5,282						
4 Bedrooms		Kitchens: Hardwood Other: Hardwood Other:		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 484 34,529 27,623 Common Wall: 1 Wall 1 -3,205 -2,564 Door Opener 1 703 562						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Water/Sewer Public Water 1 1,968 1,574 Water Well 1 1,968 1,574 Public Sewer 1 1,968 1,574						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Built-Ins Appliance Allow. 1 4,088 3,270						
X	Insulation	(7) Excavation		Basement: 1831 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			Fireplaces Interior 2 Story 1 8,735 6,988						
(2) Windows		Many Avg. X Large Avg. Small		(9) Basement Finish			(14) Water/Sewer			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		(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:						
X	Asphalt Shingle	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Lump Sum Items:						
Chimney: Brick		(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Lump Sum Items:						

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



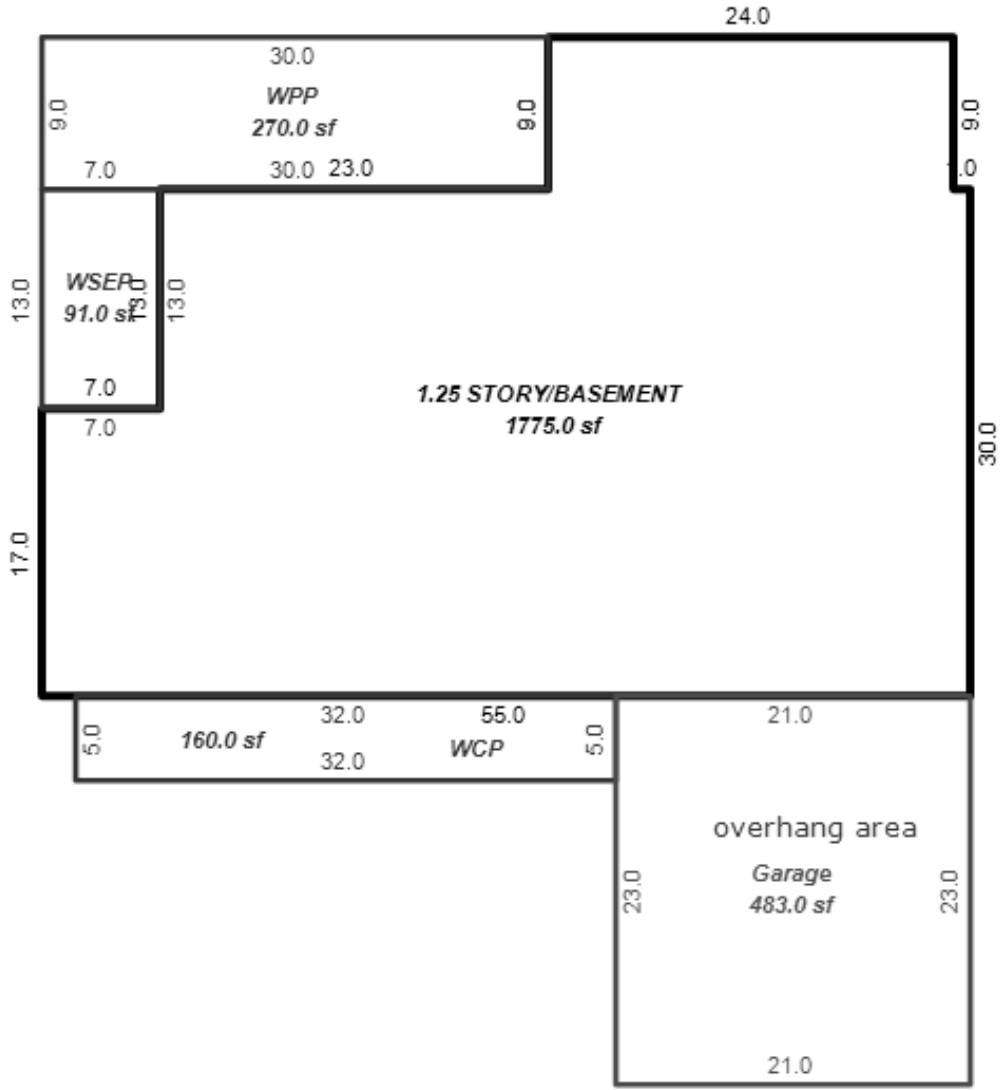
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RANSICK BARRY A & MIMI E	MERRITT ROBERT S & CYNTHI	565,000	05/10/2019	WD	03-ARM'S LENGTH	1360P285	PROPERTY TRANSFER	100.0			
BLOCHER CAROLE E	RANSICK BARRY A & MIMI E	535,000	08/01/2011	WD	03-ARM'S LENGTH	1092-408 WD	DEED	100.0			
BLOCHER CAROLE E	KR ENTERPRISES INC	112,000	05/30/2007	PTA	33-TO BE DETERMINED	NO SALE	PROPERTY TRANSFER	0.0			
BLOCHER KENYON & CAROLE E	BLOCHER CAROLE E	0	05/10/2006	WD	09-FAMILY	901:958	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		10/18/2021	PM21-0878	100% FINIS			
		P.R.E. 100% 11/24/2021		Mechanical		10/06/2021	PM21-0830	100% FINIS			
Owner's Name/Address		MAP #: 31,36,39,40,52		Electrical		09/15/2021	PE21-0617	100% FINIS			
MERRITT ROBERT S & CYNTHIA L PO BOX 190 GLEN ARBOR MI 49636		2024 Est TCV 828,464 TCV/TFA: 336.77		Electrical		09/30/2011	PE11-0327	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L609 P349/01 L617 P919/01 L672		Gravel Road		4860 WOODS PINE TRACE UNIT		1	Units	95000.00000	100		95,00
P540-542/02 L821 P839&841/04 L901 P958/06		Paved Road		0.00 Total Acres		Total Est. Land Value =		95,000			
UNIT 6 WOODSTONE CONDOMINIUM REC IN L599		Storm Sewer									
P88/1ST AMEND L659 P380-385/2ND AMEND		Sidewalk									
L672 P959-988/3RD AMEND L768 P435-446/4TH		Water									
AMEND L832 P487-493 SEC 27 T29N R14W.		Sewer									
L1339P695 10TH AMEND 2023005547 11TH		Electric									
AMEND		Gas									
Comments/Influences		Curb									
RENTAL		Street Lights									
		Standard Utilities									
		Underground Utils.									
		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	47,500	366,700	414,200		309,246C	
		TPC 04/25/2018 INSPECTED			2023	40,000	298,800	338,800		294,520C	
		WAS 07/15/2007 INSPECTED			2022	35,000	252,700	287,700		280,496C	
					2021	25,000	244,600	269,600		269,600S	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORDINAT JEFFREY B & DEBO	KLEIN STEVEN C & SHIRA B	98,000	08/29/2003	WD	03-ARM'S LENGTH	760:196	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/23/2009	PM09-0055	
Owner's Name/Address	P.R.E. 0%		Plumbing	02/12/2009	PP09-0015	
KLEIN STEVEN C & SHIRA B 410 N 1ST STR UNIT 402 ANN ARBOR MI 48103	MAP #: 31,36,39,40,52		Electrical	10/07/2008	PE08-0458	
	2024 Est TCV 973,405 TCV/TFA: 329.97		Res. Single Family	10/02/2008	PB08-0389	

Tax Description	Public Improvements	Land Value Estimates for Land Table H860.H860 WOODSTONE																											
L603 P256/01 L603 P257/01 L760 P196/03 UNIT 7 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND	X Improved X Vacant	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>4860 WOODS PINE TRACE UNIT</td> <td>1</td> <td>Units</td> <td>95000.00000</td> <td>100</td> <td></td> <td></td> <td></td> <td>95,00</td> </tr> <tr> <td colspan="8">0.00 Total Acres Total Est. Land Value =</td> <td>95,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100				95,00	0.00 Total Acres Total Est. Land Value =								95,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100				95,00																					
0.00 Total Acres Total Est. Land Value =								95,000																					

Tax Description	Public Improvements	Land Improvement Cost Estimates																				
L603 P256/01 L603 P257/01 L760 P196/03 UNIT 7 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND	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.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>7.80</td> <td>213</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>10.56</td> <td>440</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	7.80	213	0	0	D/W/P: 4in Ren. Conc.	10.56	440	0	0	Total Estimated Land Improvements True Cash Value =				0
Description	Rate	Size	% Good	Cash Value																		
D/W/P: 3.5 Concrete	7.80	213	0	0																		
D/W/P: 4in Ren. Conc.	10.56	440	0	0																		
Total Estimated Land Improvements True Cash Value =				0																		

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	47,500	439,200	486,700			353,279C



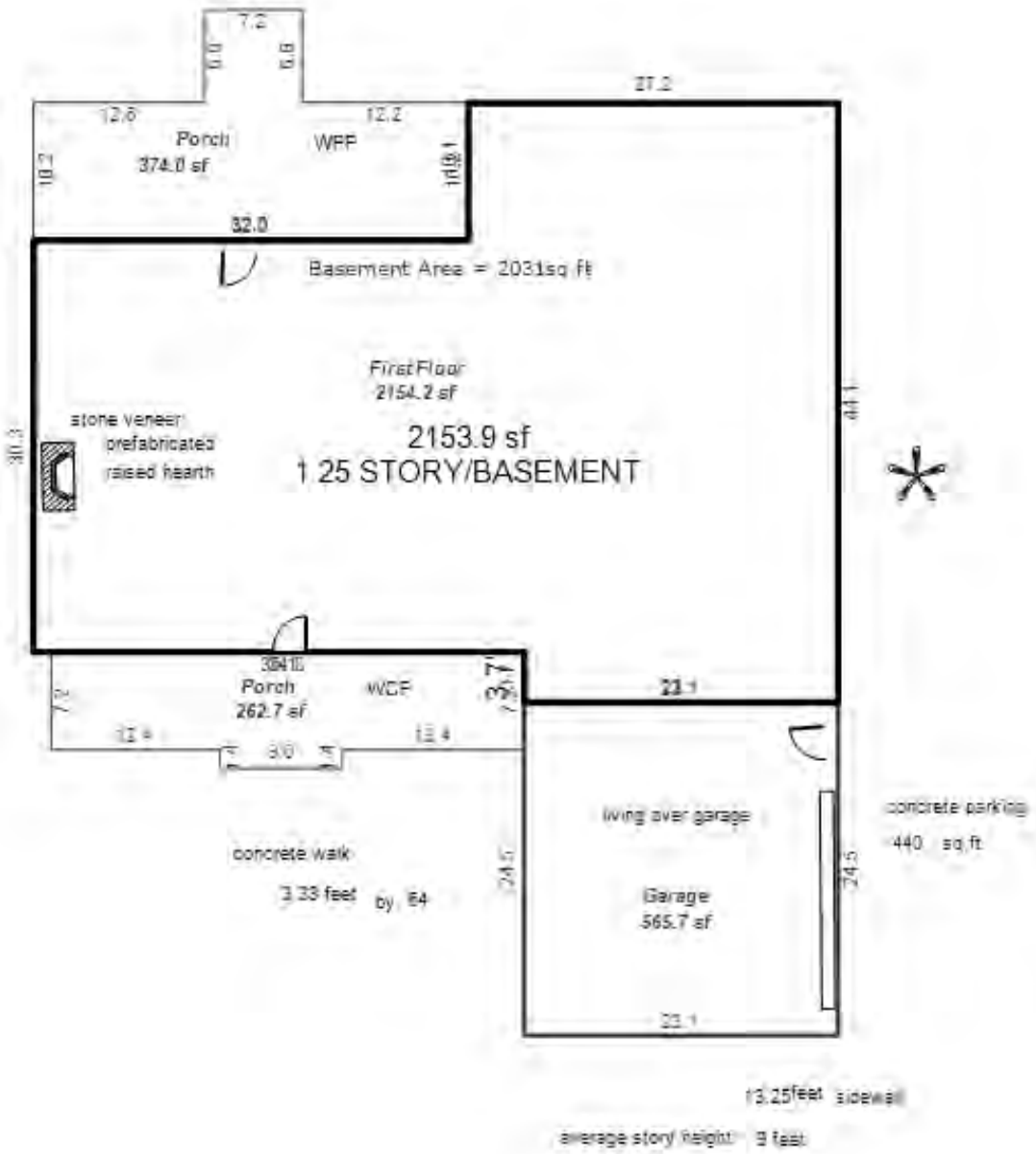
Who	When	What	2024	47,500	439,200	486,700		353,279C
TPC	04/25/2018	INSPECTED	2023	40,000	357,800	397,800		336,457C
TPC	10/05/2009	INSPECTED	2022	35,000	300,300	335,300		320,436C
WAS	11/14/2008	INSPECTED	2021	25,000	285,200	310,200		310,200S

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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	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow.	Cook Top	Dishwasher	Garbage Disposal	Bath Heater	Vent Fan	Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Interior 1 Story	Interior 2 Story	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	1 Prefab 1 Story	1 Prefab 2 Story	Heat Circulator	1 Raised Hearth	Wood Stove	Direct-Vented Ga	Class: BC	Effec. Age: 13	Floor Area: 2,950	Total Base New : 631,039	Total Depr Cost: 549,003	Estimated T.C.V: 878,405	Area	Type	Year Built: 2008	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: 565	% Good: 0	Storage Area: 0	No Conc. Floor: 0																																																																																																																																																																																														
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G																																																								Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water	Electric Baseboard	Elec. Ceil. Radiant	Radiant (in-floor)	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Forced Heat & Cool	Heat Pump	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	1 2 Fixture Bath	Softener, Auto	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:	Area	Type	262 WCP (1 Story)	374 WPP																																																																																																																																													
Building Style: 1.25 STORY		(4) Interior		Trim & Decoration			Size of Closets			Doors			Solid			H.C.			(5) Floors			Kitchen:			Other:			(6) Ceilings			(7) Excavation			Basement: 2416 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			2017 Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			Condition: Average			Yr Built			Remodeled			2009			0			Condition: Average			Room List			Basement			1st Floor			2nd Floor			Bedrooms			(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Hip			Flat			Gambrel			Mansard			Shed			Asphalt Shingle			Chimney:																																								
Yr Built		Remodeled		Ex		Ord		Min		Lg		Ord		Small		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1 Average Fixture(s)		2 3 Fixture Bath		1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		(14) Water/Sewer		1 Public Water		1 Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Area		Type		262 WCP (1 Story)		374 WPP		Class: BC		Effec. Age: 13		Floor Area: 2,950		Total Base New : 631,039		Total Depr Cost: 549,003		Estimated T.C.V: 878,405		E.C.F.		X 1.600		Bsmnt Garage:		Carport Area:		Roof:																																																																																																																																																			
Condition: Average		Yr Built		Remodeled		2009		0		Condition: Average		Room List		Basement		1st Floor		2nd Floor		Bedrooms		(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		Avg.		Small		Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Hip		Flat		Gambrel		Mansard		Shed		Asphalt Shingle		Chimney:		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls BC		Blt 2009		(11) Heating System: Forced Heat & Cool		Ground Area = 2154 SF		Floor Area = 2950 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		1.25 Story		Siding		Basement		2,154		516		Total:		487,006		423,694		Other Additions/Adjustments		Recreation Room		2017		56,678		49,310		Plumbing		Average Fixture(s)		1		2,234		1,944		3 Fixture Bath		1		7,025		6,112		2 Fixture Bath		1		4,707		4,095		Porches		WCP (1 Story)		262		12,623		10,982		Foundation: Basement		262		8,009		6,968		WPP		374		8,322		7,240		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		565		38,527		33,518		Common Wall: 1 Wall		1		-3,205		-2,788		Door Opener		1		703		612		Water/Sewer		Public Water		1		1,968		1,712		Public Sewer		1		1,968		1,712		Fireplaces		Prefab 1 Story		1		3,770		3,280		Raised Hearth		1		704		612		<<<< 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.
KR ENTERPRISES INC	KOCH MARK & ANN	520,000	04/26/2005	WD	03-ARM'S LENGTH	851:528	OTHER	100.0
WEIDENFELLER RONALD L & L	KR ENTERPRISES INC	96,000	06/29/2004	WD	03-ARM'S LENGTH	811:203	OTHER	100.0
WOODSTONE PRTNRS	WEIDENFELLER	115,000	09/28/2001	WD	03-ARM'S LENGTH	603:582	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	04/26/2005	PB05-0150	
	P.R.E. 0%		PLUMBING	07/30/2004	PP04-0249	
Owner's Name/Address	MAP #: 31,36,39,40,52		MECHANICAL	07/30/2004	PM04-0464	
KOCH MARK & ANN 12100 ANGLE BATH MI 48808	2024 Est TCV 831,210 TCV/TFA: 272.71		Res. Single Family	07/29/2004	PB04-0403	

	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
	Public Improvements		* Factors *					
Tax Description			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L603 P581/01 L603 P582/01 L811 P203/04	X		Dirt Road					
L851 P528/05 UNIT 8 WOODSTONE CONDOMINIUM	X		Gravel Road					
REC IN L599 P88/1ST AMEND L659	X		Paved Road					
P380-385/2ND AMEND L672 P959-988/3RD	X		Storm Sewer					
AMEND L768 P435-446/4TH AMEND L832	X		Sidewalk					
P487-493 SEC 27 T29N R14W L1339P695 10TH	X		Water					
AMEND 2023005547 11TH AMEND	X		Sewer					
Comments/Influences	X		Electric					
2005 MLS #1644590 \$549,000	X		Gas					
	X		Curb					
	X		Street Lights					
	X		Standard Utilities					
	X		Underground Utils.					

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



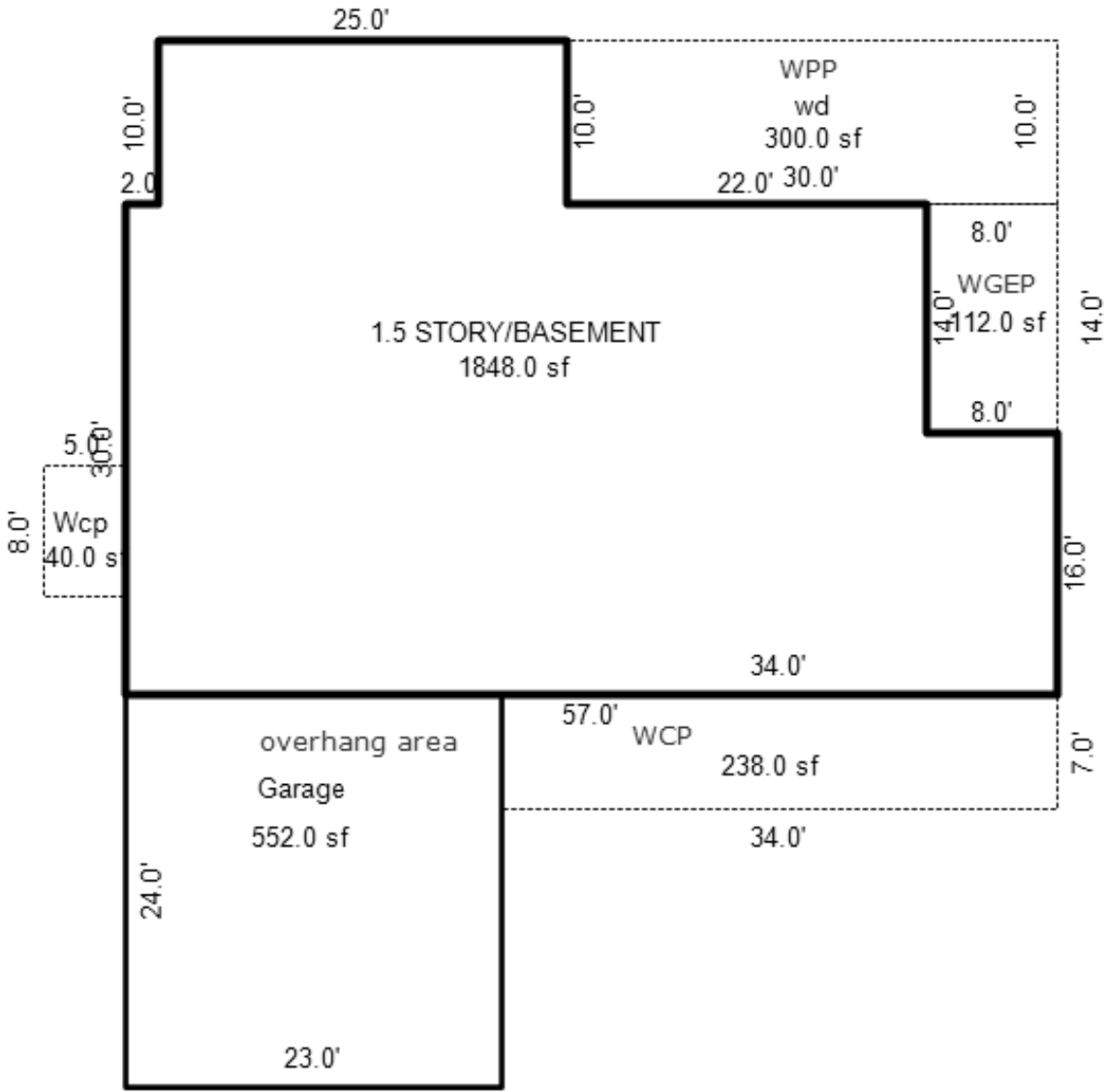
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	368,100	415,600			308,066C
2023	40,000	307,400	347,400			293,397C
2022	35,000	257,900	292,900			279,426C
2021	25,000	245,500	270,500			270,500S

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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 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: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 3,048 Total Base New : 575,164 Total Depr Cost: 460,131 Estimated T.C.V: 736,210			E.C.F. X 1.600			Bsmnt Garage:	Roof:																										
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration				Central Air Wood Furnace																																	
Yr Built 2004	Remodeled 0	Ex	X	Ord	Min	Size of Closets																																			
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures																																			
Room List		Doors	Solid	X	H.C.	(12) Electric																																			
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:				0 Amps Service																																	
2nd Floor	5 Bedrooms	No. of Elec. Outlets																																							
(1) Exterior		Ex.	X	Ord.	Min	(13) Plumbing																																			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many				X	Ave.	Few																															
(2) Windows		(7) Excavation		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1848 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																					
(3) Roof		(9) Basement Finish		(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 Single Family 1.5 STORY Cls BC Blt 2004 (11) Heating System: Forced Air w/ Ducts Ground Area = 1848 SF Floor Area = 3048 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,848</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>276</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>468,028</td> <td>374,424</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 2 14,051 11,241 Porches WGEP (1 Story) 112 13,197 10,558 WCP (1 Story) 40 3,423 2,738 WCP (1 Story) 238 11,969 9,575 WPP 300 6,687 5,350 WCP (1 Story) 40 3,423 2,738 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 552 37,895 30,316 Common Wall: 1 Wall 1 -3,205 -2,564 Door Opener 1 703 562 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 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,848			1 Story	Siding	Overhang	276			Total:				468,028	374,424
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
1.5 Story	Siding	Basement	1,848																																						
1 Story	Siding	Overhang	276																																						
Total:				468,028	374,424																																				

*** 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.		
PRYOR THOMAS SCOTT & SGAM	PRYOR & SGAMBATI TRUST	0	04/17/2023	QC	09-FAMILY	2023001748	PROPERTY TRANSFER	0.0		
KR ENTERPRISES INC	PRYOR THOMAS SCOTT &	500,000	03/20/2007	WD	03-ARM'S LENGTH	934:740	OTHER	100.0		
DUWE MICHAEL J & JANIS G	KR ENTERPRISES INC	117,500	04/29/2005	WD	03-ARM'S LENGTH	852:638	OTHER	100.0		
WOODSTONE PARTNERS LLC	DUWE MICHAEL J & JANIS G	115,000	09/18/2001	WD	03-ARM'S LENGTH	603/46	REALTOR	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
9 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		06/04/2020	PP20-0133	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Res. Single Family		06/06/2005	PB05-0233	100% FINIS		
PRYOR & SGAMBATI TRUST 1765 OAKMONT CT ANN ARBOR MI 48108		MAP #: 31,36,39,40,52		Electrical		05/24/2005	PE05-0258	100% FINIS		
		2024 Est TCV 864,818 TCV/TFA: 285.70		Mechanical		05/20/2005	PM05-0313	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		4860 WOODS PINE TRACE UNIT 1 Units 95000.00000 100						95,00
		Paved Road		0.00 Total Acres Total Est. Land Value =						95,000
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Landscaping: Fine Grading						0
		Sewer		D/W/P: Asphalt Paving						0
		X Electric		D/W/P: 3.5 Concrete						0
		X Gas		D/W/P: Crushed Rock						0
		Curb		Total Estimated Land Improvements True Cash Value =						0
		Street Lights								
		Standard Utilities								
		X Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	47,500	384,900	432,400		319,797C
		TPC 11/05/2020 INSPECTED			2023	40,000	313,600	353,600		304,569C
		TPC 04/25/2018 INSPECTED			2022	35,000	263,100	298,100		290,066C
		TPC 12/06/2011 INSPECTED			2021	25,000	255,800	280,800		280,800S

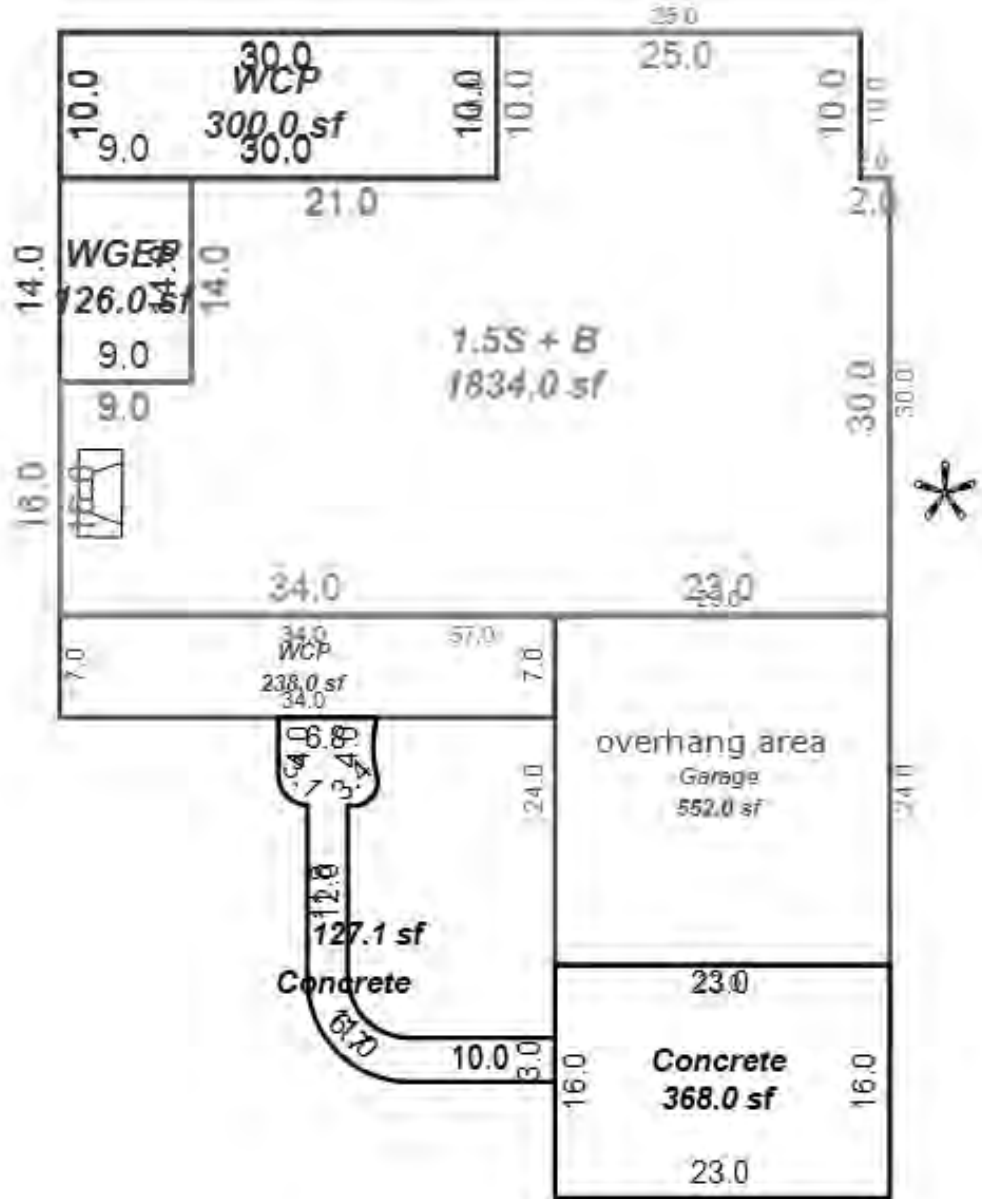


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*** Information herein deemed reliable but not guaranteed***

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: 2005 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: 552 % 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: 15 Floor Area: 3,027 Total Base New : 566,042 Total Depr Cost: 481,136 Estimated T.C.V: 769,818			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1834 SF Floor Area = 3027 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas			Cls BC Blt 2005			
Yr Built 2005	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets		0 Amps Service			1.5 Story Siding Basement 1,834									
Room List		Lg	X Ord	Small	No. of Elec. Outlets			1 Story Siding Overhang 276								
Basement	1st Floor	(5) Floors		Many X Ave. Few			Total: 457,911 389,223									
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Other Additions/Adjustments									
(1) Exterior		(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		3 Fixture Bath			Porches									
Insulation		Basement: 1834 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			WGEP (1 Story) 126 14,273 12,132									
(2) Windows		(8) Basement		Softener, Manual			WCP (1 Story) 238 11,969 10,174									
Many	X Avg.	X Avg.	Small	Solar Water Heat			WCP (1 Story) 300 13,452 11,434									
Wood Sash	Metal Sash	(9) Basement Finish		No Plumbing			Garages									
Vinyl Sash	Double Hung	Conc. Block Poured Conc. Stone		Extra Toilet			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)									
Horiz. Slide	Casement	Treated Wood Concrete Floor		Extra Sink			Base Cost 552 37,895 32,211									
Double Glass	Patio Doors	(10) Floor Support		Separate Shower			Common Wall: 1 Wall 1 -3,205 -2,724									
Storms & Screens		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Floor			Door Opener 1 703 598									
(3) Roof		(14) Water/Sewer		Ceramic Tile Wains			Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Vent Fan			Public Water 1 1,968 1,673									
X	Asphalt Shingle	(15) Fireplaces		Ceramic Tub Alcove			Public Sewer 1 1,968 1,673									
Chimney: Brick		(16) Porches/Decks		Ceramic Tile Wains			Built-Ins									
		Area		Vent Fan			Appliance Allow. 1 4,088 3,475									
		Type		Vent Fan			Fireplaces									
		126 WGEP (1 Story)		Vent Fan			Interior 2 Story 1 8,735 7,425									
		238 WCP (1 Story)		Vent Fan			Totals: 566,042 481,136									
		300 WCP (1 Story)		Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	NEWMAN WILLIAM D & TERESA	96,726	06/07/2022	WD	03-ARM'S LENGTH	2022003428	PROPERTY TRANSFER	100.0

Property Address: 10 PINE TRACE
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31,36,39,40,52

Owner's Name/Address: NEWMAN WILLIAM D & TERESA W
 7286 N VILLAGE DR
 CLARKSTON MI 48346

2024 Est TCV 95,000

Improved X Vacant Land Value Estimates for Land Table H860.H860 WOODSTONE

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

4860 WOODS PINE TRACE UNIT 1 Units 95000.00000 100
 0.00 Total Acres Total Est. Land Value = 95,000

Tax Description: UNIT 10 WOODSTONE CONDOMINIUM REC IN L599
 P88/1ST AMEND L659 P380-385/2ND AMEND
 L672 P959-988/3RD AMEND L768 P435-446/4TH
 AMEND L832 P487-493 SEC 27 T29N R14W.
 L1339P695 10TH AMEND 2023005547 11TH
 AMEND

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
 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	47,500	0	47,500			42,000C
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2023	40,000	0	40,000			40,000S
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2022	35,000	0	35,000			925C
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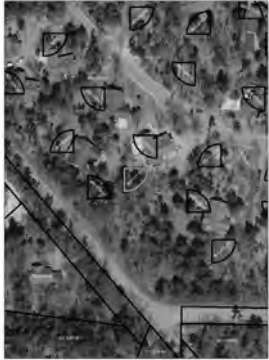
2021	25,000	0	25,000			896C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
11 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
GREGG KATHRYN L 15796 E VERDE LN GOODYEAR AZ 85338		MAP #: 31,36,39,40,52		2024 Est TCV 95,000							
Tax Description		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table H860.H860 WOODSTONE							
L603 P258/01 L603 P259/01 UNIT 11 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		4860 WOODS PINE TRACE UNIT 1 Units 95000.00000 100 95,00							
		Paved Road		0.00 Total Acres Total Est. Land Value = 95,000							
		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									
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 04/25/2018 INSPECTED		2024	47,500	0	47,500			28,471C	
		PSC 12/27/2014 INSPECTED		2023	40,000	0	40,000			27,116C	
		WAS 12/11/2010 INSPECTED		2022	35,000	0	35,000			25,825C	
				2021	25,000	0	25,000			25,000S	



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOAL MARY V	TOAL MICHAEL P & MARY V	0	09/07/2012	QC	09-FAMILY	1135P918	DEED	0.0
EHLERS RICHARD M & POLLY	TOAL MARY V	129,200	07/25/2008	WD	03-ARM'S LENGTH	2008 984/321	DEED	100.0
WOODSTONE PARTNERS LLC	EHLERS RICHARD M & POLLY	1	04/16/2003	WD	03-ARM'S LENGTH	723:197	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
12 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/28/2013	PE13-0386	
	P.R.E. 100% 05/31/2012		Mechanical	08/28/2013	PM13-0402	
Owner's Name/Address	MAP #: 31,36,39,40,52		Plumbing	08/21/2013	PP13-0160	
TOAL MICHAEL P & MARY V PO BOX 145 GLEN ARBOR MI 49636	2024 Est TCV 983,434 TCV/TFA: 321.91		Res. Add/Alter/Repair	08/13/2013	PB13-0274	100% FINIS

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
L723 P197/03 L724 P693/03 UNIT 12 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value G>	0				0	100	0
			4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
			0.00 Total Acres		Total Est. Land Value =					95,000

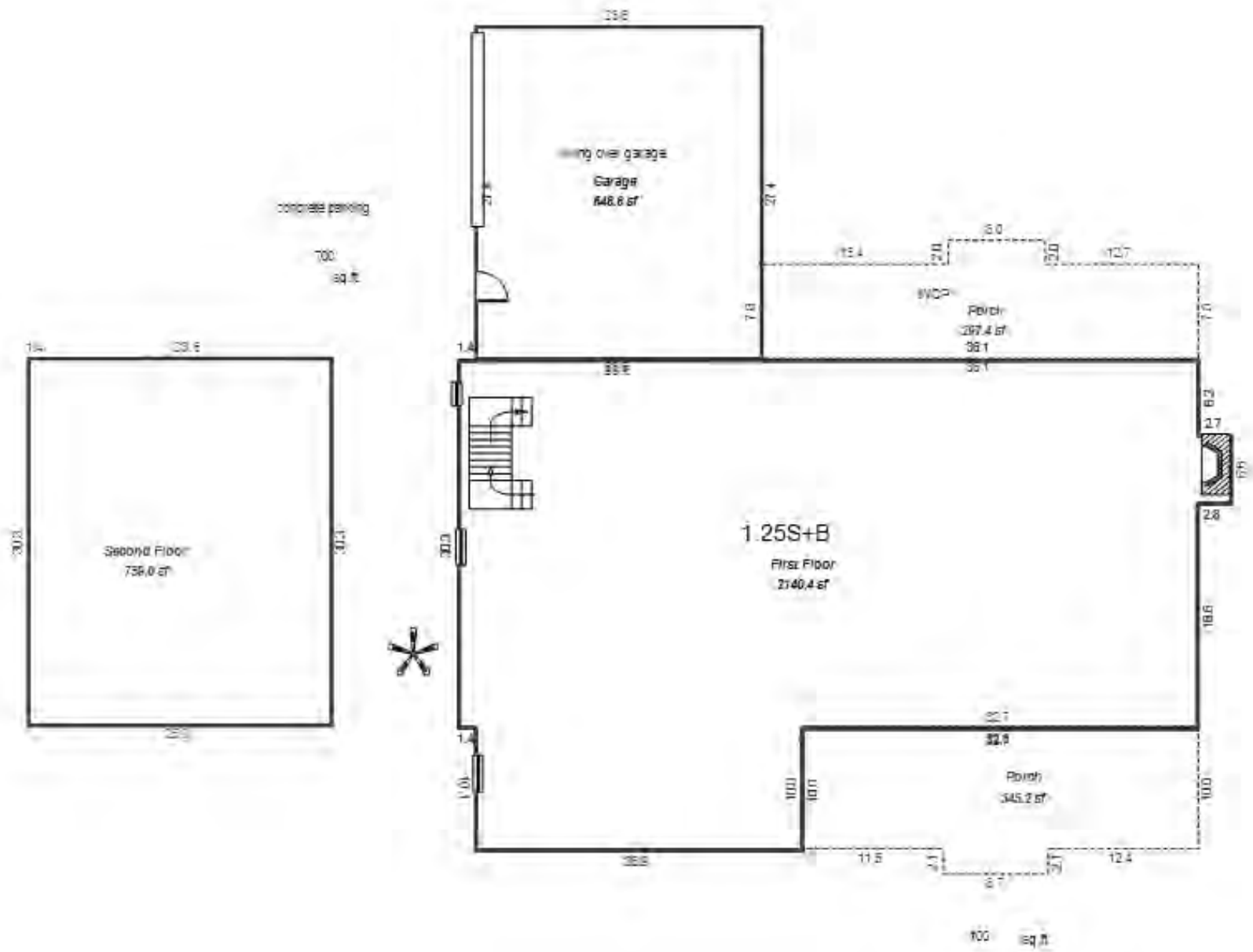
Comments/Influences



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	47,500	444,200	491,700			356,583C
		TPC 04/25/2018 INSPECTED	2023	40,000	361,900	401,900			339,603C
		TPC 10/24/2013 INSPECTED	2022	35,000	303,700	338,700			323,432C
		TPC 12/31/2012 INSPECTED	2021	25,000	288,100	313,100			313,100S

*** 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.
FUNK MARK C & MARY C TRUS	GLEASON ANDREW & GOTT-GLE	110,000	08/21/2023	WD	03-ARM'S LENGTH	2023003701	PROPERTY TRANSFER	100.0
BARNES ROBERT C & MARYANN	FUNK MARK C & MARY C TRUS	109,900	03/07/2022	WD	03-ARM'S LENGTH	2022001448	PROPERTY TRANSFER	100.0
WHITE DAVID W & MARY E	BARNES ROBERT C & MARYANN	123,500	07/20/2006	WD	03-ARM'S LENGTH	908:676	OTHER	100.0
WOODSTONE PTNRS	WHITE	115,000	08/27/2002	WD	03-ARM'S LENGTH	662:964	OTHER	0.0

Property Address: 13 PINE TRACE
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31,36,39,40,52

Owner's Name/Address: GLEASON ANDREW & GOTT-GLEASON MARY
 7253 BRADFIELD AVE SE
 ADA MI 49301
 2024 Est TCV 95,000

Land Value Estimates for Land Table H860.H860 WOODSTONE

Improved X Vacant * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

4860 WOODS PINE TRACE UNIT 1 Units 95000.00000 100 95,000
 0.00 Total Acres Total Est. Land Value = 95,000

Tax Description: L662 P963 L662 P964/02 L908 P676/06 UNIT
 13 WOODSTONE CONDOMINIUM REC IN L599
 P88/1ST AMEND L659 P380-385/2ND AMEND
 L672 P959-988/3RD AMEND L768 P435-446/4TH
 AMEND L832 P487-493 SEC 27 T29N R14W
 L1339P695 10TH AMEND 2023005547 11TH
 AMEND

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	47,500	0	47,500			47,500S
2023	40,000	0	40,000			40,000S
2022	35,000	0	35,000			25,825C
2021	25,000	0	25,000			25,000S

Who When What

TPC 06/02/2023 INSPECTED

TPC 05/30/2021 INSPECTED

TPC 04/25/2018 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOULD ANDREW S & BERGLUND	BARNES ROBERT C & MARYANN	750,000	02/16/2022	WD	03-ARM'S LENGTH	202200968	PROPERTY TRANSFER	100.0
GOULD ANDREW S & BERGLUND	GOULD ANDREW S & BERGLUND	0	12/19/2018	WD	09-FAMILY	1346P430	DEED	0.0
IHME LINDA L	GOULD ANDREW S & BERGLUND	549,000	06/19/2014	WD	03-ARM'S LENGTH	1201P268	PROPERTY TRANSFER	100.0
STROEBEL JOANNE H TRUST	IHME LINDA L	499,200	08/31/2012	WD	03-ARM'S LENGTH	1135P941	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
14 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/19/2024	PM24-0059	
	P.R.E. 100% 02/16/2022		Electrical	01/10/2024	PE24-0028	
Owner's Name/Address	MAP #: 31,36,39,40,52		Res. Add/Alter/Repair	03/25/2013	PB13-0042	100% FINIS
BARNES ROBERT C & MARYANN M TRUST PO BOX 82 GLEN ARBOR MI 49636	2024 Est TCV 838,090 TCV/TFA: 333.10		GARAGE	12/31/2012	2013-2261	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
L776 P528/03 UNIT 14 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
			0.00 Total Acres			Total Est. Land Value =				95,000

Comments/Influences	X	Public Improvements	Taxable Value						
12/31/12 GARAGE AREA CONVERTED BACK UNTO A GARAGE AND GARAGE WALL EXTENDED SLIGHTLY FOR DEPTH AND GARAGE DOOR. -TIM	X	Dirt Road 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
	X	Topography of Site	2024	47,500	371,500	419,000			363,615C
	X	Level Rolling Low High Landscaped Swamp	2023	40,000	306,300	346,300			346,300S
	X	Wooded Pond Waterfront Ravine Wetland Flood Plain	2022	35,000	249,800	284,800			276,637C
	X		2021	25,000	242,800	267,800			267,800S

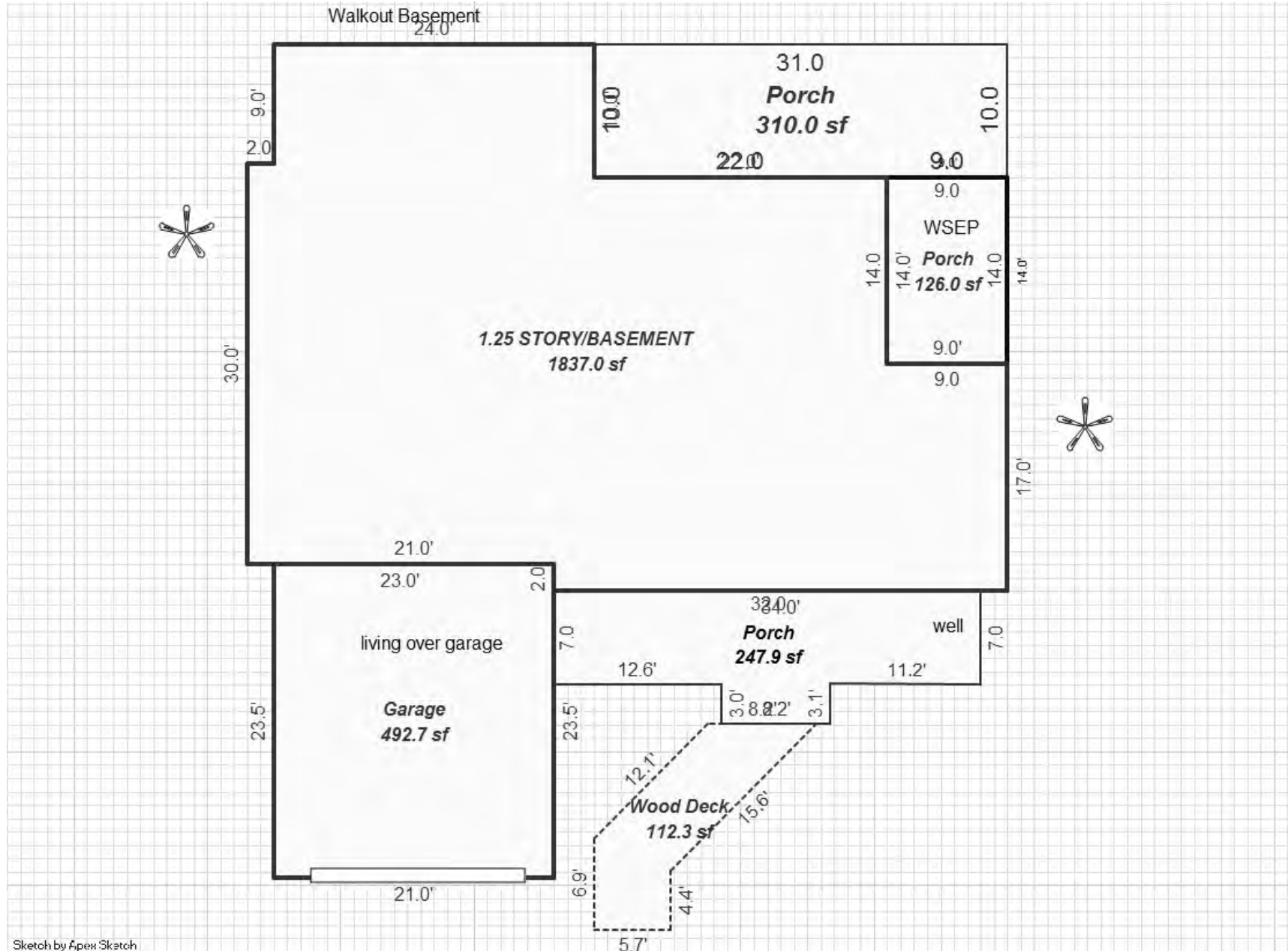


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: 2012 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: 492 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 16 Floor Area: 2,516 Total Base New : 552,895 Total Depr Cost: 464,431 Estimated T.C.V: 743,090			126 WSEP (1 Story) 247 WCP (1 Story) 310 WPP 112 Treated Wood					
Building Style: 1.25 STORY		Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1837 SF Floor Area = 2516 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			E.C.F. X 1.600		Cls BC Blt 2002				
Yr Built	Remodeled	Size of Closets		(12) Electric			Building Areas			Total: 417,528		Depr. Cost				
2002 ENT	2012	Lg X Ord Small	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			1,837		350,722					
Condition: Average		Doors Solid X H.C.		200 Amps Service			1.25 Story Siding Basement 1,837 1 Story Siding Overhang 220			30,011		25,209				
Room List		(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			3,695		3,104				
Basement	1st Floor	Kitchen: Hardwood Other: Carpeted Other:		Many X Ave. Few			Recreation Room 1068 Basement, Outside Entrance, Below Grade 1			2,234		1,877				
3 Bedrooms	2nd Floor	(6) Ceilings		(13) Plumbing			Plumbing			14,051		11,803				
	3 Bedrooms	X Drywall		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			9,476		7,960				
(1) Exterior		(7) Excavation		(14) Water/Sewer			Decks			12,227		10,271				
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1837 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood 112 Treated Wood			6,907		5,802				
X	Insulation	(8) Basement		Lump Sum Items:			Garages			3,049		2,561				
(2) Windows	Many Avg. X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 492 Common Wall: 1 Wall 1 Door Opener 1			34,937		29,347				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Water/Sewer Public Water 1 Public Sewer 1			-3,205		-2,692				
X	Many Avg. X Large Avg. Small	1068 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)					Water/Sewer Public Water 1 Public Sewer 1			703		591				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support					Built-Ins			1,968		1,653				
(3) Roof	X Gable Hip Flat X Gambrel Mansard Shed	Joists: 2X12X16 Unsupported Len: Cntr.Sup:					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			1,968		1,653				

*** 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.
SISKOSKY MATTHEW & JAMIE	ANDERSSON PATRICK & STROM	95,850	08/25/2023	WD	03-ARM'S LENGTH	2023003834	PROPERTY TRANSFER	100.0
ROBBE EDWARD R & SUSAN E	SISKOSKY MATTHEW & JAMIE	65,000	03/26/2021	WD	03-ARM'S LENGTH	2021002624	PROPERTY TRANSFER	100.0
WOODSTONE PTNRS	ROBBE	115,000	08/27/2002	WD	03-ARM'S LENGTH	661:809	OTHER	0.0

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


Owner's Name/Address	MAP #: 31,36,39,40,52	2024 Est TCV 95,000
ANDERSSON PATRICK & STROM ERIN 1474 CLUB VIEW TERRACE LOS ALTOS CA 94024		

Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE
Public Improvements			* Factors *
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			4860 WOODS PINE TRACE UNIT 1 Units 95000.00000 100 95,000
			0.00 Total Acres Total Est. Land Value = 95,000

Tax Description	Improvements	Value
L661 P808 L661 P809/02 UNIT 15 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	

Comments/Influences	Topography of Site
2008- PINE TRACE AT WOODSTONE \$120,500	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	47,500	0	47,500			47,500S
2023	40,000	0	40,000			36,750C
2022	35,000	0	35,000			35,000S
2021	25,000	0	25,000			25,000S



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	GOLDMAN STEPHEN & DEBORAH	115,000	09/28/2001	WD	03-ARM'S LENGTH	604:982	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
16 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/05/2018	PM18-0309	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	04/12/2018	PE18-0173	100% FINIS
GOLDMAN DEBORAH 200 VALOR WAY WIXOM MI 48393	MAP #: 31,36,39,40,52		Mechanical	11/19/2010	PM10-0405	100% FINIS
	2024 Est TCV 731,645 TCV/TFA: 270.98		Plumbing	11/08/2010	PP10-0190	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L604 P981 L604 P982/01 UNIT 16 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	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 *								
			4860 WOODS PINE TRACE UNIT 1 Units 95000.00000 100								
			0.00 Total Acres Total Est. Land Value = 95,000								

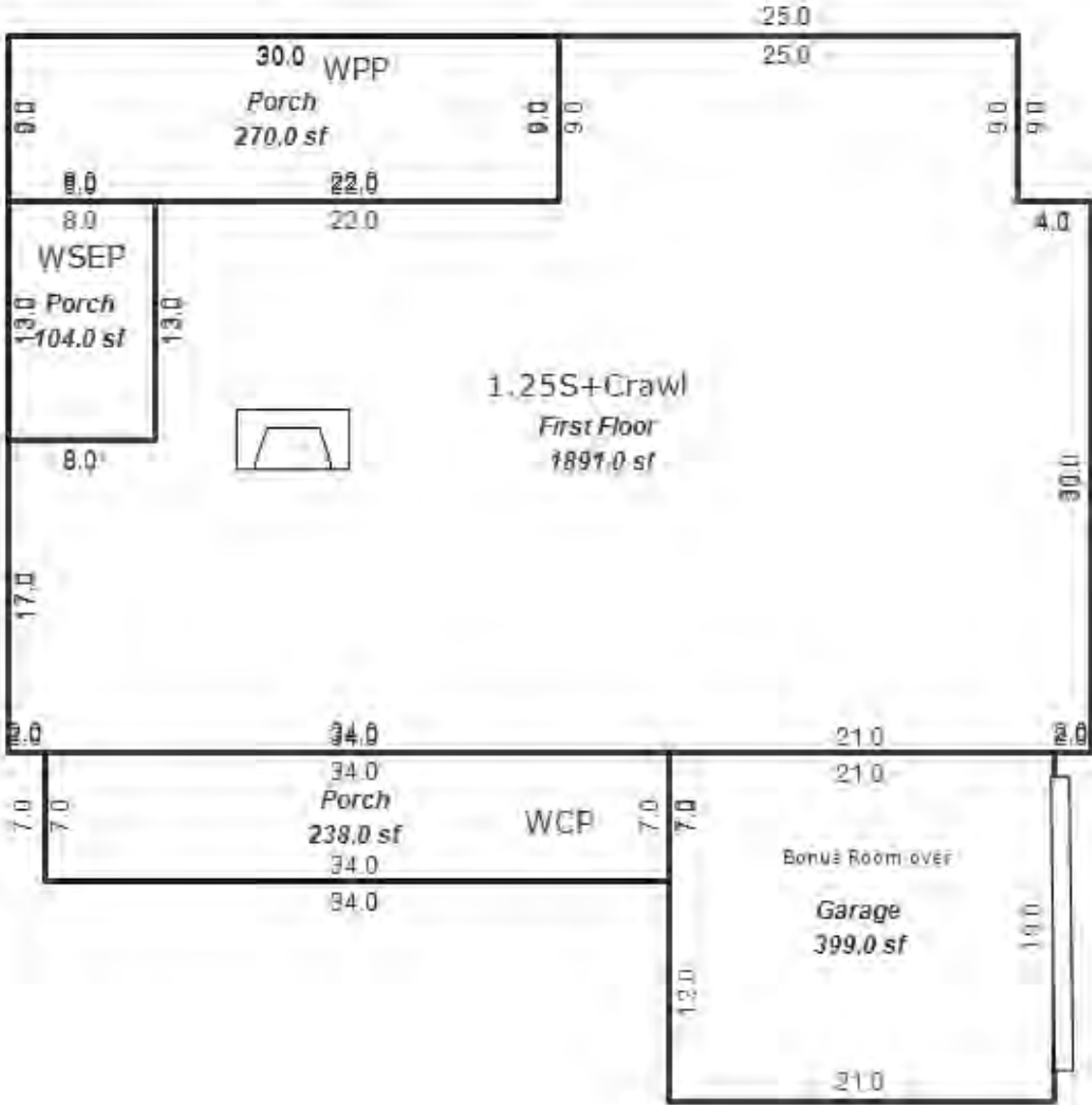
Comments/Influences



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	47,500	318,300	365,800			271,622C
		TPC 06/12/2018 INSPECTED	2023	40,000	259,300	299,300			258,688C
		WAS 07/15/2007 INSPECTED	2022	35,000	219,600	254,600			246,370C
			2021	25,000	213,500	238,500			238,500S

*** 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.
OLSZEWSKI GERALD H & MARY	CASTIGNOLA DAVID S & JANE	103,000	10/15/2021	WD	03-ARM'S LENGTH	2021008142	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	OLSZEWSKI GERALD H & MARY	94,900	08/11/2004	WD	03-ARM'S LENGTH	817:927	OTHER	100.0
EHLERS RICHARD M & POLLY	WOODSTONE PARTNERS LLC	0	04/16/2003	QC	09-FAMILY	725:887	OTHER	100.0

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

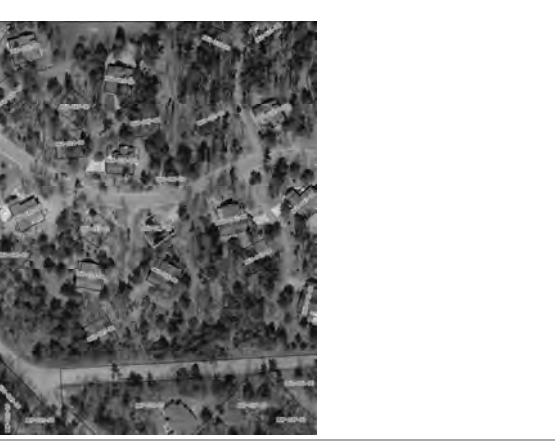
Owner's Name/Address	MAP #: 31,36,39,40,52	2024 Est TCV 95,000
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Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
		0.00 Total Acres		Total Est. Land Value =	95,000				

Tax Description	X	Value
L604 P103/01 L604 P104/01 L817 P927/04 UNIT 17 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X	

Comments/Influences	X	Value
	X	



Topography of Site	X	Value
Level	X	
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	47,500	0	47,500			38,587C
2023	40,000	0	40,000			36,750C
2022	35,000	0	35,000			35,000S
2021	25,000	0	25,000			25,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ULRICH JOHN M & JUDY	BAUMEL MICHAEL & MARIA	104,000	03/01/2022	WD	03-ARM'S LENGTH	2022001422	PROPERTY TRANSFER	100.0
ULRICH JOHN M & JUDY	ULRICH JOHN M & JUDY	0	09/03/2014	WD	03-ARM'S LENGTH	1210P200	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	ULRICH JOHN & JUDY	109,900	09/09/2013	WD	03-ARM'S LENGTH	1178P669	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
1 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	10/10/2014	2014-0027	EXPIRED
	P.R.E. 0%		WELL/SEPTIC	10/01/2014	L13 -211	EXPIRED
Owner's Name/Address	MAP #: 31,36,39,40,52		Electrical	10/21/2013	PE13-0477	EXPIRED

BAUMEL MICHAEL & MARIA 5327 JOHNSON AVE WESTERN SPRINGS IL 60558	2024 Est TCV 95,000		Land Value Estimates for Land Table H860.H860 WOODSTONE						
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Tax Description	Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
UNIT 18 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X			4860 WOODS DEER PARK UNIT			1	Units	95000.00000	100	95,00
				0.00 Total Acres Total Est. Land Value =							95,000

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S
2021	35,000	0	35,000			35,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER SUSAN C	MILLER SUSAN L OF THE LEE	0	05/03/2011	QC	09-FAMILY	1085-285	PROPERTY TRANSFER	0.0
STASIK RANDALL J & MARSHA	MILLER SUSAN C	104,500	05/06/2010	WD	03-ARM'S LENGTH	2010 1048_254W	PROPERTY TRANSFER	100.0
WOODSTONE PTNRS	STASIK	105,300	02/07/2002	WD	03-ARM'S LENGTH	629:654	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
2 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/19/2013	PE13-0140	
	P.R.E. 100% 08/01/2013		Mechanical	08/24/2012	PM12-0330	
Owner's Name/Address	MAP #: 31,36,39,40,52		Mechanical	06/19/2012	PM12-0222	
MILLER SUSAN L TRUSTEE OF THE LEE D & LEE MILLER S FAMILY TRUST PO BOX 523 GLEN ARBOR MI 49636	2024 Est TCV 828,278 TCV/TFA: 344.26		Plumbing	06/19/2012	PP12-0096	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
L629 P653/02 L629 P654/02 UNIT 19 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		* Factors *						
			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value
			4860 WOODS DEER PARK UNIT			1 Units	95000.00000	100	95,00
			0.00 Total Acres			Total Est. Land Value =	95,000		

Comments/Influences



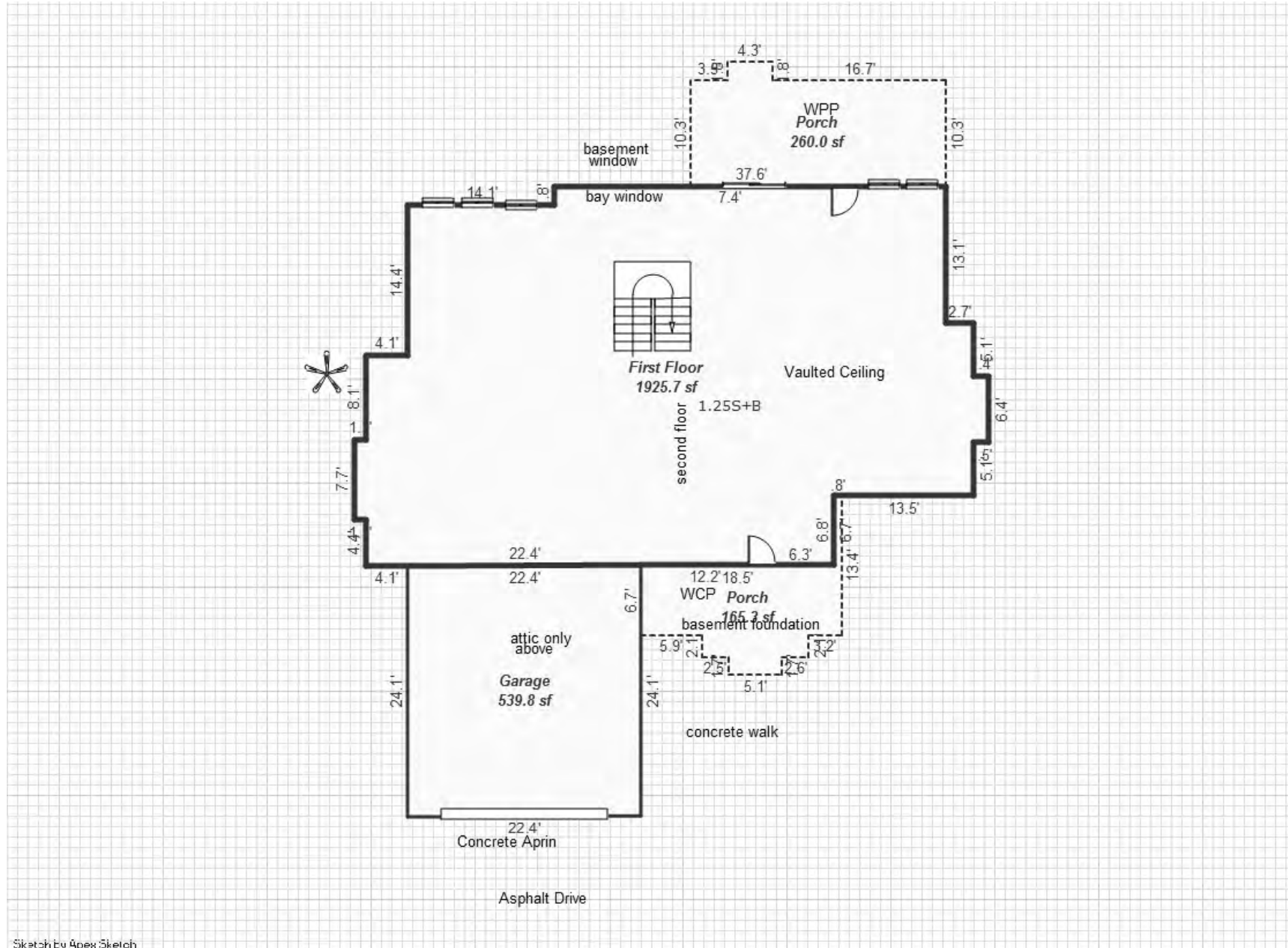
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	47,500	366,600	414,100			288,796C
Rolling	2023	25,000	298,700	323,700			275,044C
Low	2022	35,000	253,400	288,400			261,947C
High	2021	35,000	242,900	277,900			253,579C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	05/18/2016	INSPECTED					
TPC	10/24/2013	INSPECTED					
TPC	06/20/2013	INSPECTED					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family	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 165 260	Type WCP (1 Story) WPP	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 539 % Good: 0 Storage Area: 0 No Conc. Floor: 0	1	Class: BC Effec. Age: 10 Floor Area: 2,406 Total Base New : 509,222 Total Depr Cost: 458,299 Estimated T.C.V: 733,278	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1925 SF Floor Area = 2406 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Cls BC Blt 2013				
Duplex		Drywall Paneled		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			1.25 Story Siding Basement 1,925							
A-Frame		Plaster Wood T&G		Ex. Ord. Min			Average Fixture(s)			Total: 420,631 378,567							
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments							
Building Style: 1.25 STORY		Ex Ord Min		Many Ave. Few			1 Average Fixture(s)			Plumbing							
Yr Built 2013		Size of Closets		(13) Plumbing			2 Fixture Bath			Porches							
Remodeled 0		Lg Ord Small		(14) Water/Sewer			3 Fixture Bath			WCP (1 Story)							
Condition: Average		Doors Solid H.C.		1 Public Water			Softener, Auto			Foundation: Basement							
Room List		(5) Floors		1 Public Sewer			Softener, Manual			WPP							
Basement		Kitchen:		1 Water Well			Solar Water Heat			Garages							
1st Floor		Other:		1000 Gal Septic			No Plumbing			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
2nd Floor		Other:		2000 Gal Septic			Extra Toilet			Base Cost 539 37,250 33,525							
3 Bedrooms				Lump Sum Items:			Extra Sink			Door Opener 1 703 633							
(1) Exterior		(6) Ceilings					Separate Shower			Water/Sewer							
Wood/Shingle							Ceramic Tile Floor			Public Water 1 1,968 1,771							
Aluminum/Vinyl							Ceramic Tile Wains			Public Sewer 1 1,968 1,771							
Brick							Ceramic Tub Alcove			Fireplaces							
Insulation							Vent Fan			Prefab 2 Story 1 4,661 4,195							
(2) Windows		(7) Excavation								Totals: 509,222 458,299							
Many Avg. Few		Basement: 2090 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Notes:							
Large Avg. Small		(8) Basement								ECF (H862 DEER PARK) 1.600 => TCv: 733,278							
Wood Sash		Conc. Block															
Metal Sash		Poured Conc.															
Vinyl Sash		Stone															
Double Hung		Treated Wood															
Horiz. Slide		Concrete Floor															
Casement		(9) Basement Finish															
Double Glass																	
Patio Doors																	
Storms & Screens																	
(3) Roof		(10) Floor Support															
Gable		Joists:															
Hip		Unsupported Len:															
Flat		Cntr.Sup:															
Asphalt Shingle																	
Chimney:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	EBRIGHT TERRELL D & PATRI	87,900	09/09/2013	WD	03-ARM'S LENGTH	1178P667	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
EBRIGHT TERRELL D & PATRICIA TRUST 329 SPRING RIDGE COURT CARMEL IN 46032	MAP #: 31,36,39,40,52					
	2024 Est TCV 95,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
UNIT 20 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		X		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				4860 WOODS DEER PARK UNIT			1	Units	95000.00000	100	95,00
				0.00 Total Acres Total Est. Land Value =							95,000

Comments/Influences

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

- Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- 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
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S
2021	35,000	0	35,000			35,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
EBRIGHT D TERRELL & PATRI	EBRIGHT D TERRELL & PATRI	1	12/19/2011	QC	09-FAMILY	1107P126	DEED	0.0		
EBRIGHT D TERRELL & PATRI	EBRIGHT D TERRELL & PATRI	1	12/19/2011	QC	09-FAMILY	1107P148	DEED	0.0		
EBRIGHT TERRELL D & PATRI	EBRIGHT D TERRELL & PATRI	0	06/25/2008	WD	03-ARM'S LENGTH	983/53	DEED	0.0		
EBRIGHT TERRELL D & PATRI	EBRIGHT TERRELL D & PATRI	0	04/17/2007	WD	03-ARM'S LENGTH	938:264	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
4 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/16/2019	PM19-1000	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Electrical		12/05/2019	PE19-0706	100% FINIS		
EBRIGHT TERRELL D & PATRICIA TRUST 329 SPRING RIDGE CT CARMEL IN 46032		MAP #: 31,36,39,40,52		Mechanical		08/04/2008	PM08-0313	100% FINIS		
		2024 Est TCV 796,526 TCV/TFA: 353.07		Mechanical		07/30/2008	PM08-0308	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
		Public Improvements		* Factors *						
L633 P214 L633 P215 L633 P216/02 L820 P522/04 L938 P264/07 UNIT 21 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Rate %Adj. Reason	Value	
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	4860 WOODS DEER PARK UNIT	1	Units	95000.00000 100	95,00		
		X	Topography of Site	0.00 Total Acres Total Est. Land Value =				95,000		
		X	Level Rolling Low High Landscaped Swamp	Land Improvement Cost Estimates						
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain	Description	Rate	Size	% Good	Cash Value		
		X		D/W/P: 4in Ren. Conc.	11.93	540	0	0		
		X		Total Estimated Land Improvements True Cash Value =				0		
		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X		2024	47,500	350,800	398,300			310,647C
		X		2023	25,000	300,000	325,000			295,855C
		X		2022	35,000	254,600	289,600			281,767C
		X		2021	35,000	241,600	276,600			272,766C



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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 156 233 156	Type CCP (1 Story) WPP WSEP (1 Story)	Year Built: 2008 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 647 % Good: 0 Storage Area: 0 No Conc. Floor: 0	156	CCP (1 Story)	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: B -10 Effec. Age: 15 Floor Area: 2,256 Total Base New : 549,836 Total Depr Cost: 438,454 Estimated T.C.V: 701,526
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls B-10 Blt 2009								
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 1546 SF Floor Area = 2256 SF.								
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas								
Wood Frame		Ex		Ord			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
Building Style: 1.25 STORY		Ord		Min			1.25 Story Siding Basement 1,546			1.25 Story Siding Overhang 323								
Yr Built 2009		Remodeled 0		Size of Closets			2 3 Fixture Bath			Total: 390,682 332,068								
Condition: Average		Lg		Ord			1 2 Fixture Bath			Other Additions/Adjustments								
Room List		Doors		Solid			Softener, Auto			Recreation Room								
Basement		(5) Floors		H.C.			Softener, Manual			Plumbing								
1st Floor		Kitchen:		Other:			Solar Water Heat			Average Fixture(s)								
2nd Floor		Other:		Other:			No Plumbing			3 Fixture Bath								
Bedrooms		No. of Elec. Outlets		Many			Extra Toilet			2 Fixture Bath								
(1) Exterior		Ex.		Ord.			Extra Sink			Porches								
Wood/Shingle		(6) Ceilings		Ave.			Separate Shower			CCP (1 Story)								
Aluminum/Vinyl		No. of Elec. Outlets		Few			Ceramic Tile Floor			WPP								
Brick		Many		Ave.			Ceramic Tile Wains			WSEP (1 Story)								
Insulation		(7) Excavation		Few			Ceramic Tub Alcove			Garages								
(2) Windows		Basement: 1546 S.F.		Crawl: 0 S.F.			Vent Fan			Class: B Exterior: Siding Foundation: 42 Inch (Finished)								
Many Avg. Few		Large Avg. Small		Height to Joists: 0.0			(14) Water/Sewer			Base Cost								
Wood Sash		(8) Basement		Conc. Block			1 Public Water			Common Wall: 1 Wall								
Metal Sash		Conc. Block		Poured Conc.			1 Public Sewer			Water/Sewer								
Vinyl Sash		Stone		Treated Wood			1 Water Well			Public Water								
Double Hung		Concrete Floor		(9) Basement Finish			1000 Gal Septic			Public Sewer								
Horiz. Slide		(9) Basement Finish		Lump Sum Items:			2000 Gal Septic			Built-Ins								
Casement		Joists:		Unupported Len:						Appliance Allow.								
Double Glass		Cntr.Sup:								Fireplaces								
Patio Doors										Prefab 2 Story								
Storms & Screens										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								
(3) Roof		1546																
Gable		Recreation SF																
Hip		Living SF																
Flat		Walkout Doors (B)																
Asphalt Shingle		No Floor SF																
Chimney:		Walkout Doors (A)																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GIDEON LYNN M TRUST		0	11/20/2010	OTH	33-TO BE DETERMINED	2010 1071-31 O	DEED	0.0			
GIDEON LYNN M TRUST		0	06/04/2010	OTH	33-TO BE DETERMINED	2010 1050-10TH	DEED	0.0			
SUTHERLAND CONSTRUCTION L	GIDEON LYNN M TRUST	114,900	08/20/2004	WD	03-ARM'S LENGTH	819:122	OTHER	100.0			
WOODSTONE PARTNERS LLC	SUTHERLAND CONSTRUCTION L	88,400	08/19/2004	WD	03-ARM'S LENGTH	819:121	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/02/2010	PM10-0226				
Owner's Name/Address		P.R.E. 0%		Plumbing		06/24/2010	PP10-0102				
GIDEON LYNN M TRUST 1206 N PLEASANT ST ROYAL OAK MI 48067		MAP #: 31,36,39,40,52		Res. Single Family		05/27/2010	PB10-0121	100% FINIS			
		2024 Est TCV 678,397 TCV/TFA: 356.30		HOUSE		05/20/2010	LU2175P2	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100			95,00
				0.00 Total Acres Total Est. Land Value = 95,000							
Comments/Influences		NOV 30 - TERMINATION CONSTRUCTION									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		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	47,500	291,700	339,200			258,426C					
2023	25,000	237,700	262,700			246,120C					
2022	35,000	199,400	234,400			234,400S					
2021	35,000	193,800	228,800			228,800S					

*** 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	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 252 157 152	Type WPP CGEP (1 Story) WCP (1 Story)	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: 589 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 15 Floor Area: 1,904 Total Base New : 428,965 Total Depr Cost: 364,623 Estimated T.C.V: 583,397	E.C.F. X 1.600
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 2010				
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 1523 SF		Floor Area = 1904 SF.				
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Wood Frame		Ex Ord Min		0 Amps Service			1.25 Story Siding Basement			1,523		Total: 333,437 283,422				
Building Style: 1.25 STORY		Size of Closets		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s)				
Yr Built 2010		Lg Ord Small		Many Ave. Few			Average Fixture(s)			1		2,234 1,899				
Remodeled 0		Doors Solid H.C.		(13) Plumbing			3 Fixture Bath			2		14,051 11,943				
Condition: Average		(5) Floors		1 Average Fixture(s)			Solar Water Heat			No Plumbing		Porches				
Room List		Kitchens: Other: Other:		3 3 Fixture Bath			Extra Toilet			WPP 252 6,489 5,516		CGEP (1 Story) 157 14,095 11,981				
Basement		(6) Ceilings		2 Fixture Bath			Extra Sink			WCP (1 Story) 152 8,795 7,476		Garages				
1st Floor		Kitchen: Other: Other:		Softener, Auto			Separate Shower			Ceramic Tile Floor		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
2nd Floor		No./Qual. of Fixtures		Softener, Manual			Ceramic Tile Floor			Base Cost 589 39,681 33,729		Common Wall: 1 Wall 1 -3,205 -2,724				
3 Bedrooms		Ex. Ord. Min		Solar Water Heat			Ceramic Tile Wains			Door Opener 1 703 598		Water/Sewer				
(1) Exterior		No. of Elec. Outlets		No Plumbing			Ceramic Tub Alcove			Public Water 1 1,968 1,673		Public Sewer 1 1,968 1,673				
Wood/Shingle		(7) Excavation		Vent Fan			Water Well			Built-Ins		Appliance Allow. 1 4,088 3,475				
Aluminum/Vinyl		Basement: 1523 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			1000 Gal Septic			Fireplaces		1 4,661 3,962				
Brick		(8) Basement		Lump Sum Items:			2000 Gal Septic			Prefab 2 Story		Totals: 428,965 364,623				
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Notes:			Notes:			ECF (H862 DEER PARK) 1.600 => TC		583,397				
(2) Windows		(9) Basement Finish														
Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Large Avg. Small		(10) Floor Support														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:														
(3) Roof		Asphalt Shingle														
Gable Hip Flat		Gambrel Mansard Shed														
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.
WOODSTONE PARTNERS LLC	GIDEON LYNN M TRUST	118,000	08/23/2012	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31,36,39,40,52

Owner's Name/Address: GIDEON LYNN M TRUST
 1206 N PLEASANT
 ROYAL OAK MI 48067
 2024 Est TCV 95,000

Land Value Estimates for Land Table H860.H860 WOODSTONE
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 4860 WOODS DEER PARK UNIT 1 Units 95000.00000 100 95,00
 0.00 Total Acres Total Est. Land Value = 95,000

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

Tax Description: UNIT 23 WOODSTONE CONDOMINIUM REC IN L599
 P88/1ST AMEND L659 P380-385/2ND AMEND
 L672 P959-988/3RD AMEND L768 P435-446/4TH
 AMEND L832 P487-493 SEC 27 T29N R14W
 L1339P695 10TH AMEND 2023005547 11TH
 AMEND

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S
2021	35,000	0	35,000			35,000S

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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.
RUETZ ADAM D & NICOLE LEI	RUETZ ADAM D & NICOLE LEI	0	11/10/2023	QC	09-FAMILY	2023005303	PROPERTY TRANSFER	0.0
RUETZ ADAM D	RUETZ ADAM D & NICOLE LEI	0	11/10/2023	QC	09-FAMILY	2023005048	PROPERTY TRANSFER	0.0
HARTEL SHAWN & JESSIE	RUETZ ADAM D	105,000	08/23/2023	WD	03-ARM'S LENGTH	2023003694	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	HARTEL SHAWN & JESSIE	67,900	10/08/2021	WD	03-ARM'S LENGTH	2021008029	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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7 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 31,36,39,40,52					
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RUETZ ADAM D & NICOLE LEIGH 15615 MARKESE AVE ALLEN PARK MI 48101	2024 Est TCV 95,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE		
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	Public Improvements	* Factors *				
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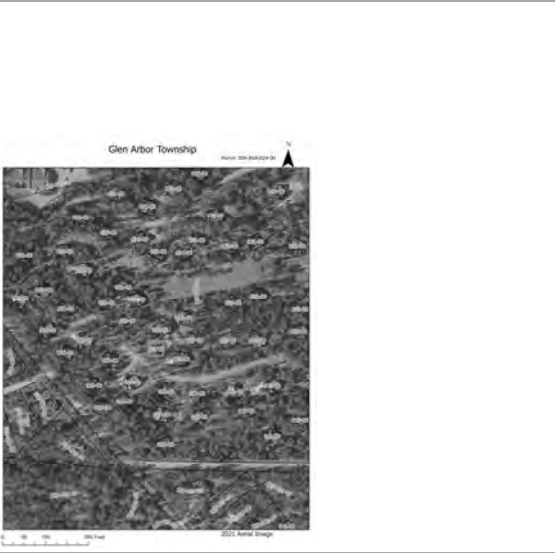
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
--	--	-------------	----------	-------	-------	-------	------------	--------	-------

		4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100			95,00
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		0.00 Total Acres		Total Est. Land Value =				95,000
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Tax Description	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
	X	Underground Utils.							

Comments/Influences									
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	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	47,500	0	47,500			47,500S
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S
2021	35,000	0	35,000			896C

Who	When	What	2024	47,500	0	47,500			47,500S
	TPC 06/02/2023	INSPECTED	2023	25,000	0	25,000			25,000S
	TPC 05/30/2021	INSPECTED	2022	35,000	0	35,000			35,000S
	TPC 04/24/2019	INSPECTED	2021	35,000	0	35,000			896C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	MOORE JAMES C & DEBORAH B	130,900	08/11/2006	WD	03-ARM'S LENGTH	910:981	OTHER	100.0
BOICOURT EVA M	WOODSTONE PARTNERS LLC	0	08/21/2004	WD	03-ARM'S LENGTH	825:994	OTHER	100.0
WOODSTONE PTNRS	BOICOURT	130,000	09/24/2002	WD	03-ARM'S LENGTH	668:767	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/18/2018	PM18-0611	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	09/13/2018	PM18-0595	100% FINIS
MOORE JAMES C & DEBORAH B 421 W HILLGROVE AVE LA GRANGE IL 60525	MAP #: 31,36,39,40,52		Plumbing	05/02/2018	PP18-0124	100% FINIS
	2024 Est TCW 826,251 TCW/TFA: 408.23		Res. Single Family Dwellin	01/04/2018	PB17-0784	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE				
Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value
	Dirt Road		4860 WOODS DEER PARK UNIT	1	Units	95000.00000 100	95,00
	Gravel Road		0.00 Total Acres Total Est. Land Value =				95,000

X Improved		Vacant	Land Improvement Cost Estimates				
Public Improvements			Description	Rate	Size % Good	Cash Value	
	Water		D/W/P: 4in Ren. Conc.	6.80	1200 0	0	
	Sewer		Total Estimated Land Improvements True Cash Value =				0

X Improved		Vacant	Topography of Site			
	Electric		Level			
	Gas		Rolling			
	Curb		Low			
	Street Lights		High			
	Standard Utilities		Landscaped			
	Underground Utils.		Swamp			



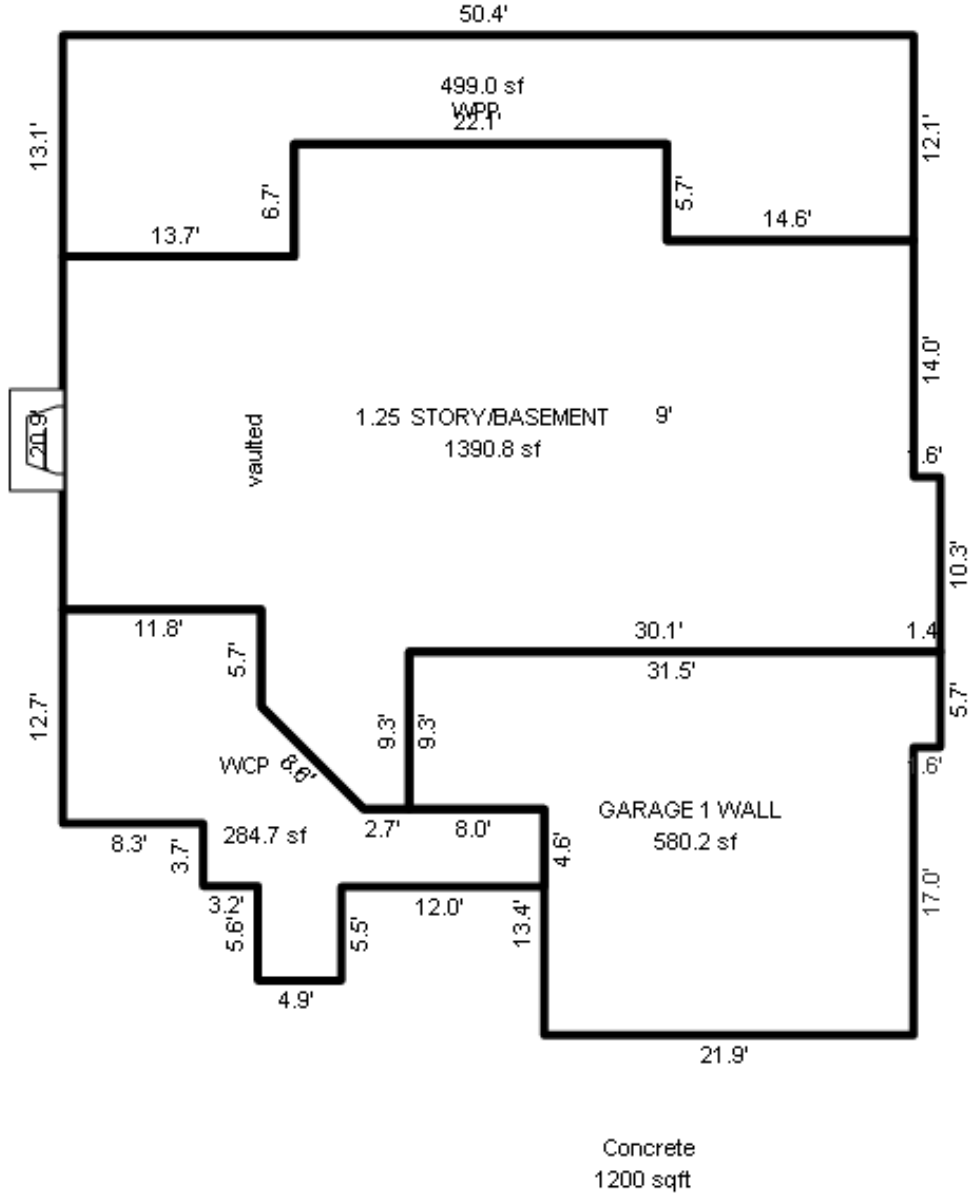
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	365,600	413,100			309,433C
2023	25,000	297,900	322,900			294,699C
2022	35,000	252,600	287,600			280,666C
2021	35,000	236,700	271,700			271,700S

*** 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		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 1 Direct-Vented Ga	Area 499 284	Type WPP WCP (1 Story)	Year Built: 2019 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 580 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: BC Effec. Age: 4 Floor Area: 2,024 Total Base New : 476,074 Total Depr Cost: 457,032 Estimated T.C.V: 731,251			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration												
Yr Built 2019	Remodeled 0	Ex	Ord		Min	Size of Closets											
Condition: Average		Lg	Ord		Small												
Room List		Doors	Solid		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 Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 2019				
(2) Windows		Ex.	Ord.	Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1392 SF			Floor Area = 2024 SF.			
		Many	Ave.	Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Building Areas						
		(13) Plumbing						Stories Exterior Foundation Size Cost New Depr. Cost									
		1 Average Fixture(s)						1.5 Story Siding Basement 1,136									
		5 3 Fixture Bath						1.25 Story Siding Crawl Space 256									
		1 2 Fixture Bath						Total: 321,321 308,469									
		Softener, Auto						Other Additions/Adjustments									
		Softener, Manual						Recreation Room 1131 31,781 30,510									
		Solar Water Heat						Plumbing									
		No Plumbing						Average Fixture(s)									
		Extra Toilet						3 Fixture Bath 4 28,102 26,978									
		Extra Sink						2 Fixture Bath 1 4,707 4,519									
		Separate Shower						Water/Sewer									
		2000 Gal Septic						2000 Gal Septic 1 11,381 10,926									
		Ceramic Tile Floor						Water Well, 100 Feet 1 6,421 6,164									
		Ceramic Tile Wains						Porches									
		Ceramic Tub Alcove						WPP 499 11,068 10,625									
		Vent Fan						WCP (1 Story) 284 13,135 12,610									
(3) Roof		(14) Water/Sewer						Garages									
X	Gable Hip Flat	Gambrel Mansard Shed	1131 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Base Cost 580 39,243 37,673										
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Common Wall: 2 Wall 1 -6,403 -6,147										
							Door Opener 1 703 675										
							Built-Ins										
							Appliance Allow. 1 4,088 3,924										
							Fireplaces										
							Prefab 1 Story 1 3,770 3,619										

*** 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.
DUNNE JULIE ANN & JENNIFE	DUNNE FAMILY TRUST	0	07/10/2023	QC	09-FAMILY	2023003265	PROPERTY TRANSFER	0.0
OSWALD SALLY K TRUST	DUNNE JULIE ANN & JENNIFE	830,000	08/16/2022	WD	03-ARM'S LENGTH	2022004824	PROPERTY TRANSFER	100.0
REA DAVID K & DONNA H	OSWALD SALLY K TRUST	385,000	11/03/2011	WD	03-ARM'S LENGTH	1101-924 WD	PROPERTY TRANSFER	100.0
WOODSTONE PRNTRS	REA	130,000	11/25/2001	WD	03-ARM'S LENGTH	623:421	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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9 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	11/20/2003	PE03-0871	
	P.R.E. 0%		MECHANICAL	11/20/2003	PM03-0915	

Owner's Name/Address	MAP #: 31,36,39,40,52	MECHANICAL	11/17/2003	PM03-0887
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DUNNE FAMILY TRUST 5120 NORRIS RD SAN DIEGO CA 92115	2024 Est TCV 723,704 TCV/TFA: 321.93	PLUMBING	10/23/2003	PP03-0460
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X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE				
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Public Improvements	* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100		95,00
0.00 Total Acres Total Est. Land Value =						95,000

Tax Description	X	Value
L623 P420/02 L623 P421/02 UNIT 26	X	
WOODSTONE CONDOMINIUM REC IN L599 P88/1ST	X	
AMEND L659 P380-385/2ND AMEND L672	X	
P959-988/3RD AMEND L768 P435-446/4TH	X	
AMEND L832 P487-493 SEC 27 T29N R14W	X	
L1339P695 10TH AMEND 2023005547 11TH	X	
AMEND	X	

Comments/Influences	X	Value
LISTED \$425,000 2014 DEC	X	

Topography of Site	X	Value
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X Level		
Rolling		
Low		
High		
Landscaped		
Swamp		

X Wooded		
Pond		
Waterfront		
Ravine		
Wetland		
Flood Plain		

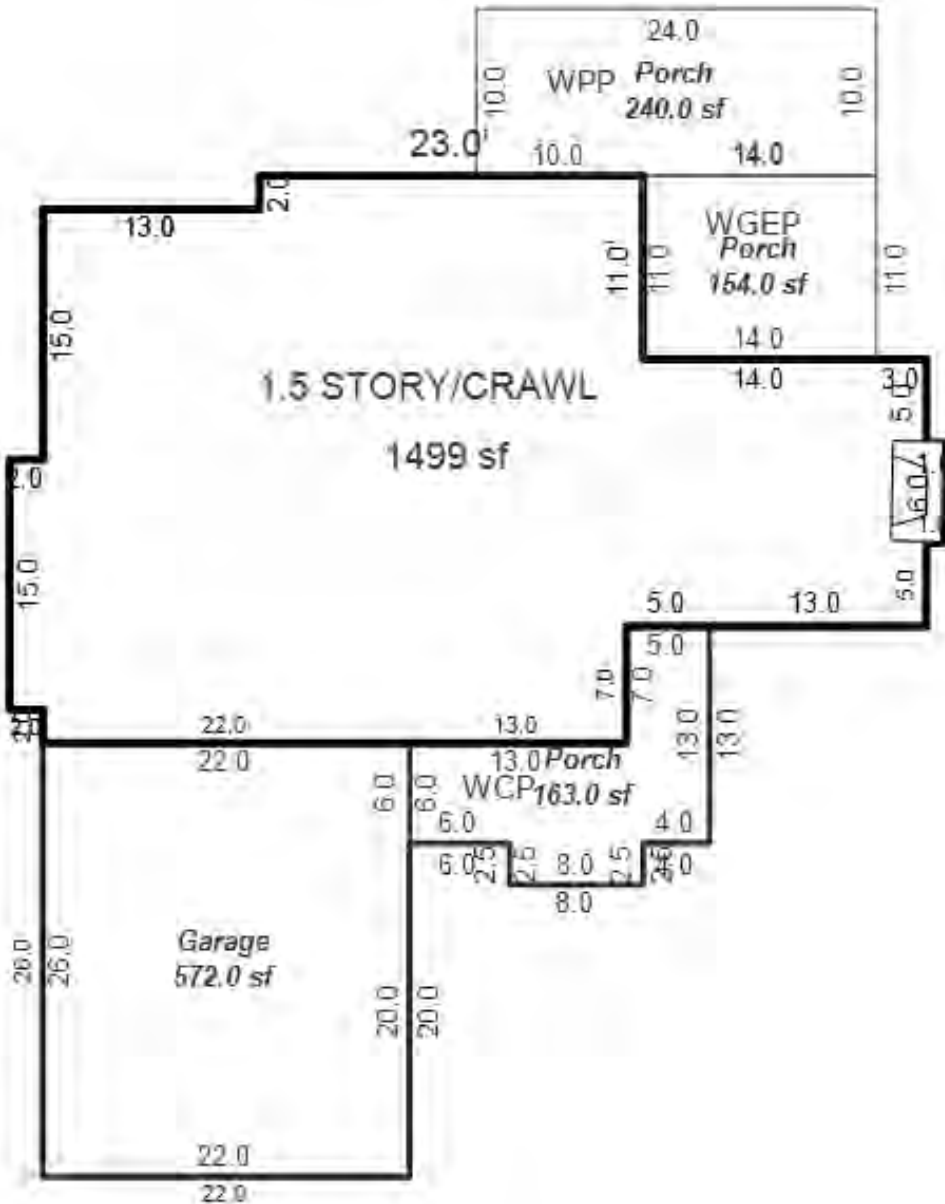
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	314,400	361,900			295,155C
2023	25,000	256,100	281,100			281,100S
2022	35,000	183,300	218,300			218,300S
2021	35,000	178,200	213,200			211,895C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G														
Building Style: 1.5 STORY		Trim & Decoration																
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min													
Condition: Average		Size of Closets																
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors																
(1) Exterior		Kitchen: Hardwood Other: Tile Other: Carpeted																
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																
X	Insulation	X	Drywall															
(2) Windows		(7) Excavation																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1499 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	(9) Basement Finish															
X	Asphalt Shingle	(10) Floor Support																
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
		Joists: 12" WD I BEAM 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 Public Sewer Built-Ins Appliance Allow. Fireplaces Interior 1 Story Local Cost Items																
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1499 SF Floor Area = 2248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,499 Total: 345,108 293,384 Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,407 2,896 3 Fixture Bath 1 10,749 9,137 2 Fixture Bath 1 7,166 6,091 Porches WCP (1 Story) 163 10,368 8,813 WGEP (1 Story) 154 18,007 15,306 WPP 240 7,198 6,118 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 528 43,512 36,985 Common Wall: 1 Wall 1 -3,749 -3,187 Door Opener 1 787 669 Water/Sewer Public Water 1 2,261 1,922 Public Sewer 1 2,261 1,922 Appliance Allow. 1 7,043 5,987 Interior 1 Story 1 8,113 6,896 Local Cost Items																
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCEL RATH RYAN H & TOBIE M	DINOVO MATTHEW & LYNSEY	105,000	06/02/2023	WD	03-ARM'S LENGTH	2023003296	PROPERTY TRANSFER	100.0
MCEL RATH RYAN & TOBIE	MCEL RATH RYAN H & TOBIE M	0	04/29/2022	WD	09-FAMILY	2022003381	DEED	0.0
BETZIG EMMA M TRUST	MCEL RATH RYAN & TOBIE	50,000	06/23/2021	WD	03-ARM'S LENGTH	2021005419	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	BETZIG EMMA M TRUST	124,925	09/20/2006	WD	03-ARM'S LENGTH	915:541	OTHER	100.0

Property Address: 10 DEER PARK
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31,36,39,40,52

Owner's Name/Address: DINOVO MATTHEW & LYNSEY
 296 HARMONY DR
 DELAWARE OH 43015
 2024 Est TCV 95,000

Improved X Vacant Land Value Estimates for Land Table H860.H860 WOODSTONE

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 4860 WOODS DEER PARK UNIT 1 Units 95000.00000 100 95,000
 0.00 Total Acres Total Est. Land Value = 95,000

Tax Description: L915 P541/06 UNIT 27 WOODSTONE
 CONDOMINIUM REC IN L599 P88/1ST AMEND
 L659 P380-385/2ND AMEND L672 P959-988/3RD
 AMEND L768 P435-446/4TH AMEND L832
 P487-493 SEC 27 T29N R14W L1339P695 10TH
 AMEND 2023005547 11TH AMEND

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	0	47,500			47,500S
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S
2021	35,000	0	35,000			35,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
BENNETT BARRY A & DENISE	RUHL EDBERT	845,000	10/05/2023	WD	03-ARM'S LENGTH	2023004529	PROPERTY TRANSFER	100.0	
SHEPPARD STEVEN L LIVING	BENNETT BARRY A & DENISE	540,000	07/28/2015	WD	03-ARM'S LENGTH	1235P593	PROPERTY TRANSFER	100.0	
SHEPPARD STEVEN L & CYNTH	SHEPPARD STEVEN L LIVING	1	02/10/2014	WD	09-FAMILY	1192P411	DEED	0.0	
KLINGMAN JOHN T.		0	07/16/2009	OTH	33-TO BE DETERMINED	2009 1022/172	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status
11 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		02/14/2023	PB23-0026	100% FINIS	
Owner's Name/Address		P.R.E. 0%		Mechanical		01/04/2016	PM16-0003		
RUHL EDBERT 2944 BROOKWIND DR HOLLAND MI 49424		MAP #: 31,36,39,40,52		Electrical		12/07/2015	PE15-0657		
		2024 Est TCV 790,141 TCV/TFA: 336.37		Mechanical		03/24/2008	PM08-0135		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
UNIT 28 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *					
Comments/Influences		X Electric		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		X Gas		4860 WOODS DEER PARK UNIT 1 Units95000.00000 100 95,00					
		X Curb		0.00 Total Acres Total Est. Land Value = 95,000					
		X Street Lights							
		X Standard Utilities							
		X Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		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	47,500	347,600	395,100	395,100S
		TPC 08/22/2023	INSPECTED		2023	25,000	320,100	345,100	309,279C
		WAS 05/20/2009	INSPECTED		2022	35,000	268,600	303,600	294,552C
		WAS 11/24/2008	INSPECTED		2021	35,000	255,100	290,100	285,143C

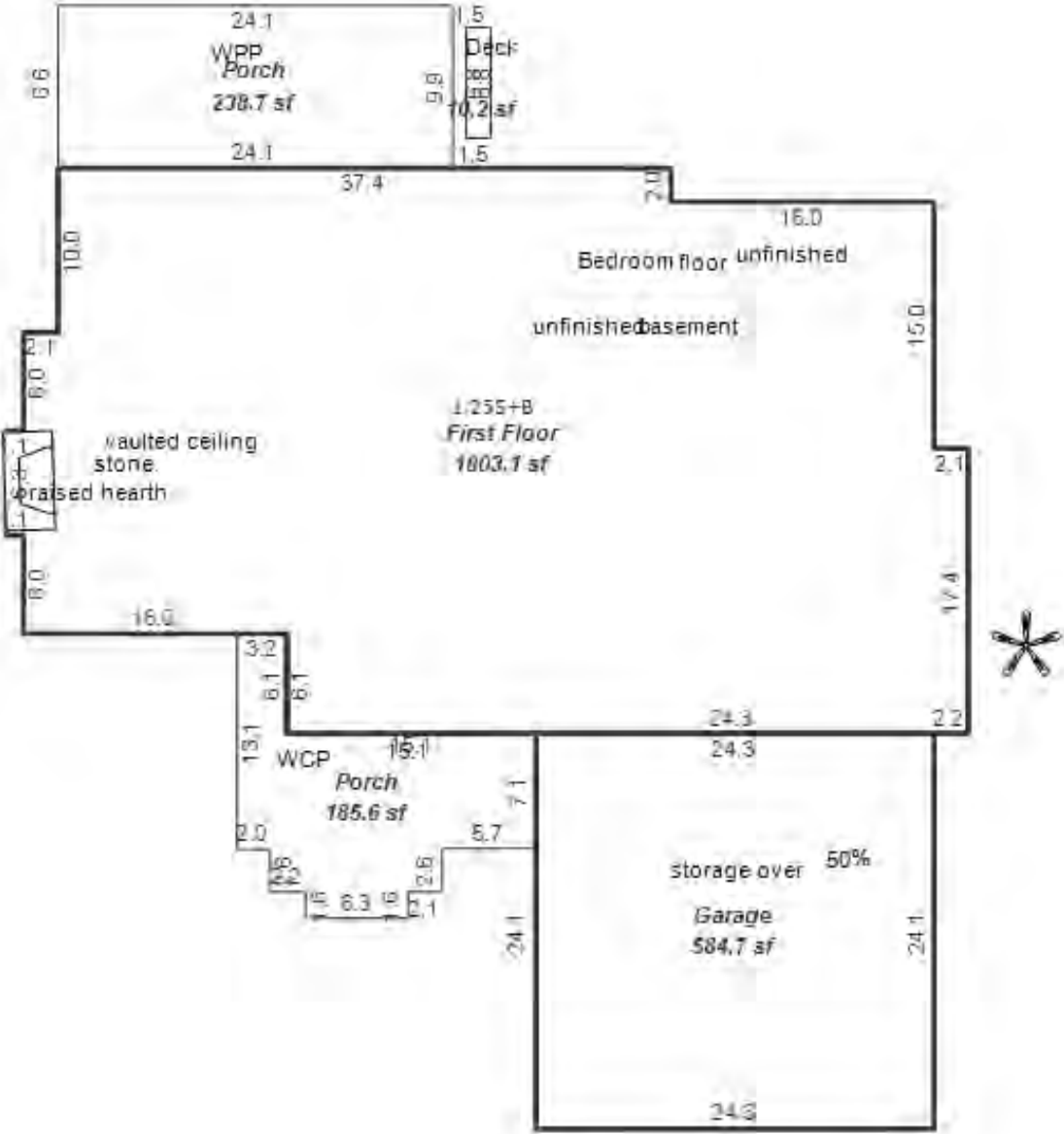


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2008	238	WPP	Car Capacity:
	Mobile Home													
	Town Home	0 Other Overhang	Forced Air w/ Ducts			Garbage Disposal	1	2nd/Same Stack	10	Treated Wood	Exterior: Siding	Stone Ven.: 0		
	Duplex	(4) Interior	Forced Hot Water			Bath Heater		Hot Tub			Exterior 1 Story	Common Wall: 1 Wall		
	A-Frame		Drywall Paneled	Electric Baseboard			Vent Fan	Unvented Hood	Exterior 2 Story	Foundation: 42 Inch				
	Wood Frame	Plaster Wood T&G		Elec. Ceil. Radiant			Hot Tub	Vented Hood	Prefab 1 Story	Finished?: Yes				
Building Style: 1.25 STORY			Trim & Decoration	Radiant (in-floor)			Unvented Hood	Intercom	Prefab 2 Story	Auto. Doors: 1				
Yr Built	Remodeled	Ex		Ord	Min	Wall/Floor Furnace	Jacuzzi Tub	1	Raised Hearth	Mech. Doors: 0				
2009	0		Size of Closets						Forced Heat & Cool	Wood Stove	Area: 584			
Condition: Average		Lg	Ord	Small	Heat Pump	No Heating/Cooling	Oven	Class: BC	% Good: 0					
Room List									Doors	Solid	H.C.	Central Air Wood Furnace	Microwave	Effec. Age: 10
	Basement	(5) Floors	(12) Electric			Standard Range	Floor Area: 2,349	Total Base New : 482,738						
	1st Floor		Kitchen:	0 Amps Service					Self Clean Range	Total Depr Cost: 434,463	Estimated T.C.V: 695,141	Roof:		
	2nd Floor	Other:		No./Qual. of Fixtures			Sauna	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2009						
	3 Bedrooms		Other:	Ex.	Ord.	Min		Trash Compactor	(11) Heating System: Forced Heat & Cool					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Central Vacuum		Ground Area = 1803 SF Floor Area = 2349 SF.					
	Wood/Shingle			Many	Ave.	Few		Security System	Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					
	Aluminum/Vinyl	(7) Excavation		(13) Plumbing			Building Areas							
	Brick		Basement: 1803 S.F.	1	Average Fixture(s)		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
	Insulation	Crawl: 0 S.F.		2	3 Fixture Bath		1.25 Story	Siding	Basement	1,803				
(2) Windows			Slab: 0 S.F.	1	2 Fixture Bath		1 Story	Siding	Overhang	95				
	Many Avg. Few	Height to Joists: 0.0		Softener, Auto			Other Additions/Adjustments							
	Large Avg. Small		(8) Basement	Softener, Manual			Plumbing							
	Wood Sash	Conc. Block		Solar Water Heat			Average Fixture(s)			1	2,234	2,011		
	Metal Sash		Poured Conc.	No Plumbing			3 Fixture Bath			1	7,025	6,322		
	Vinyl Sash	Stone		Extra Toilet			2 Fixture Bath			1	4,707	4,236		
	Double Hung		Treated Wood	Extra Sink			Porches							
	Horiz. Slide	Concrete Floor		Separate Shower			WPP			238	6,369	5,732		
	Casement		(9) Basement Finish	Ceramic Tile Floor			WCP (1 Story)			185	10,168	9,151		
	Double Glass	Vent Fan		Ceramic Tile Wains			Garages							
	Patio Doors		(14) Water/Sewer	Ceramic Tub Alcove			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
	Storms & Screens	1		Public Water			Base Cost				584	39,438	35,494	
(3) Roof			Recreation SF	1			Storage Over Garage				292	5,396	4,856	
	Gable	Living SF		1			Common Wall: 1 Wall				1	-3,205	-2,884	
	Hip		Walkout Doors (B)	1			Door Opener				1	703	633	
	Gambrel	No Floor SF		1			Water/Sewer							
	Mansard		Walkout Doors (A)	1			Public Water				1	1,968	1,771	
	Flat	(10) Floor Support		1			Water Well				1	1,968	1,771	
	Asphalt Shingle		Joists:	1			1000 Gal Septic							
	Chimney:	Unsupported Len: Cntr.Sup:		1			2000 Gal Septic							
			Lump Sum Items:				Deck							
<<<< 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.
MCELRATH RYAN H & TOBIE M	OLSEN SARAH & ROBERT	105,000	07/19/2023	WD	03-ARM'S LENGTH	2023003214	PROPERTY TRANSFER	100.0
MCELRATH RYAN & TOBIE	MCELRATH RYAN H & TOBIE M	0	04/29/2022	WD	09-FAMILY	2022003381	DEED	0.0
BETZIG CHARLES J TRUST	MCELRATH RYAN & TOBIE	50,000	06/23/2021	WD	03-ARM'S LENGTH	2021005423	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	BETZIG CHARLES J TRUST	119,605	09/20/2006	WD	03-ARM'S LENGTH	915:540	OTHER	100.0

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

Owner's Name/Address	MAP #: 31,36,39,40,52
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OLSEN SARAH & ROBERT 1253 GRAYTON ST GROSSE POINTE MI 48230	2024 Est TCV 95,000
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Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100			95,00
		0.00 Total Acres		Total Est. Land Value =				95,000	

Tax Description
 L915 P540/06 UNIT 29 WOODSTONE
 CONDOMINIUM REC IN L599 P88/1ST AMEND
 L659 P380-385/2ND AMEND L672 P959-988/3RD
 AMEND L768 P435-446/4TH AMEND L832
 P487-493 SEC 27 T29N R14W L1339P695 10TH
 AMEND 2023005547 11TH AMEND

Comments/Influences



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 County of Leelanau, Michigan

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	47,500	0	47,500			47,500S
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S
2021	35,000	0	35,000			35,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACOBSON GARY H & LYNN	KLEIN DANIEL M & KLEIN PA	120,000	06/01/2005	WD	03-ARM'S LENGTH	856:846	REALTOR	100.0
WOODSTONE PTNRS	JACOBSON	130,000	11/27/2001	WD	03-ARM'S LENGTH	616:715	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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13 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 31,36,39,40,52					
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KLEIN DANIEL M KLEIN PAUL J 5043 N WOODRUFF AVE MILWAUKEE WI 53217-5635	2024 Est TCV 95,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE		
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	Public Improvements	* Factors *			
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100			95,00
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	0.00 Total Acres Total Est. Land Value =						95,000
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Tax Description	Dirt Road							
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L616 P715/01 L633 P28/02 L856 P846/05	X	Gravel Road						
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UNIT 30 WOODSTONE CONDOMINIUM REC IN L599		Paved Road						
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P88/1ST AMEND L659 P380-385/2ND AMEND		Storm Sewer						
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L672 P959-988/3RD AMEND L768 P435-446/4TH		Sidewalk						
---	--	----------	--	--	--	--	--	--

AMEND L832 P487-493 DANIEL M KLEIN AND		Water						
--	--	-------	--	--	--	--	--	--

PAUL J KLEIN AS JOINT TENANTS WITH FULL	X	Sewer						
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RIGHTS OF SURVIVORSHIP SEC 27 T29N R14W	X	Electric						
---	---	----------	--	--	--	--	--	--

L1339P695 10TH AMEND 2023005547 11TH	X	Gas						
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AMEND		Curb						
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Comments/Influences		Street Lights						
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		Standard Utilities						
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	X	Underground Utils.						
--	---	--------------------	--	--	--	--	--	--

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

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

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

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

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

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

	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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	2024	47,500	0	47,500			26,250C
--	------	--------	---	--------	--	--	---------

	2023	25,000	0	25,000			25,000S
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	2022	35,000	0	35,000			35,000S
--	------	--------	---	--------	--	--	---------

	2021	35,000	0	35,000			35,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASSIS STACEY E TRUST	LUNNE ELAINE & DOUGLAS	430,000	08/28/2014	WD	03-ARM'S LENGTH	1207P479	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
14 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	01/29/2003	PM03-0064	
	P.R.E. 0%		PLUMBING	11/04/2002	PP02-0399	
Owner's Name/Address	MAP #: 31,36,39,40,52		MECHANICAL	11/04/2002	PM02-0802	
LUNNE ELAINE & DOUGLAS 1230 CHARTER PL DAYTON OH 45458	2024 Est TCV 643,174 TCV/TFA: 353.00		Res. Single Family	10/30/2002	PB02-0640	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L603 P282/01 L603 P283/01 UNIT 31 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100		95,00
				0.00	Total Acres		Total Est. Land Value =		95,000

Comments/Influences



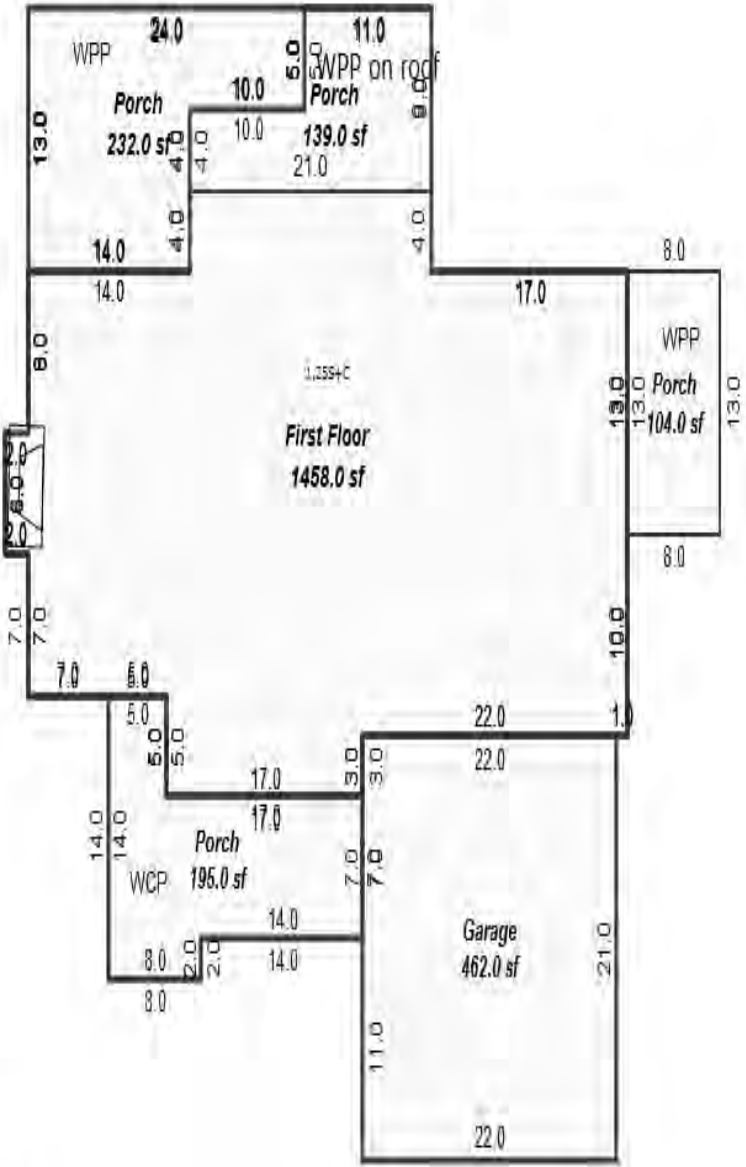
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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	47,500	274,100	321,600			261,557C
			2023	25,000	241,500	266,500			249,102C
			2022	35,000	202,700	237,700			237,240C
			2021	35,000	197,000	232,000			229,662C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
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: 2002 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes 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			Class: B -10 Effec. Age: 15 Floor Area: 1,822 Total Base New : 403,082 Total Depr Cost: 342,609 Estimated T.C.V: 548,174			195	WCP	(1 Story)	Bsmnt Garage:			
Building Style: 1.25 STORY		Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1458 SF Floor Area = 1822 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			E.C.F. X 1.600			Cls B-10 Blt 2002				
Yr Built 2002	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			1.25 Story Siding Crawl Space 1,458			Total: 295,528 251,188							
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Hardwood Other: Carpeted Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,407 2,896 3 Fixture Bath 2 21,498 18,273										
(1) Exterior		(6) Ceilings X Drywall		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WCP (1 Story) 195 11,811 10,039 WPP 104 4,229 3,595 WPP 232 7,104 6,038 WPP 139 5,271 4,480										
(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 1458 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			Garages Class: B Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 462 37,039 31,483 Common Wall: 1 Wall 1 -3,270 -2,779 Door Opener 1 787 669										
X	Many Avg. X Avg. Few Large Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Water/Sewer Public Water 1 2,261 1,922 Public Sewer 1 2,261 1,922										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:			Built-Ins Appliance Allow. 1 7,043 5,987										
(3) Roof X Gable Hip Flat Gambrel Mansard Shed							Fireplaces Interior 1 Story 1 8,113 6,896			Totals: 403,082 342,609							
X	Asphalt Shingle						Totals: 403,082 342,609			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
Chimney: Brick																	

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
JBRHSR LLC	RUPP JONATHAN B & HEIDI S	0	09/30/2022	WD	21-NOT USED/OTHER	2022005798	DEED	100.0	
RUPP JONATHAN B & HEIDI S	JBRHSR LLC	0	08/29/2022	WD	21-NOT USED/OTHER	2022005332	DEED	100.0	
CROCENZI LAWRENCE & KAREN	RUPP JONATHAN B & HEIDI S	565,000	07/24/2020	WD	03-ARM'S LENGTH	2020004587	PROPERTY TRANSFER	100.0	
WOODSTONE PARTNERS LLC	CROCENZI LAWRENCE & KAREN	114,900	12/30/2004	WD	03-ARM'S LENGTH	838:300	OTHER	100.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status
15 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/28/2023	PM23-0504	100% FINIS	
Owner's Name/Address		P.R.E. 0%		Plumbing		11/23/2020	PP20-0350	100% FINIS	
RUPP JONATHAN B & HEIDI S 8351 TAWA CREEK DR FINDLAY OH 45840		MAP #: 31,36,39,40,52		Electrical		10/26/2020	PE20-0561	100% FINIS	
		2024 Est TCV 723,114 TCV/TFA: 440.92		Mechanical		08/06/2020	PM20-0464	100% FINIS	
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
UNIT 32 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-88/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *					
Comments/Influences		X Electric		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		X Gas		4860 WOODS DEER PARK UNIT 1 Units95000.00000 100 95,00					
		X Curb		0.00 Total Acres Total Est. Land Value = 95,000					
		X Street Lights							
		X Standard Utilities							
		X Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	47,500	314,100	361,600	304,710C
		TPC 05/27/2020	INSPECTED		2023	25,000	265,200	290,200	290,200S
		TPC 05/18/2016	INSPECTED		2022	35,000	224,500	259,500	259,500S
		WAS 07/15/2007	INSPECTED		2021	35,000	218,300	253,300	253,300S

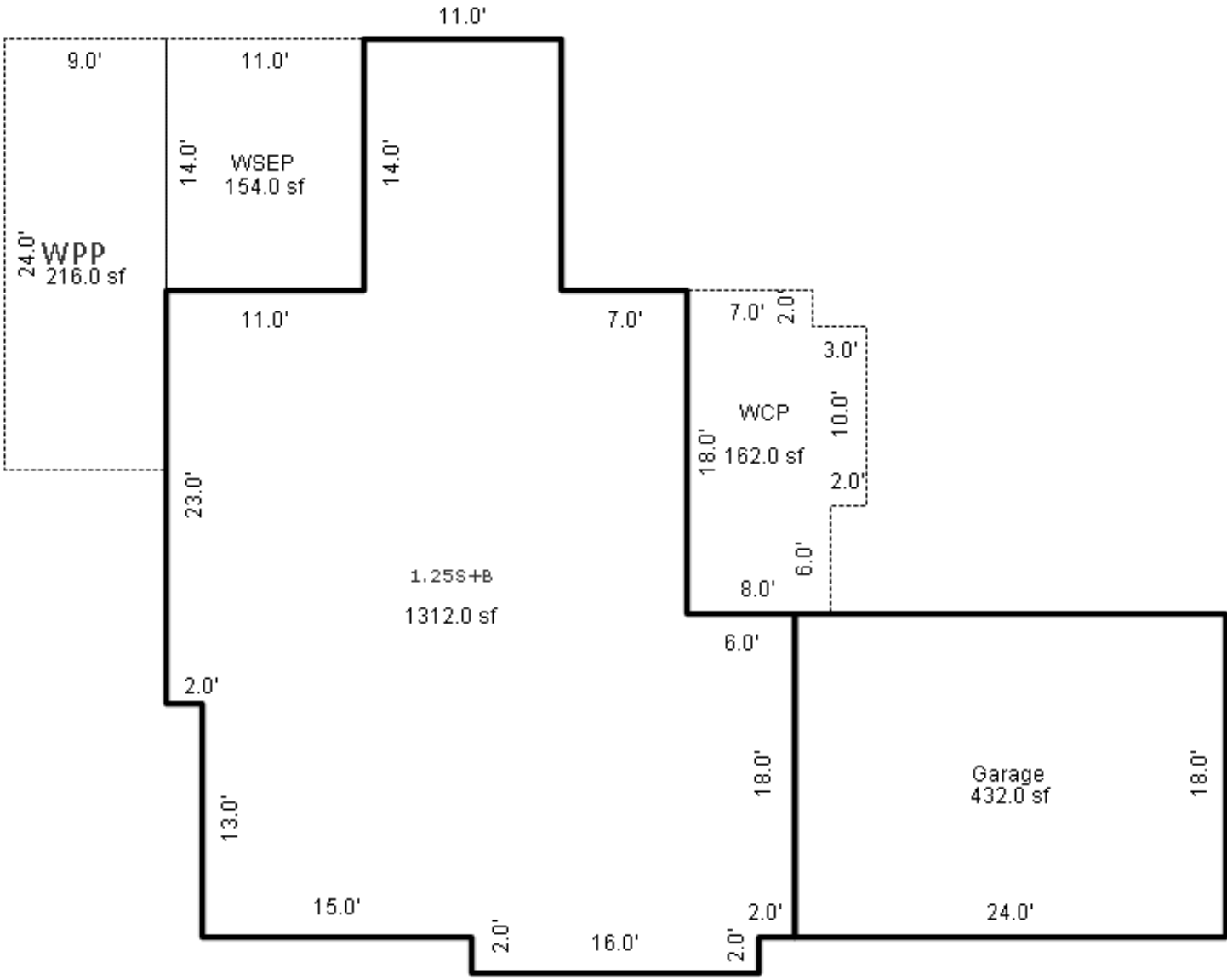


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*** Information herein deemed reliable but not guaranteed***

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	Type	Year Built: 2006 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: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior										162 WCP (1 Story) 154 WSEP (1 Story) 216 WPP					
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: B -10 Effec. Age: 15 Floor Area: 1,640 Total Base New : 461,861 Total Depr Cost: 392,571 Estimated T.C.V: 628,114							
Yr Built 2005	Remodeled 0	Trim & Decoration			Ex	X	Ord	Min	No./Qual. of Fixtures			E.C.F. X 1.600					
Condition: Average		Size of Closets							Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1312 SF Floor Area = 1640 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls B-10 Blt 2005					
Room List		Doors	Solid	H.C.	(12) Electric			No. of Elec. Outlets			Building Areas			Depr. Cost			
1	Basement	(5) Floors		0 Amps Service			Many			Stories			Total:				
	1st Floor	Kitchen:		0			X			Exterior			302,837				
	2nd Floor	Other:		No. /Qual. of Fixtures			Ave.			Foundation			40,869				
	3 Bedrooms	Other:		Ex.			Few			Basement			257,401				
(1) Exterior		(6) Ceilings		No. /Qual. of Fixtures			Plumbing			Size			257,401				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			Cost New			257,401				
	Insulation	Basement: 1312 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			3			Total:			257,401				
(2) Windows		(8) Basement		Many			1			Total:			257,401				
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Total:			257,401				
	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			Total:			257,401				
(3) Roof		1312 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Total:			257,401				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Total:			257,401			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Total:			257,401				
Chimney:		Lump Sum Items:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Total:			257,401				
<p>Other Additions/Adjustments Recreation Room 1312 40,869 34,739 Plumbing Average Fixture(s) 1 3,407 2,896 3 Fixture Bath 2 21,498 18,273 2 Fixture Bath 1 7,166 6,091 Porches WCP (1 Story) 162 10,319 8,771 WSEP (1 Story) 154 12,599 10,709 WPP 216 6,884 5,851 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 432 37,804 32,133 Common Wall: 1 Wall 1 -3,749 -3,187 Door Opener 1 787 669 Water/Sewer Public Water 1 2,261 1,922 Public Sewer 1 2,261 1,922 Built-Ins Appliance Allow. 1 7,043 5,987 Fireplaces Interior 2 Story 1 9,874 8,393</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	WOLFE JAMES & HEATHER J	85,000	08/27/2015	WD	03-ARM'S LENGTH	1239P3	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
38 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	09/27/2016	L16 -239	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	06/01/2016	PM16-0317	
WOLFE JAMES & HEATHER J 12203 CREE COURT FORT WAYNE IN 46814	MAP #: 31,36,39,40,52		Mechanical	04/20/2016	PM16-0239	
	2024 Est TCV 893,086 TCV/TFA: 358.81		Electrical	01/07/2016	PE16-0011	

Tax Description	Public Improvements	Land Value Estimates for Land Table H860.H860 WOODSTONE
UNIT 33 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant Dirt Road Gravel Road <input checked="" type="checkbox"/> Paved Road Storm Sewer Sidewalk Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas Curb Street Lights Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 4860 WOODS DEER PARK UNIT 1 Units 95000.00000 100 95,00 0.00 Total Acres Total Est. Land Value = 95,000

Comments/Influences	Topography of Site	Land Improvement Cost Estimates
	<input checked="" type="checkbox"/> Level Rolling Low High Landscaped Swamp <input checked="" type="checkbox"/> Wooded Pond Waterfront Ravine Wetland Flood Plain	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 6.80 792 0 0 D/W/P: 3.5 Concrete 5.95 79 0 0 Total Estimated Land Improvements True Cash Value = 0



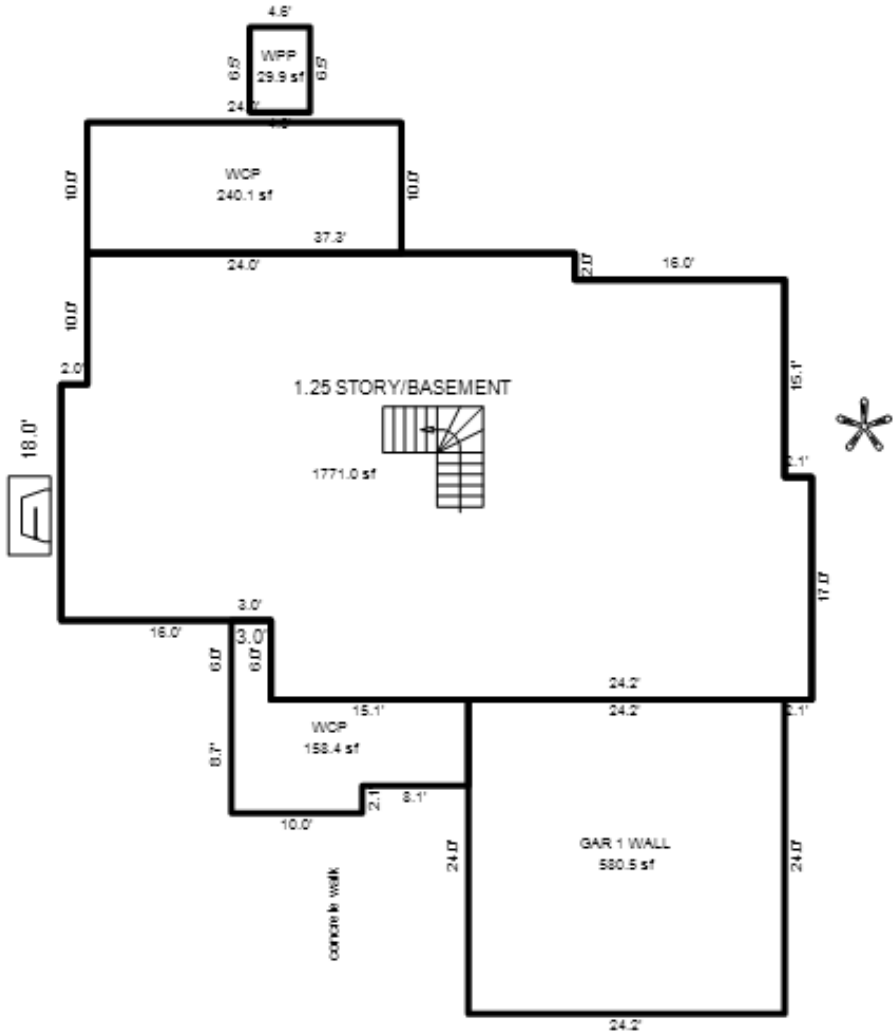
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	399,000	446,500			331,072C
2023	25,000	325,100	350,100			315,307C
2022	35,000	272,800	307,800			300,293C
2021	35,000	255,700	290,700			290,700S

*** 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	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: 2016 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: 580 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home				Drywall Paneled	Plaster Wood T&G	Wood				Coal	Steam	Interior 2 Story				158 WCP (1 Story)		
	Town Home						Forced Air w/o Ducts				2nd/Same Stack						240 WCP (1 Story)		
	Duplex	(4) Interior			Forced Air w/ Ducts						Two Sided						29 WPP		
	A-Frame	Trim & Decoration			Forced Hot Water						Exterior 1 Story								
	Wood Frame	Size of Closets			Electric Baseboard						Exterior 2 Story								
	Building Style: 1.25 STORY	Ex	Ord		Min	Elec. Ceil. Radiant					Prefab 1 Story								
	Yr Built 2017	Remodeled 0	Lg			Ord	Small				Prefab 2 Story								
	Condition: Average	Doors			Solid						H.C.								
	Room List	(5) Floors			Central Air Wood Furnace						Class: BC								
Basement	Kitchen:			(12) Electric			Effec. Age: 5												
1st Floor	Other:			0 Amps Service			Floor Area: 2,489												
2nd Floor	Other:			No./Qual. of Fixtures			Total Base New : 525,057			E.C.F.									
3 Bedrooms	No. of Elec. Outlets			Ex.			Ord.	Min	Total Depr Cost: 498,804	X 1.600									
(1) Exterior	(6) Ceilings			Many			Ave.	Few	Estimated T.C.V: 798,086										
Wood/Shingle	No. of Elec. Outlets			(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC	Blt 2017								
Aluminum/Vinyl	Average Fixture(s)			1			Ground Area = 1771 SF			Floor Area = 2489 SF.									
Brick	2			3 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas									
Insulation	1			2 Fixture Bath			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost					
(2) Windows	Basement: 1771 S.F.			Softener, Auto			1.25 Story			Siding	Basement	1,771							
Many	Crawl: 0 S.F.			Softener, Manual			1 Story			Siding	Overhang	275							
Avg.	Height to Joists: 0.0			Solar Water Heat			Other Additions/Adjustments			Total:			410,915	390,368					
Few	(8) Basement			No Plumbing			Recreation Room			652			18,321	17,405					
Wood Sash	Conc. Block			Extra Toilet			Plumbing			Average Fixture(s)			1		2,234	2,122			
Metal Sash	Poured Conc.			Extra Sink			Solar Water Heat			3 Fixture Bath			1		7,025	6,674			
Vinyl Sash	Stone			Separate Shower			No Plumbing			2 Fixture Bath			1		4,707	4,472			
Double Hung	Treated Wood			Ceramic Tile Floor			Water/Sewer			2000 Gal Septic			1		11,381	10,812			
Horiz. Slide	Concrete Floor			Ceramic Tile Wains			Water Well, 50 Feet			Ceramic Tile Floor			1		3,004	2,854			
Casement	(9) Basement Finish			Ceramic Tub Alcove			Porches			WCP (1 Story)			158		9,058	8,605			
Double Glass	652			Vent Fan			WCP (1 Story)			WCP (1 Story)			240		12,029	11,428			
Patio Doors	Recreation SF			(14) Water/Sewer			WPP			WPP			29		1,784	1,695			
Storms & Screens	Living SF			Public Water			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)									
(3) Roof	Walkout Doors (B)			1			Recreation Room			Base Cost			580		39,243	37,281			
Gable	No Floor SF			1000 Gal Septic			Plumbing			Common Wall: 1 Wall			1		-3,205	-3,045			
Hip	Walkout Doors (A)			1			Average Fixture(s)			Door Opener			1		703	668			
Gambrel	(10) Floor Support			Lump Sum Items:			3 Fixture Bath			Built-Ins			1		4,088	3,884			
Flat	Joists:			Public Sewer			2 Fixture Bath			Appliance Allow.									
Asphalt Shingle	Unsupported Len:			Water Well			Extra Toilet			Fireplaces									
Chimney:	Cntr.Sup:			2000 Gal Septic			Extra Sink			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									


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



Concrete 33x24 in

Asphalt

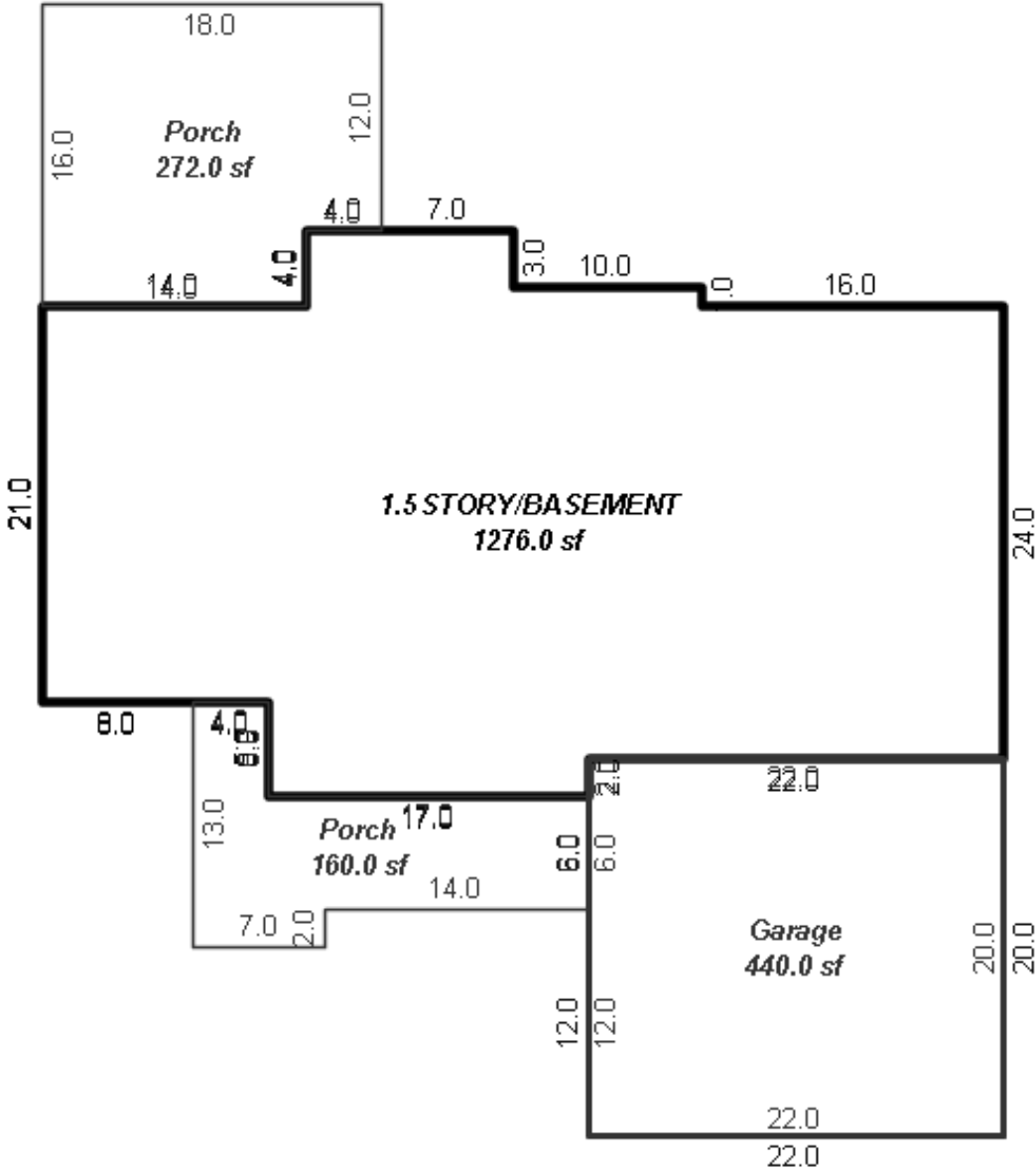
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GALL JIM ARTHUR	GAIL JIM A & MELENDA K TR	0	10/27/2021	QC	09-FAMILY	2021008630	PROPERTY TRANSFER	0.0		
GALL JAMES A & MARGUERITE	GALL JAMES A	0	04/29/2010	QC	09-FAMILY	2010 1072-443Q	DEED	0.0		
MAURER PAUL W ET AL	GALL JAMES A & MARGUERITE	407,000	09/24/2004	WD	03-ARM'S LENGTH	825:898	OTHER	100.0		
WOODSTONE PRNTRS	MAURER ET AL	0	11/19/2001	LC	03-ARM'S LENGTH	620:169	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
39 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL		04/24/2002	PM02-0239			
Owner's Name/Address		P.R.E. 0%		HOUSE		01/07/2002	1914			
GAIL JIM A & MELENDA K TRUST 2101 BROOKFIELD DR MIDLAND MI 48642-3264		MAP #: 31,36,39,40,52		2024 Est TCV 620,502 TCV/TFA: 324.19						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
L617 P921/01 L620 P169/01 L641 P983/02 L641 P984/02 L825 P898/04 UNIT 34 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *						
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		X Electric Gas Curb Street Lights Standard Utilities		4860 WOODS DEER PARK UNIT		1	Units	95000.00000	100	95,00
		X Underground Utils.		0.00 Total Acres		Total Est. Land Value =				95,000
		Topography of Site		Land Improvement Cost Estimates						
		X Level Rolling Low High Landscaped Swamp		Description		Rate	Size	% Good	Cash Value	
		X Wooded Pond Waterfront Ravine Wetland Flood Plain		Landscaping: Fine Grading		0.38	5000	0	0	
				D/W/P: Asphalt Paving		3.71	1200	0	0	
				Total Estimated Land Improvements		True Cash Value =		0		
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	47,500	262,800	310,300		236,596C
		TPC 11/10/2021 INSPECTED		2023	25,000	214,100	239,100			225,330C
		TPC 03/23/2017 INSPECTED		2022	35,000	179,600	214,600			214,600S
		TPC 05/18/2016 INSPECTED		2021	35,000	174,600	209,600			209,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: 2002 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 1,914 Total Base New : 386,400 Total Depr Cost: 328,439 Estimated T.C.V: 525,502			160	WCP (1 Story)	Bsmnt Garage:				
Building Style: 1.5 STORY		Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1276 SF Floor Area = 1914 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			E.C.F. X 1.600			Roof:				
Yr Built	Remodeled	Size of Closets		(12) Electric			No./Qual. of Fixtures			Building Areas			Cls BC Blt 2002				
2002	0	Lg	X Ord Small	200 Amps Service			Ex. X Ord. Min	Stories Exterior Foundation Size Cost New Depr. Cost			Total: 310,903 264,266						
Condition: Average		Doors Solid X H.C.		(13) Plumbing			Many X Ave. Few	1.5 Story Siding Basement 1,276			Other Additions/Adjustments						
Room List		(5) Floors		No. of Elec. Outlets			Average Fixture(s)			Plumbing							
Basement	1st Floor	Kitchen: Hardwood Other: Carpeted Other:		2			3 Fixture Bath			Average Fixture(s)			1,899				
2nd Floor	3 Bedrooms			No./Qual. of Fixtures			2 Fixture Bath			3 Fixture Bath			5,971				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Solar Water Heat			Porches							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			No Plumbing			WCP (1 Story)			7,774				
X	Insulation	(7) Excavation		(14) Water/Sewer			Extra Toilet			WPP			5,620				
(2) Windows		Basement: 1276 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water			Extra Sink			Garages							
Many	X Avg.	Large		1 Public Sewer			Separate Shower			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
X Avg.	X Avg.	Small		1 Water Well			Ceramic Tile Floor			Base Cost			27,444				
Few	Few			1000 Gal Septic			Ceramic Tile Wains			Common Wall: 1 Wall			-2,724				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2000 Gal Septic			Ceramic Tub Alcove Vent Fan			Door Opener			598				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:			Water/Sewer			Water/Sewer							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Public Sewer			Public Sewer			1,673				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Water Well, 50 Feet			Built-Ins							
X	Gable Hip Flat	Gambrel Mansard Shed								Appliance Allow.			3,475				
X	Asphalt Shingle	(10) Floor Support								Fireplaces							
Chimney: Brick		Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:								Interior 1 Story			6,045				
										Direct-Vented Gas			3,845				
										Totals:			386,400 328,439				
										Notes:			ECF (H862 DEER PARK) 1.600 => TCv: 525,502				

*** 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.			
INDEPENDENT MORTGAGE COMPA	GROSS RAYMOND JR & LYNN	340,000	06/24/2011	CD	11-FROM LENDING INSTITUT	2011 1096-614	PROPERTY TRANSFER	100.0			
INDEPENDENT MORTGAGE COMPA		0	02/22/2010	SD	10-FORECLOSURE		DEED	100.0			
INDEPENDENT MORTGAGE COMPA		0	06/04/2009	SD	10-FORECLOSURE		DEED	100.0			
PENINSULA GROUP INC	INDEPENDENT MORTGAGE COMPA	257,651	08/22/2008	SD	10-FORECLOSURE	986/65	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status		
40 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		05/10/2017	PE17-0228	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Mechanical		05/10/2017	PM17-0298	100% FINIS			
GROSS RAYMOND JR & LYNN PO BOX 227 GLEN ARBOR MI 49636		MAP #: 31,36,39,40,52		Plumbing		10/13/2009	PP09-0140	100% FINIS			
		2024 Est TCV 597,894 TCV/TFA: 257.05		Electrical		10/06/2009	PE09-0326	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		4860 WOODS DEER PARK UNIT 1 Units95000.00000 100							95,00
		Paved Road		0.00 Total Acres Total Est. Land Value =							95,000
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	47,500	251,400	298,900		228,107C	
		TPC 05/18/2016 INSPECTED			2023	25,000	204,800	229,800		217,245C	
		TPC 04/04/2012 INSPECTED			2022	35,000	171,900	206,900		206,900S	
		WAS 12/28/2009 INSPECTED			2021	35,000	167,100	202,100		202,100S	

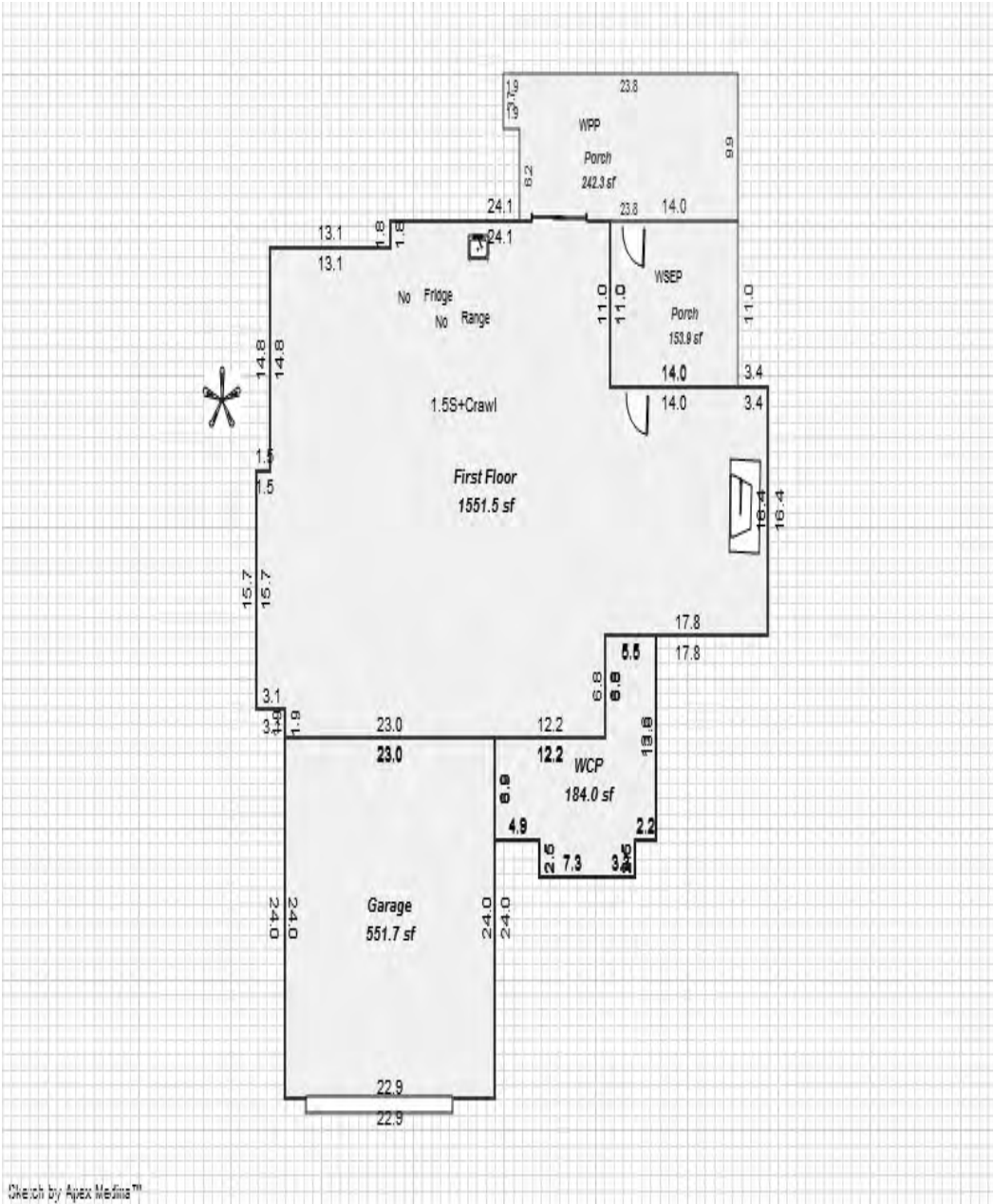


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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		Interior 1 Story Interior 2 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 184 WCP (1 Story) 154 WSEP (1 Story) 242 WPP	Type		Year Built: 2006 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: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 2007		Remodeled 2009		Ex	X	Ord	Min											
Condition: Average		Size of Closets		Lg	X	Ord	Small											
Room List		Doors	Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		0 Amps Service														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		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: 1551 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing														
		(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														
(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											
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY										Cls C 10 Blt 2007								
(11) Heating System: Forced Heat & Cool																		
Ground Area = 1551 SF Floor Area = 2326 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																		
Building Areas																		
Stories Exterior Foundation Size Cost New Depr. Cost																		
1.5 Story Siding Crawl Space 1,551										Total:			300,974 255,828					
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s)										1			1,518 1,290					
3 Fixture Bath										1			4,777 4,060					
2 Fixture Bath										1			3,197 2,717					
Porches																		
WCP (1 Story)										184			7,816 6,644					
WSEP (1 Story)										154			8,576 7,290					
WPP										242			5,048 4,291					
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																		
Base Cost										552			29,819 25,346					
Common Wall: 1 Wall										1			-2,762 -2,348					
Door Opener										1			562 478					
Water/Sewer																		
Public Sewer										1			1,536 1,306					
Water Well, 50 Feet										1			2,762 2,348					
Built-Ins																		
Appliance Allow.										1			2,845 2,418					
Fireplaces																		
Direct-Vented Gas										1			3,107 2,641					
Totals:										369,775			314,309					
<<<<< 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.
WOODSTONE PARTNERS LLC	ZUBIK JOHN V & SANDRA J	121,000	10/05/2012	WD	03-ARM'S LENGTH	1139P56	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
41 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/22/2019	PM19-0622	100% FINIS
Owner's Name/Address	P.R.E. 100% 02/04/2023		Plumbing	08/22/2019	PP19-0219	100% FINIS
ZUBIK JOHN V & SANDRA J PO BOX 680 GLEN ARBOR MI 49636	MAP #: 31,36,39,40,52		Electrical	06/13/2019	PE19-0305	100% FINIS
	2024 Est TCV 1,042,475 TCV/TFA: 359.60		Res. Single Family Dwellin	06/10/2019	PB19-0186	100% FINIS

Tax Description	Public Improvements	Land Value Estimates for Land Table H860.H860 WOODSTONE
UNIT 36 WOODSTONE CONDOMINIUM REC IN L588 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas Curb Street Lights Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 4860 WOODS DEER PARK UNIT 1 Units95000.00000 100 95,00 0.00 Total Acres Total Est. Land Value = 95,000

Comments/Influences



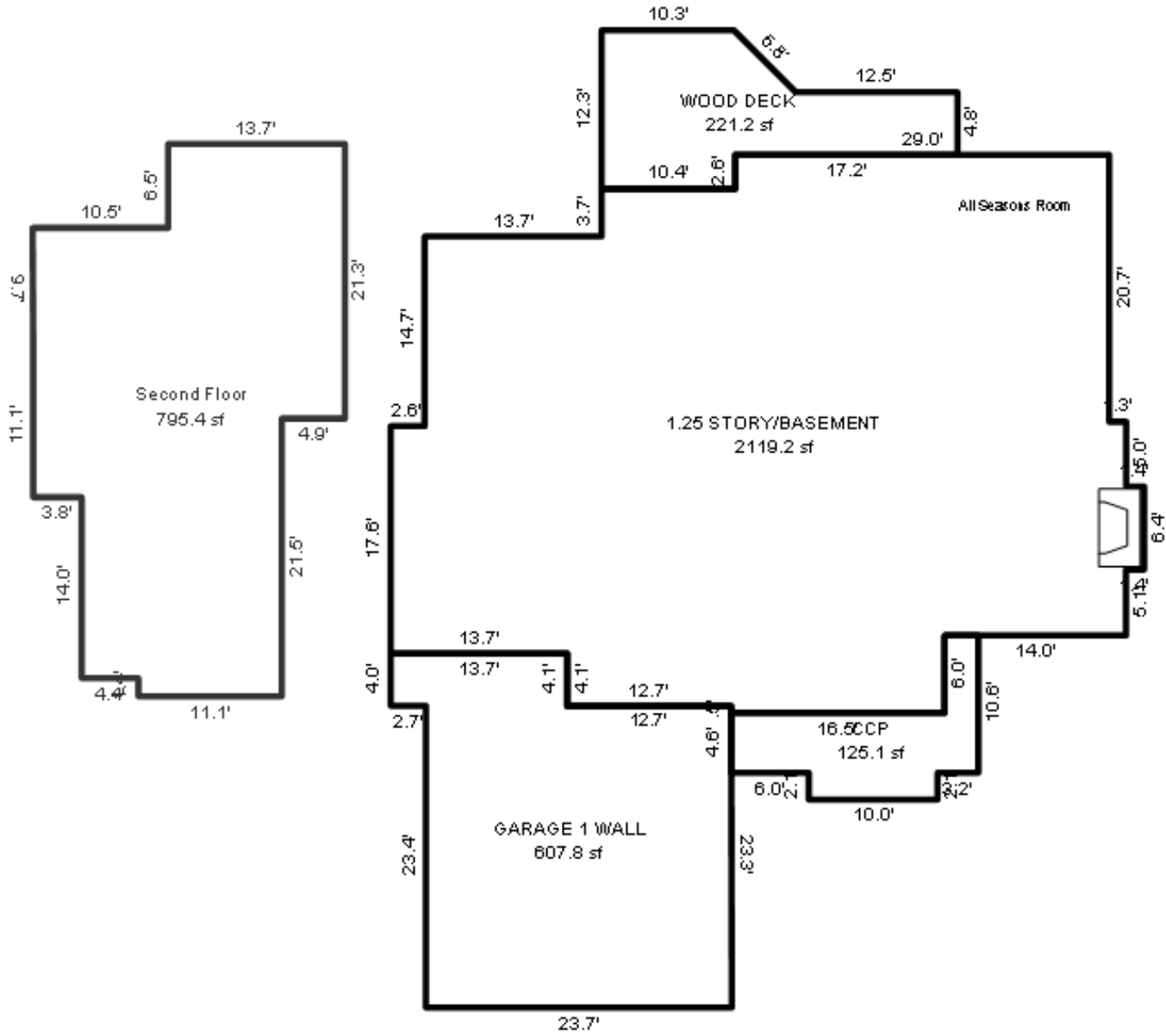
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
<input checked="" type="checkbox"/> Level Rolling Low High Landscaped Swamp <input checked="" type="checkbox"/> Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	47,500	473,700	521,200			385,510C
	2023	25,000	386,000	411,000			367,153C
	2022	35,000	327,200	362,200		362,200A	349,670C
	2021	35,000	303,500	338,500		338,500A	338,500S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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 125 221	Type CCP (1 Story) Treated Wood	Year Built: 2020 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 607 % 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: 3 Floor Area: 2,899 Total Base New : 610,488 Total Depr Cost: 592,172 Estimated T.C.V: 947,475			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	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 = 2119 SF Floor Area = 2899 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97 Building Areas			Cls BC Blt 2020			
Yr Built 2020	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg	Ord	Small	0 Amps Service			1.25 Story Siding Basement 2,119 1 Story Siding Overhang 250			484,505		469,969			
Room List		Doors	Solid	H.C.	(12) Electric			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Plumbing			Recreation Room 1567 44,033 42,712						
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			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			Plumbing		Average Fixture(s) 3 Fixture Bath 2 14,051 13,629 2 Fixture Bath 1 4,707 4,566				
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many Ave. Few			Porches			CCP (1 Story) 125 4,561 4,424						
(2) Windows		(7) Excavation		(14) Water/Sewer			Deck			Treated Wood 221 4,844 4,699						
Many Avg. Few	Large Avg. Small	Basement: 2119 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 607 40,523 39,307 Common Wall: 1 Wall 1 -3,205 -3,109 Door Opener 2 1,405 1,363						
	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 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,968 1,909 Water Well, 50 Feet 1 3,004 2,914						
(3) Roof		1567 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Built-Ins			Appliance Allow. 1 4,088 3,965						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Fireplaces			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEBBER KEVIN D & ANDREA C	BRANDSTADT TODD H & BONNI	139,000	02/22/2024	WD	03-ARM'S LENGTH	2024000778	DEED	100.0
WEBBER KEVIN D	WEBBER KEVIN D & ANDREA C	0	10/05/2022	QC	09-FAMILY	2022005767	DEED	0.0
GORDON FRANKLIN L & KAREN	WEBBER KEVIN D	105,000	09/28/2022	WD	03-ARM'S LENGTH	2022005763	PROPERTY TRANSFER	100.0
BUCHANAN JOAN B REVOCABLE	GORDON FRANKLIN L & KAREN	110,000	08/21/2008	WD	03-ARM'S LENGTH	986/598	DEED	100.0

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

Owner's Name/Address	MAP #: 31,36,39,40,52	2024 Est TCV 95,000
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Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100			95,00
		0.00 Total Acres		Total Est.	Land Value =				95,000

Tax Description	X	Value
L604 P886 L604 P887/01 L832 P530/04 UNIT	X	
37 WOODSTONE CONDOMINIUM REC IN L599		
P88/1ST AMEND L659 P380-385/2ND AMEND		
L672 P959-988/3RD AMEND L 768		
P435-446/4TH AMEND L832 P487-493 SEC 27		
T29N R14W L1339P695 10TH AMEND	X	
2023005547 11TH AMEND	X	
Comments/Influences		
WAS - MLS 1690757 \$110,000		

Topography of Site	X	Value
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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
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S
2021	35,000	0	35,000			35,000S

Who When What

TPC 02/21/2024 INSPECTED	2023	25,000	0	25,000		25,000S
TPC 04/29/2022 INSPECTED	2022	35,000	0	35,000		35,000S
TPC 05/18/2016 INSPECTED	2021	35,000	0	35,000		35,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	PARROTTINO ANTHONY M & DE	103,000	01/28/2013	WD	03-ARM'S LENGTH	1152P817	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
43 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/20/2015	PE15-0074	EXPIRED
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	10/20/2014	L14 - 202	EXPIRED
PARROTTINO ANTHONY M & DENISE A 2740 CORAL DR TROY MI 48085	MAP #: 31,36,39,40,52					
	2024 Est TCV 95,000					

	Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE			
	Public Improvements			* Factors *			
				Description	Frontage	Depth	Rate %Adj. Reason
				4860 WOODS DEER PARK UNIT	1	Units	95000.00000 100
					0.00	Total Acres	Total Est. Land Value = 95,000

Tax Description
 UNIT 38 WOODSTONE CONDOMINIUM REC IN L599
 P88/1ST AMEND L659 P380-385/2ND AMEND
 L672 P959-988/3RD AMEND L768 P435-446/4TH
 AMEND L832 P487-493 SEC 27 T29N R14W
 L1339P695 10TH AMEND 2023005547 11TH
 AMEND

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
- 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	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S
2021	35,000	0	35,000			35,000S

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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.
DUGAN DANIEL J	DUGAN DANIEL J & MARIANNE	0	06/22/2022	QC	09-FAMILY	2022004252	PROPERTY TRANSFER	0.0
DUGAN DANIEL J & MARIANNE	DUGAN DANIEL J	0	06/01/2022	QC	09-FAMILY	2022003271	DEED	0.0
ICHORD JOHN WILLIAM & JUD	DUGAN DANIEL J & MARIANNE	80,000	09/15/2021	WD	03-ARM'S LENGTH	2021007392	PROPERTY TRANSFER	100.0
BROOKS RON & SHARI	ICHORD JOHN WILLIAM & JUD	80,000	12/04/2017	WD	03-ARM'S LENGTH	1314P876	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
1 TWISTED OAK	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/31/2023	PM23-0118	100% FINIS
	P.R.E. 100% 09/27/2023		Mechanical	11/30/2022	PM22-1049	100% FINIS
	MAP #: 31,36,39,40,52		Plumbing	11/08/2022	PP22-0359	100% FINIS
	2024 Est TCV 850,642 TCV/TFA: 319.67		Electrical	07/20/2022	PE22-0531	100% FINIS

Owner's Name/Address	Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
DUGAN DANIEL J & MARIANNE TRUST PO BOX 0125 GLEN ARBOR MI 49636	X		* Factors *					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
			4860 WOODS TWISTED OAK	1	Units	91000.00000	100	91,00
			0.00 Total Acres Total Est. Land Value = 91,000					

Tax Description	Improvements
L608 P16/01 L608 P17/01 L912 P882/06 UNIT 39 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	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	
2008 -HOMESTEAD LISTING INFO - TWISTED OAK SITE - NO SPECIFIC TWISTED OAK AT WOODSTONE SOLD	



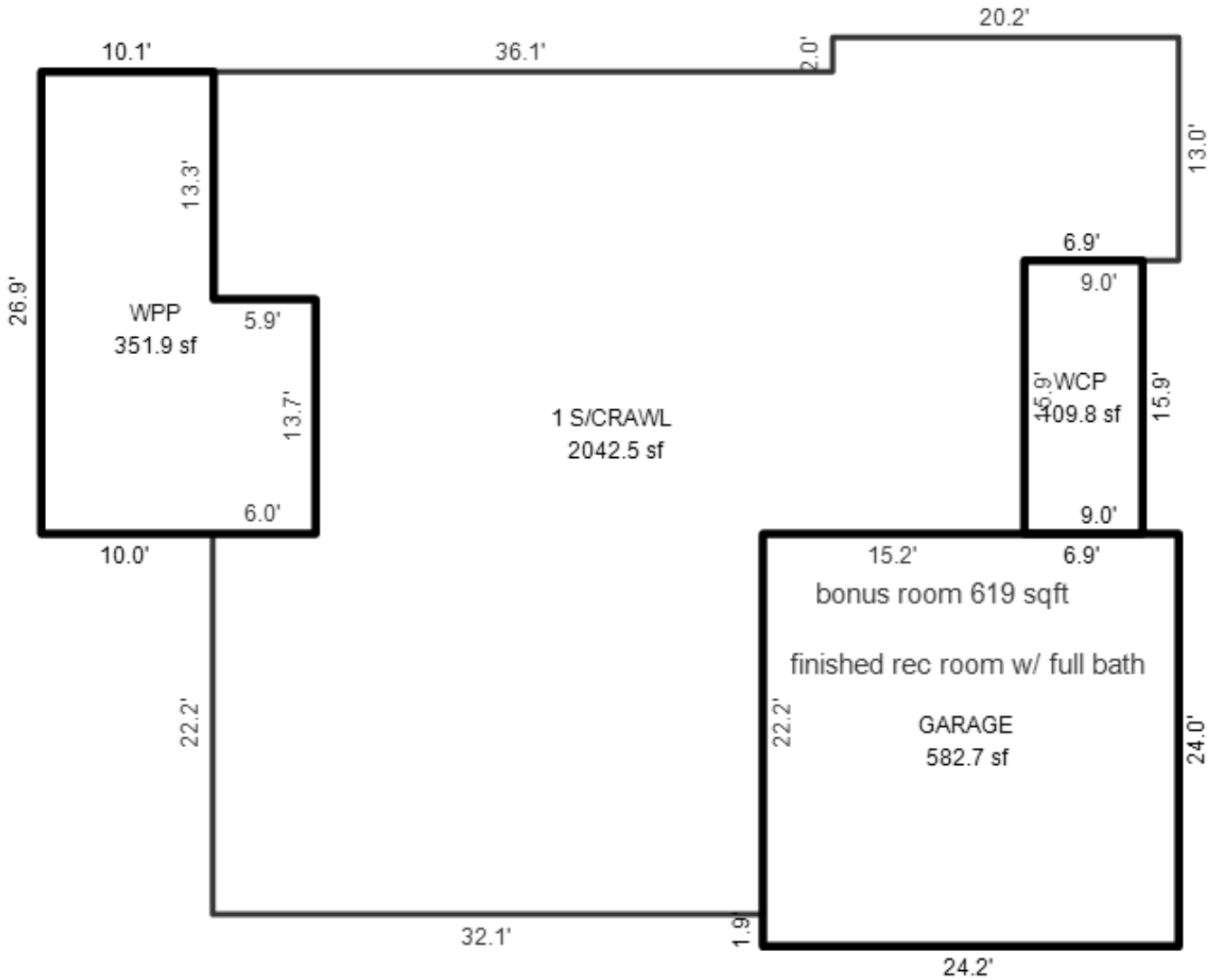
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	45,500	379,800	425,300			399,652C
	2023	42,500	105,300	147,800		147,800A	142,050C
	2022	35,000	0	35,000			35,000S
	2021	35,000	0	35,000			35,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 109 351	Type WCP (1 Story) Treated Wood	Year Built: 2023 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 582 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																		
X	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: BC Effec. Age: 1 Floor Area: 2,661 Total Base New : 479,571 Total Depr Cost: 474,776 Estimated T.C.V: 759,642			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																															
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 2023																															
Yr Built 2023	Remodeled 0	Ex	Ord	Min	X			(12) Electric			Ground Area = 2042 SF			Floor Area = 2661 SF.																																
Condition: Average		Size of Closets		X			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99																																				
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2042 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:														
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:																								
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:																								
										Totals:		479,571		474,776		Notes: ECF (H861 WOODSTONE TWISTED OAK) 1.600 => TCYV:		759,642																												

*** 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.			
FOX DIANNA L TRUST	SJW TRUST	99,000	09/17/2021	WD	03-ARM'S LENGTH	2021007445	PROPERTY TRANSFER	100.0			
FOX DIANNA L TRUST		0	10/27/2011	OTH	33-TO BE DETERMINED	1101-863 SCR A	DEED	0.0			
FOX LEO & DIANNA	FOX DIANNA L TRUST	0	04/01/2011	WD	03-ARM'S LENGTH	1084-138 WD	PROPERTY TRANSFER	0.0			
WOODSTONE PTNRS	FOX	115,000	11/07/2002	WD	03-ARM'S LENGTH	681:877	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
19 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/26/2024	PM24-0075				
Owner's Name/Address		P.R.E. 0%		Plumbing		01/26/2024	PP24-0029				
SJW TRUST WREDE STEVEN J TRUSTEE 9851 E BUTEO DR SCOTTSDALE AZ 85255		MAP #: 31,36,39,40,52		Res. Single Family Dwellin		10/20/2023	PB23-0438	20%			
		2024 Est TCV 223,698 TCV/TFA: 93.44		Electrical		09/11/2023	PE23-0643	0%			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
				0.00 Total Acres Total Est. Land Value = 95,000							
L681 P876 L681 P877/02 UNIT 40 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	47,500	64,300	111,800			102,887C
		TPC 12/20/2023	INSPECTED		2023	40,000	0	40,000			36,750C
		TPC 11/14/2023	INSPECTED		2022	35,000	0	35,000			35,000S
		TPC 10/29/2015	INSPECTED		2021	25,000	0	25,000			25,000S



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 2024		
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Car Capacity:						
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		Two Sided		Class: BC				
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 1 Story		Exterior 2 Story		Exterior: Siding				
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Exterior 1 Story		Prefab 1 Story		Brick Ven.: 0				
	Wood Frame	Drywall	Plaster	Electric Baseboard			Vent Fan	Exterior 2 Story		Prefab 2 Story		Stone Ven.: 0				
	Building Style:		Paneled	Wood T&G	Elec. Ceil. Radiant			Hot Tub	Heat Circulator		Common Wall: 1 Wall		Foundation: 42 Inch			
	1.25 STORY		Trim & Decoration		Radiant (in-floor)			Unvented Hood	Raised Hearth		Finished?:		Auto. Doors: 0			
	Yr Built	Remodeled	Ex	Ord	Min	Electric Wall Heat			Vented Hood	Wood Stove		Mech. Doors: 0				
	2024	0	Size of Closets		Space Heater			Intercom	Direct-Vented Ga		Area: 556		% Good: 0			
Condition: Average		Lg	Ord	Small	Wall/Floor Furnace			Jacuzzi Tub	Class: BC		Storage Area: 329		No Conc. Floor: 0			
Part. Construct.: 20%		Doors		Solid	H.C.	Forced Heat & Cool			Jacuzzi repl.Tub	Floor Area: 2,394		E.C.F.		Bsmnt Garage:		
Room List		Basement		(5) Floors		No Heating/Cooling			Oven	Total Base New : 406,243		X 1.600		Roof:		
Basement		1st Floor		Kitchen:		Central Air			Microwave	Total Depr Cost: 402,181						
1st Floor		2nd Floor		Other:		Wood Furnace			Standard Range	Estimated T.C.V: 643,490						
Bedrooms		(6) Ceilings		Other:		(12) Electric			Self Clean Range	Cls BC		Blt 2024				
(1) Exterior		No./Qual. of Fixtures		Ex.		Ord.	Min	0 Amps Service			Ground Area = 1915 SF		Floor Area = 2394 SF.			
Wood/Shingle		Ex.		Ord.	Min	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas				
Aluminum/Vinyl		Many		Ave.	Few	(13) Plumbing			Stories Exterior Foundation			Size		Cost New		
Brick		Average Fixture(s)		3 Fixture Bath			Solar Water Heat			1.25 Story Siding			1,915		Total: 378,139 374,359	
Insulation		3 Fixture Bath		2 Fixture Bath			No Plumbing			Other Additions/Adjustments						
(2) Windows		Basement: 0 S.F.		Softener, Auto			Extra Toilet			Plumbing						
Many		Crawl: 1915 S.F.		Softener, Manual			Extra Sink			3 Fixture Bath			1		-7,025 -6,955	
Avg.		Height to Joists: 0.0		Solar Water Heat			Separate Shower			Garages						
Large		(8) Basement		No Plumbing			Ceramic Tile Floor			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)						
Avg.		Conc. Block		Extra Toilet			Ceramic Tile Floor			Base Cost			556		32,254 31,931	
Small		Poured Conc.		Extra Sink			Ceramic Tile Wains			Storage Over Garage			329		6,080 6,019	
Wood Sash		Stone		Separate Shower			Ceramic Tub Alcove			Common Wall: 1 Wall			1		-3,205 -3,173	
Metal Sash		Treated Wood		Ceramic Tile Floor			Vent Fan			Totals:			406,243		402,181	
Vinyl Sash		Concrete Floor		Vent Fan			(14) Water/Sewer			Notes:						
Double Hung		(9) Basement Finish		Public Water			Public Sewer			ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.600 => TCv:			643,490			
Horiz. Slide		Recreation SF		Public Sewer			Water Well			20% Completed => Est. True Cash Value 2024 =						
Casement		Living SF		Water Well			1000 Gal Septic									
Double Glass		Walkout Doors (B)		1000 Gal Septic			2000 Gal Septic									
Patio Doors		No Floor SF		Lump Sum Items:												
Storms & Screens		Walkout Doors (A)														
(3) Roof		(10) Floor Support														
Gable		Joists:														
Hip		Unsupported Len:														
Flat		Cntr.Sup:														
Asphalt Shingle																
Chimney:																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BETZIG ROBERT E & SUSAN E	PARK SAMUEL S & RAINES MA	625,000	10/26/2020	WD	03-ARM'S LENGTH	2020007261	PROPERTY TRANSFER	100.0
RUCH JOHNN E &	BETZIG ROBERT E & SUSAN E	120,000	07/03/2006	WD	03-ARM'S LENGTH	906:940	OTHER	100.0
WOODSTONE PTNRS	RUCH	115,000	11/13/2002	WD	03-ARM'S LENGTH	687:283	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
21 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/14/2007	PE07-0118	
	P.R.E. 0%		Plumbing	03/13/2007	PP07-0042	
Owner's Name/Address	MAP #: 31,36,39,40,52		Electrical	03/08/2007	PE07-0110	
PARK SAMUEL S & RAINES MARY M 1740 N HOPE ST PHILADELPHIA PA 19122	2024 Est TCV 927,274 TCV/TFA: 277.29		Mechanical	03/06/2007	PM07-0104	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
	Public Improvements			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L687 P282 L687 P283/02 L906 P940/06 UNIT 41 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X	Dirt Road		4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100	95,00
	X	Gravel Road		0.00 Total Acres Total Est. Land Value = 95,000					
	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.							

Comments/Influences



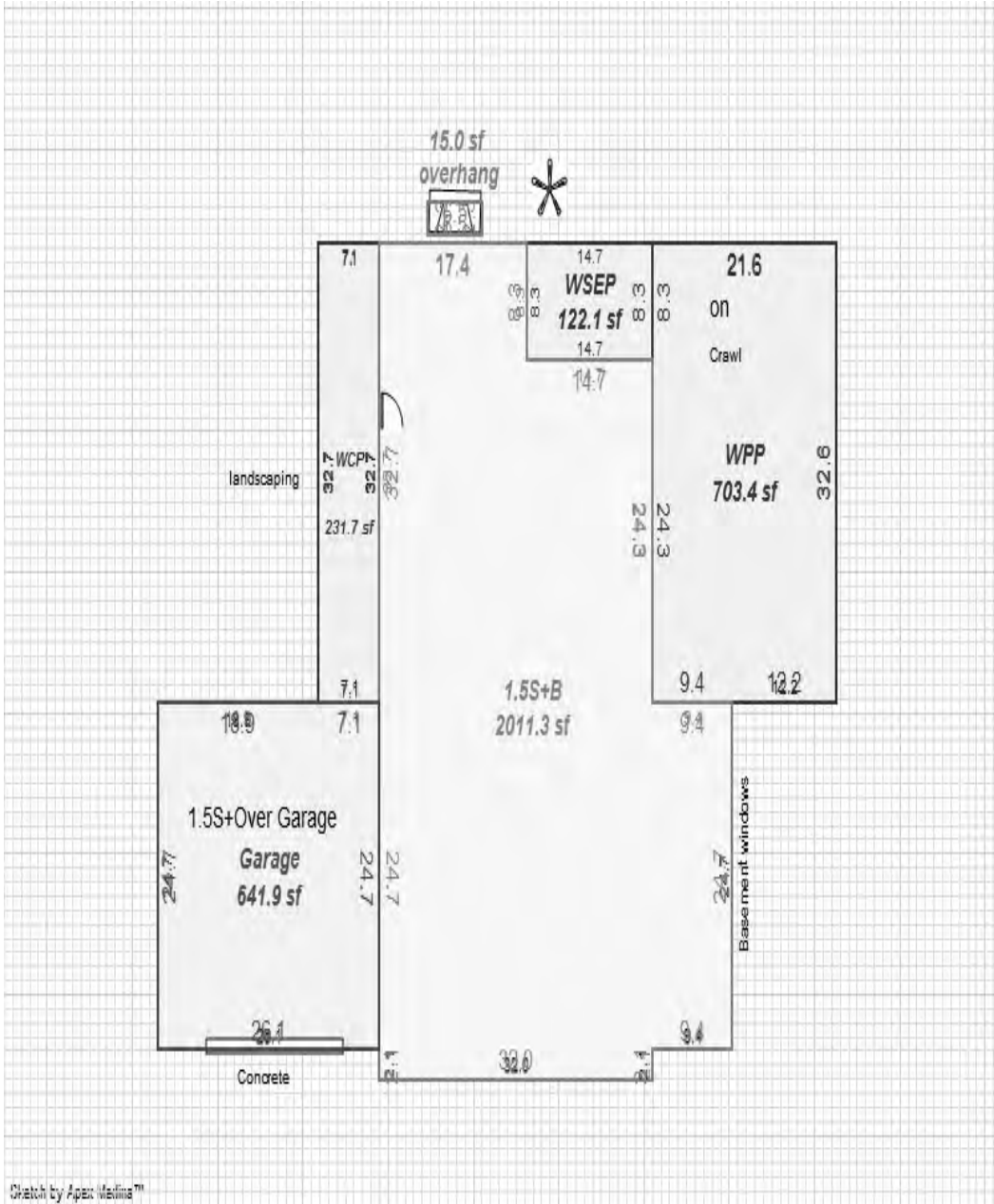
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	47,500	416,100	463,600			343,372C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded		2023	40,000	339,000	379,000			327,021C
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
			2022	35,000	284,500	319,500			311,449C
			2021	25,000	276,500	301,500			301,500S

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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	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 231 122 703	Type WCP (1 Story) WSEP (1 Story) WPP	Year Built: 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: 641 % Good: 0 Storage Area: 0 No Conc. Floor: 0	231	WCP (1 Story)	231	WSEP (1 Story)	703	WPP	Year Built: 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: 641 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Mobile Home																	
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 2007					
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric			Total Base New : 611,965			E.C.F.					
A-Frame		Trim & Decoration		Ex			0 Amps Service			Total Depr Cost: 520,171			X 1.600					
Wood Frame		Size of Closets		Lg			No./Qual. of Fixtures			Estimated T.C.V: 832,274			Bsmnt Garage:					
Building Style: 1.5 STORY		Ex		Ord			Min			Building Areas			Carport Area:					
Yr Built 2007		Remodeled 0		Lg			Ord			Stories			Roof:					
Condition: Average		Size of Closets		Small			No. of Elec. Outlets			Exterior			Depr. Cost					
Room List		Doors		Solid			H.C.			Foundation			Total:					
Basement		(5) Floors		Kitchen:			Other:			Size			Cost New					
1st Floor		Kitchen:		Other:			Other:			2,011			510,802					
2nd Floor		Other:		Other:			Other:			15			434,182					
Bedrooms		Other:		Other:			Other:			320			1,899					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets			7,025			5,971					
Wood/Shingle		Ex.		Ord.			Min			4,707			4,001					
Aluminum/Vinyl		Many		Ave.			Few			11,760			9,996					
Brick		Avg.		Solar Water Heat			No Plumbing			9,240			7,854					
Insulation		Large		Extra Toilet			Extra Sink			14,798			12,578					
(2) Windows		Small		Separate Shower			Ceramic Tile Floor			641			42,107					
Wood Sash		Basement: 2011 S.F.		Ceramic Tile Wains			Ceramic Tub Alcove			1			-3,205					
Metal Sash		Crawl: 0 S.F.		Vent Fan			Lump Sum Items:			1			703					
Vinyl Sash		Slab: 0 S.F.		Public Water			Public Sewer			1			1,968					
Double Hung		Height to Joists: 0.0		Water Well			1000 Gal Septic			1			1,968					
Horiz. Slide		(8) Basement		2000 Gal Septic			Public Water			1			1,673					
Casement		Conc. Block		Public Water			Public Sewer			1			1,673					
Double Glass		Poured Conc.		Public Water			Public Sewer			1			1,673					
Patio Doors		Stone		Public Water			Public Sewer			1			1,673					
Storms & Screens		Treated Wood		Public Water			Public Sewer			1			1,673					
(3) Roof		Concrete Floor		Public Water			Public Sewer			1			1,673					
Gable		(9) Basement Finish		Public Water			Public Sewer			1			1,673					
Hip		Recreation SF		Public Water			Public Sewer			1			1,673					
Flat		Living SF		Public Water			Public Sewer			1			1,673					
Asphalt Shingle		Walkout Doors (B)		Public Water			Public Sewer			1			1,673					
Chimney:		No Floor SF		Public Water			Public Sewer			1			1,673					
		Walkout Doors (A)		Public Water			Public Sewer			1			1,673					
		(10) Floor Support		Public Water			Public Sewer			1			1,673					
		Joists:		Public Water			Public Sewer			1			1,673					
		Unsupported Len:		Public Water			Public Sewer			1			1,673					
		Cntr.Sup:		Public Water			Public Sewer			1			1,673					

*** 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.
WALTERS PAUL E & MARCIA R	WALTERS PAUL E & MARCIA R	0	07/29/2019	QC	09-FAMILY	2019004576	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	WALTERS PAUL E & MARCIA R	123,000	10/26/2006	WD	03-ARM'S LENGTH	919:455	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
18 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	01/22/2008	PP08-0023	
	P.R.E. 100% 09/10/2008		Electrical	01/17/2008	PE08-0022	
Owner's Name/Address	MAP #: 31,36,39,40,52		Mechanical	01/10/2008	PM08-0021	
WALTERS PAUL E & MARCIA R TRUST PO BOX 200 GLEN ARBOR MI 49636	2024 Est TCV 926,077 TCV/TFA: 300.28		Res. Single Family	10/25/2007	PB07-0521	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
L919 P455/06 UNIT 42 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
			0.00 Total Acres Total Est. Land Value = 95,000							

Comments/Influences



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

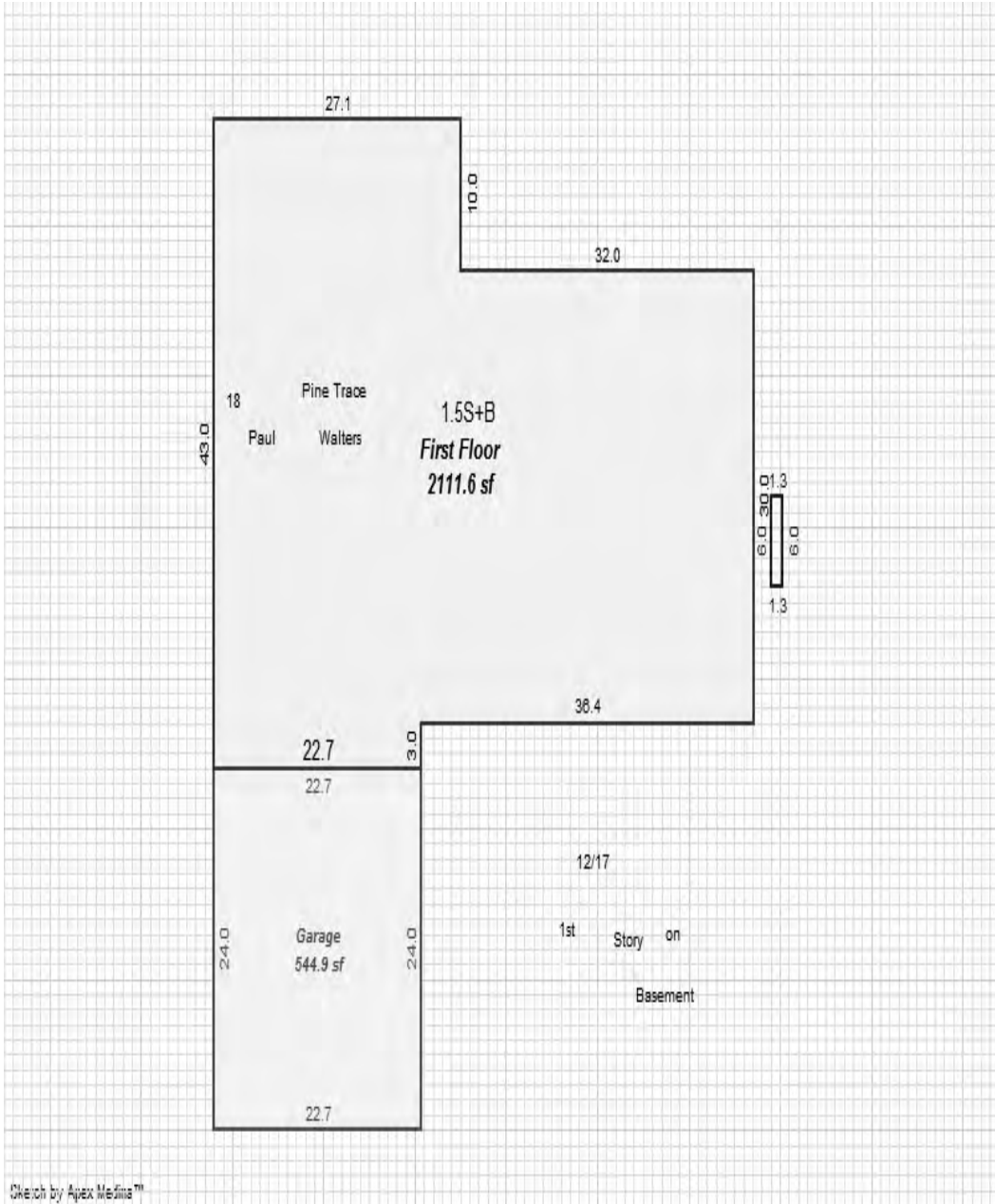
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	415,500	463,000			342,004C
2023	40,000	338,500	378,500			325,719C
2022	35,000	284,100	319,100			310,209C
2021	25,000	275,300	300,300			300,300S

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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	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 116 322 249	Type WGEP (1 Story) WPP WCP (1 Story)	Year Built: 2007 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: 554 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior			Class: BC Effec. Age: 15 Floor Area: 3,084 Total Base New : 634,934 Total Depr Cost: 519,423 Estimated T.C.V: 831,077
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 = 2053 SF Floor Area = 3084 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas			Cls BC Blt 2008						
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost						
A-Frame		Trim & Decoration		X			No. of Elec. Outlets Many Ave. Few			1.5 Story Siding Basement 2,053 8						
Wood Frame		Ex Ord Min		Size of Closets Lg Ord Small			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			0.5 Story Siding Overhang 8		Total: 473,111 402,143				
Building Style: 1.5 STORY		Doors Solid H.C.		(5) Floors			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Recreation Room 2061 57,914 28,957 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		Porches WGEP (1 Story) 116 13,517 11,489 Foundation: Basement 116 3,670 3,119 WPP 322 7,174 6,098 WCP (1 Story) 249 12,283 10,441		
Yr Built Remodeled 2008 0		Kitchen: Other: Other:		(6) Ceilings			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 554 37,993 32,294 Common Wall: 1 Wall 1 -3,205 -2,724 Door Opener 1 703 598			Total: 473,111 402,143						
Condition: Average		Lg Ord Small		(7) Excavation			Water/Sewer Public Water 1 1,968 1,673 Public Sewer 1 1,968 1,673			Total: 473,111 402,143						
Room List		Basement 1st Floor 2nd Floor Bedrooms		(8) Basement			Built-Ins Appliance Allow. 1 4,088 3,475			Total: 473,111 402,143						
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(9) Basement Finish			Lump Sum Items:			Total: 473,111 402,143						
Insulation		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Total: 473,111 402,143								
(2) Windows		Many Avg. Few Large Avg. Small			Basement: 2169 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Total: 473,111 402,143								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(11) Heating/Cooling			No./Qual. of Fixtures Ex. Ord. Min			Total: 473,111 402,143								
(3) Roof		2061 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(12) Electric 0 Amps Service			Total: 473,111 402,143								
Gable Hip Flat		Gambrel Mansard Shed			No./Qual. of Fixtures Ex. Ord. Min			Total: 473,111 402,143								
Asphalt Shingle		(13) Plumbing			No. of Elec. Outlets Many Ave. Few			Total: 473,111 402,143								
Chimney:		Chimney:			No. of Elec. Outlets Many Ave. Few			Total: 473,111 402,143								

*** 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.			
LUTHARDT FREDERICK W & NA	LUTHARDT FREDERICK W & NANC	0	01/27/2023	WD	09-FAMILY	2023000432	PROPERTY TRANSFER	0.0			
JENCA CHRISTOPHER & JANIC	LUTHARDT FREDERICK W & NA	610,000	11/17/2014	WD	03-ARM'S LENGTH	1210P873	PROPERTY TRANSFER	100.0			
WALTERS PAUL E	JENCA CHRISTOPHER	539,304	09/06/2012	WD	03-ARM'S LENGTH	1135P634	PROPERTY TRANSFER	100.0			
BELL BRADLEY S	WALTERS PAUL E	86,000	05/11/2011	WD	03-ARM'S LENGTH	1086-599	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
23 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/01/2021	PM21-0934	100% FINIS			
Owner's Name/Address		P.R.E. 100% 10/18/2017		Res. Add/Alter/Repair		10/25/2021	PB21-0515	100% FINIS			
LUTHARDT FREDERICK W & NANCY D TRUST PO BOX 643 GLEN ARBOR MI 49636		MAP #: 31,36,39,40,52		ADDITION/ALTERATION		09/23/2021	LU21-40	100% FINIS			
		2024 Est TCV 967,267 TCV/TFA: 351.99		Plumbing		09/10/2021	PP21-0281	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				4860 WOODS PINE TRACE UNIT 1 Units 95000.00000 100							95,00
				0.00 Total Acres Total Est. Land Value =							95,000
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 4in Ren. Conc.	10.56	756	0	0			
				Total Estimated Land Improvements True Cash Value =							0
Comments/Influences		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2024	47,500	436,100	483,600			351,408C
		TPC 02/27/2022 INSPECTED		2023	40,000	355,300	395,300				334,675C
		TPC 11/17/2021 INSPECTED		2022	35,000	295,400	330,400				315,596C
		TPC 11/15/2012 INSPECTED		2021	25,000	265,800	290,800				290,800S



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

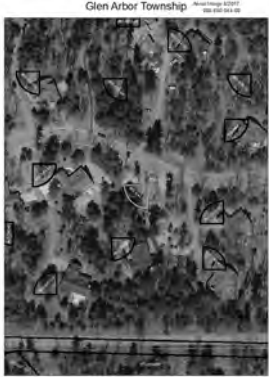
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 243 WCP (1 Story) 322 WPP 123 WGEF (1 Story)	Type		Year Built: 2012 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: 639 % 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: 10 Floor Area: 2,748 Total Base New : 605,740 Total Depr Cost: 545,167 Estimated T.C.V: 872,267			E.C.F. X 1.600		Bsmnt Garage:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets					Roof:		
Yr Built 2012	Remodeled 2022	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC Blt 2012			
Condition: Average		Lg	Ord	Small	Doors			0 Amps Service			Ground Area = 1978 SF Floor Area = 2748 SF.						
Room List		(5) Floors		(12) Electric			Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		0			No. of Elec. Outlets			Building Areas							
(1) Exterior		(6) Ceilings		(13) Plumbing			Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
	Wood/Shingle Aluminum/Vinyl Brick Insulation			1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Basement 1,978 1 Story Siding Overhang 276			Total: 460,727 414,654							
(2) Windows		(7) Excavation		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments							
Many Avg. Few	Large Avg. Small	Basement: 2101 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Recreation Room 1049 29,477 26,529 Basement, Outside Entrance, Below Grade 1 3,695 3,325			Plumbing							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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							
(3) Roof		1049 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches							
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story) 243 12,114 10,903 WPP 322 7,174 6,457 WGEF (1 Story) 123 14,054 12,649 Foundation: Basement 123 3,883 3,495						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 639 42,014 37,813 Common Wall: 1 Wall 1 -3,205 -2,884 Door Opener 1 703 633							

*** 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.	
BAUER ROGER N & JAN D	BAUER FAMILY TRUST	0	02/17/2018	QC	09-FAMILY	1322P174	PROPERTY TRANSFER	0.0	
BAUER ROGER N & JAN D	BAUER JAN D DECLARATION O	0	01/17/2007	QC	09-FAMILY	928:443	OTHER	0.0	
WOODSTONE PARTNERS LLC	BAUER ROGER N & JAN D	100,000	02/05/2005	WD	03-ARM'S LENGTH	841:856	OTHER	100.0	
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status
24 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		HOUSE		06/13/2005	2020/05		
Owner's Name/Address		P.R.E. 0%		MAP #: 31,36,39,40,52		2024 Est TCV 95,000			
BAUER FAMILY TRUST PO BOX 569 GLEN ARBOR MI 49636		Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE				
Tax Description		Public Improvements		* Factors *					
L841 P856/05 UNIT 44 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Dirt Road		Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		4860 WOODS PINE TRACE UNIT		1	Units	95000.00000 100	95,00
		Paved Road		0.00 Total Acres		Total Est. Land Value =		95,000	
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	47,500	0	47,500	28,471C
		TPC 04/25/2018	INSPECTED		2023	40,000	0	40,000	27,116C
		TPC 10/29/2015	INSPECTED		2022	35,000	0	35,000	25,825C
		PSC 12/27/2014	INSPECTED		2021	25,000	0	25,000	25,000S



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PADILLA ELLEN GAVAN	PADILLA DANIEL W & MARY J	0	01/14/2016	WD	09-FAMILY	1251P528	DEED	0.0		
PADILLA DANIEL W & MARY T	PADILLA ELLEN	500,000	03/07/2008	WD	03-ARM'S LENGTH	971/697	DEED	100.0		
WOODSTONE PARTNERS LLC	PADILLA DANIEL W & MARY T	105,000	03/28/2003	WD	03-ARM'S LENGTH	717:705	OTHER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
28 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		02/19/2015	PM15-0100			
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		02/11/2015	PB15-0024	100% FINIS		
PADILLA DANIEL W & MARY J 687 BALFOUR RD GROSSE POINTE MI 48230		MAP #: 31,36,39,40,52		HOUSE		11/05/2005	2089	100% FINIS		
		2024 Est TCV 876,722 TCV/TFA: 330.34		Mechanical		04/18/2005	PM05-0227			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
L717 P705/03 UNIT 45 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		4860 WOODS PINE TRACE UNIT 1 Units95000.00000 100						95,00
		Paved Road		0.00 Total Acres Total Est. Land Value =						95,000
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: Asphalt Paving	3.71	576	0	0		
		Sewer		D/W/P: 4in Ren. Conc.	10.56	400	0	0		
		Electric		Total Estimated Land Improvements True Cash Value =					0	
		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	47,500	390,900	438,400			344,965C
		Low		2023	40,000	347,900	387,900			328,539C
		High		2022	35,000	292,000	327,000			312,895C
		Landscaped		2021	25,000	277,900	302,900			302,900S
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
Who		When	What							
TPC 05/24/2023		INSPECTED								
TPC 10/28/2015		INSPECTED								
WAS 01/27/2008		INSPECTED								

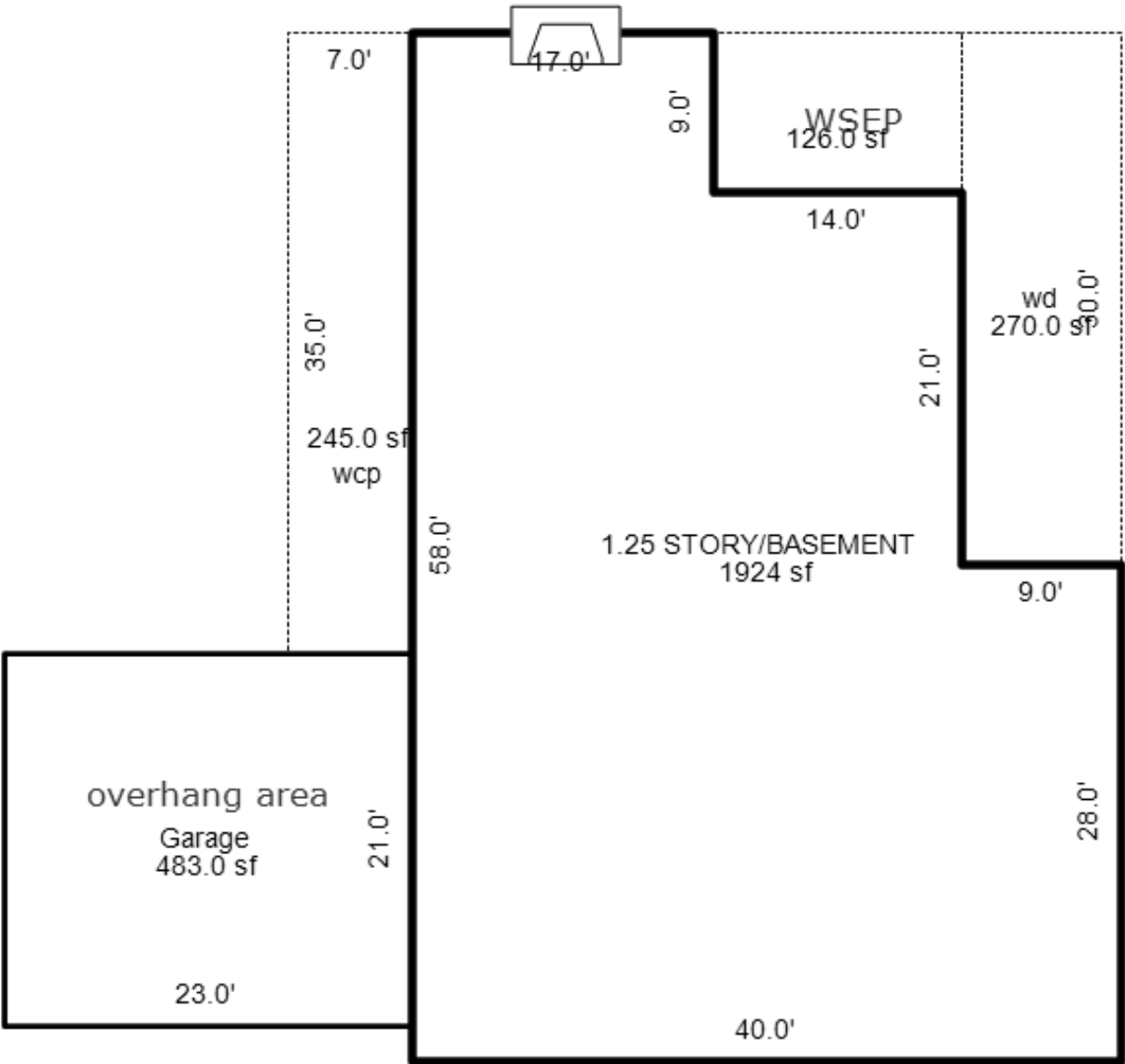


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 483 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G			Trim & Decoration			Class: BC Effec. Age: 20 Floor Area: 2,654 Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg		X	Ord	Small	No Heating/Cooling			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Hardwood Other:			(12) Electric			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		200		Amps Service			No./Qual. of Fixtures			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
	Ex.	X	Ord.		Min	No./Qual. of Fixtures			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1924 SF Floor Area = 2654 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
X	Insulation	X	Drywall	Many			X	Ave.	Few	Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(7) Excavation		(13) Plumbing			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. Few	X	Large Avg. Small	Basement: 2050 S.F. Crawl: 0 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			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement Finish			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
(3) Roof		1924		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	1			1			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			Total Base New : 610,721 Total Depr Cost: 488,576 Estimated T.C.V: 781,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		

*** 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.			
GUMINA JAMES C	CATRENACCI MICHELLE & ULH	777,000	04/14/2022	WD	03-ARM'S LENGTH	2022002444	PROPERTY TRANSFER	100.0			
LANESE LYNN A FKA GUMINA	GUMINA JAMES C	0	04/18/2016	QC	06-COURT JUDGEMENT	1285P485	OTHER	0.0			
GUMINA JAMES C & LYNN L		0	07/13/2009	OTH	33-TO BE DETERMINED	2009 1021/738	DEED	0.0			
WOODSTONE PARTNERS LLC	GUMINA JAMES C & LYNN L	114,900	05/19/2004	WD	03-ARM'S LENGTH	804:628	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
27 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/04/2009	PM09-0386				
		P.R.E. 0%		Plumbing		11/24/2009	PP09-0175				
Owner's Name/Address		MAP #: 31,36,39,40,52		Res. Single Family		07/22/2009	PB09-0171	100% FINIS			
CATRENACCI MICHELLE & ULH J TRUST 812 INDIAN RD GLENVIEW IL 60025		2024 Est TCV 797,018 TCV/TFA: 309.64		LAND USE		06/29/2009	LU09-2168	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L804 P628/04 UNIT 46 WOODSTONE		Gravel Road		4860 WOODS PINE TRACE UNIT 1 Units95000.00000 100							
CONDOMINIUM REC L599 P88/1ST AMEND L659		Paved Road		0.00 Total Acres Total Est. Land Value = 95,000							
P380-385/2ND AMEND L672 P959-988/3RD		Storm Sewer									
AMEND L768 P435-446/4TH AMEND L832		Sidewalk									
P487-493 SEC 27 T29N R14W L1339P695 10TH		Water									
AMEND 2023005547 11TH AMEND		Sewer									
Comments/Influences		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	47,500	351,000	398,500			342,300C
		TPC 03/07/2022 INSPECTED			2023	40,000	286,000	326,000			326,000S
		TPC 10/29/2015 INSPECTED			2022	35,000	236,500	271,500			249,589C
		TPC 12/18/2009 INSPECTED			2021	25,000	224,400	249,400			241,616C



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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 268 137 315	Type WCP (1 Story) WSEP (1 Story) WPP	Year Built: 2009 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: 475 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2010	Remodeled 0	Condition: Average	Room List 1 Basement 4 1st Floor 2 2nd Floor 4 Bedrooms	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small	X	(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 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1741 SF Floor Area = 2574 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,527 2 Story Siding Basement 214 1 Story Siding Overhang 237 Total: 395,183 347,760 Other Additions/Adjustments Recreation Room 214 6,013 5,291 Exterior Stone Veneer 193 9,256 8,145 Plumbing Average Fixture(s) 1 2,234 1,966 3 Fixture Bath 1 7,025 6,182 2 Fixture Bath 1 4,707 4,142 Porches WCP (1 Story) 268 12,770 11,238 WSEP (1 Story) 137 10,102 8,890 WPP 315 7,018 6,176 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 475 34,081 29,991 Common Wall: 1 Wall 1 -3,205 -2,820 Door Opener 1 703 619 Water/Sewer Public Water 1 1,968 1,732 Public Sewer 1 1,968 1,732	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																					0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	Class: BC Effec. Age: 12 Floor Area: 2,574 Total Base New : 498,592 Total Depr Cost: 438,761 Estimated T.C.V: 702,018	Cls BC Blt 2010
X	Wood Frame	(4) Interior																			
Building Style: 1.5 STORY																					
Yr Built 2010																					
Condition: Average																					
Room List																					
(1) Exterior																					
Wood/Shingle Aluminum/Vinyl Brick																					
Insulation																					
(2) Windows																					
Many Avg. Few																					
Large Avg. Small																					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																					
(3) Roof																					
X Gable Hip Flat																					
Gambrel Mansard Shed																					
X 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.
BAUER JAN D DECLARATION O	BAUER FAMILY TRUST	0	02/17/2018	QC	09-FAMILY	1322P175	PROPERTY TRANSFER	0.0
BAUER ROGER N & JAN D	BAUER JAN D DECLARATION O	0	10/10/2004	QC	09-FAMILY	827:680	OTHER	0.0
WOODSTONE PTNRS	BAUER	114,900	11/20/2002	WD	03-ARM'S LENGTH	686:923	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
25 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/20/2023	PM23-0341	100% FINIS
	P.R.E. 100% 04/09/2007		Mechanical	11/22/2016	PM16-0704	100% FINIS
Owner's Name/Address	MAP #: 31,36,39,40,52		Electrical	11/01/2016	PE16-0594	100% FINIS
BAUER FAMILY TRUST PO BOX 569 GLEN ARBOR MI 49636	2024 Est TCV 803,630 TCV/TFA: 279.43		Electrical	01/06/2014	PE14-0004	

Tax Description	Public Improvements	Land Value Estimates for Land Table H860.H860 WOODSTONE
L686 P922 L686 P923/02 L827 P650/04 UNIT 47 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 14 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas Curb Street Lights Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 4860 WOODS PINE TRACE UNIT 1 Units 95000.00000 100 95,00 0.00 Total Acres Total Est. Land Value = 95,000

Tax Description	Public Improvements	Land Improvement Cost Estimates
L686 P922 L686 P923/02 L827 P650/04 UNIT 47 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 14 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	<input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input checked="" type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain	Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 3.71 750 0 0 D/W/P: 4in Ren. Conc. 10.56 67 0 0 D/W/P: Flagstone/Sand 26.87 80 0 0 Total Estimated Land Improvements True Cash Value = 0



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	47,500	354,300	401,800			311,125C
X Rolling	2023	40,000	292,300	332,300			296,310C
X Low	2022	35,000	247,200	282,200			282,200S
X High	2021	25,000	252,100	277,100			277,100S

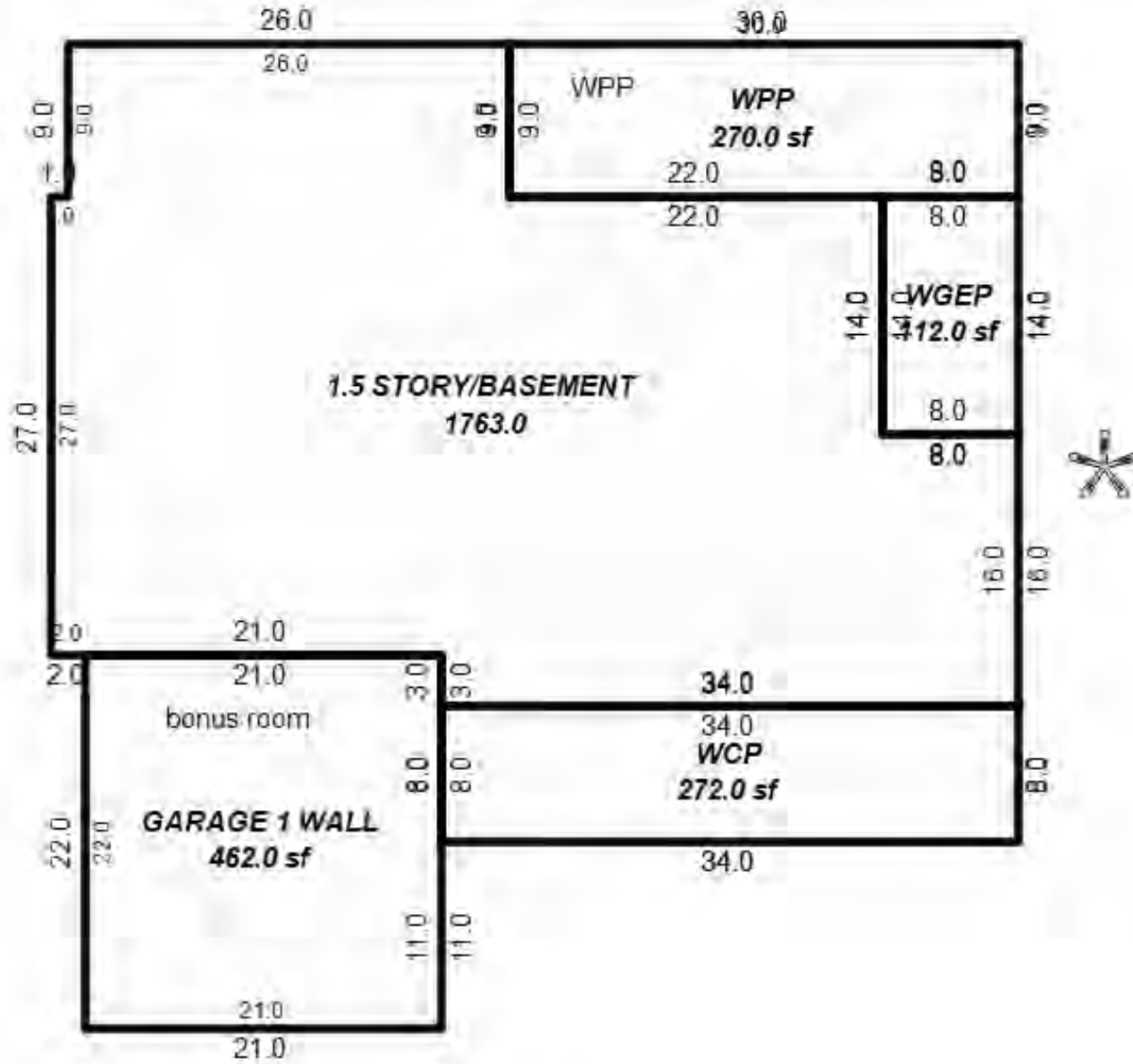
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/25/2023	INSPECTED	2023	40,000	292,300	332,300			296,310C
TPC	04/25/2018	INSPECTED	2022	35,000	247,200	282,200			282,200S
TPC	10/29/2015	INSPECTED	2021	25,000	252,100	277,100			277,100S

*** 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	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: 1.5 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: 462 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G						112 270 272	WGEP (1 Story) WPP WCP (1 Story)				
Building Style: 1.5 STORY		Trim & Decoration		X			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,876 Total Base New : 553,618 Total Depr Cost: 442,894 Estimated T.C.V: 708,630			E.C.F. X 1.600		Bsmnt Garage:		
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 553,618					Storage Area: 0		
Condition: Average		Size of Closets		Lg	X	Ord										No Conc. Floor: 0	
Room List		Doors	X	Solid		H.C.	Central Air Wood Furnace			Total Depr Cost: 442,894						Roof:	
7	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 2003				
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		200 Amps Service			Ground Area = 1763 SF Floor Area = 2876 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Insulation	X	Drywall				Ex.	X	Ord.		Min	1.5 Story	Siding	Basement	1,763		
(2) Windows		(7) Excavation		No. of Elec. Outlets			Plumbing			1.5 Story Siding Overhang			Total: 448,582		358,865		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1763 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			1 3,695		2,956		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 2,234		1,787		
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Porches			WGEP (1 Story) WPP WCP (1 Story)			112 13,197		10,558		
(3) Roof		(10) Floor Support		Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages			270 6,602		5,282		
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			462 33,426		26,741		
Chimney: Metal										Common Wall: 1 Wall			1 -3,205		-2,564		
										Door Opener			1 703		562		
										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							
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEEMES ALISON L TRUST	SANDERSON DONALD & STEPHA	50,000	11/11/2020	WD	03-ARM'S LENGTH	2020007797	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	WEEMES JEFFREY & ALISON L	113,900	08/31/2004	WD	03-ARM'S LENGTH	820:474	OTHER	100.0
WEEMES JEFFREY & ALISON L	WEEMES ALISON L TRUST	0	08/31/2004	QC	09-FAMILY	820:498	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
30 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/21/2022	PE22-0536	100% FINIS
	P.R.E. 0%		Mechanical	07/12/2022	PM22-0587	100% FINIS
Owner's Name/Address	MAP #: 31,36,39,40,52		Plumbing	07/08/2022	PP22-0221	100% FINIS
SANDERSON DONALD & STEPHANE 2755 BLACKBERRY LN NE GRAND RAPIDS MI 49525	2024 Est TCV 955,485 TCV/TFA: 345.44		Res. Single Family Dwellin	07/06/2022	PB21-0615	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
0.00 Total Acres			Total Est. Land Value =				95,000

Tax Description
L820 P474&498/04 UNIT 48 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences



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

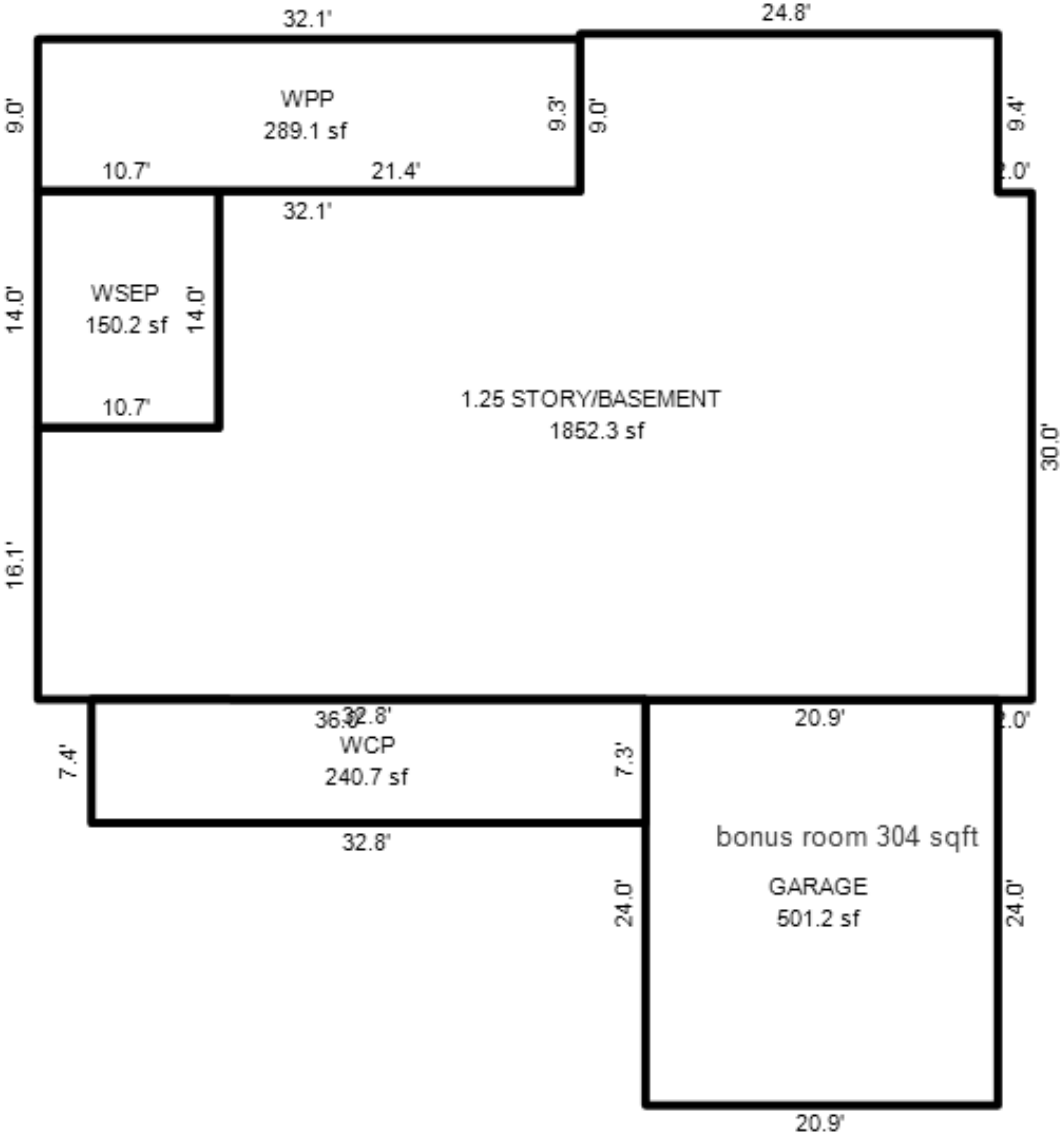
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	430,200	477,700			404,626C
2023	40,000	274,400	314,400			296,406C
2022	35,000	35,800	70,800			61,625C
2021	25,000	0	25,000			25,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 289 240	Type WPP WCP (1 Story)	Year Built: 2022 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 501 % 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: 2,766 Total Base New : 543,235 Total Depr Cost: 537,803 Estimated T.C.V: 860,485			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																																																																					
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 2022																																																																					
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets			No. of Elec. Outlets			Ground Area = 1852 SF Floor Area = 2766 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99																																																																									
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost																																																																									
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric			1.25 Story Siding Basement 1,852																																																																									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story Siding Overhang 147																																																																										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			1 Story Siding Overhang 304																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. Ord. Min			(13) Plumbing			Total: 455,073 450,523																																																																										
(2) Windows		(7) Excavation		Many Ave. Few			Average Fixture(s)			Other Additions/Adjustments																																																																										
Many Avg. Few	Large Avg. Small	Basement: 1852 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing																																																																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Average Fixture(s)																																																																										
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath																																																																										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Water/Sewer			Water/Sewer																																																																									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic			2000 Gal Septic			2000 Gal Septic																																																																							
<table border="1"> <thead> <tr> <th>Class</th> <th>Base Cost</th> <th>Common Wall</th> <th>Door Opener</th> <th>Built-Ins</th> <th>Fireplaces</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td>501</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>543,235</td> </tr> <tr> <td>Base Cost</td> <td>501</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>543,235</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td>-3,205</td> <td></td> <td></td> <td></td> <td>-3,173</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>703</td> <td></td> <td></td> <td>696</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td>4,088</td> <td></td> <td>4,047</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td></td> <td></td> <td>4,088</td> <td>4,047</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td>3,770</td> <td>3,732</td> </tr> <tr> <td>Prefab 1 Story</td> <td></td> <td></td> <td></td> <td></td> <td>3,770</td> <td>3,732</td> </tr> <tr> <td>Totals:</td> <td>543,235</td> <td></td> <td></td> <td></td> <td>537,803</td> <td>537,803</td> </tr> </tbody> </table>															Class	Base Cost	Common Wall	Door Opener	Built-Ins	Fireplaces	Totals	Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)	501	1	1	1	1	543,235	Base Cost	501	1	1	1	1	543,235	Common Wall: 1 Wall		-3,205				-3,173	Door Opener			703			696	Built-Ins				4,088		4,047	Appliance Allow.					4,088	4,047	Fireplaces					3,770	3,732	Prefab 1 Story					3,770	3,732	Totals:	543,235				537,803	537,803
Class	Base Cost	Common Wall	Door Opener	Built-Ins	Fireplaces	Totals																																																																														
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)	501	1	1	1	1	543,235																																																																														
Base Cost	501	1	1	1	1	543,235																																																																														
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS MARY W & JOHN P	WITLER WILLIAM R JR & RIT	87,900	07/22/2011	WD	03-ARM'S LENGTH	1091-604	PROPERTY TRANSFER	100.0
WILLIAMS MARY W & JOHN P	WILLIAMS MARY W & JOHN P	0	03/19/2008	QC	09-FAMILY	972/598	DEED	0.0
BLUE BAY BUILDERS LLC	WILLIAMS MARY W & JOHN P	133,000	11/08/2007	WD	03-ARM'S LENGTH	959/248	DEED	100.0
BLUE BAY BUILDERS LLC	WILLIAMS JOHN P & MARY W	133,000	11/07/2007	WD	03-ARM'S LENGTH	959:248	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
29 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/18/2013	PE13-0134	100% FINIS
	P.R.E. 100% 10/17/2013		Plumbing	02/11/2013	PP13-0019	100% FINIS
	MAP #: 31,36,39,40,52		Mechanical	01/18/2013	PM13-0038	100% FINIS
	2024 Est TCV 912,059 TCV/TFA: 382.74		Res. Single Family	11/20/2012	PB12-0347	100% FINIS

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table H860.H860 WOODSTONE																															
WITLER WILLIAM R JR & RITA M PO BOX 95 GLEN ARBOR MI 49636	31,36,39,40,52																																
		<table border="1"> <thead> <tr> <th colspan="2">X Improved</th> <th>Vacant</th> <th colspan="4">* Factors *</th> </tr> <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>4860 WOODS PINE TRACE UNIT</td> <td>1</td> <td>Units</td> <td>95000.00000</td> <td>100</td> <td></td> <td></td> <td>95,00</td> </tr> <tr> <td colspan="6">0.00 Total Acres</td> <td>Total Est. Land Value =</td> <td>95,000</td> </tr> </tbody> </table>	X Improved		Vacant	* Factors *				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00	0.00 Total Acres						Total Est. Land Value =	95,000
X Improved		Vacant	* Factors *																														
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																										
4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00																										
0.00 Total Acres						Total Est. Land Value =	95,000																										

Tax Description	Public Improvements	Topography of Site
L905 P894/06 L929 P599/07 UNIT 49 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain



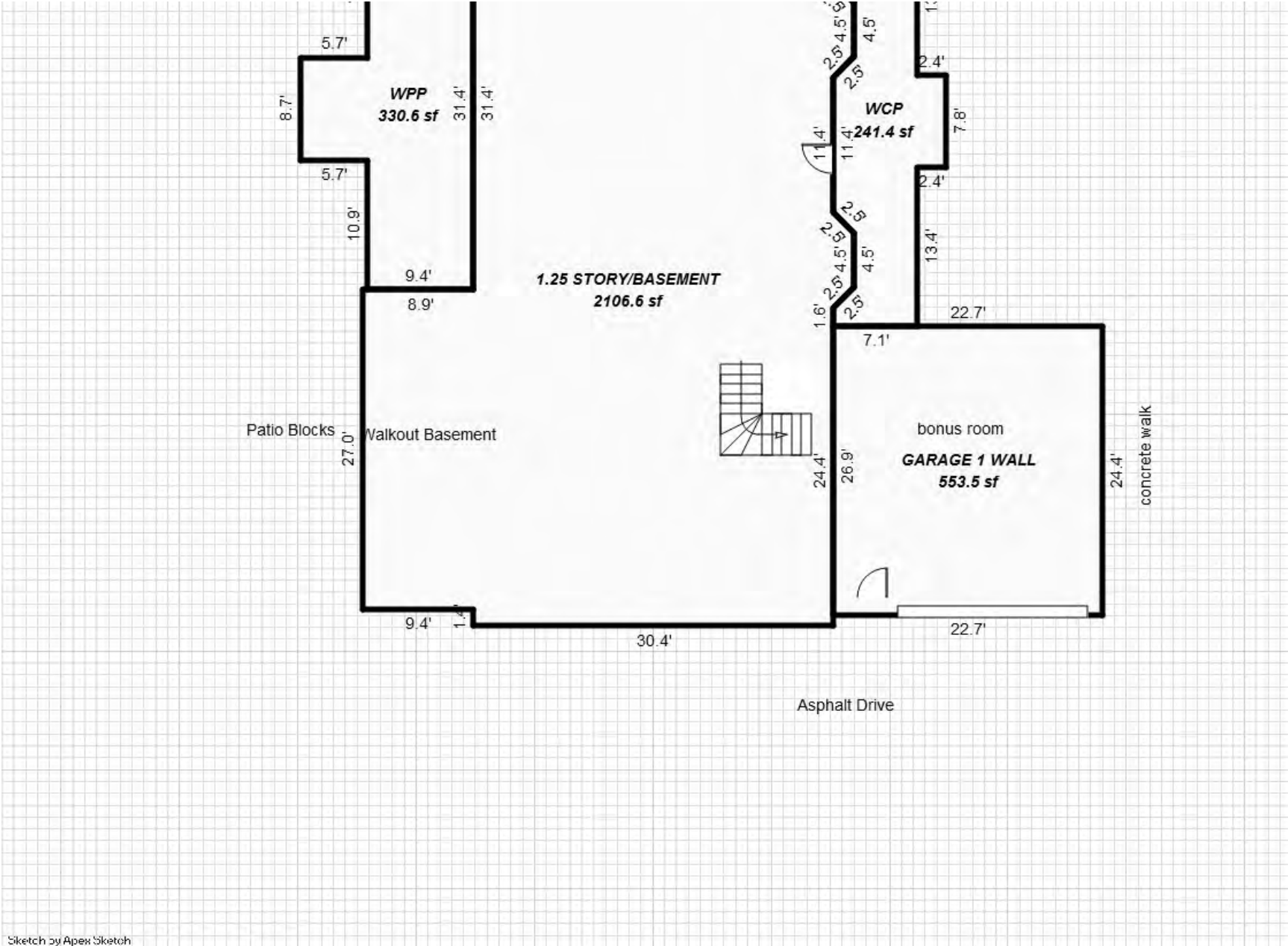
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	408,500	456,000			310,890C
2023	40,000	332,800	372,800			296,086C
2022	35,000	282,400	317,400			281,987C
2021	25,000	267,800	292,800			272,979C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story		Area	Type	Year Built: 2013		
	Mobile Home			Wood	Coal	Steam				Interior 2 Story				Car Capacity:		
	Town Home			0	0	0				2nd/Same Stack		Class: BC				
	Duplex	(4) Interior			Forced Air w/o Ducts					Two Sided		Exterior: Siding				
	A-Frame	Drywall	Plaster	Forced Air w/ Ducts						Exterior 1 Story		Brick Ven.: 0				
	Wood Frame	Paneled	Wood T&G	Forced Hot Water						Exterior 2 Story		Stone Ven.: 0				
	Building Style: 1.25 STORY	Trim & Decoration			Electric Baseboard					Prefab 1 Story		Common Wall: 1 Wall				
	Yr Built 2013	Remodeled 0	Ex	Ord	Min	Elec. Ceil. Radiant				Prefab 2 Story		Foundation: 18 Inch				
	Condition: Average	Size of Closets			Electric Wall Heat					Heat Circulator		Finished?: Yes				
	Room List	Doors	Solid	H.C.	Space Heater					Raised Hearth		Auto. Doors: 1				
Basement	(5) Floors			Wall/Floor Furnace			Wood Stove		Mech. Doors: 0							
1st Floor	Kitchen:			Forced Heat & Cool			Direct-Vented Ga		Area: 553							
2nd Floor	Other:			Heat Pump			Class: BC		% Good: 0							
3 Bedrooms	Other:			No Heating/Cooling			Effec. Age: 10		Storage Area: 0							
(1) Exterior	No./Qual. of Fixtures			Central Air			Floor Area: 2,383		Total Base New : 567,402							
Wood/Shingle	Ex.			Wood Furnace			Total Depr Cost: 510,662		Estimated T.C.V: 817,059							
Aluminum/Vinyl	Ord.			(12) Electric			E.C.F.		X 1.600							
Brick	Min			0 Amps Service			Cls BC		Blt 2013							
Insulation	No. of Elec. Outlets			(13) Plumbing			Building Areas		Cost New							
(2) Windows	Many			Average Fixture(s)			Stories		Depr. Cost							
Many	Ave.			1			Exterior		Total:							
Avg.	Few			3			Siding		430,471							
Large	Basement: 2106 S.F.			3 Fixture Bath			Foundation		387,424							
Avg.	Crawl: 0 S.F.			2 Fixture Bath			Basement		2,106							
Small	Slab: 0 S.F.			Softener, Auto			Overhang		277							
Wood Sash	Height to Joists: 0.0			Softener, Manual			Other Additions/Adjustments		1606							
Metal Sash	(8) Basement			Solar Water Heat			Recreation Room		45,129							
Vinyl Sash	Conc. Block			No Plumbing			Basement, Outside Entrance, Below Grade		11,086							
Double Hung	Poured Conc.			Extra Toilet			Plumbing		2,234							
Horiz. Slide	Stone			Extra Sink			Average Fixture(s)		2,011							
Casement	Treated Wood			Separate Shower			3 Fixture Bath		14,051							
Double Glass	Concrete Floor			Ceramic Tile Floor			Porches		6,614							
Patio Doors	(9) Basement Finish			Ceramic Tile Wains			WPP		7,349							
Storms & Screens	1606			Ceramic Tub Alcove			WCP (1 Story)		12,057							
(3) Roof	Recreation SF			Vent Fan			Garages		10,851							
Gable	Living SF			(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 18 Inch (Finished)		553							
Hip	Walkout Doors (B)			1 Public Water			Base Cost		35,254							
Flat	No Floor SF			1 Public Sewer			Common Wall: 1 Wall		-2,726							
Asphalt Shingle	Walkout Doors (A)			Water Well			Door Opener		703							
Chimney:	(10) Floor Support			1000 Gal Septic			Water/Sewer		1,968							
	Joists:			2000 Gal Septic			Public Water		1,968							
	Unsupported Len:			Lump Sum Items:			Public Sewer		1,771							
	Cntr.Sup:						Built-Ins		3,679							
							Appliance Allow.		4,088							
							Fireplaces		3,770							
							Prefab 1 Story		3,393							
							<<<< 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.			
GORDON BARBARA A TRUST	GORDON BARBARA A FAMILY T	0	10/19/2020	WD	09-FAMILY	2020007746	PROPERTY TRANSFER	0.0			
GORDON HARVEY C & BARBARA	GORDON HARVEY C & BARBARA	0	05/16/2003	QC	09-FAMILY	780P69	DEED	0.0			
GORDON 1031 LLC	GORDON HARVEY C & BARBARA	0	03/26/2003	QC	09-FAMILY	717P821	OTHER	100.0			
WOODSTONE PTNRS	GORDON 1031 LLC	115,000	10/09/2002	WD	03-ARM'S LENGTH	684:185	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
34 PINE TRACE		School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING		07/14/2003	PP03-0257				
		P.R.E. 100% 12/13/2004		MECHANICAL		07/14/2003	PM03-0470				
Owner's Name/Address		MAP #: 31,36,39,40,52		ELECTRICAL		04/14/2003	PE03-0151				
GORDON HARVEY C TRUST & GORDON BARBARA A FAMILY TRUST PO BOX 361 GLEN ARBOR MI 49636		2024 Est TCV 822,064 TCV/TFA: 268.04		PLUMBING		03/17/2003	PP03-0072				
		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L673 P244/02 L684 P185/02 L717 P821/03		Gravel Road		4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100			95,00
L780 P69/03 UNIT 50 WOODSTONE CONDOMINIUM		Paved Road		0.00 Total Acres Total Est. Land Value = 95,000							
REC L599 P88/1ST AMEND L659 P380-385/2ND		Storm Sewer									
AMEND L672 P959-988/3RD AMEND L768		Sidewalk									
P435-446/4TH AMEND L832 P487-493 UND 1/2		Water									
INTEREST - HARVEY C GORDON TRUST UND 1/2		Sewer									
INTEREST - BARBARA A GORDON TRUST SEC 27		Electric									
T29N R14W L1339P695 10TH AMEND		Gas									
2023005547 11TH AMEND		Curb									
Comments/Influences		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	47,500	363,500	411,000		312,558C		
TPC 10/15/2015 INSPECTED				2023	40,000	296,200	336,200		297,675C		
WAS 07/15/2007 INSPECTED				2022	35,000	248,500	283,500		283,500S		
				2021	25,000	256,700	281,700		281,700S		

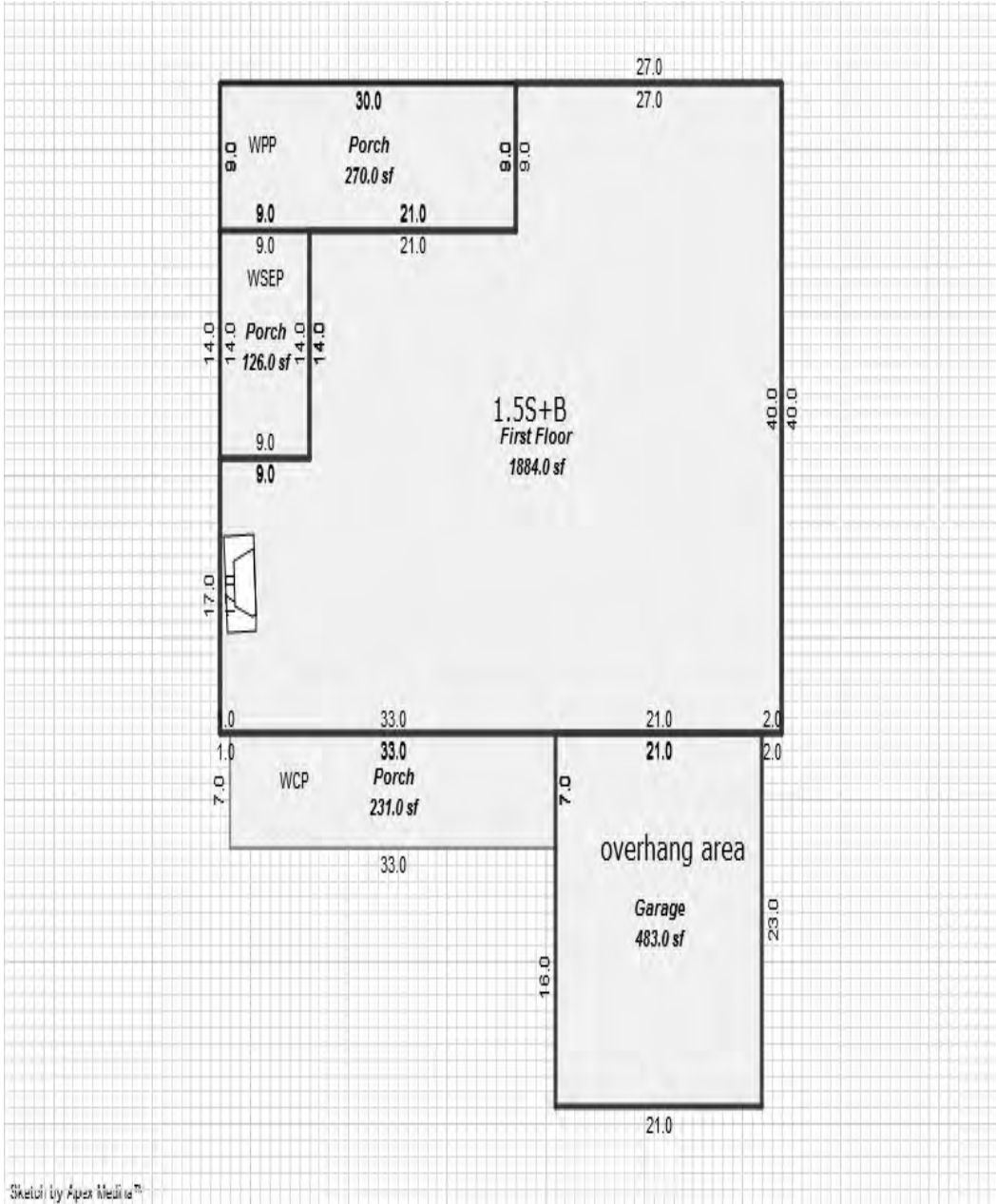


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family 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: 483 % 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					126 WSEP (1 Story) 231 WCP (1 Story) 270 WPP						
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 3,067 Total Base New : 568,018 Total Depr Cost: 454,415 Estimated T.C.V: 727,064			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2003	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1884 SF Floor Area = 3067 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 2003			
Condition: Average		Size of Closets Lg X Ord Small		200 Amps Service			Building Areas			Total: 475,156		Depr. Cost 380,126				
Room List		Doors Solid X H.C.		(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost									
1 Basement 5 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Hardwood Other: Hardwood Other: Carpeted		(13) Plumbing			1.5 Story Siding Basement 1,884 1 Story Siding Overhang 241									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,787 3 Fixture Bath 2 14,051 11,241									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets Many X Ave. Few			Porches WSEP (1 Story) 126 9,476 7,581 WCP (1 Story) 231 11,760 9,408 WPP 270 6,602 5,282									
X	Insulation	(7) Excavation Basement: 1884 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 483 34,481 27,585 Common Wall: 1 Wall 1 -3,205 -2,564 Door Opener 1 703 562									
(2) Windows		Many Avg. X Large Avg. Small		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Water 1 1,968 1,574 Public Sewer 1 1,968 1,574									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:			Built-Ins Appliance Allow. 1 4,088 3,270 Fireplaces Interior 2 Story 1 8,735 6,988									
(3) Roof		(9) Basement Finish					Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
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: WOOD I BEAM Unsupported Len: Cntr.Sup:														

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



Sketched by Apex Measure™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GORDON HARVEY& GORDON FAM	STUMPF FAMILY TRUST	88,000	04/23/2021	WD	03-ARM'S LENGTH	2021003435	PROPERTY TRANSFER	100.0
GORDON BARBARA A TRUST	GORDON BARBARA A FAMILY T	0	10/19/2020	WD	09-FAMILY	2020007746	PROPERTY TRANSFER	0.0
FABRIZIO RUSSELL & SUSAN	GORDON HARVEY C TRUST &	117,500	04/18/2006	WD	03-ARM'S LENGTH	897:806	OTHER	100.0
WOODSTONE PTNRS	FABRIZIO	115,000	10/31/2002	WD	03-ARM'S LENGTH	680:33	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
33 PINE TRACE	School: GLEN LAKE COMMUNITY SCH DIST		Res. Single Family Dwellin	02/12/2024	PB23-0493	
	P.R.E. 0%		Mechanical	01/17/2024	PM24-0050	
Owner's Name/Address	MAP #: 31,36,39,40,52		Electrical	10/12/2023	PE23-0746	100% FINIS
STUMPF FAMILY TRUST 407 S ARLINGTON AVE ELMHURST IL 60126	2024 Est TCV 201,083 TCV/TFA: 81.25		Plumbing	09/27/2023	PP23-0310	0%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
L680 P32 L680 P33/02 L897 P806/06 UNIT 51 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		* Factors *					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
			4860 WOODS PINE TRACE UNIT	1	Units	95000.00000	100	95,00
			0.00 Total Acres			Total Est. Land Value =		95,000

Public Improvements

X Dirt Road

X Gravel Road

X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

X Curb

X Street Lights

X Standard Utilities

X Underground Utils.

Comments/Influences



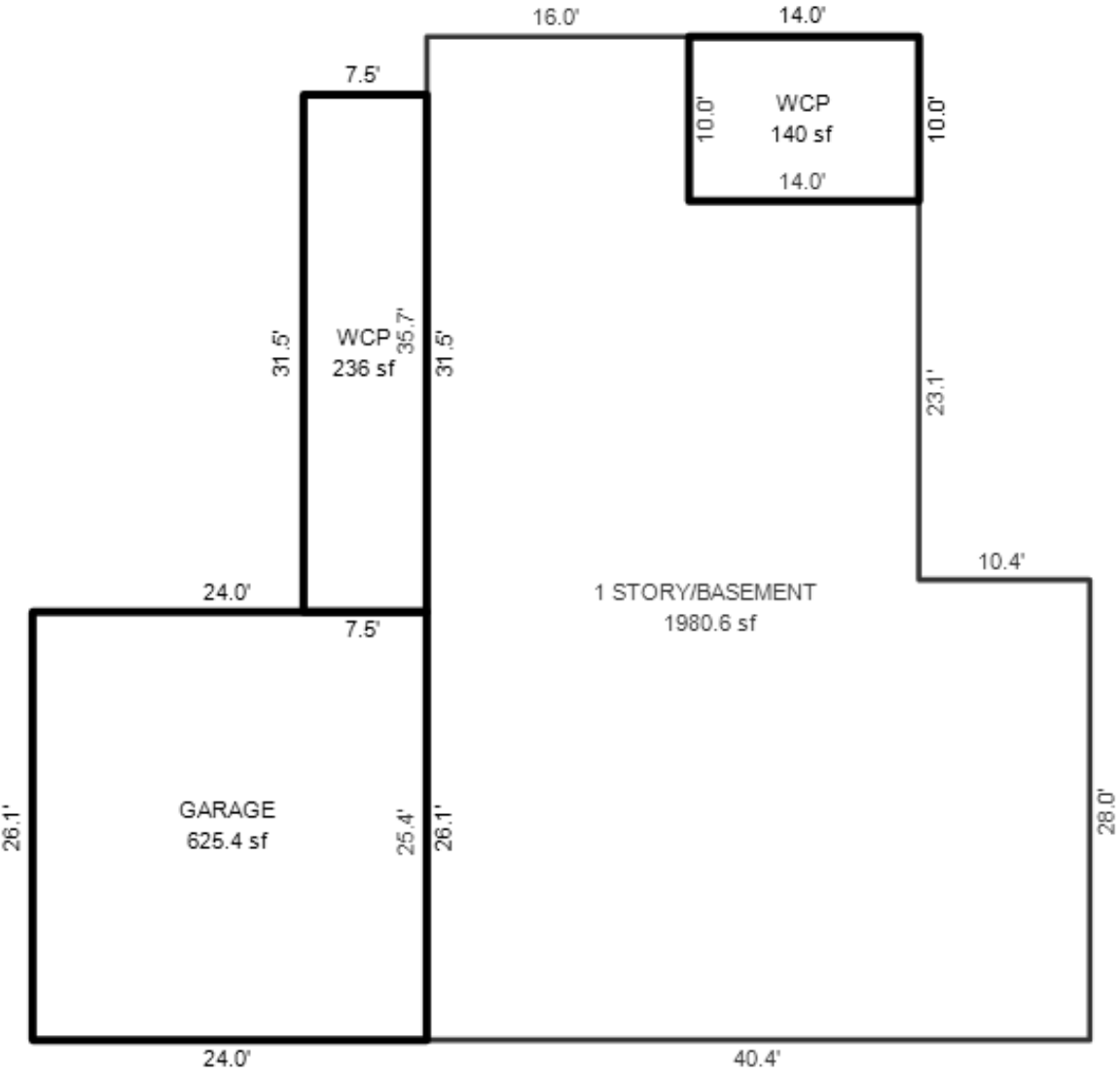
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	47,500	53,000	100,500			91,587C
X Rolling	2023	40,000	0	40,000			36,750C
X Low	2022	35,000	0	35,000			35,000S
X High	2021	25,000	0	25,000			25,000S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who When What	2024	47,500	53,000	100,500			91,587C
TPC 12/20/2023 INSPECTED	2023	40,000	0	40,000			36,750C
TPC 11/14/2023 INSPECTED	2022	35,000	0	35,000			35,000S
TPC 02/16/2021 INSPECTED	2021	25,000	0	25,000			25,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 140 236	Type WCP (1 Story) WCP (1 Story)	Year Built: 2024 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 625 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: BC Effec. Age: 1 Floor Area: 2,475 Total Base New : 446,477 Total Depr Cost: 442,014 Estimated T.C.V: 707,222			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace										
Yr Built 2024		Remodeled 0		Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC Blt 2024				
Condition: Average Part. Construct.: 15%		Size of Closets		Lg	Ord	Small	Ex. Ord. Min			Ground Area = 1980 SF Floor Area = 2475 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99							
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many Ave. Few			1.25 Story Siding Basement 1,980							
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(13) Plumbing			Total: 401,611 397,596							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		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			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches Solar Water Heat WCP (1 Story) WCP (1 Story)			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 625 34,938 Common Wall: 1 Wall 1 -3,205			Totals: 446,477 442,014				
(2) Windows		(7) Excavation		Basement: 1980 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes: ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.600 => TCY: 707,222 15% Completed => Est. True Cash Value 2024 =							
	Many Avg. Few Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support			Lump Sum Items:										
(3) Roof		Joists: Unsupported Len: Cntr.Sup:															
X	Gable Hip Flat	Gambrel Mansard Shed															
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.
WATSON DOUGLAS M & JACQUE	DEEGAN MICHAEL J & ELIZAB	108,000	07/27/2012	WD	03-ARM'S LENGTH	1131P63	PROPERTY TRANSFER	100.0
SPAETH JAMES M & PAMELA M	WATSON DOUGLAS M & JACQUE	130,000	09/10/2007	WD	03-ARM'S LENGTH	953:461	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	SPAETH JAMES M & PAMELA M	131,500	09/25/2006	WD	03-ARM'S LENGTH	916:16	OTHER	100.0

Property Address: 17 DEER PARK
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31,36,39,40,52

Owner's Name/Address: DEEGAN MICHAEL J & ELIZABETH F
 4 GLENMEADOW COURT
 DALLAS TX 75225
 2024 Est TCV 95,000

Improved X Vacant Land Value Estimates for Land Table H860.H860 WOODSTONE

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

Tax Description: L916 P16/06 UNIT 52 WOODSTONE CONDOMINIUM
 REC L599 P88/1ST AMEND L659 P380-385/2ND
 AMEND L672 P959-988/3RD AMEND L768
 P435-446/4TH AMEND L832 P487-493 SEC 27
 T29N R14W L1339P695 10TH AMEND
 2023005547 11TH AMEND

Comments/Influences: 2013 HOMER \$123,000



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S
2021	35,000	0	35,000			35,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HENNESSEY JOHN & CHRISTIN	CANTOR GLENN & MICHELLE	800,000	08/10/2022	WD	03-ARM'S LENGTH	2022004594	REALTOR	100.0		
FONTE KATHRYN TRUST	HENNESSEY JOHN & CHRISTIN	100,000	10/08/2015	WD	03-ARM'S LENGTH	1242P302	PROPERTY TRANSFER	100.0		
RALLS WILLIAM R & ROSEMAR	FONTE KATHRYN TRUST	95,000	10/24/2013	WD	03-ARM'S LENGTH	1182P492	PROPERTY TRANSFER	100.0		
WOODSTONE PARTNERS LLC	RALLS WILLIAM R & ROSEMAR	129,900	08/26/2005	WD	03-ARM'S LENGTH	870:654	OTHER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
18 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/09/2017	PM17-0467	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Mechanical		05/09/2017	PM17-0295	100% FINIS		
CANTOR GLENN & MICHELLE 26225 PEMBROKE HUNTINGTON WOODS MI 48070		MAP #: 31,36,39,40,52		Plumbing		05/02/2017	PP17-0112			
		2024 Est TCV 1,040,494 TCV/TFA: 300.03		Electrical		11/29/2016	PE16-0652			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
L870 P654/05 UNIT 53 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		4860 WOODS DEER PARK UNIT 1 Units95000.00000 100						95,00
		Paved Road		0.00 Total Acres Total Est. Land Value =						95,000
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	47,500	472,700	520,200		435,015C
		TPC 08/10/2022 INSPECTED			2023	25,000	389,300	414,300		414,300S
		TPC 02/13/2018 INSPECTED			2022	35,000	360,700	395,700		379,599C
		TPC 11/13/2017 INSPECTED			2021	35,000	338,300	373,300		367,473C

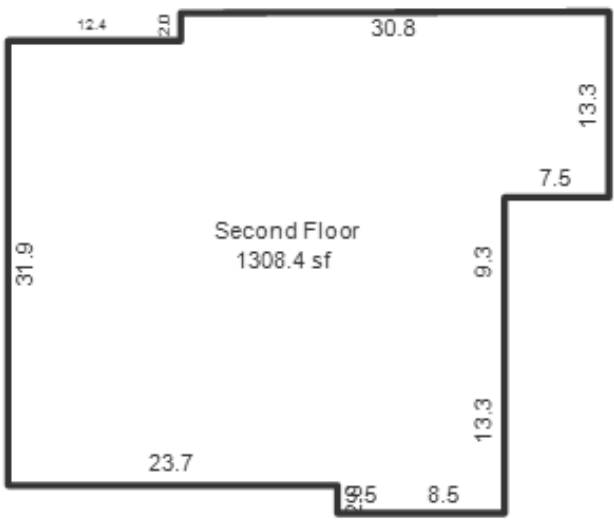
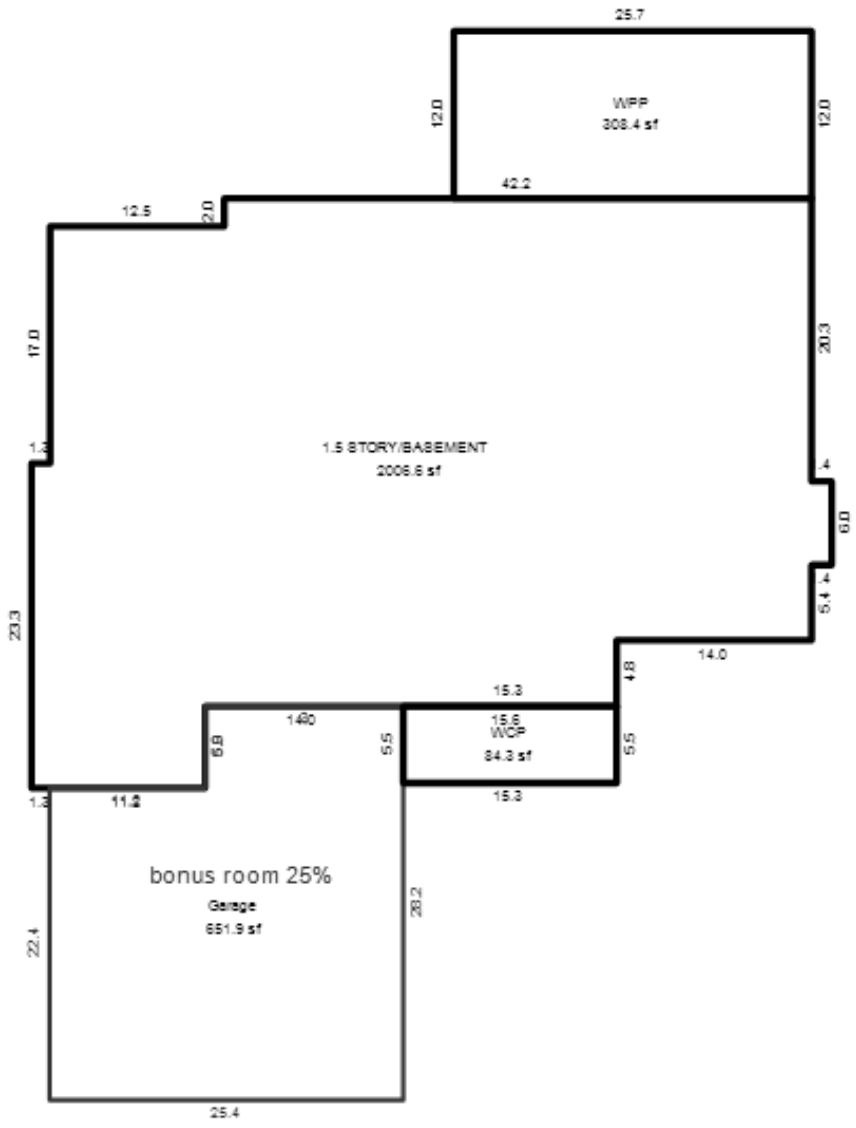


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 308 84	Type WPP WCP (1 Story)	Year Built: 2017 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 651 % 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: 7 Floor Area: 3,468 Total Base New : 635,413 Total Depr Cost: 590,934 Estimated T.C.V: 945,494		E.C.F. X 1.600		Bsmnt Garage:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC		Blt 2017		
Yr Built 2017	Remodeled 0	Ex	Ord	Min	X (12) Electric			Ground Area = 2006 SF Floor Area = 3468 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93								
Condition: Average		Size of Closets		0 Amps Service			Building Areas			Total: 512,725		476,834				
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:			Many Ave. Few			1.5 Story Siding Basement 2,006 1 Story Siding Overhang 459							
(1) Exterior		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Total: 512,725		476,834				
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(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			Plumbing			Recreation Room 1375 38,638 35,933						
(2) Windows		(8) Basement		(14) Water/Sewer			Plumbing			Average Fixture(s) 1 2,234 2,078 3 Fixture Bath 2 14,051 13,067 2 Fixture Bath 1 4,707 4,378						
Many Avg. Few	Large Avg. Small	Basement: 2006 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches			Solar Water Heat 1 2,234 2,078 3 Fixture Bath 2 14,051 13,067 2 Fixture Bath 1 4,707 4,378						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			Garages			WPP 308 6,865 6,384 WCP (1 Story) 84 5,721 5,321						
(3) Roof		1375 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 651 42,588 39,607 Common Wall: 2 Wall 1 -6,403 -5,955 Door Opener 1 703 654						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Water/Sewer			Public Sewer 1 1,968 1,830 Water Well, 50 Feet 1 3,004 2,794					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins			Appliance Allow. 1 4,088 3,802						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			Direct-Vented Gas 1 4,523 4,206						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SCHWARTZ THOMAS JOSEPH &	DEER PARK #19 LLC	0	09/29/2015	QC	09-FAMILY	1242P306	PROPERTY TRANSFER	100.0		
SCHWARTZ IVY	SCHWARTZ THOMAS JOSEPH &	0	12/04/2014	QC	09-FAMILY	1220P197	OTHER	0.0		
SCHWARTZ IVY & BOICOURT E	SCHWARTZ IVY	0	10/10/2013	AFF	07-DEATH CERTIFICATE	1184P380	DEED	0.0		
BOICOURT EVA	BOICOURT EVA M & SCHWARTZ	0	12/22/2005	QC	09-FAMILY	1183P254 QC	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
19 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/27/2005	PM05-0642			
Owner's Name/Address		P.R.E. 0%		Mechanical		09/12/2005	PM05-0588			
DEER PARK #19 LLC 56601 ST JAMES DR SHELBY TOWNSHIP MI 48316		MAP #: 31,36,39,40,52		Plumbing		07/08/2005	PP05-0244			
		2024 Est TCV 676,651 TCV/TFA: 275.06		Electrical		06/23/2005	PE05-0322			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
L855 P289/05 L873 P468/05 UNIT 54 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R1W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100		95,00
		Paved Road		0.00 Total Acres Total Est. Land Value = 95,000						
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		X Electric								
		X Gas								
		Curb								
		Street Lights								
		X 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	47,500	290,800	338,300		257,764C
		TPC 10/15/2015 INSPECTED			2023	25,000	236,900	261,900		245,490C
		WAS 07/15/2007 INSPECTED			2022	35,000	198,800	233,800		233,800S
					2021	35,000	197,900	232,900		231,800C

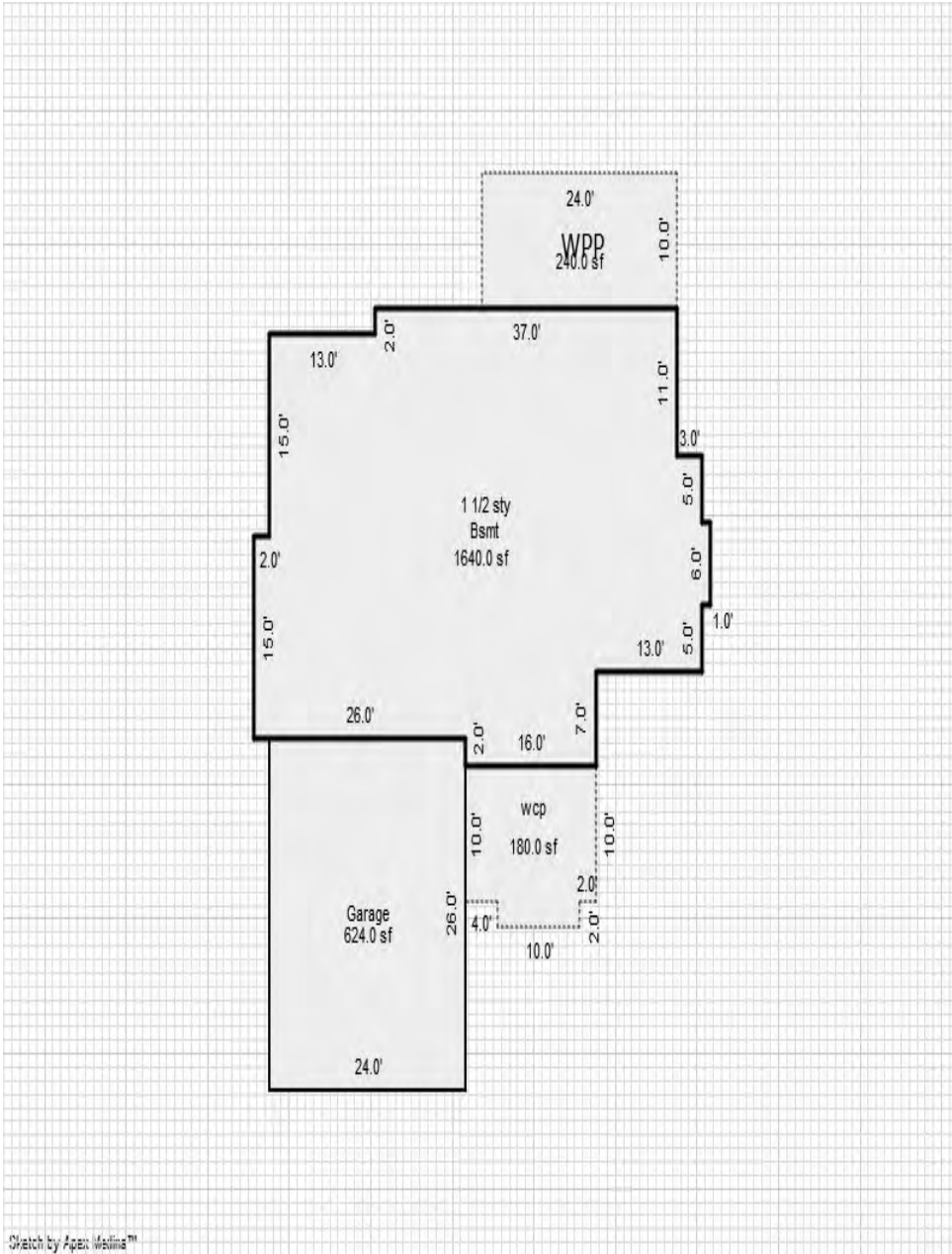


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 180 240	Type WCP (1 Story) WPP	Year Built: 2005 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			Class: BC Effec. Age: 17 Floor Area: 2,460 Total Base New : 437,992 Total Depr Cost: 363,532 Estimated T.C.V: 581,651			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5 STORY		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 1.5 STORY			
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool			Cls BC Blt 2005			
Condition: Average		Size of Closets			Lg	X	Ord		Small	No. of Elec. Outlets			Ground Area = 1640 SF Floor Area = 2460 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Crawl Space 1,640 Total: 352,129 292,266			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			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			Plumbing			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(7) Excavation			Basement: 0 S.F. Crawl: 1640 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Porches			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener			41,278 34,261 -3,205 -2,660 703 583		
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Water Public Sewer			Built-Ins			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:			Appliance Allow. Fireplaces			Interior 2 Story				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			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.
SANDER BARBARA A REVOCABL	CATCH-M22 LLC	530,000	09/17/2019	WD	03-ARM'S LENGTH	2019005119	PROPERTY TRANSFER	100.0
KLINGAMAN JOHN T	SANDER BARBARA A REVOCABL	546,838	05/24/2006	WD	03-ARM'S LENGTH	903:629	OTHER	100.0
WOODSTONE PARTNERS LLC	KLINGAMAN JOHN T	124,900	08/16/2005	WD	03-ARM'S LENGTH	866:795	OTHER	100.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status		
22 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/04/2017	PM17-0010				
Owner's Name/Address		P.R.E. 0%		Electrical		01/25/2013	PE13-0024				
CATCH-M22 LLC 625 APPLE HILL LN ROCHESTER HILLS MI 48306		MAP #: 31,36,39,40,52		Res. Add/Alter/Repair		11/17/2006	PB06-0691	100% FINIS			
		2024 Est TCV 843,187 TCV/TFA: 319.03		Plumbing		11/17/2006	PP06-0374				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
L866 P795/05 L903 P629/06 UNIT 55 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *							
3 BED ROOMS 3 BATHS		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Electric	<Site Value G> 0					0 100		0
		X	Gas	4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100			95,00
		X	Curb	0.00 Total Acres Total Est. Land Value = 95,000							
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	47,500	374,100	421,600			315,844C
		TPC 10/15/2015	INSPECTED		2023	25,000	304,800	329,800			300,804C
		WAS 07/15/2007	INSPECTED		2022	35,000	257,600	292,600			286,480C
					2021	35,000	245,000	280,000			277,329C

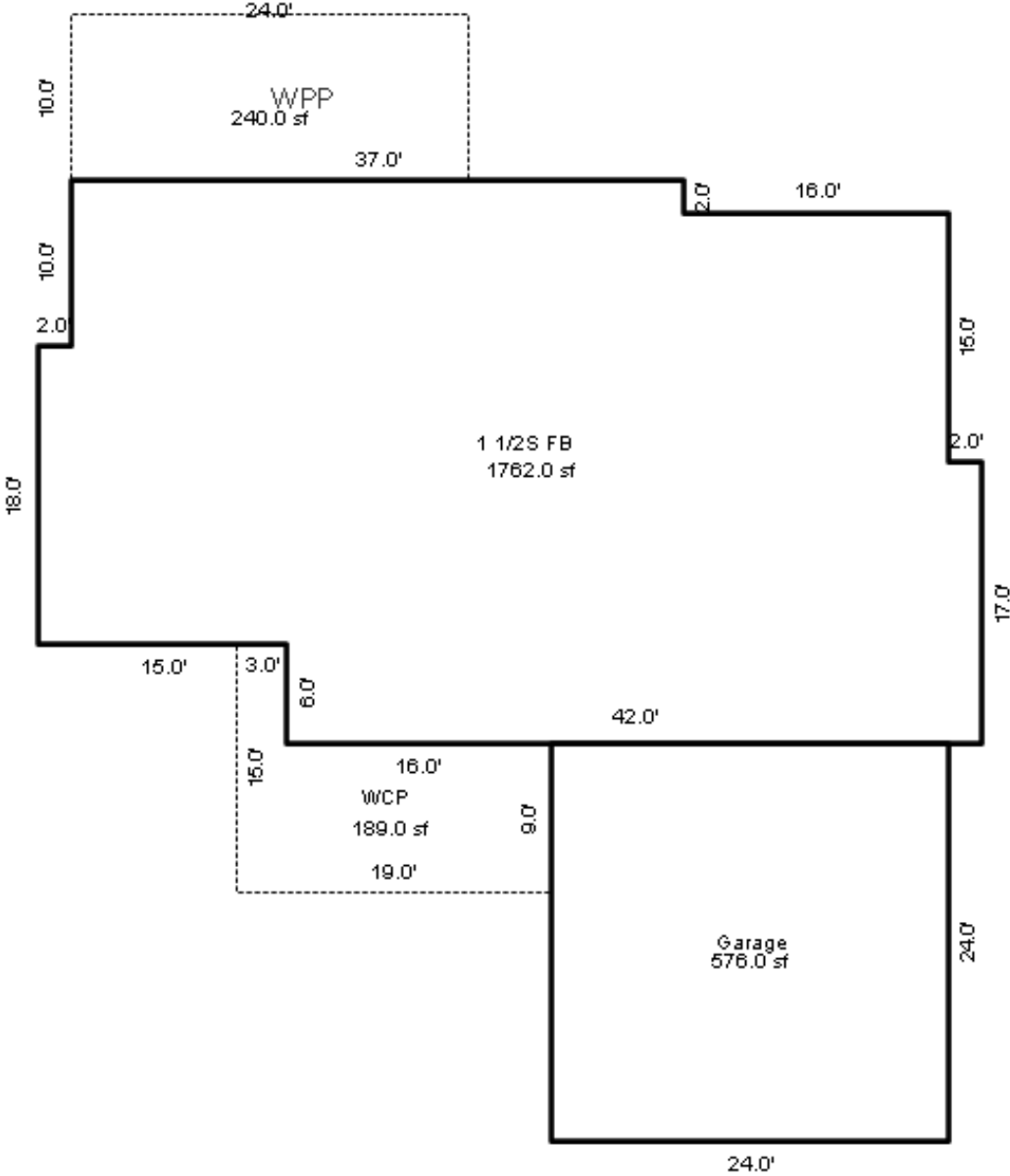


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 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 189 240	Type WCP (1 Story) WPP	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 16 Floor Area: 2,643 Total Base New : 556,684 Total Depr Cost: 467,617 Estimated T.C.V: 748,187			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2006	Remodeled 2007	Ex	X	Ord		Min	No. Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1762 SF Floor Area = 2643 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Cls BC Blt 2006					
Condition: Average		Lg		X	Ord		Small	150 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors		Solid	X	H.C.	(12) Electric			1.5 Story Siding Basement 1,762			Total: 413,259 347,138					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Hardwood Other: Carpeted			No./Qual. of Fixtures			Other Additions/Adjustments			Recreation Room 1762 49,512 41,590					
(1) Exterior		Ex.	X	Ord.		Min	No. of Elec. Outlets			Plumbing			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			Plumbing Average Fixture(s) 3 3 Fixture Bath 2 2 Fixture Bath 1 1 Porches WCP (1 Story) 189 10,321 8,670 WPP 240 6,389 5,367 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 39,053 32,805 Common Wall: 1 Wall 1 -3,205 -2,692 Door Opener 1 703 591		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Water/Sewer			Public Water 1 1,968 1,653 Public Sewer 1 1,968 1,653 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
(2) Windows		Many		Large			Basement: 1762 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Water/Sewer Public Water 1 1,968 1,653 Public Sewer 1 1,968 1,653 Built-Ins Appliance Allow. 1 4,088 3,434 Fireplaces Interior 1 Story 1 7,112 5,974 Direct-Vented Gas 1 4,523 3,799			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement: 1762 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Water/Sewer			Public Water 1 1,968 1,653 Public Sewer 1 1,968 1,653 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			(14) Water/Sewer			Water/Sewer			Public Water 1 1,968 1,653 Public Sewer 1 1,968 1,653 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
(3) Roof		1762	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support			(14) Water/Sewer			Water/Sewer			Public Water 1 1,968 1,653 Public Sewer 1 1,968 1,653 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Water/Sewer			Public Water 1 1,968 1,653 Public Sewer 1 1,968 1,653 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Water/Sewer			Public Water 1 1,968 1,653 Public Sewer 1 1,968 1,653 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DOBSON ROBERT C & BARBARA	COUNSELLER PETE & CARRIE	78,500	03/31/2022	WD	03-ARM'S LENGTH	2022002286	PROPERTY TRANSFER	100.0			
DOBSON BARBAA M & ROBERT	DOBSON ROBERT C & BARBARA	0	12/24/2018	WD	16-LC PAYOFF	1349P851	OTHER	0.0			
STOLICKI RONALD R & LAURA	DOBSON BARBAA M & ROBERT	100,000	12/19/2014	LC	03-ARM'S LENGTH	1217P643	PROPERTY TRANSFER	100.0			
WOODSTONE PARTNERS LLC	STOLICKI RONALD R & LAURA	124,900	08/29/2005	WD	03-ARM'S LENGTH	868:747	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
23 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
COUNSELLER PETE & CARRIE 3592 WINDORN DR DEWITT MI 48820		MAP #: 31,36,39,40,52		2024 Est TCV 95,000							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
L868 P747/05 UNIT 56 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
1730584\$109,900 9/2011DOM138		Gravel Road		<Site Value G>	0	100	0	100	0	100	0
		Paved Road		4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100	100	95,000	
		Storm Sewer		0.00 Total Acres				Total Est. Land Value =		95,000	
		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	47,500	0	47,500	26,250C		
		TPC 11/17/2021	INSPECTED		2023	25,000	0	25,000	25,000S		
		TPC 05/06/2018	INSPECTED		2022	35,000	0	35,000	35,000S		
		TPC 10/15/2015	INSPECTED		2021	35,000	0	35,000	35,000S		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAHLBERG CURTIS & PATTI T	FAHLBERG CURTIS & PATTI K	1	09/29/2021	WD	09-FAMILY	2022003617	PROPERTY TRANSFER	0.0
BECKER FAMILY TRUST	FAHLBERG CURTIS & PATTI T	89,000	10/15/2020	WD	03-ARM'S LENGTH	2020007019	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	BECKER FAMILY TRUST	92,900	09/09/2013	WD	03-ARM'S LENGTH	1178P671	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
24 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/20/2021	PM21-0900	100% FINIS
	P.R.E. 100% 08/03/2022		Mechanical	09/24/2021	PM21-0793	100% FINIS
Owner's Name/Address	MAP #: 31,36,39,40,52		Mechanical	08/06/2021	PM21-0648	100% FINIS
FAHLBERG CURTIS & PATTI KLOPE TRUST PO BOX 497 GLEN ARBOR MI 49636	2024 Est TCV 846,584 TCV/TFA: 366.96		Plumbing	08/03/2021	PP21-0228	100% FINIS

Tax Description	Public Improvements	Land Value Estimates for Land Table H860.H860 WOODSTONE
UNIT 57 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 4860 WOODS DEER PARK UNIT 1 Units 95000.00000 100 95,000 0.00 Total Acres Total Est. Land Value = 95,000	

Comments/Influences



- 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

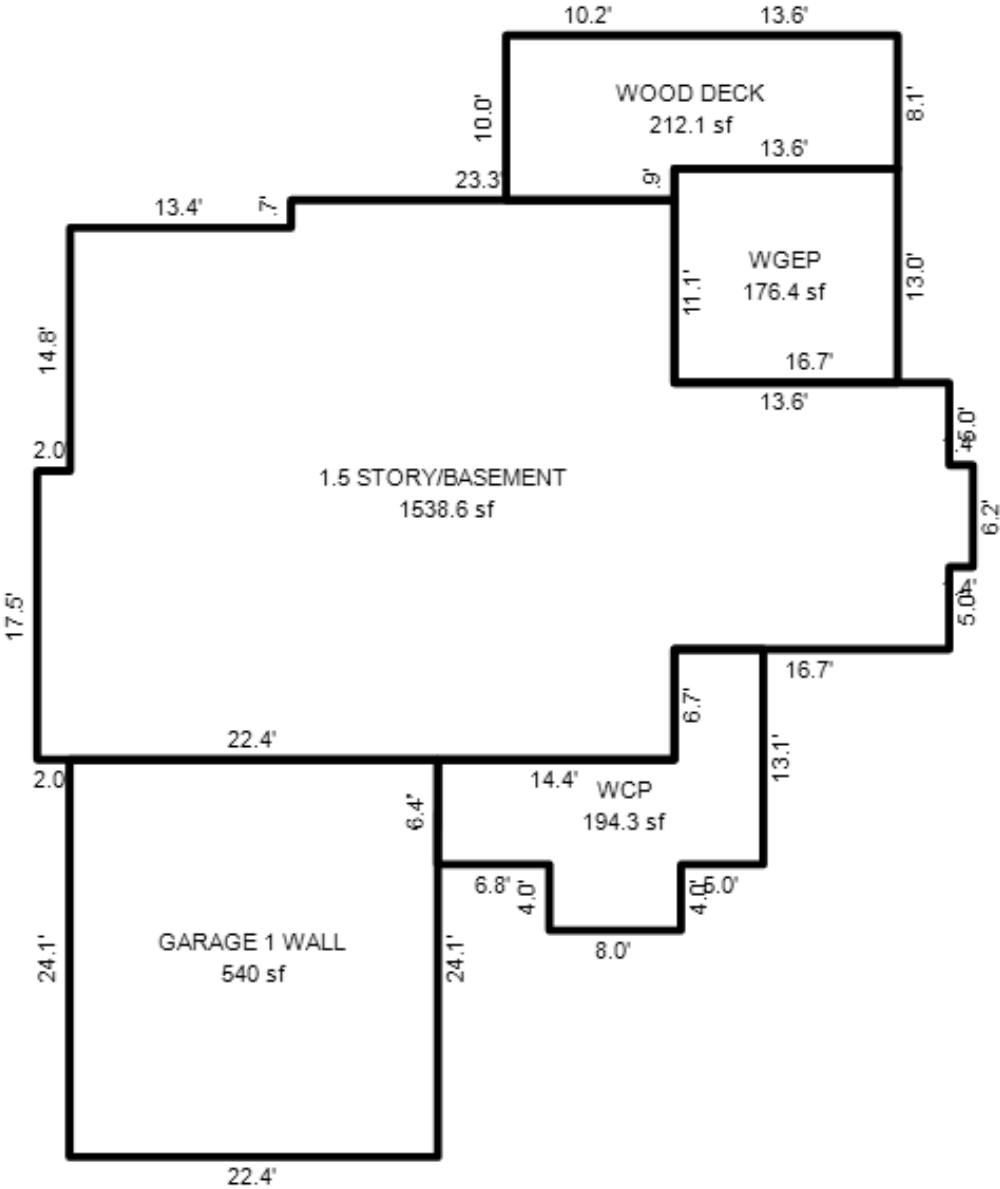
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	47,500	375,800	423,300			343,182C
2023	25,000	306,100	331,100			326,840C
2022	35,000	127,800	162,800		162,800W	162,800S
2021	35,000	0	35,000			35,000S

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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	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 194 176 212	Type WCP (1 Story) WGEP (1 Story) Treated Wood	Year Built: 2022 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 540 % 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: 2,307 Total Base New : 474,485 Total Depr Cost: 469,740 Estimated T.C.V: 751,584			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC		Blt 2022			
Yr Built 2022	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1538 SF Floor Area = 2307 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Lg	Ord	Small	(13) Plumbing			1.5 Story Siding Basement			Total:		375,564 371,808					
Room List		Doors	Solid	H.C.	(14) Water/Sewer			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 2,234 2,212			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			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			Porches			WCP (1 Story) WGEP (1 Story)		194 10,509 10,404 176 17,725 17,548			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(7) Excavation			(8) Basement			Deck			Treated Wood		212 4,717 4,670			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Basement: 1538 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 540 37,303 36,930 Common Wall: 1 Wall 1 -3,205 -3,173 Door Opener 1 703 696			
(2) Windows	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement: 1538 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Built-Ins			Appliance Allow.		1 4,088 4,047			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(9) Basement Finish			(10) Floor Support			Fireplaces			Prefab 1 Story		1 3,770 3,732			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items			GENERATOR		1 1 1 *			
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			Totals:		474,485 469,740			
															ECF (H862 DEER PARK) 1.600 => TCV:		751,584	

*** 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.								
GALEANA CARL F	GALEANA BARBARA J	0	02/06/2023	QC	06-COURT JUDGEMENT	2023000618	DEED	0.0								
GALEANA FRANK H TRUST	GALEANA CARL F & BARBARA	0	07/27/2020	WD	09-FAMILY	PTA	OTHER	50.0								
JENCKA CHIRSTOPHER G & JA	GALEANA FRANK H TRUST	103,500	06/02/2015	WD	03-ARM'S LENGTH	1230P302	PROPERTY TRANSFER	100.0								
BOICOURT EVA M	JENCKA CHIRSTOPHER G & JA	124,500	06/24/2005	WD	03-ARM'S LENGTH	859:975	OTHER	100.0								
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status							
27 DEER PARK		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%												
Owner's Name/Address		MAP #: 31,36,39,40,52		2024 Est TCV 95,000												
GALEANA BARBARA J 1176 CHURCHILL CIR ROCHESTER MI 48307		Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE											
Tax Description		Public Improvements		* Factors *				Value								
L825 P995/04 L859 P975/05 UNIT 58 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value				
Comments/Influences		X			<Site Value G> 0					0	100	0				
2010 PRICE : \$148,500		X			4860 WOODS DEER PARK UNIT		1	Units	95000.00000	100		95,00				
		X			0.00 Total Acres Total Est. Land Value = 95,000											
		Topography of Site														
		X			Level											
		X			Rolling											
		X			Low											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		X			High											
		X			Landscaped											
		X			Swamp											
		X			Wooded											
		X			Pond											
		X			Waterfront											
		X			Ravine											
		X			Wetland											
		X			Flood Plain											
		Year			Land Value					Assessed Value		Board of Review		Tribunal/ Other		Taxable Value
		Who	When	What	2024	47,500	0	47,500							26,250C	
		WAS	12/11/2010	INSPECTED	2023	25,000	0	25,000							25,000S	
		WAS	07/15/2007	INSPECTED	2022	35,000	0	35,000							35,000S	
					2021	35,000	0	35,000							35,000S	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYSAGHT LEON & PAMELA	LYSAGHT LEON J JR & PAMEL	0	08/11/2021	QC	09-FAMILY	2021006618	PROPERTY TRANSFER	0.0
EQUITY EXCHANGE PROPERTIE	LYSAGHT LEON & PAMELA	0	02/04/2005	QC	09-FAMILY	842:33	OTHER	100.0
WOODSTONE PARTNERS LLC	EQUITY EXCHANGE PROPERTIE	129,900	09/08/2004	WD	03-ARM'S LENGTH	822:424	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
28 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/11/2023	PM23-0451	100% FINIS
	P.R.E. 100% 07/08/2015		Mechanical	01/06/2023	PM23-0021	100% FINIS
Owner's Name/Address	MAP #: 31,36,39,40,52		Electrical	07/01/2014	PE14-0250	100% FINIS
LYSAGHT LEON J JR & PAMELA V TRUST PO BOX 195 GLEN ARBOR MI 49636	2024 Est TCV 661,968 TCV/TFA: 280.73		Mechanical	02/04/2005	PM05-0074	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
	Public Improvements		* Factors *					
Tax Description			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
L822 P424/04 UNIT 59 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L 768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100	95,00
			0.00 Total Acres Total Est. Land Value =					95,000

Comments/Influences



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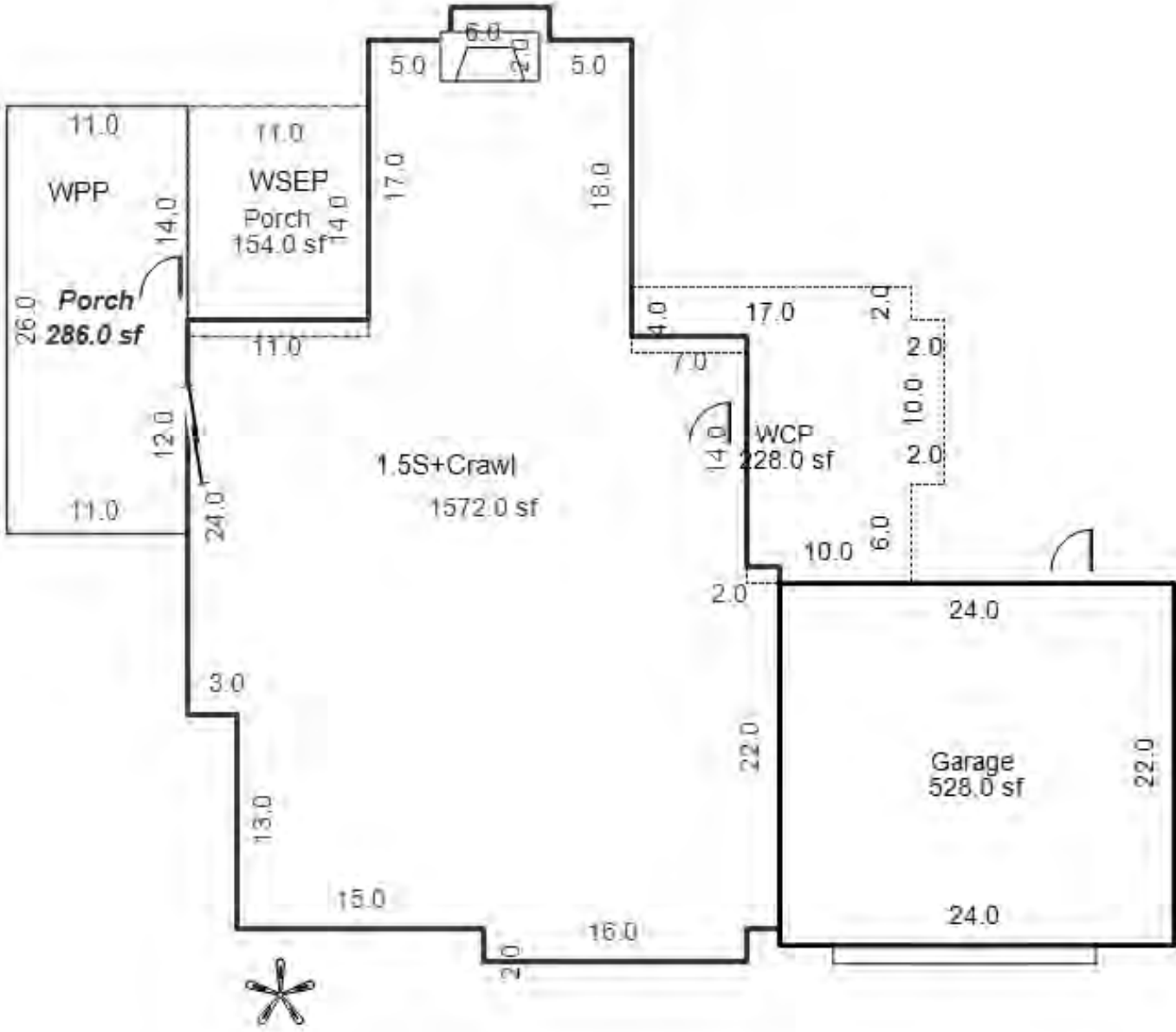
- X Gas
- X Curb
- Street Lights
- Standard Utilities
- X Underground Utils.
- Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	47,500	283,500	331,000			252,252C
2023	25,000	231,000	256,000			240,240C
2022	35,000	193,800	228,800			228,800S
2021	35,000	192,900	227,900			227,034C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2004 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							154 WSEP (1 Story) 228 WCP (1 Story) 286 WPP					
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 2005		Remodeled 0	Trim & Decoration		(12) Electric												
Condition: Average		Ex	X	Ord			Min										
Room List		Size of Closets			0 Amps Service												
	Basement 1st Floor 2nd Floor Bedrooms	Lg	X	Ord			Small										
(1) Exterior		Doors		Solid	X		H.C.										
X		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 2005				
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		Ex.	X	Ord.	Min	(11) Heating System: Forced Heat & Cool			Ground Area = 1572 SF			Floor Area = 2358 SF.			
Insulation		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
(2) Windows		(7) Excavation		Many	X	Ave.	Few	1.5 Story Siding Crawl Space			1,572			Total: 338,979 281,353			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1572 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				
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			Average Fixture(s)			1 2,234 1,854				
(3) Roof		(9) Basement Finish		1572 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 2 3 Fixture Bath			Porches			3 Fixture Bath 7,025 5,831				
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WSEP (1 Story) 154 11,034 9,158 WCP (1 Story) 228 11,667 9,684 WPP 286 6,664 5,531			Garages				
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 528 36,696 30,458 Common Wall: 1 Wall 1 -3,205 -2,660 Door Opener 1 703 583				
Chimney: Brick										Water/Sewer			Public Water 1 1,968 1,633 Public Sewer 1 1,968 1,633				
										Built-Ins			Appliance Allow. 1 4,088 3,393				
										Fireplaces			Interior 1 Story 1 7,112 5,903				
										Local Cost Items			SOLAR POWER <150KW 1 1 1				
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALEANA CARL F	GALEANA BARBARA J	0	02/06/2023	QC	06-COURT JUDGEMENT	2023000618	DEED	0.0
WAGONLANDER JOHN ET AL	GALEANA CARL F & BARBARA	139,500	09/17/2013	WD	03-ARM'S LENGTH	1179P382	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	WAGONLANDER JOHN ET AL	129,900	10/07/2005	WD	03-ARM'S LENGTH	875:641	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
29 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/17/2014	PM14-0282	
Owner's Name/Address	P.R.E. 0%		Plumbing	06/06/2014	PP14-0124	
GALEANA BARBARA J 1176 CHURCHILL CIR ROCHESTER MI 48307	MAP #: 31,36,39,40,52		Electrical	02/03/2014	PE14-0038	
	2024 Est TCV 911,074 TCV/TFA: 316.35		HOUSE	01/10/2014	PB14-0004	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
UNIT 60, WOODSTONE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 599, PAGE 88 THROUGH 147, FIRST AMENDMENT OF MASTER DEED RECORDED IN LIBER 659, PAGE 380, SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 672 PAGE 959 AND DESIGNATED AS REPLAT NO. 1, THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 768, PAGE 435, FOURTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 832, PAGE 487, FIFTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 877 PAGE 169 SIXTH AMENDMENT TO	X		* Factors *					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
			4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100	95,00
			0.00 Total Acres Total Est. Land Value =					95,000

UNIT 60, WOODSTONE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 599, PAGE 88 THROUGH 147, FIRST AMENDMENT OF MASTER DEED RECORDED IN LIBER 659, PAGE 380, SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 672 PAGE 959 AND DESIGNATED AS REPLAT NO. 1, THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 768, PAGE 435, FOURTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 832, PAGE 487, FIFTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 877 PAGE 169 SIXTH AMENDMENT TO



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

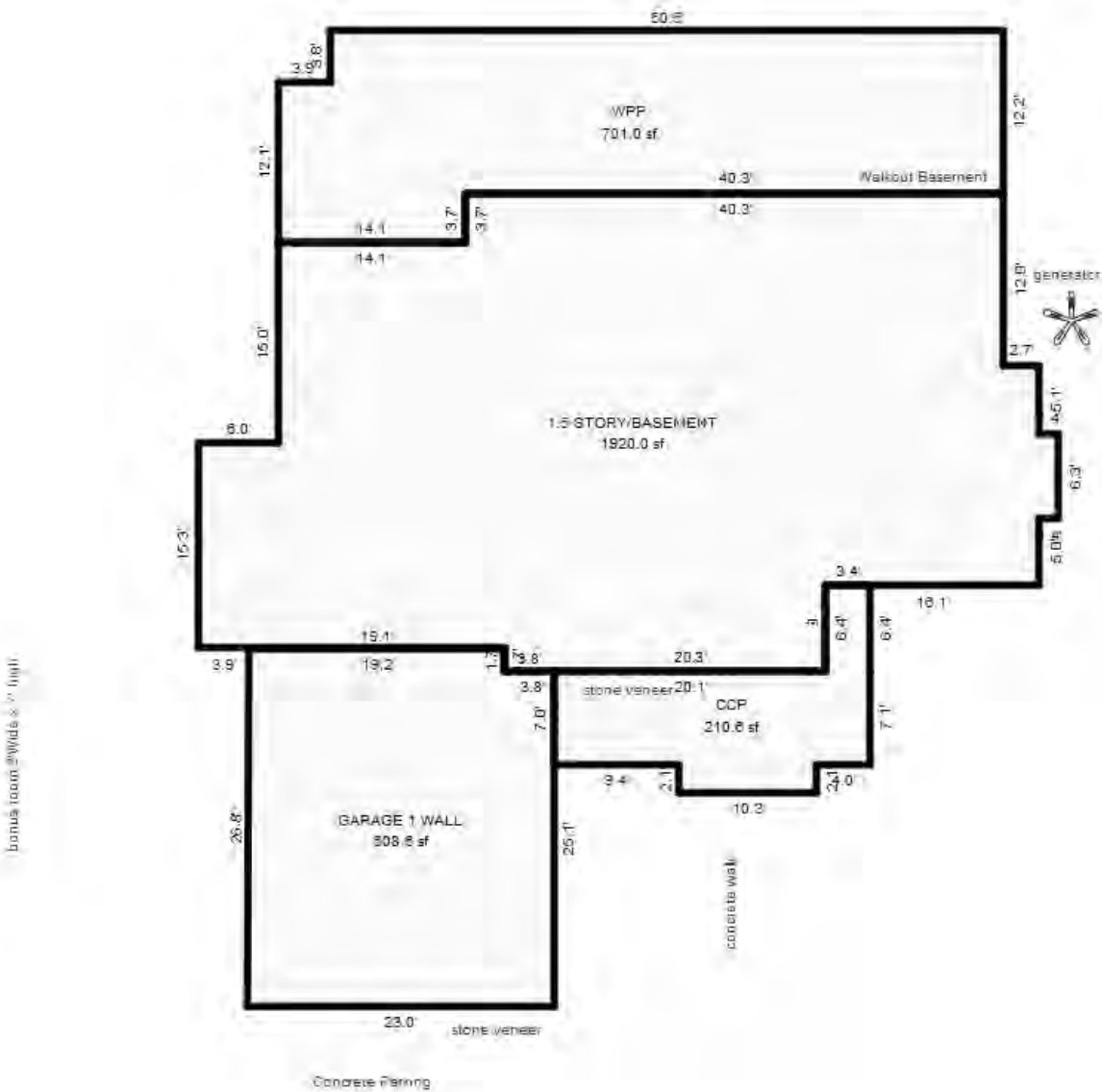
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	408,000	455,500			339,169C
2023	25,000	332,400	357,400			323,019C
2022	35,000	280,800	315,800			307,638C
2021	35,000	266,200	301,200			297,811C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 210	Type CCP (1 Story)	Year Built: 2014 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: 608 % Good: 0 Storage Area: 78 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: 7 Floor Area: 2,880 Total Base New : 548,437 Total Depr Cost: 510,046 Estimated T.C.V: 816,074		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC		Blt 2015		
Yr Built 2015	Remodeled 0	Ex	Ord	Min	X (12) Electric			Ground Area = 1920 SF Floor Area = 2880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		0 Amps Service			Building Areas			1.5 Story Siding Basement 1,920		Total: 445,834 414,625				
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Garages			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 608 40,566 37,726 Storage Over Garage 78 1,441 1,340 Common Wall: 1 Wall 1 -3,205 -2,981 Door Opener 1 703 654	
(1) Exterior		(6) Ceilings		(13) Plumbing			(14) Water/Sewer			Porches		CCP (1 Story) 210 7,319 6,807				
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1920 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			Lump Sum Items:		Appliance Allow. 1 4,088 3,802		Fireplaces		
(2) Windows		(8) Basement		(9) Basement Finish						Built-Ins		Appliance Allow. 1 4,088 3,802		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)						Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 608 40,566 37,726 Storage Over Garage 78 1,441 1,340 Common Wall: 1 Wall 1 -3,205 -2,981 Door Opener 1 703 654				
	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:						Built-Ins		Appliance Allow. 1 4,088 3,802		Fireplaces		
(3) Roof		Gable	Gambrel							Porches		CCP (1 Story) 210 7,319 6,807				
	Hip	Mansard	Shed							Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 608 40,566 37,726 Storage Over Garage 78 1,441 1,340 Common Wall: 1 Wall 1 -3,205 -2,981 Door Opener 1 703 654				
	Asphalt Shingle									Built-Ins		Appliance Allow. 1 4,088 3,802		Fireplaces		
Chimney:										Porches		CCP (1 Story) 210 7,319 6,807				

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS DAVID TR		0	06/01/2010	QC	03-ARM'S LENGTH	2010 1051-163T	DEED	0.0
HARRIS MARCIA HARRIS TR		0	06/01/2010	QC	03-ARM'S LENGTH	2010 1051-174T	DEED	0.0
HARRIS DAVID E REV TRUST	HARRIS MARCIA B	0	02/22/2008	QC	09-FAMILY	970/804	DEED	0.0
HARRIS DAVID	HARRIS TRUST	0	02/22/2008	QC	09-FAMILY	970/822	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
34 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	02/13/2004	PM04-0092	
	P.R.E. 100% 01/31/2005		PLUMBING	11/17/2003	PP03-0497	
Owner's Name/Address	MAP #: 31,36,39,40,52		MECHANICAL	11/17/2003	PM03-0892	
HARRIS DAVID TRUST HARRIS MARCIA TRUST PO BOX 354, 34 DEER PARK GLEN ARBOR MI 49636-0354	2024 Est TCV 693,802 TCV/TFA: 280.32		Res. Single Family	10/27/2003	PB03-0654	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
L764 P542/03 L794 P830/04 UNIT 61 WOODSTONE CONDOMINIUM REC L599 P88(2001)/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND	X		Dirt Road									
	X		Gravel Road									
	X		Paved Road									
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
	X		Street Lights									
	X		Standard Utilities									
	X		Underground Utils.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	47,500	299,400	346,900			264,269C
Rolling	2023	25,000	243,900	268,900			251,685C
Low	2022	35,000	204,700	239,700			239,700S
High	2021	35,000	199,000	234,000			232,814C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

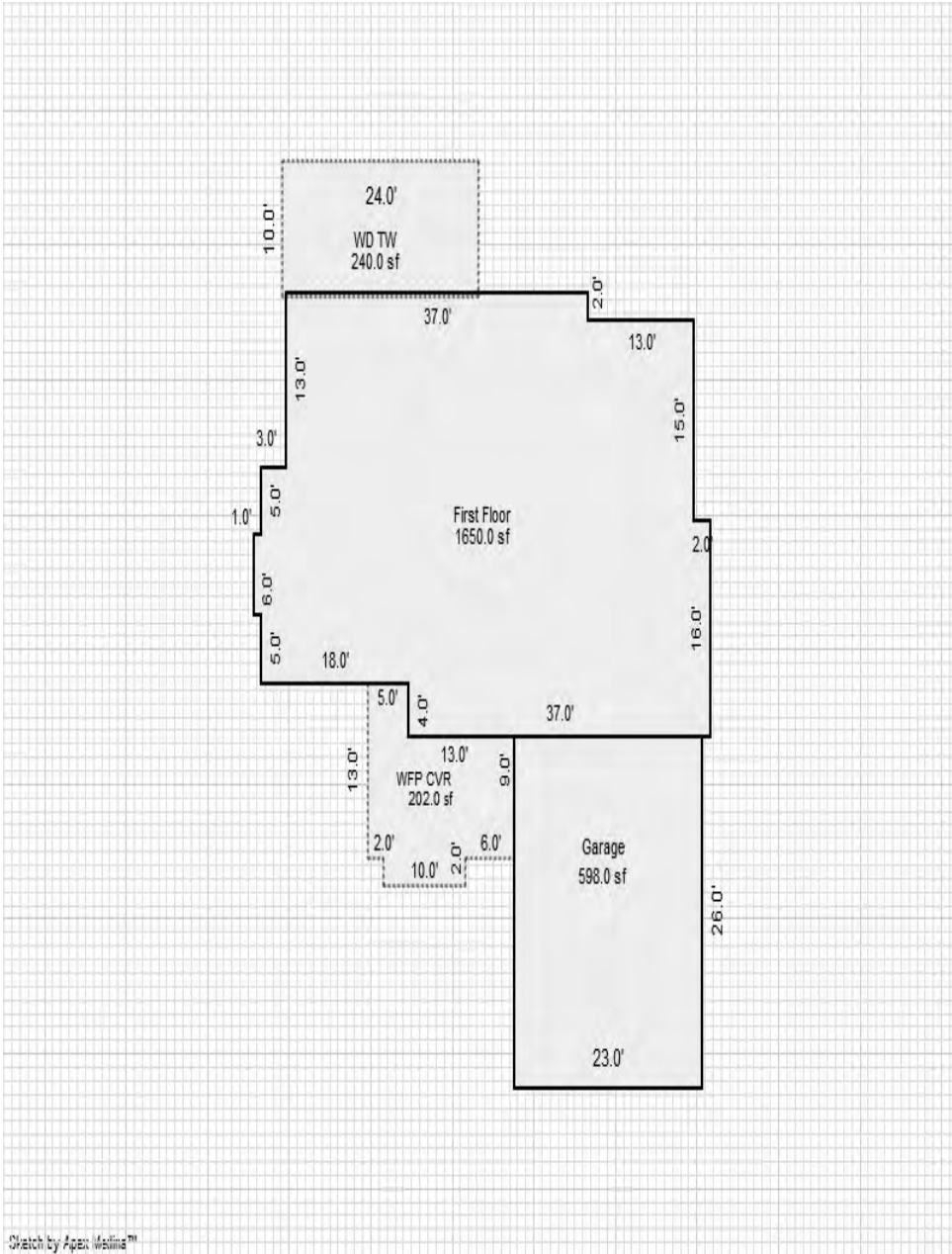


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*** Information herein deemed reliable but not guaranteed***

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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 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: 598 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 2,475 Total Base New : 440,294 Total Depr Cost: 374,251 Estimated T.C.V: 598,802			202	WCP (1 Story)	Bsmnt Garage:					
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 = 1650 SF Floor Area = 2475 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas			E.C.F. X 1.600			Cls BC Blt 2004					
Yr Built 2004	Remodeled 0	Ex	X Ord	Min	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 354,078 300,966							
Condition: Average		Size of Closets		200 Amps Service			Other Additions/Adjustments			Plumbing			Average Fixture(s)					
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Plumbing			Porches			Garages				
Basement	1st Floor	(5) Floors		Ex. X Ord. Min			No. of Elec. Outlets			WCP (1 Story)			Base Cost					
2nd Floor	3 Bedrooms	Kitchen: Hardwood Other: Carpeted Other: Tile		Many X Ave. Few			(13) Plumbing			WPP			Common Wall: 1 Wall					
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Average Fixture(s)			Garages			Door Opener					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	1 Public Water			3 Fixture Bath			Water/Sewer			Public Water					
X	Insulation	(7) Excavation		1 Public Sewer			2 Fixture Bath			Public Sewer			Public Sewer					
(2) Windows		Basement: 0 S.F. Crawl: 1650 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Water Well			Softener, Auto			Built-Ins			Appliance Allow.					
X	Many Avg. X Avg. Few Small	Basement		1000 Gal Septic			Softener, Manual			Fireplaces			Interior 1 Story					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2000 Gal Septic			Solar Water Heat			Local Cost Items			Solar Power <150KW					
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		Lump Sum Items:			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			SOLAR POWER <150KW			1 1 1					
(3) Roof		(9) Basement Finish		Lump Sum Items:			Water/Sewer			Totals:			440,294 374,251					
X	Gable Hip Flat Gambrel Mansard Shed	1650 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			(14) Water/Sewer			Totals:			440,294 374,251					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
Chimney: Brick		Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Sewer											

*** 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.
JOSEPH STEPHANIE G & CHRI	WOLFE TAX AND FINANCIAL S	87,000	02/14/2020	WD	03-ARM'S LENGTH	2020001003	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	JOSEPH STEPHANIE G	120,000	11/10/2003	WD	03-ARM'S LENGTH	776:939	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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35 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 31,36,39,40,52					
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WOLFE TAX AND FINANCIAL SERVICES IN 12203 CREE COURT FORT WAYNE IN 46814	2024 Est TCV 95,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		4860 WOODS DEER PARK UNIT	1	Units	95000.00000	100			95,00
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		0.00 Total Acres Total Est. Land Value =						95,000
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Tax Description	Dirt Road								
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L776 P939/03 L853 P489/05 UNIT 62	X	Gravel Road							
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WOODSTONE CONDOMINIUM REC L599 P88/1ST		Paved Road							
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AMEND L659 P380-385/2ND AMEND L672		Storm Sewer							
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P959-988/3RD AMEND L768 P435-446/4TH		Sidewalk							
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AMEND L832 P487-493 SEC 27 T29N R14W		Water							
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L1339P695 10TH AMEND 2023005547 11TH		Sewer							
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AMEND	X	Electric							
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Comments/Influences	X	Gas							
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		Curb							
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		Street Lights							
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		Standard Utilities							
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	X	Underground Utils.							
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		Topography of Site							
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	X	Level							
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		Rolling							
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		Low							
--	--	-----	--	--	--	--	--	--	--

		High							
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		Landscaped							
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		Swamp							
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	X	Wooded							
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		Pond							
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		Waterfront							
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		Ravine							
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		Wetland							
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		Flood Plain							
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	47,500	0	47,500	26,250C
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	TPC	05/06/2018	INSPECTED	2023	25,000	0	25,000	25,000S
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	WAS	12/11/2010	INSPECTED	2022	35,000	0	35,000	35,000S
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	WAS	07/15/2007	INSPECTED	2021	35,000	0	35,000	35,000S
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DINNING DONALD B & BARBAR	DINNING BARBARA G	0	08/19/2020	QC	09-FAMILY	2020005803	PROPERTY TRANSFER	0.0
RUTZEN DEBORAH A	DINNING DONALD B & BARARA	1	01/17/2014	QC	09-FAMILY	1191P188	OTHER	0.0
DINNING DONALD B & BARBAR	DINNING DONALD B & BARBAR	0	04/30/2007	QC	09-FAMILY	939:589	OTHER	0.0
WOODSTONE PARTNERS LLC	DINNING DONALD B & BARBAR	124,900	07/18/2006	WD	03-ARM'S LENGTH	908:359	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
36 DEER PARK	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/03/2008	PE08-0071	
	P.R.E. 100% 10/23/2013		Mechanical	01/03/2008	PM08-0002	
Owner's Name/Address	MAP #: 31,36,39,40,52		Mechanical	12/14/2007	PM07-0614	
DINNING BARBARA G PO BOX 621 GLEN ARBOR MI 49636	2024 Est TCV 884,717 TCV/TFA: 279.09		Plumbing	06/01/2007	PP07-0112	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE																											
L908 P359/06 L939 P589/07 UNIT 63 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 CONSISTING OF INTEREST TO DONALD B & BARBARA G DINNING AND DEBORAH A RUTZEN AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>4860 WOODS DEER PARK UNIT</td> <td></td> <td></td> <td>1</td> <td>Units</td> <td>95000.00000</td> <td>100</td> <td></td> <td>95,00</td> </tr> <tr> <td colspan="8" style="text-align: right;">0.00 Total Acres Total Est. Land Value =</td> <td>95,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	4860 WOODS DEER PARK UNIT			1	Units	95000.00000	100		95,00	0.00 Total Acres Total Est. Land Value =								95,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
4860 WOODS DEER PARK UNIT			1	Units	95000.00000	100		95,00																						
0.00 Total Acres Total Est. Land Value =								95,000																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																										
L908 P359/06 L939 P589/07 UNIT 63 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 CONSISTING OF INTEREST TO DONALD B & BARBARA G DINNING AND DEBORAH A RUTZEN AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>8.38</td> <td>184</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>10.56</td> <td>528</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>8.38</td> <td>190</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5" style="text-align: right;">Total Estimated Land Improvements True Cash Value =</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	8.38	184	0	0	D/W/P: 4in Ren. Conc.	10.56	528	0	0	D/W/P: 4in Concrete	8.38	190	0	0	Total Estimated Land Improvements True Cash Value =					0
Description	Rate	Size	% Good	Cash Value																									
D/W/P: 4in Concrete	8.38	184	0	0																									
D/W/P: 4in Ren. Conc.	10.56	528	0	0																									
D/W/P: 4in Concrete	8.38	190	0	0																									
Total Estimated Land Improvements True Cash Value =					0																								

Comments/Influences	X	Underground Utils.
	X	



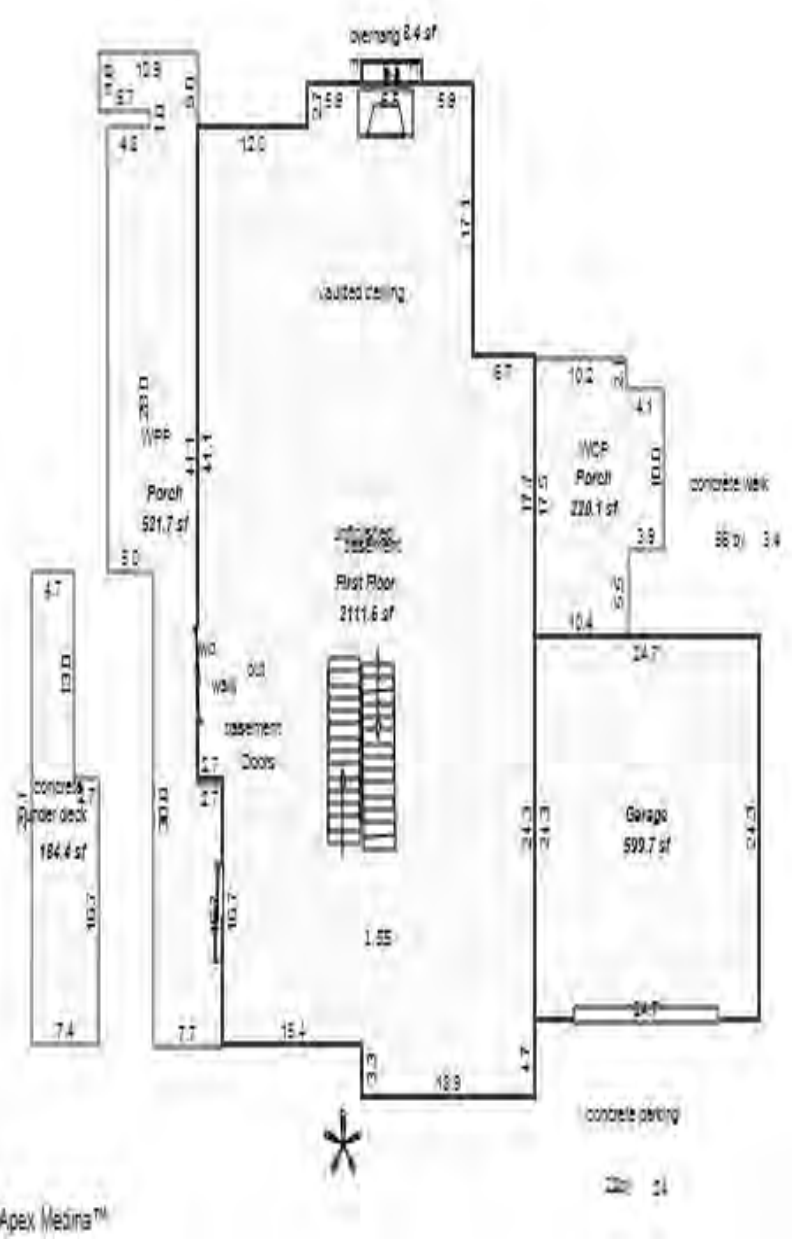
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Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X							X							2024	47,500	394,900	442,400			335,014C
															2023	25,000	321,700	346,700			319,061C
															2022	35,000	269,900	304,900			303,868C
															2021	35,000	262,400	297,400			294,161C


*** Information herein deemed reliable 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.	1	Interior 1 Story	Area	Type	Year Built:	220	WCP (1 Story)	Car Capacity:	Class: BC		
	Mobile Home														0 Front Overhang	Forced Air w/o Ducts	Dishwasher	Interior 2 Story	521	WPP	Class: BC
	Town Home	0 Other Overhang	Forced Air w/ Ducts			Garbage Disposal		2nd/Same Stack	Exterior 1 Story			Exterior 2 Story		Stone Ven.: 0			
	Duplex	(4) Interior	Electric Baseboard			Bath Heater		Prefab 1 Story	Exterior 1 Story			Exterior 2 Story		Common Wall: 1 Wall			
	A-Frame		Drywall Paneled	Elec. Ceil. Radiant			Vent Fan		Prefab 2 Story	Exterior 1 Story			Foundation: 42 Inch				
	Wood Frame	Plaster Wood T&G	Electric Wall Heat			Hot Tub		Heat Circulator	Exterior 1 Story			Finished?: Yes		Auto. Doors: 1			
Building Style: 1.5 STORY		Trim & Decoration		Space Heater			Unvented Hood		Raised Hearth	Exterior 1 Story			Mech. Doors: 0		Area: 599		
Yr Built	Remodeled	Ex	Ord	Min	Wall/Floor Furnace	Jacuzzi Tub	1	Wood Stove	Class: BC			Storage Area: 0		Roof:			
2007	0								Size of Closets			Forced Heat & Cool		Direct-Vented Ga	Effec. Age: 15			% Good: 0		No Conc. Floor: 0
Condition: Average		Lg	Ord	Small	No Heating/Cooling	Jacuzzi repl.Tub			Floor Area: 3,170			E.C.F.		Bsmnt Garage:			
Room List		Doors	Solid	H.C.	Central Air	Oven			Total Base New : 580,675			X 1.600		Carport Area:			
	Basement	(5) Floors			Wood Furnace	Microwave			Total Depr Cost: 493,573					Roof:			
	1st Floor	Kitchen:			(12) Electric	Standard Range			Estimated T.C.V: 789,717								
	2nd Floor	Other:			0 Amps Service	Self Clean Range			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC		Blt 2007			
	Bedrooms	Other:			No./Qual. of Fixtures	Sauna			(11) Heating System: Forced Heat & Cool								
(1) Exterior		(6) Ceilings			Ex.	Ord.	Min	Ground Area = 2111 SF Floor Area = 3170 SF.									
	Wood/Shingle	No. of Elec. Outlets			Many	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
	Aluminum/Vinyl	(7) Excavation			(13) Plumbing			Building Areas									
	Brick	Basement: 2111 S.F.			1	Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
	Insulation	Crawl: 0 S.F.			3	3 Fixture Bath			1.5 Story Siding Basement 2,111 8								
(2) Windows		Slab: 0 S.F.			2 Fixture Bath			0.5 Story Siding Overhang									
	Many	Height to Joists: 0.0			Softener, Auto			Other Additions/Adjustments									
	Avg.	(8) Basement			Softener, Manual			Basement, Outside Entrance, Below Grade			2		7,390		6,281		
	Few	Conc. Block			Solar Water Heat			Plumbing									
	Large	Poured Conc.			No Plumbing			Average Fixture(s)			1		2,234		1,899		
	Avg.	Stone			Extra Toilet			3 Fixture Bath			2		14,051		11,943		
	Small	Treated Wood			Extra Sink			Porches									
	Wood Sash	Concrete Floor			Separate Shower			WCP (1 Story)			220		11,414		9,702		
	Metal Sash	(9) Basement Finish			Ceramic Tile Floor			WPP			521		11,551		9,818		
	Vinyl Sash	Lump Sum Items:			Ceramic Tile Wains			Garages									
	Double Hung	1 Public Water			Ceramic Tub Alcove			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)									
	Horiz. Slide	2 Public Sewer			Vent Fan			Base Cost			599		40,157		34,133		
	Casement	1 Water Well						Common Wall: 1 Wall			1		-3,205		-2,724		
	Double Glass							Door Opener			1		703		598		
	Patio Doors							Water/Sewer									
	Storms & Screens							Public Water			1		1,968		1,673		
(3) Roof								Public Sewer			1		1,968		1,673		
	Gable							Fireplaces									
	Hip							Interior 1 Story			1		7,112		6,045		
	Flat							Raised Hearth			1		704		598		
	Asphalt Shingle							Notes:									
	Chimney:							ECF (H862 DEER PARK) 1.600 => TC							789,717		

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



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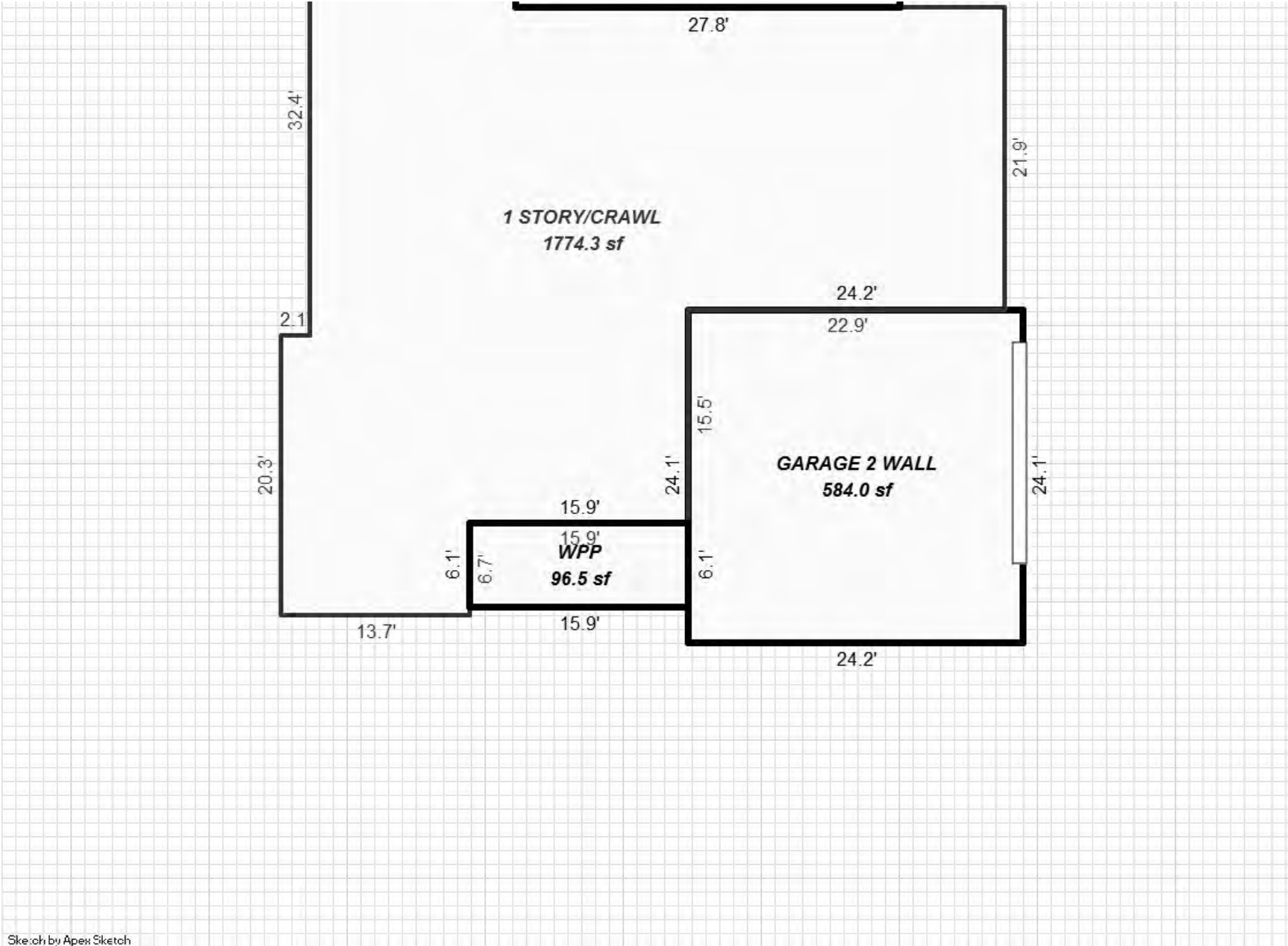
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WILKINS DAVID A & KATHLEE	WILKINS DAVID A & KATHLEE	0	05/24/2018	WD	09-FAMILY	1332P824	DEED	0.0		
WILKINS DAVID A & KATHLEE	WILKINS DAVID A & KATHLEE	1	03/01/2013	WD	03-ARM'S LENGTH	1159P106	DEED	0.0		
DAVIS HOWARD A & MICHELLE	WILKINS DAVID A & KATHLEE	59,000	10/14/2011	WD	03-ARM'S LENGTH	1099-741 WD	PROPERTY TRANSFER	100.0		
WOODSTONE PARTNERS LLC	DAVIS HOWARD A & MICHELLE	79,900	10/08/2004	WD	03-ARM'S LENGTH	826:728	OTHER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status	
2 TWISTED OAK		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		05/09/2017	PB17-0162	100% FINIS		
Owner's Name/Address		P.R.E. 100% 06/18/2014		Mechanical		07/16/2013	PM13-0320			
WILKINS DAVID A & KATHLEEN A TRUST PO BOX 422 GLEN ARBOR MI 49636		MAP #: 31,36,39,40,52		Mechanical		07/05/2013	PM13-0299			
		2024 Est TCV 627,981 TCV/TFA: 250.19		Plumbing		07/03/2013	PP13-0122			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				4860 WOODS TWISTED OAK	1	Units	91000.00000	100		91,00
				0.00 Total Acres Total Est. Land Value = 91,000						
L826 P728/04 UNIT 64 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							
Comments/Influences		X	Electric							
MLS 1722551		X	Gas Curb Street Lights Standard Utilities Underground Utils.							
		Topography of Site								
		X	Level Rolling Low High Landscaped Swamp							
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	45,500	268,500	314,000		210,342C
		TPC 06/29/2017	INSPECTED		2023	42,500	218,700	261,200		200,326C
		TPC 10/29/2015	INSPECTED		2022	35,000	185,600	220,600		190,787C
		TPC 11/14/2013	INSPECTED		2021	35,000	176,000	211,000		184,693C

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County of Leelanau, Michigan


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																															
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 584 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																
	Mobile Home				Wood	Coal	Steam							290 WPP	96 WPP																																																																																														
	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																																																																																							
	Duplex	Drywall	Plaster																																																																																																										
	A-Frame	Paneled	Wood T&G		Trim & Decoration						Central Air			Wood Furnace																																																																																															
	Wood Frame																																																																																																												
	Building Style: 1.25 STORY																																																																																																												
	Yr Built 2013	Remodeled 0	Ex		Ord	Min																																																																																																							
	Condition: Average	Size of Closets																																																																																																											
	Room List	Doors	Solid		H.C.																																																																																																								
Basement	(5) Floors			(12) Electric																																																																																																									
1st Floor	Kitchen:			0 Amps Service																																																																																																									
2nd Floor	Other:			No./Qual. of Fixtures																																																																																																									
2 Bedrooms	Other:			Ex. Ord. Min																																																																																																									
(1) Exterior	(6) Ceilings			No. of Elec. Outlets																																																																																																									
Wood/Shingle				Many Ave. Few																																																																																																									
Aluminum/Vinyl				(13) Plumbing																																																																																																									
Brick				1 Average Fixture(s)																																																																																																									
Insulation	(7) Excavation			2 3 Fixture Bath																																																																																																									
(2) Windows	Basement: 0 S.F.			1 2 Fixture Bath																																																																																																									
Many	Large	Crawl: 1774 S.F.			Softener, Auto																																																																																																								
Avg.	Avg.	Slab: 0 S.F.			Softener, Manual																																																																																																								
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Patio Doors				Vent Fan																																																																																																									
Storms & Screens				(14) Water/Sewer																																																																																																									
(3) Roof	Recreation SF			Public Water																																																																																																									
Gable	Gambrel	Living SF			Public Sewer																																																																																																								
Hip	Mansard	Walkout Doors (B)			Water Well																																																																																																								
Flat	Shed	No Floor SF			1 1000 Gal Septic																																																																																																								
Asphalt Shingle	(10) Floor Support			1 2000 Gal Septic																																																																																																									
Chimney:	Joists:			Lump Sum Items:																																																																																																									
	Unsupported Len:																																																																																																												
	Cntr.Sup:																																																																																																												
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2013 (11) Heating System: Forced Air w/ Ducts Ground Area = 1774 SF Floor Area = 2510 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,774</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>292</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>315,416</td> <td>283,892</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th>1,518</th> <th>1,366</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td></td> <td>4,777</td> <td>4,299</td> </tr> <tr> <td>2 Fixture Bath</td> <td></td> <td>3,197</td> <td>2,877</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td>5,002</td> <td>4,502</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td>5,973</td> <td>5,376</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>WPP</td> <td>290</td> <td>5,206</td> <td>4,685</td> </tr> <tr> <td>WPP</td> <td>96</td> <td>2,926</td> <td>2,633</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>584</td> <td>30,987</td> <td>27,888</td> </tr> <tr> <td>Common Wall: 2 Wall</td> <td>1</td> <td>-5,523</td> <td>-4,971</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>562</td> <td>506</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,845</td> <td>2,560</td> </tr> <tr> <td colspan="4">Totals:</td> </tr> <tr> <td colspan="2"></td> <td>372,886</td> <td>335,613</td> </tr> </tbody> </table> Notes: ECF (H861 WOODSTONE TWISTED OAK) 1.600 => TCV: 536,981														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,774			1 Story	Siding	Overhang	292			Total:				315,416	283,892	Average Fixture(s)		1,518	1,366	3 Fixture Bath		4,777	4,299	2 Fixture Bath		3,197	2,877	Water/Sewer				1000 Gal Septic		5,002	4,502	Water Well, 100 Feet		5,973	5,376	Porches				WPP	290	5,206	4,685	WPP	96	2,926	2,633	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	584	30,987	27,888	Common Wall: 2 Wall	1	-5,523	-4,971	Door Opener	1	562	506	Built-Ins				Appliance Allow.	1	2,845	2,560	Totals:						372,886	335,613
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																								
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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.		
LOUJEN INVESTMENTS LLC	SMUCKER JONATHAN R & STPH	91,000	09/13/2023	WD	03-ARM'S LENGTH	2023004046	PROPERTY TRANSFER	100.0		
4629 HIGHLAND LLC	LOUJEN INVESTMENTS LLC	70,000	09/30/2021	WD	03-ARM'S LENGTH	2021007737	PROPERTY TRANSFER	100.0		
RUTZEN DEBORAH A	4629 HIGHLAND LLC	76,250	07/31/2014	WD	03-ARM'S LENGTH	1205P49	PROPERTY TRANSFER	100.0		
CASTIGNOLA DAVID S & JANE	RUTZEN DEBORAH A	72,000	08/21/2013	WD	03-ARM'S LENGTH	1175P944	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
5 TWISTED OAK		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
SMUCKER JONATHAN R & STPHANIE M 7276 MACKENZIE LN PORTAGE MI 49024		MAP #: 31,36,39,40,52		2024 Est TCV 91,000						
		Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
Tax Description		Public Improvements		* Factors *						
L754 P741/03 UNIT 65 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		X Electric X Gas Curb Street Lights Standard Utilities X Underground Utils.		4860 WOODS TWISTED OAK	1	Units	91000.00000	100	91,000	
		Topography of Site		0.00 Total Acres		Total Est. Land Value =		91,000		
		X Level Rolling Low High Landscaped Swamp		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X Wooded Pond Waterfront Ravine Wetland Flood Plain		2024	45,500	0	45,500			45,500S
		Who When What		2023	42,500	0	42,500			36,750C
		TPC 08/01/2023 INSPECTED		2022	35,000	0	35,000			35,000S
		TPC 11/10/2021 INSPECTED		2021	35,000	0	35,000			35,000S
		TPC 06/01/2017 INSPECTED								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HANN CYNTHIA L	POBANZ KIMBERLY J TRUST	760,000	03/24/2023	WD	03-ARM'S LENGTH	2023001480	PROPERTY TRANSFER	100.0		
HUMPHREYS SHARON L TRUST	HANN CYNTHIA L	530,000	12/01/2020	WD	03-ARM'S LENGTH	2020008272	PROPERTY TRANSFER	100.0		
HUMPHREYS GARY L & SHARON	HUMPHREYS SHARON L TRUST	0	12/12/2016	WD	09-FAMILY	1282P393	PROPERTY TRANSFER	0.0		
HAGGARD DANEEN	HUMPHREYS GARY L & SHARON	485,000	09/01/2016	WD	03-ARM'S LENGTH	1270P964	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
6 TWISTED OAK		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/20/2019	PM19-0432	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Electrical		06/06/2019	PE19-0283	100% FINIS		
POBANZ KIMBERLY J TRUST 1164 WOODMERE ST ALMA MI 48801		MAP #: 31,36,39,40,52		Mechanical		09/09/2010	PM10-0274			
		2024 Est TCV 699,118 TCV/TFA: 298.00		Plumbing		09/09/2010	PP10-0147	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
L706 P85 L706 P86/03 L942 P776/07 UNIT 66 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		4860 WOODS TWISTED OAK						
		Paved Road		1 Units 91000.00000 100						
		Storm Sewer		0.00 Total Acres Total Est. Land Value = 91,000						
		Sidewalk		Land Improvement Cost Estimates						
		Water		Description	Rate	Size	% Good	Cash Value		
		Sewer		D/W/P: 4in Ren. Conc. 10.56 450 0 0						
		Electric		Total Estimated Land Improvements True Cash Value = 0						
		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	45,500	304,100	349,600			349,600S
		Low		2023	42,500	243,700	286,200			250,662C
		High		2022	35,000	206,400	241,400			238,726C
		Landscaped		2021	35,000	196,100	231,100			231,100S
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC	02/17/2023	INSPECTED						
		TPC	10/29/2015	INSPECTED						
		TPC	06/20/2013	INSPECTED						

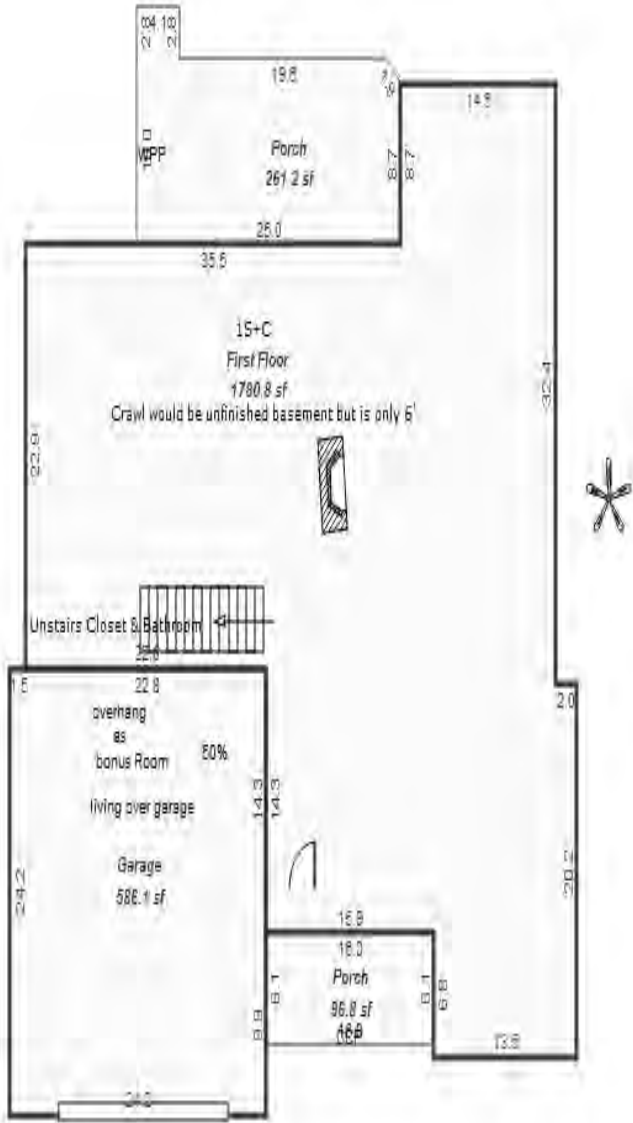


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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 261 96	Type WPP CCP (1 Story)	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: 586 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2010	Remodeled 0	Condition: Average	2010	0	Condition: Average	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																		0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1 1	Class: BC Effec. Age: 12 Floor Area: 2,346 Total Base New : 431,897 Total Depr Cost: 380,074 Estimated T.C.V: 608,118
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1780 SF Floor Area = 2346 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Cls BC		Blt 2010						
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost				
A-Frame		Plaster Wood T&G		Ex. Ord. Min			Stories Exterior Foundation			1,780		566		Total: 356,313 313,557				
Wood Frame		Trim & Decoration		Many Ave. Few			1 Story Siding Crawl Space			566		2,234		1,966				
Building Style: 1 STORY		Ex Ord Min		No. of Elec. Outlets			1 Story Siding Overhang			1,780		2,845		2,504				
Yr Built		Size of Closets		(13) Plumbing			Other Additions/Adjustments			1		2,234		1,966				
Remodeled		Lg Ord Small		1 Average Fixture(s)			Plumbing			2		14,051		12,365				
2010		Doors Solid H.C.		3 3 Fixture Bath			Porches			1		2,845		2,504				
0		(5) Floors		2 Fixture Bath			WPP			261		6,551		5,765				
Condition: Average		Kitchen: Other: Other:		Softener, Auto			CCP (1 Story)			96		3,566		3,138				
Condition: Average		Other:		Softener, Manual			Garages			586		39,537		34,793				
Room List		(6) Ceilings		Solar Water Heat			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			1		-3,205		-2,820				
Basement		No. of Elec. Outlets		No Plumbing			Base Cost			1		703		619				
1st Floor		Many Ave. Few		Extra Toilet			Common Wall: 1 Wall			1		704		620				
2nd Floor		1 Average Fixture(s)		Extra Sink			Door Opener			1		1,968		1,732				
Bedrooms		3 3 Fixture Bath		Separate Shower			Water/Sewer			1		1,968		1,732				
(1) Exterior		Basement: 0 S.F. Crawl: 1780 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Floor			Public Water			1		1,968		1,732				
Wood/Shingle		(7) Excavation		Ceramic Tile Wains			Public Sewer			1		1,968		1,732				
Aluminum/Vinyl		Basement		Ceramic Tub Alcove			Fireplaces			1		4,661		4,102				
Brick		Conc. Block Poured Conc. Stone		Vent Fan			Raised Hearth			1		704		620				
Insulation		Treated Wood Concrete Floor		(14) Water/Sewer			Local Cost Items			1		1		1				
(2) Windows		(8) Basement		1 Public Water			GENERATOR			1		1		1				
Many Avg. Few		Conc. Block Poured Conc. Stone		1 Public Sewer			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			1		1		1				
Large Avg. Small		Treated Wood Concrete Floor		1 Water Well						1		1		1				
Wood Sash		(9) Basement Finish		1000 Gal Septic						1		1		1				
Metal Sash		Recreation SF		2000 Gal Septic						1		1		1				
Vinyl Sash		Living SF		Lump Sum Items:						1		1		1				
Double Hung		Walkout Doors (B)								1		1		1				
Horiz. Slide		No Floor SF								1		1		1				
Casement		Walkout Doors (A)								1		1		1				
Double Glass		Joists: Unsupported Len: Cntr.Sup:								1		1		1				
Patio Doors										1		1		1				
Storms & Screens										1		1		1				
(3) Roof										1		1		1				
Gable										1		1		1				
Hip										1		1		1				
Flat										1		1		1				
Asphalt Shingle										1		1		1				
Chimney:										1		1		1				

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
AYLSWORTH-BONZELET LAURA	NICOLETTI RICHARD P & LAU	805,000	02/08/2023	WD	03-ARM'S LENGTH	2023000585	PROPERTY TRANSFER	100.0		
AYLSWORTH GLENN T & KATHY	AYLSWORTH-BONZELET LAURA	400,000	01/06/2017	WD	09-FAMILY	1284P709	PROPERTY TRANSFER	0.0		
CLEMESON MILDRED G REVOCA	AYLSWORTH GLENN T & KATHY	500,000	05/31/2016	WD	03-ARM'S LENGTH	1262P151	PROPERTY TRANSFER	100.0		
CLEMESON MILDRED G	CLEMESON MILDRED G TRUST	0	06/30/2015	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
8 TWISTED OAK		School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING		08/04/2003	PP03-0309			
		P.R.E. 100% 02/15/2023		MECHANICAL		08/04/2003	PM03-0531			
Owner's Name/Address		MAP #: 31,36,39,40,52		MECHANICAL		07/31/2003	PM03-0520			
NICOLETTI RICHARD P & LAURIE TRUST 283 CASSIN NAPERVILLE NAPERVILLE IL 60565		2024 Est TCV 681,590 TCV/TFA: 270.36		ELECTRICAL		07/21/2003	PE03-0402			
		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
L714 P523/03 L792 P441/04 L804 P751/04 UNIT 67 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		X Paved Road		4860 WOODS TWISTED OAK		1 Units		91000.00000 100	91,00	
		X Storm Sewer		0.00 Total Acres		Total Est. Land Value =		91,000		
		X Sidewalk								
		X Water								
		X Sewer								
		X Electric								
		X Gas								
		X Curb								
		X Street Lights								
		X Standard Utilities								
		X Underground Utils.								
		Topography of Site								
		X Level								
		X Rolling								
		X Low								
		X High								
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	45,500	295,300	340,800		340,800S
		TPC 01/13/2023 INSPECTED			2023	42,500	240,600	283,100		242,412C
		TPC 12/21/2017 INSPECTED			2022	35,000	201,900	236,900		230,869C
		TPC 10/29/2015 INSPECTED			2021	35,000	194,500	229,500		223,494C

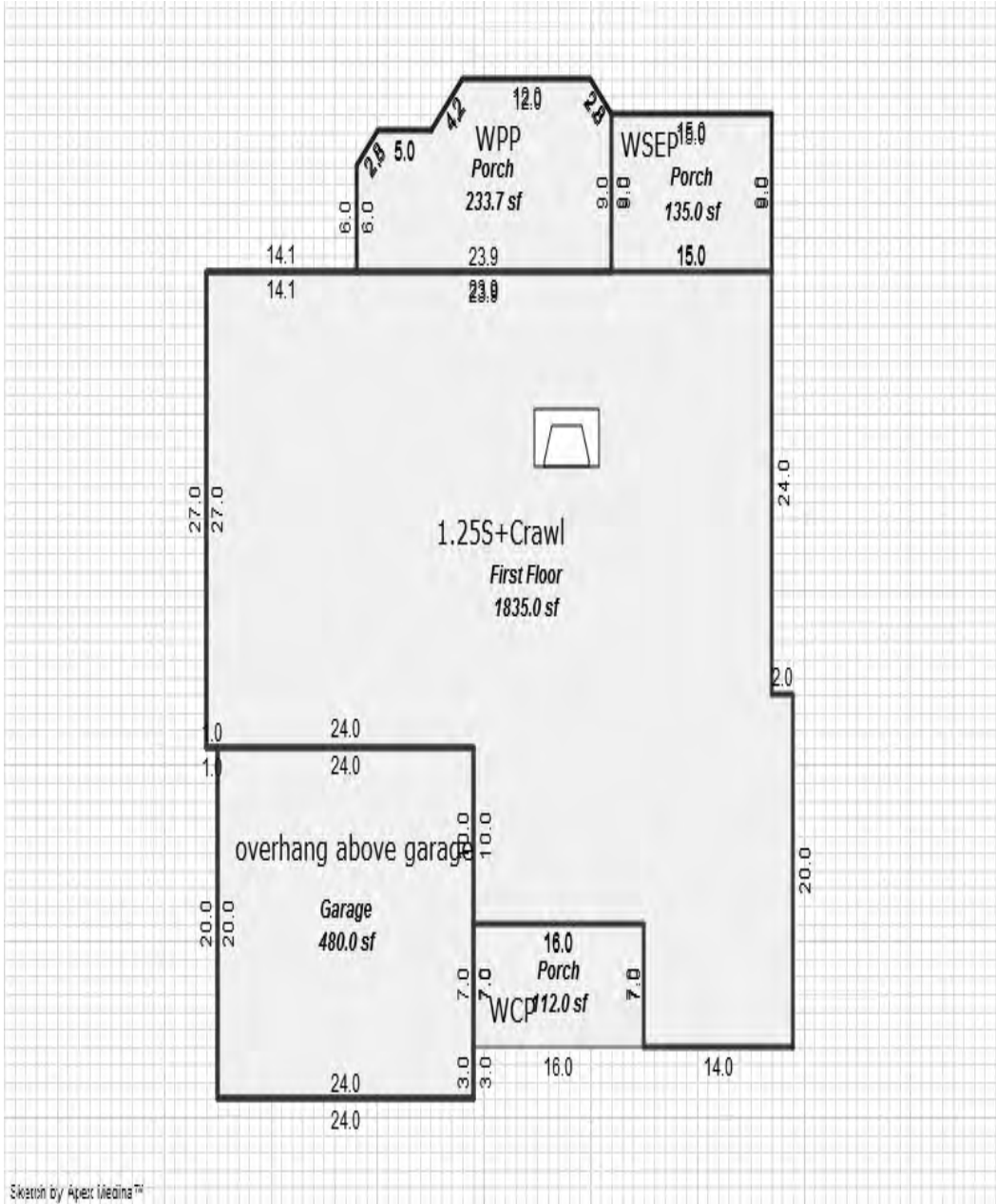


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	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: 2003 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 480 % 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							105 WCP (1 Story) 135 WSEP (1 Story) 232 WPP					
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 19 Floor Area: 2,521 Total Base New : 455,703 Total Depr Cost: 369,119 Estimated T.C.V: 590,590			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:				
Yr Built 2003	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1825 SF Floor Area = 2521 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81			Cls BC Blt 2003						
Condition: Average		Size of Closets Lg X Ord Small		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors Solid X H.C.		(12) Electric 200 Amps Service			1.25 Story Siding Crawl Space 1,825 1 Story Siding Overhang 240			Total: 378,280 306,407							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors Kitchen: Hardwood Other: Carpeted 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,234 1,810 3 Fixture Bath 1 7,025 5,690										
(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches WCP (1 Story) 105 6,508 5,271 WSEP (1 Story) 135 9,990 8,092 WPP 232 6,310 5,111			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 480 34,325 27,803 Common Wall: 1.5 Wall 1 -4,808 -3,894 Door Opener 1 703 569							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 1825 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Water/Sewer Public Water 1 1,968 1,594 Public Sewer 1 1,968 1,594			Built-Ins Appliance Allow. 1 4,088 3,311							
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Fireplaces Interior 1 Story 1 7,112 5,761			Totals: 455,703 369,119							
(2) Windows		(9) Basement Finish					<<<< Calculations too long. See Valuation printout for complete pricing. >>>>										
X	Many Avg. X Avg. Few Small	(10) Floor Support Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:															
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: 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.		
RANDOLPH CHRISTINA OBERLI	KOZLOW KENNETH M & GWENN	735,000	02/06/2023	WD	03-ARM'S LENGTH	2023000622	PROPERTY TRANSFER	100.0		
RUSCHHAUPT DAVID G LIVING	RANDOLPH CHRISTINA OBERLI	549,000	06/15/2021	WD	03-ARM'S LENGTH	2021005165	PROPERTY TRANSFER	100.0		
RUSCHHAUPT DAVID G LIVING		0	01/12/2011	WD	03-ARM'S LENGTH	2011 1077-382W	DEED	0.0		
RUSCHHAUPT DAVID G LIVING		0	01/10/2010	QC	03-ARM'S LENGTH	2010 1040-323	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
10 TWISTED OAK		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		04/05/2005	PB05-0089			
Owner's Name/Address		P.R.E. 0%		Electrical		03/11/2005	PE05-0116			
KOZLOW KENNETH M & GWENN A 5908 WHITWORTH COURT SE GRAND RAPIDS MI 49546		MAP #: 31,36,39,40,52		Mechanical		03/03/2005	PM05-0141			
		2024 Est TCV 702,350 TCV/TFA: 270.03		Plumbing		03/03/2005	PP05-0064			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
		Public Improvements		* Factors *						
		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X Gravel Road		4860 WOODS TWISTED OAK	1	Units	91000.00000	100	91,00	
		X Paved Road		0.00 Total Acres Total Est. Land Value =					91,000	
		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								
		X Level								
		X Rolling								
		X Low								
		X High								
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
		X CRYSTAL RIVER		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	45,500	305,700	351,200		351,200S
		TPC 12/19/2022 INSPECTED			2023	42,500	249,000	291,500		253,050C
		TPC 03/09/2021 INSPECTED			2022	35,000	206,000	241,000		241,000S
		TPC 06/20/2013 INSPECTED			2021	35,000	203,100	238,100	238,100W	218,031C

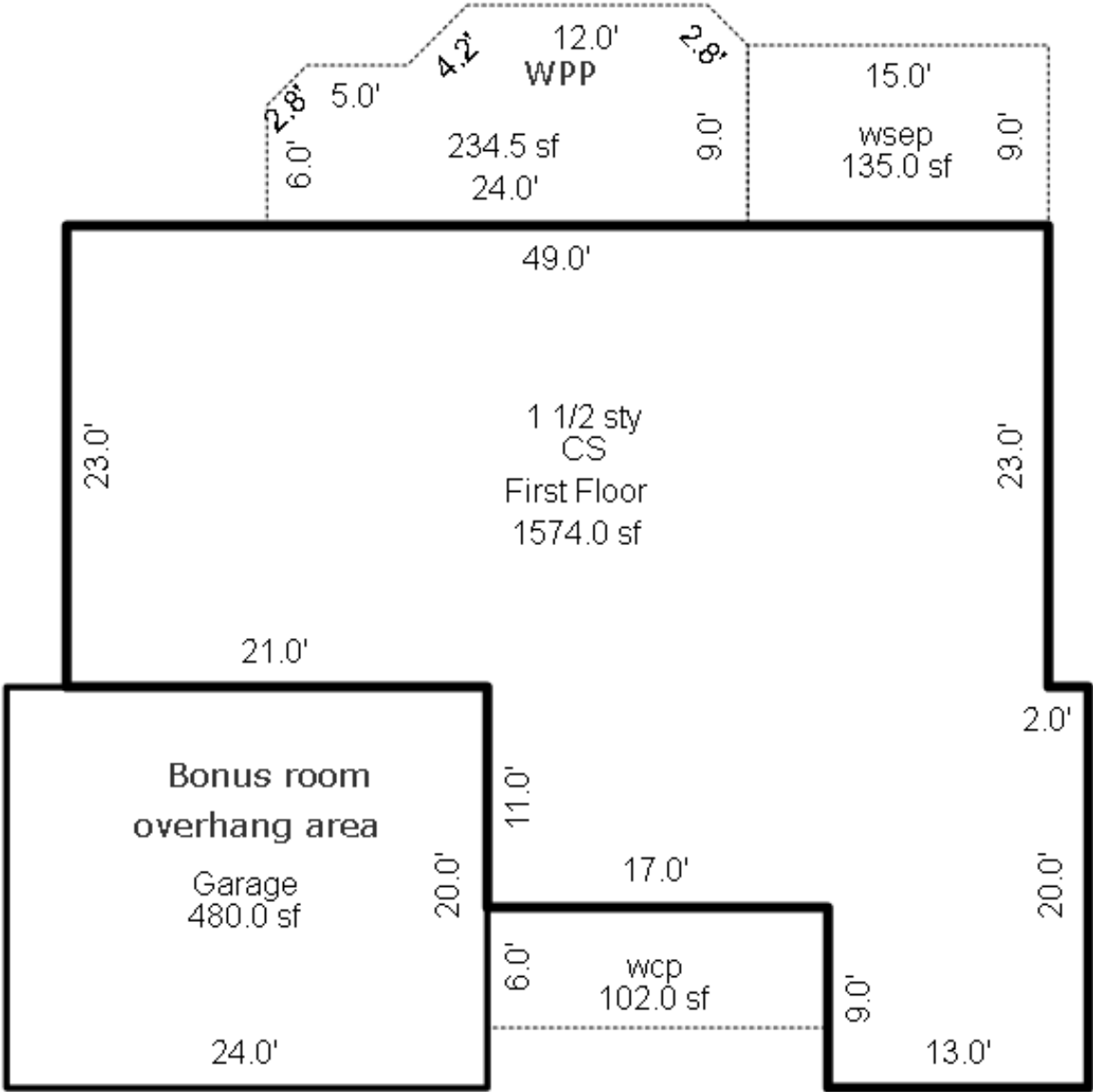


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 2,601 Total Base New : 449,524 Total Depr Cost: 382,094 Estimated T.C.V: 611,350			102	WCP (1 Story)							
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 = 1574 SF Floor Area = 2601 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			E.C.F. X 1.600			Cls BC		Blt 2005				
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Total: 365,211			Depr. Cost						
2005	0	Ex	X	Ord		Min	Stories Exterior Foundation Size Cost New Depr. Cost			1,574		240							
Condition: Average		Lg		X	Ord	Small	1.5 Story Siding Crawl Space 1,574			240		365,211		310,429					
Room List		Doors		Solid	X	H.C.	1 Story Siding Overhang 240			Total: 365,211		310,429							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			Other Additions/Adjustments			Plumbing									
(1) Exterior		Kitchen: Hardwood Other: Other:		200 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Plumbing			Porches									
X		Insulation		Many			X	Ave.	Few	WCP (1 Story) WSEP (1 Story) WPP									
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Garages									
X		Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 1574 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			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
X		Wood Sash Metal Sash Vinyl Sash		(8) Basement		No. of Elec. Outlets			Plumbing			Porches							
X		Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many			X	Ave.	Few	WCP (1 Story) WSEP (1 Story) WPP							
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			(14) Water/Sewer			Garages									
X		Gable Hip Flat		Gambrel Mansard Shed		1814 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			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
X		Asphalt Shingle		(10) Floor Support		Lump Sum Items:			Water/Sewer			Plumbing							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Water Public Sewer			Appliance Allow.						
<p>Local Cost Items</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAUFMANN SARAH A	SCHMIDT ANDREW & AMY TRUS	85,000	05/12/2022	WD	03-ARM'S LENGTH	2022002969	PROPERTY TRANSFER	100.0
SCHULTZ JEFFREY M & KERRI	KAUFMANN SARAH A	79,000	12/02/2021	WD	03-ARM'S LENGTH	2021009366	PROPERTY TRANSFER	100.0
KOWALEWSKI RANDY J	SCHULTZ JEFFREY M & KERRI	65,000	08/07/2012	WD	03-ARM'S LENGTH	1132P390	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	KOWALEWSKI RANDY J	84,900	10/13/2003	WD	03-ARM'S LENGTH	769:802	OTHER	100.0

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

9 TWISTED OAK	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 31,36,39,40,52
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SCHMIDT ANDREW & AMY TRUST 6305 SCARBOROUGH DR SE ADA MI 49301	2024 Est TCV 91,000
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Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS TWISTED OAK			1	Units	91000.00000	100	91,00
0.00 Total Acres						Total Est. Land Value =	91,000

Tax Description	X
L769 P802/03 UNIT 69 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X

Comments/Influences	X
	X


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	45,500	0	45,500			44,625C
TPC 11/16/2021	INSPECTED		2023	42,500	0	42,500			42,500S
TPC 06/01/2017	INSPECTED		2022	35,000	0	35,000			35,000S
TPC 10/29/2015	INSPECTED		2021	35,000	0	35,000			35,000S

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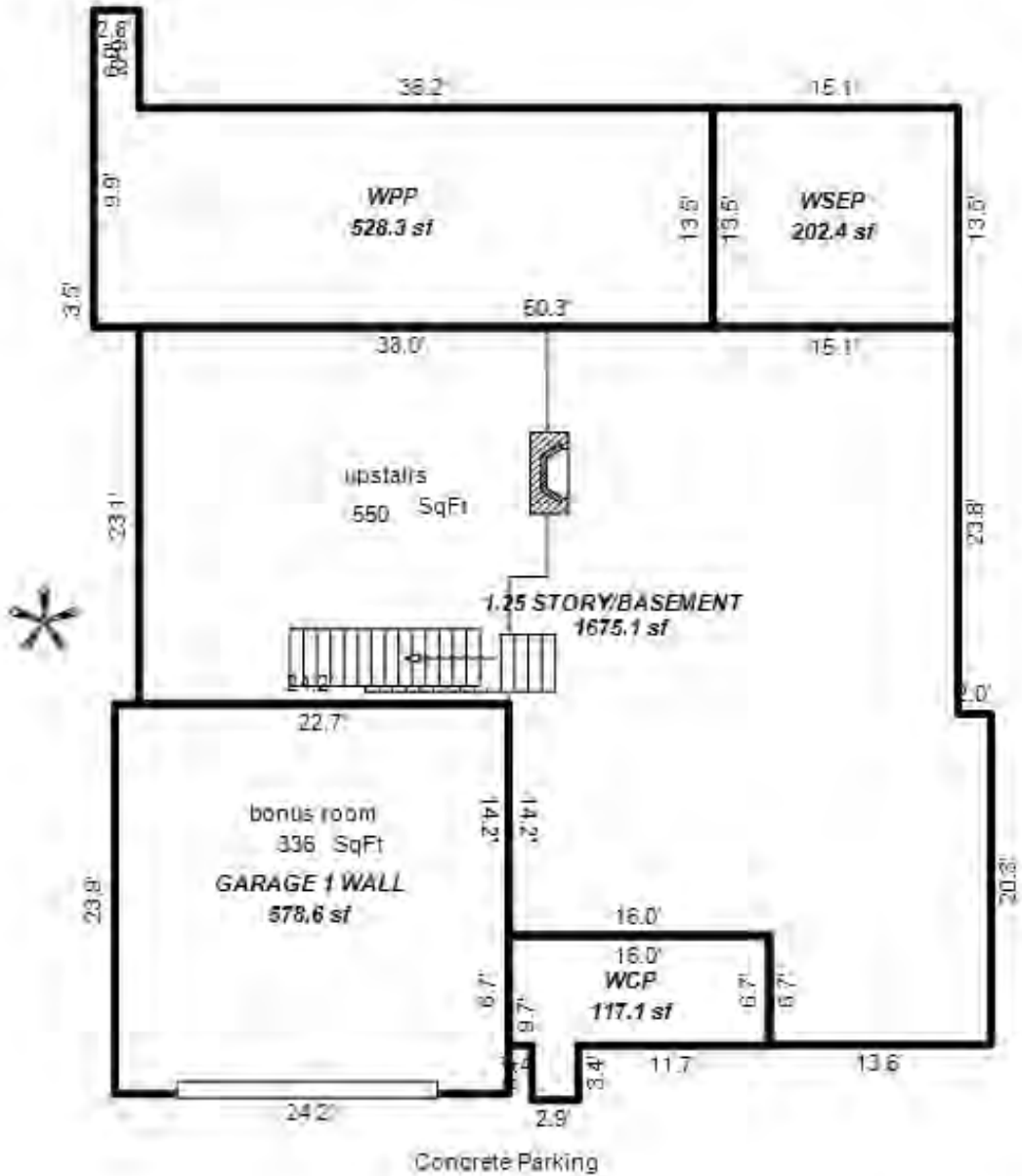
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LOBERG MITCHELL & BETHANY	AVERY RICHARD W & ROBIN	530,000	05/15/2020	WD	03-ARM'S LENGTH	2020002988	PROPERTY TRANSFER	100.0			
13 TWISTED OAK LLC	LOBERG MITCHELL & BETHANY	480,000	08/31/2018	WD	03-ARM'S LENGTH	1340P74	PROPERTY TRANSFER	100.0			
ROBINSON ANDREW & ELIZABE	13 TWISTED OAK LLC	0	09/30/2013	QC	09-FAMILY	1180P100	OTHER	0.0			
ENTRUST GREAT LAKES LLC	ROBINSON ANDREW & ELIZABE	90,000	10/01/2012	WD	03-ARM'S LENGTH	1141P430 WD	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
13 TWISTED OAK		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		08/19/2013	PE13-0367				
Owner's Name/Address		P.R.E. 0%		Mechanical		04/22/2013	PM13-0191				
AVERY RICHARD W & ROBIN 14322 BEACON TRACE COURT HOUSTON TX 77069		MAP #: 31,36,39,40,52		Electrical		04/12/2013	PE13-0128				
		2024 Est TCV 817,397 TCV/TFA: 336.38		Plumbing		04/12/2013	PP13-0058				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
				4860 WOODS TWISTED OAK	1	Units	91000.00000	100	91,00		
				0.00 Total Acres Total Est. Land Value = 91,000							
L905 P402/06 UNIT 70 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
Comments/Influences		X	Electric								
1707709 ,93,000		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								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	45,500	363,200	408,700			299,525C
				TPC 10/29/2015 INSPECTED	2023	42,500	295,900	338,400			285,262C
				TPC 11/14/2013 INSPECTED	2022	35,000	248,300	283,300			271,679C
				TPC 06/20/2013 INSPECTED	2021	35,000	228,000	263,000			263,000S

*** 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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 202 528 117	Type WSEP (1 Story) WPP WCP (1 Story)	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: 1 Mech. Doors: 0 Area: 578 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 10 Floor Area: 2,430 Total Base New : 504,443 Total Depr Cost: 453,998 Estimated T.C.V: 726,397
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 2013				
Duplex		Drywall Paneled		(12) Electric			Ground Area = 1675 SF Floor Area = 2430 SF.			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			1.25 Story Siding Basement 1,675		336				
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas			1 Story Siding Overhang		Total: 398,971 359,073				
Building Style: 1.25 STORY		Ex Ord Min		No. of Elec. Outlets			Other Additions/Adjustments			Average Fixture(s) 1 2,234 2,011		3 Fixture Bath 2 14,051 12,646				
Yr Built 2013	Remodeled 0	Size of Closets		Many Ave. Few			Plumbing			Water/Sewer		1000 Gal Septic 1 5,796 5,216				
Condition: Average		Lg Ord Small		(13) Plumbing			Porches			Water Well, 100 Feet 1 6,421 5,779		Ceramic Tile Floor				
Room List		Doors Solid H.C.		Average Fixture(s) 3 3 Fixture Bath			WSEP (1 Story) 202 13,631 12,268			WPP 528 11,706 10,535		Ceramic Tile Wains				
Basement	1st Floor	(5) Floors		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Alcove Vent Fan			WCP (1 Story) 117 7,129 6,416			Garages		Ceramic Tub Alcove				
2nd Floor	4 Bedrooms	Kitchen: Other: Other:		(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 578 39,148 35,233		Common Wall: 1 Wall 1 -3,205 -2,884				
(1) Exterior		(6) Ceilings		Public Water			Door Opener 1 703 633			Built-Ins		Appliance Allow. 1 4,088 3,679				
Wood/Shingle	Aluminum/Vinyl	Insulation		Public Sewer			Fireplaces			Prefab 1 Story 1 3,770 3,393		Totals: 504,443 453,998				
Brick	Insulation	(7) Excavation		Water Well			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Many Avg. Few	Large Avg. Small	Basement: 1675 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1000 Gal Septic												
Wood Sash	Metal Sash	(8) Basement		2000 Gal Septic												
Vinyl Sash	Double Hung	Conc. Block Poured Conc. Stone		Lump Sum Items:												
Horiz. Slide Casement	Double Glass	Treated Wood Concrete Floor														
Patio Doors	Storms & Screens	(9) Basement Finish														
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Many Avg. Few	Large Avg. Small	(10) Floor Support														
Wood Sash	Metal Sash	Joists: Unsupported Len: Cntr.Sup:														
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***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAFFNEY HEATHER & GOLIBER	GOLIBE J & GAFFNEY H TRUS	0	05/14/2020	WD	09-FAMILY	2020003404&5	PROPERTY TRANSFER	0.0
FINCHER RUSSELL D & MARGA	GAFFNEY HEATHER & GOLIBER	103,000	08/01/2012	WD	03-ARM'S LENGTH	1131P764	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	FINCHER RUSSELL D & MARGA	124,925	01/22/2007	WD	03-ARM'S LENGTH	928:730	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
1 FROG POND	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/22/2018	PE18-0132	100% FINIS
	P.R.E. 100% 02/28/2020		Mechanical	02/09/2018	PM18-0106	100% FINIS
Owner's Name/Address	MAP #: 31,36,39,40,52		Plumbing	02/01/2018	PP18-0027	100% FINIS
GOLIBE J & GAFFNEY H TRUSTS PO BOX 0006 GLEN ARBOR MI 49636	2024 Est TCV 694,316 TCV/TFA: 361.25		Res. Single Family Dwellin	11/17/2017	PB17-0703	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
<Site Value G> 0					0	100		0	
4860 WOODS FROG			1	Units	95000.00000	100		95,000	
			0.00	Total Acres	Total Est. Land Value =			95,000	

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
L928 P730/07 UNIT 71 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND								
Residential Local Cost Land Improvements								
Description	Rate	Size	% Good	Cash Value				
LAND IMPROVEMENTS 5	5,000.00	1	95	4,750				
Total Estimated Land Improvements True Cash Value =				4,750				

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

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	47,500	299,700	347,200			262,952C
X	Rolling		2023	50,000	244,600	294,600			250,431C
X	Low		2022	50,000	205,600	255,600			238,506C
X	High		2021	35,000	196,800	231,800			230,887C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

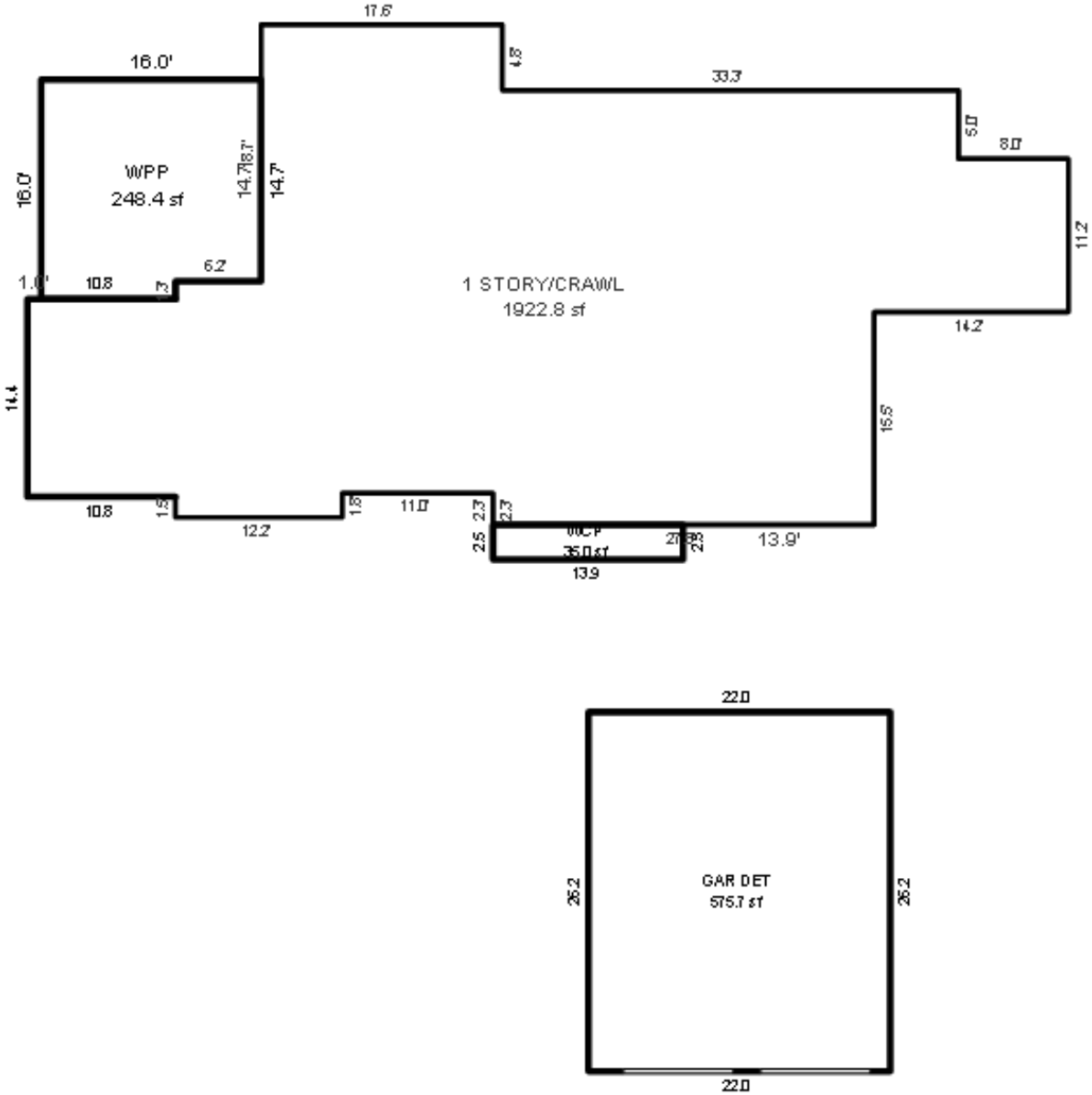


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*** Information herein deemed reliable but not guaranteed***

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		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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 575 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																										
	Wood Frame	(4) Interior									35	WCP (1 Story)																																																																												
	Building Style: 1 STORY	Drywall Paneled	Plaster Wood T&G								248	WPP																																																																												
	Yr Built 2017	Remodeled 0																																																																																						
	Condition: Average	Ex	Ord	Min																																																																																				
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	(1) Exterior	Kitchen: Other: Other:		0 Amps Service																																																																																				
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																																																				
	Insulation			Ex. Ord. Min																																																																																				
	(2) Windows	(7) Excavation		No. of Elec. Outlets																																																																																				
	Many Avg. Few	Basement: 0 S.F. Crawl: 1922 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many 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	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																																																																																				
	Gable Hip Flat	(9) Basement Finish		(14) Water/Sewer																																																																																				
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Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1922 SF Floor Area = 1922 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,922</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>325,474</td> <td>309,200</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>2,234</td> <td>2,122</td> </tr> <tr> <td>3</td> <td></td> <td>7,025</td> <td>6,674</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WCP (1 Story)</th> <th>WPP</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>35</td> <td></td> <td>3,089</td> <td>2,935</td> </tr> <tr> <td>248</td> <td></td> <td>6,458</td> <td>6,135</td> </tr> </tbody> </table> Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>Door Opener</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>575</td> <td></td> <td>32,999</td> <td>31,349</td> </tr> <tr> <td></td> <td>2</td> <td>1,405</td> <td>1,335</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>Water Well, 100 Feet</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>1,968</td> <td>1,870</td> </tr> <tr> <td></td> <td>1</td> <td>6,421</td> <td>6,100</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>4,088</td> <td>3,884</td> </tr> </tbody> </table> Totals: 391,161 371,604 Notes: ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.600 => TCv: 594,566															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,922			Total:				325,474	309,200	Average Fixture(s)				1		2,234	2,122	3		7,025	6,674	WCP (1 Story)	WPP			35		3,089	2,935	248		6,458	6,135	Base Cost	Door Opener			575		32,999	31,349		2	1,405	1,335	Public Sewer	Water Well, 100 Feet			1		1,968	1,870		1	6,421	6,100	Appliance Allow.				1		4,088	3,884
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCARTY KEVIN J & PEG S	FINCHER RUSSELL D & MARGA	538,600	07/21/2006	WD	03-ARM'S LENGTH	909:159	OTHER	100.0
WOODSTONE PARTNERS LLC	MCCARTY KEVIN J & PEG S	139,900	05/04/2005	WD	03-ARM'S LENGTH	852:754	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
2 FROG POND	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/16/2022	PM22-0409	100% FINIS
	P.R.E. 100% 06/07/2017		Electrical	01/27/2022	PE22-0057	100% FINIS
Owner's Name/Address	MAP #: 31,36,39,40,52		Electrical	06/01/2006	PE06-0282	100% FINIS
FINCHER RUSSELL D & MARGARET C PO BOX 174 GLEN ARBOR MI 49636	2024 Est TCV 690,480 TCV/TFA: 282.06		Res. Garage, Detached	11/10/2005	PB05-0663	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L852 P754/05 L909 P159/06 UNIT 72 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L359 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		4860 WOODS FROG		0.00	Total Acres	Total Est. Land Value =	95,000	
Comments/Influences	X		* Factors *						



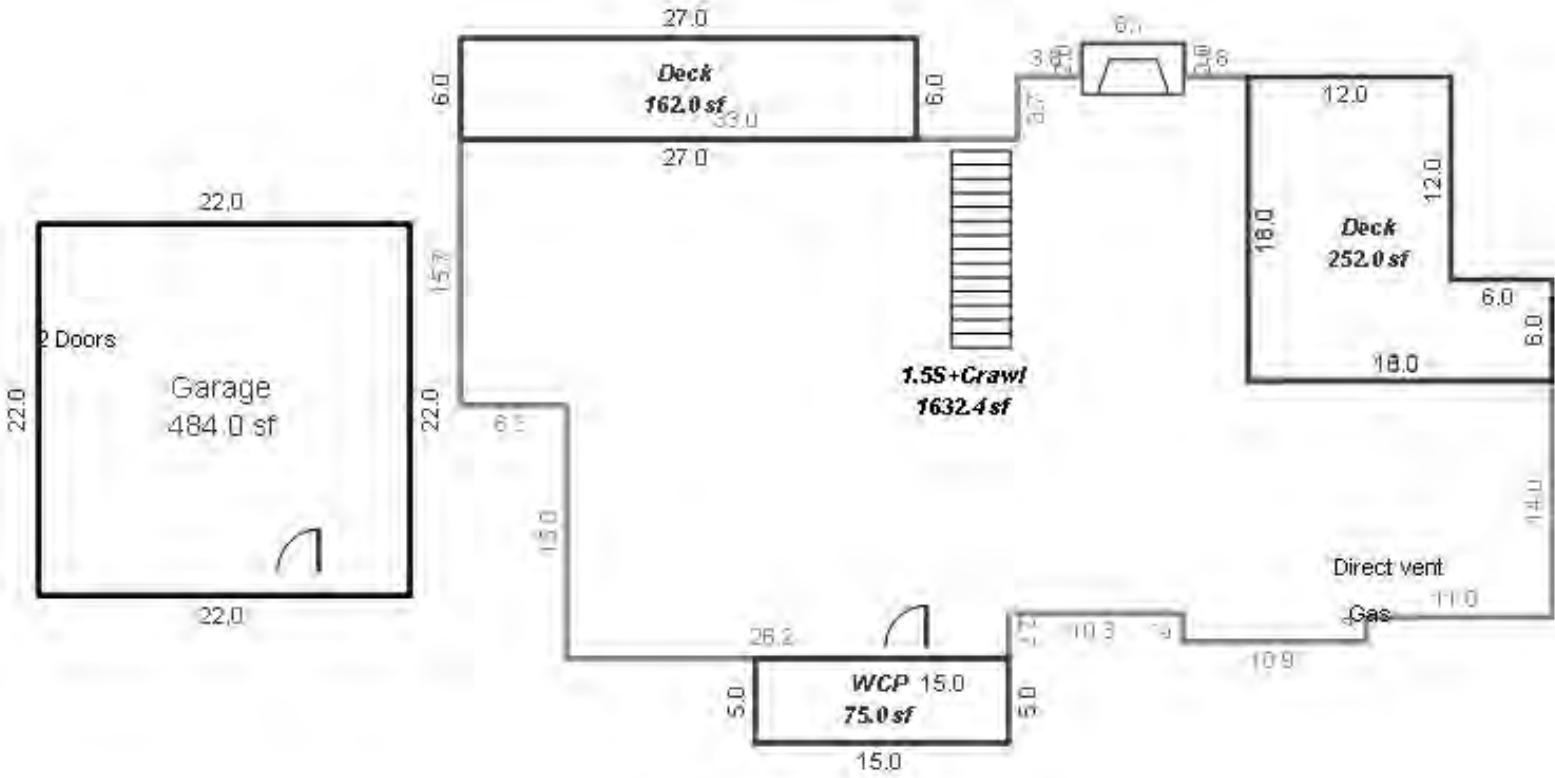
Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	X Level	2024	47,500	297,700	345,200			280,285C
X Gravel Road	X Rolling	2023	50,000	242,600	292,600			266,939C
X Paved Road	X Low	2022	50,000	203,500	253,500			252,228C
X Storm Sewer	X High	2021	50,000	200,200	250,200			244,171C
X Sidewalk	X Landscaped							
X Water	X Swamp							
X Sewer	X Wooded							
X Electric	X Pond							
X Gas	X Waterfront							
X Curb	X Ravine							
X Street Lights	X Wetland							
X Standard Utilities	X Flood Plain							
X Underground Utils.								

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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		Interior 1 Story Interior 2 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 75 162 252	Type WCP (1 Story) WPP WPP		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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior																
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G															
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets																
		Lg	X	Ord		Small												
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors																
(1) Exterior		Kitchen: Other: Other:																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings																
(2) Windows		(7) Excavation																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1632 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(3) Roof		(9) Basement Finish																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle	(10) Floor Support																
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:																
		(14) Water/Sewer																
			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:																
			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 Average Fixture(s) 1 3 Fixture Bath															
			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath															
			Porches WCP (1 Story) WPP WPP															
			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Door Opener															
			Water/Sewer Public Water Public Sewer															
			Built-Ins Appliance Allow.															
			Fireplaces Exterior 2 Story Direct-Vented Gas															
			Local Cost Items SOLAR POWER <150KW															
			<<<<< 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.	
MCLLVRIED EDWIN JOHN	MCLLVRIED EDWIN JOHN & KA	0	01/27/2021	QC	09-FAMILY	2021001237	DEED	0.0	
WATSON DOUGLAS M & JACQUE	MCLLVRIED EDWIN JOHN	731,020	06/27/2018	WD	03-ARM'S LENGTH	133P316	PROPERTY TRANSFER	100.0	
CAMPS KEITH J & JULIE S	MARQUE PROPERTIES LLC	1	01/03/2014	QC	09-FAMILY	1188P850	PROPERTY TRANSFER	100.0	
MARQUE PROPERTIES LLC	WATSON DOUGLAS & JACQUELI	597,000	01/03/2014	WD	03-ARM'S LENGTH	1188P852	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3 FROG POND		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		07/25/2019	PB19-0272	100% FINIS	
Owner's Name/Address		P.R.E. 100% 02/06/2019		ADDITION/ALTERATION		06/30/2019	LU19-18	100% FINIS	
MCLLVRIED EDWIN JOHN & KAREN LYNNE PO BOX 39 GLEN ARBOR MI 49636		MAP #: 31,36,39,40,52		Electrical		06/25/2019	PE19-0338	100% FINIS	
		2024 Est TCV 915,987 TCV/TFA: 389.12		Mechanical		11/20/2014	PM14-0606	100% FINIS	
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
L904 P696/06 UNIT 73 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		4860 WOODS FROG			1 Units	95000.00000 100	95,00
		Paved Road		0.00 Total Acres Total Est. Land Value = 95,000					
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		X Wooded							
		X Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	47,500	410,500	458,000	364,864C
		TPC	09/27/2019	INSPECTED	2023	50,000	348,100	398,100	347,490C
		TPC	11/14/2013	INSPECTED	2022	50,000	294,000	344,000	330,943C
		TPC	06/19/2013	INSPECTED	2021	50,000	284,900	334,900	320,371C

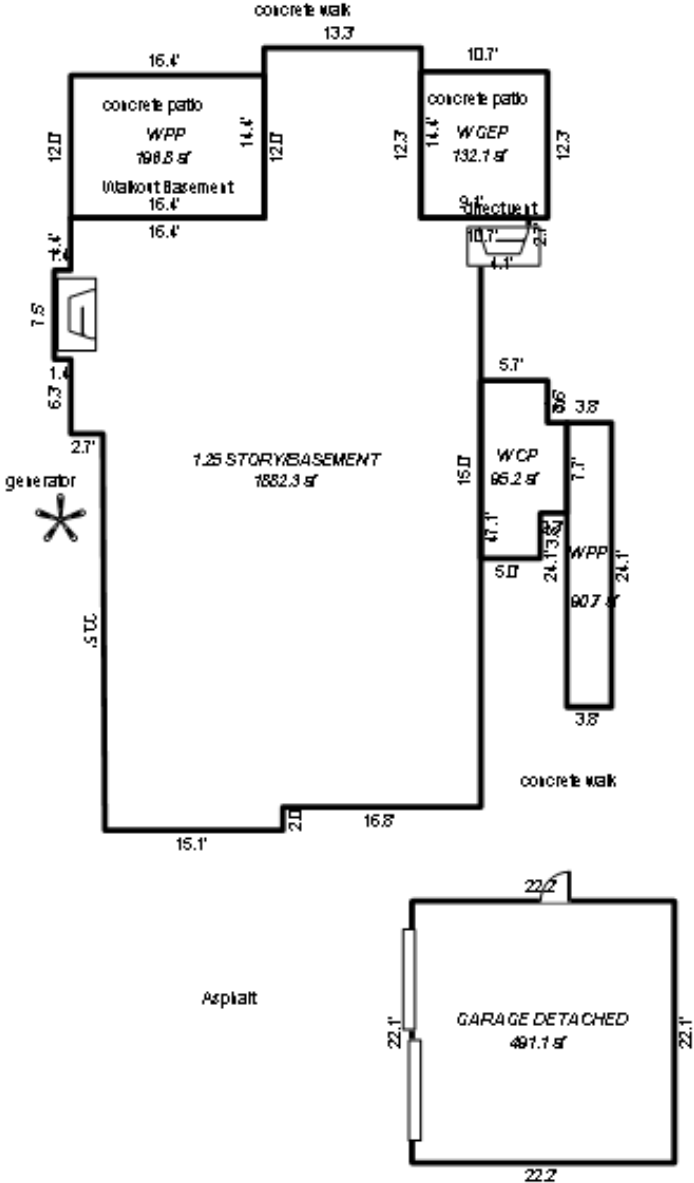


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																		
X	Single Family	Eavestrough		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga			Area	Type 196 WPP 132 WGEP (1 Story) 95 WCP (1 Story) 90 WPP		Year Built: 2013 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 491 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
	Mobile Home	Insulation		Wood	Coal	Steam																											
	Town Home	0	Front Overhang		Forced Air w/o Ducts																												
	Duplex	0	Other Overhang		Forced Air w/ Ducts																												
	A-Frame	(4) Interior			Forced Hot Water																												
	Wood Frame	Drywall		Plaster		Electric Baseboard																											
	Building Style: 1.25 STORY		Paneled	Wood T&G		Elec. Ceil. Radiant																											
	Yr Built	Remodeled	Trim & Decoration			Radiant (in-floor)																											
	2013	0	Ex	Ord	Min	Electric Wall Heat																											
	Condition: Average		Size of Closets			Space Heater																											
Room List		Lg	Ord	Small	Wall/Floor Furnace																												
Basement		Doors		Solid	H.C.	Forced Heat & Cool																											
1st Floor		(5) Floors			Heat Pump																												
2nd Floor		Kitchen:			No Heating/Cooling																												
3 Bedrooms		Other:			Central Air																												
(1) Exterior		Other:			Wood Furnace																												
Wood/Shingle		(6) Ceilings			(12) Electric																												
Aluminum/Vinyl		No./Qual. of Fixtures			0 Amps Service																												
Brick		Ex.	Ord.	Min	No. of Elec. Outlets																												
Insulation		Many	Ave.	Few	Many																												
(2) Windows		(7) Excavation			(13) Plumbing																												
Many	Large	Basement: 1883 S.F.			1 Average Fixture(s)																												
Avg.	Avg.	Crawl: 0 S.F.			2 3 Fixture Bath																												
Few	Small	Slab: 0 S.F.			2 Fixture Bath																												
Wood Sash		Height to Joists: 0.0			Softener, Auto																												
Metal Sash		(8) Basement			Softener, Manual																												
Vinyl Sash		Conc. Block		Solar Water Heat																													
Double Hung		Poured Conc.		No Plumbing																													
Horiz. Slide		Stone		Extra Toilet																													
Casement		Treated Wood		Extra Sink																													
Double Glass		Concrete Floor		Separate Shower																													
Patio Doors		(9) Basement Finish			Ceramic Tile Floor																												
Storms & Screens		742 Recreation SF			Ceramic Tile Wains																												
(3) Roof		1 Living SF			Ceramic Tub Alcove																												
Gable	Gambrel	1 Walkout Doors (B)			Vent Fan																												
Hip	Mansard	1 No Floor SF			(14) Water/Sewer																												
Flat	Shed	1 Walkout Doors (A)			Public Water																												
Asphalt Shingle		(10) Floor Support			Public Sewer																												
Chimney:		Joists:			Water Well																												
		Unsupported Len:			1 1000 Gal Septic																												
		Cntr.Sup:			1 2000 Gal Septic																												
		Lump Sum Items:																															
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2013 (11) Heating System: Forced Heat & Cool Ground Area = 1883 SF Floor Area = 2354 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,883</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>420,077</td> <td>378,085</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 742 23,113 20,802 Basement, Outside Entrance, Below Grade 1 4,378 3,940 Plumbing Average Fixture(s) 1 3,407 3,066 3 Fixture Bath 1 10,749 9,674 Water/Sewer 1000 Gal Septic 1 6,288 5,659 Water Well, 100 Feet 1 6,732 6,059 Porches WPP 196 6,554 5,899 WGEP (1 Story) 132 16,386 14,747 WCP (1 Story) 95 6,798 6,118 WPP 90 4,014 3,613 Garages Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 491 35,460 31,914 Door Opener 2 1,574 1,417 Built-Ins Appliance Allow. 1 7,043 6,339 Fireplaces Exterior 2 Story 1 12,118 10,906 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,883			Total:				420,077	378,085
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1.25 Story	Siding	Basement	1,883																														
Total:				420,077	378,085																												

*** 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.
WATSON JACQUELINE N & DOU	MCIIVRIED KAREN L & EDWIN	94,000	04/30/2020	WD	03-ARM'S LENGTH	202000231	DEED	100.0
WALZ DANIEL A & DEBRA PAY	WATSON JACQUELINE N & DOU	115,000	11/19/2014	WD	03-ARM'S LENGTH	1214P950	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	WALZ DANIEL A & DEBRA PAY	140,000	10/24/2003	WD	03-ARM'S LENGTH	772:56	OTHER	100.0

Property Address: 4 FROG POND
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31,36,39,40,52

Owner's Name/Address: MCIIVRIED KAREN L & EDWIN JOHN
 PO BOX 39
 GLEN ARBOR MI 49636
 2024 Est TCV 95,000

Improved X Vacant Land Value Estimates for Land Table H860.H860 WOODSTONE

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 4860 WOODS FROG 1 Units 95000.00000 100 95,000
 0.00 Total Acres Total Est. Land Value = 95,000

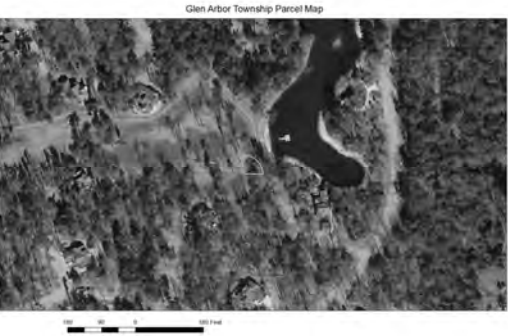
Tax Description
 L772 P56/03 UNIT 74 WOODSTONE CONDOMINIUM
 REC L599 P88/1ST AMEND L659 P380-385/2ND
 AMEND L672 P959-988/3RD AMEND L768
 P435-446/4TH AMEND L832 P487-493 SEC 27
 T29N R14W L1339P695 10TH AMEND
 2023005547 11TH AMEND

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	47,500	0	47,500			47,500S
2023	50,000	0	50,000			50,000S
2022	50,000	0	50,000			50,000S
2021	50,000	0	50,000			50,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEPANEK FAMILY LIVING TR	STRASSMANN BEVERLY I &	120,000	11/20/2020	WD	03-ARM'S LENGTH	2020008106	PROPERTY TRANSFER	100.0
STEPANEK STEPHEN FRANK &	STEPANEK FAMILY LIVING TR	0	09/24/2014	QC	09-FAMILY	1210P768	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	FRANK STEPHEN & STEPANEK	140,000	11/11/2003	WD	03-ARM'S LENGTH	775:620	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5 FROG POND	School: GLEN LAKE COMMUNITY SCH DIST		Res. Single Family Dwellin	09/01/2023	PB23-0313	20%
	P.R.E. 0%		Electrical	07/21/2023	PE23-0510	0%
Owner's Name/Address	MAP #: 31,36,39,40,52		HOUSE	06/23/2023	LU23-12	20%
STRASSMANN BEVERLY I & VINCENZ CLADIUS 545 S 5TH AVE #2 ANN ARBOR MI 48104	2024 Est TCV 196,754 TCV/TFA: 107.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE				
L775 P620/03 UNIT 75 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			4860 WOODS FROG			1 Units95000.00000 100	95,00
			0.00 Total Acres			Total Est. Land Value =	95,000

Comments/Influences



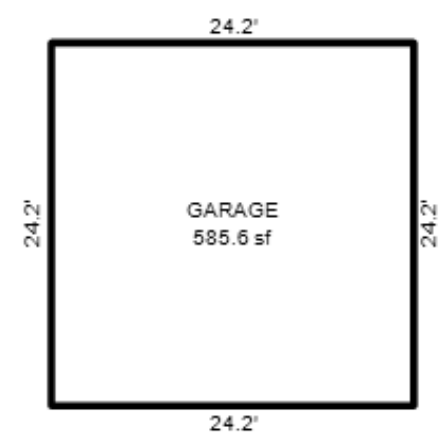
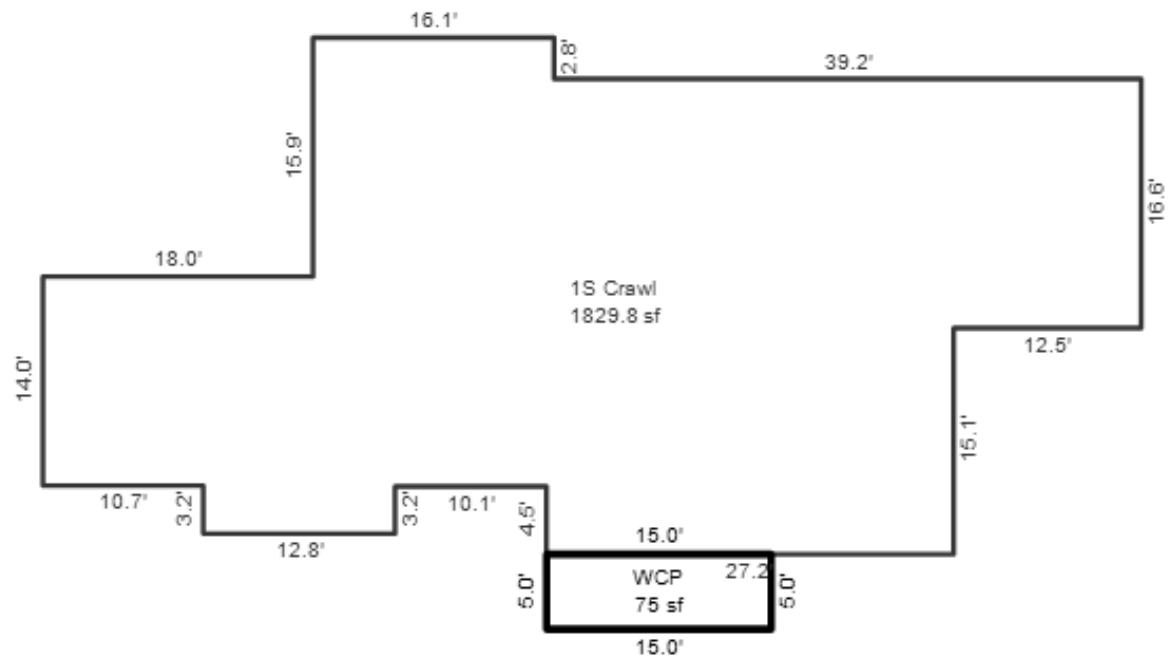
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	47,500	50,900	98,400			98,400S
Rolling	2023	50,000	0	50,000			50,000S
Low	2022	50,000	0	50,000			50,000S
High	2021	50,000	0	50,000			50,000S
Landscaped							
Swamp							
X Wooded							
X Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 11/14/2023 INSPECTED							
TPC 12/12/2022 INSPECTED							
TPC 07/29/2020 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	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: 2024 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 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			Class: BC Effec. Age: 1 Floor Area: 1,829 Total Base New : 321,194 Total Depr Cost: 317,981 Estimated T.C.V: 508,770			75	WCP (1 Story)			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY			Drywall Paneled		Plaster Wood T&G		X No Heating/Cooling			E.C.F. X 1.600								
Yr Built 2024		Remodeled 0	Trim & Decoration	Ex	Ord	Min	Central Air Wood Furnace											
Condition: Average Part. Construct.: 20%			Size of Closets	Lg	Ord	Small	(12) Electric											
Room List			Doors	Solid	H.C.		0 Amps Service											
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors	Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC Blt 2024					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings	No. of Elec. Outlets			Ex. Ord. Min			(11) Heating System: No Heating/Cooling								
(2) Windows	Many Avg. Few	Large Avg. Small	(7) Excavation	Basement: 0 S.F. Crawl: 1829 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			Ground Area = 1829 SF Floor Area = 1829 SF.								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas					
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Amp Service			Stories Exterior Foundation Size Cost New Depr. Cost								
	Asphalt Shingle		(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			1 Story Siding Crawl Space 1,829			Total: 289,479 286,583					
	Chimney:		Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments								
<p>Notes: ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.600 => TCV: 508,770 20% Completed => Est. True Cash Value 2024 =</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.
GROVE PAUL DAVID & JULIE	GROVE FAMILY TRUST	0	11/24/2021	WD	09-FAMILY	2021009702	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	GROVE PAUL DAVID & JULIE	93,000	04/23/2021	WD	03-ARM'S LENGTH	2021003672	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6 FROG POND	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/21/2023	PM23-0722	80%
Owner's Name/Address	P.R.E. 0%		Plumbing	08/21/2023	PP23-0268	80%
GROVE FAMILY TRUST GROVE PAUL DAVID & JULIE D TRUSTEES 3786 WALLHAVEN RD COLUMBUS OH 43220	MAP #: 31,36,39,40,52		Mechanical	06/23/2023	PM23-0556	80%
	2024 Est TCV 719,677 TCV/TFA: 263.81		Res. Single Family Dwellin	10/03/2022	PB22-0442	80%

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE																											
UNIT 76 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>4860 WOODS FROG POND UNIT</td> <td></td> <td></td> <td>1</td> <td>Units</td> <td>95000.00000</td> <td>100</td> <td></td> <td>95,00</td> </tr> <tr> <td colspan="8" style="text-align: right;">0.00 Total Acres Total Est. Land Value =</td> <td>95,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	4860 WOODS FROG POND UNIT			1	Units	95000.00000	100		95,00	0.00 Total Acres Total Est. Land Value =								95,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
4860 WOODS FROG POND UNIT			1	Units	95000.00000	100		95,00																						
0.00 Total Acres Total Est. Land Value =								95,000																						

Comments/Influences



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

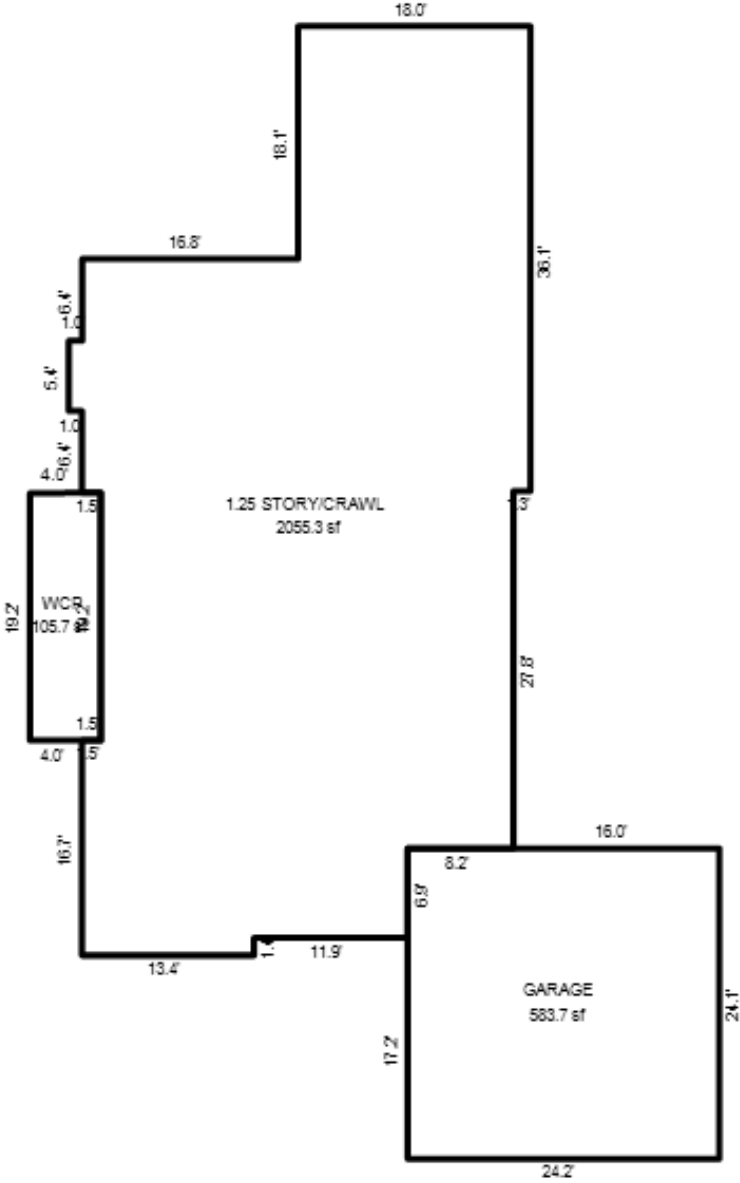
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	312,300	359,800			354,590C
2023	45,000	9,800	54,800			51,800C
2022	40,000	0	40,000			40,000S
2021	50,000	0	50,000			2,269C

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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 Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 105	Type WCP (1 Story)	Year Built: 2023 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 583 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:				
	Mobile 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	1	Class: BC Effec. Age: 1 Floor Area: 2,728 Total Base New : 492,959 Total Depr Cost: 488,029 Estimated T.C.V: 780,846
	Town Home																	
Duplex	Wood Frame	Trim & Decoration			X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2054 SF Floor Area = 2728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas	Cls BC	Blt 2023			
A-Frame	Condition: Average Part. Construct.: 80%	Ex	Ord	Min												Stories Exterior Foundation Size Cost New Depr. Cost	1.25 Story Siding Crawl Space 2,054 1 Story Siding Overhang 160	Total: 409,247 405,155
Yr Built 2023	Remodeled 0	Size of Closets			No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Average Fixture(s) 1 2,234 2,212 3 14,051 13,910 2 4,707 4,660	Plumbing	Porches	Garages	Water/Sewer			
Condition: Average Part. Construct.: 80%	Room List	Lg	Ord	Small												(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Built-Ins
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Doors	Solid	H.C.	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Plumbing	Porches	Garages	Water/Sewer	Public Sewer 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items	Lump Sum Items:			
(1) Exterior	(6) Ceilings	No. of Elec. Outlets														Public Water 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces
Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	No. of Elec. Outlets			Public Water 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items	Lump Sum Items:	Public Sewer 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items	Lump Sum Items:				
Insulation	(8) Basement	No. of Elec. Outlets													Public Water 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items
(2) Windows	(9) Basement Finish	No. of Elec. Outlets			Public Water 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items	Lump Sum Items:	Public Sewer 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items	Lump Sum Items:				
Many Avg. Few	Basement: 0 S.F. Crawl: 2054 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets													Public Water 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support	No. of Elec. Outlets			Public Water 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items	Lump Sum Items:	Public Sewer 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items	Lump Sum Items:				
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets													Public Water 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items
Gable Hip Flat	Gambrel Mansard Shed	No. of Elec. Outlets			Public Water 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items	Lump Sum Items:	Public Sewer 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items	Lump Sum Items:				
Asphalt Shingle	Chimney:	No. of Elec. Outlets													Public Water 1 1,968 1,948 Water Well, 150 Feet 1 9,494 9,399	Built-Ins	Fireplaces	Local Cost Items
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	PHILLIPS BARTOSZ & ALISON	93,000	05/12/2021	WD	03-ARM'S LENGTH	2021004111	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7 FROG POND	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/16/2022	PM22-1008	100% FINIS
	P.R.E. 100% 08/02/2023		Res. Single Family Dwellin	10/25/2022	PB22-0366	100% FINIS
Owner's Name/Address	MAP #: 31,36,39,40,52		Mechanical	09/14/2022	PM22-0784	100% FINIS
PHILLIPS BARTOSZ & ALISON PO BOX 285 GLEN ARBOR MI 49636	2024 Est TCV 776,131 TCV/TFA: 363.19		Plumbing	09/14/2022	PP22-0295	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
UNIT 77 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		4860 WOODS FROG POND UNIT	1	Units	95000.00000	100	95,00
			0.00 Total Acres		Total Est. Land Value =	95,000		

Comments/Influences



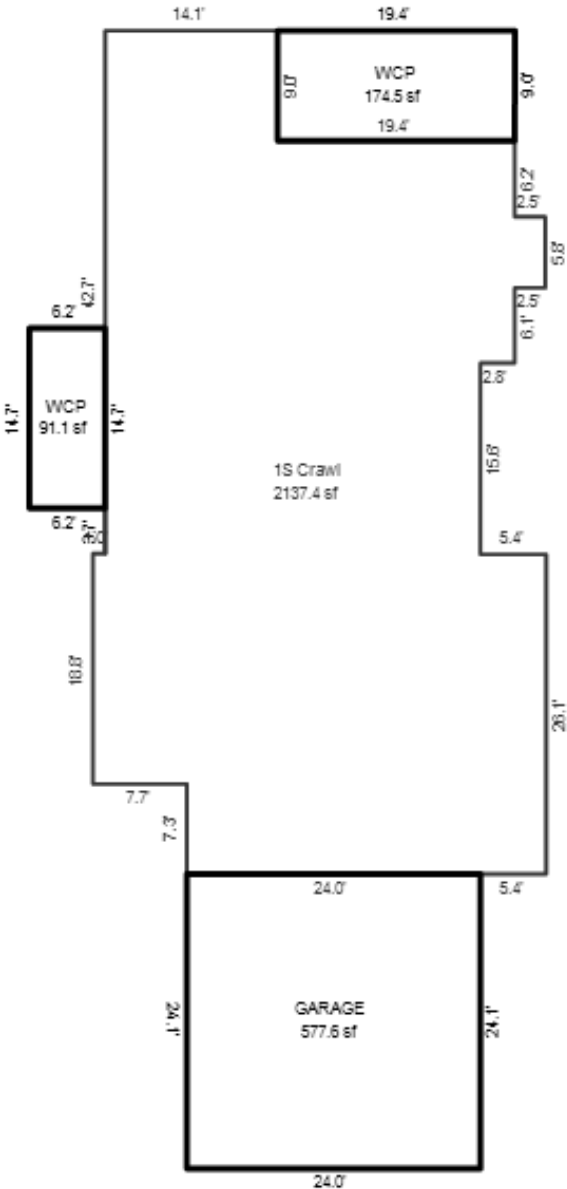
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County of Leelanau, Michigan

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2024	47,500	340,600	388,100			368,065C
X Gravel Road	2023	45,000	93,300	138,300		138,300A	135,300C
X Paved Road	2022	40,000	0	40,000			40,000S
X Storm Sewer	2021	50,000	0	50,000			2,269C
X Sidewalk							
X Water Sewer							
X Electric							
X Gas							
X Curb							
X Street Lights							
X Standard Utilities							
X Underground Utils.							
Topography of Site							
X Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
X Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 174 91	Type WCP (1 Story) WCP (1 Story)	Year Built: 2023 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 577 % 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: 2,137 Total Base New : 430,007 Total Depr Cost: 425,707 Estimated T.C.V: 681,131			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC			Blt 2023					
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets			No. of Elec. Outlets			Ground Area = 2137 SF			Floor Area = 2137 SF.							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid	H.C.	(5) Floors			Plumbing			1 Story Siding Crawl Space			2,137			Total: 348,426 344,942				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments			Plumbing			Average Fixture(s)					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2137 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			Porches			WCP (1 Story) WCP (1 Story)			91			5,971 5,911		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			577 39,098 38,707		
(2) Windows	Many Avg. Few	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.			1 4,088 4,047				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces			Prefab 1 Story			1 3,770 3,732					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Water/Sewer			Generator			Local Cost Items			GENERATOR			1 1 1 *					
Chimney:		Totals:		430,007			425,707			<<<<< 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.
WOODSTONE PARTNERS LLC	ESKESEN TARA L	78,000	05/13/2021	WD	03-ARM'S LENGTH	2021004112	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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8 FROG POND	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 31,36,39,40,52					
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ESKESEN TARA L 4877 DURHAM RD KINTNERSVILLE PA 18930	2024 Est TCV 95,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				4860 WOODS FROG POND UNIT	1	Units	95000.00000	100				95,00
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					0.00	Total Acres			Total Est.		Land Value =	95,000
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Tax Description	Dirt Road											
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UNIT 78 WOODSTONE CONDOMINIUM REC L599	X	Gravel Road										
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P88/1ST AMEND L659 P380-385/2ND AMEND		Paved Road										
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L672 P959-988/3RD AMEND L768 P435-446/4TH		Storm Sewer										
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AMEND L832 P487-493 SEC 27 T29N R14W		Sidewalk										
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L1339P695 10TH AMEND 2023005547 11TH		Water										
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AMEND	X	Sewer										
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Comments/Influences	X	Electric										
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	X	Gas										
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		Curb										
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		Street Lights										
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		Standard Utilities										
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	X	Underground Utils.										
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		Topography of Site										
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	X	Level										
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		Rolling										
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		Low										
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		High										
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		Landscaped										
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		Swamp										
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	X	Wooded										
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	X	Pond										
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		Waterfront										
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		Ravine										
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		Wetland										
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		Flood Plain										
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDMAN CHRISTOPHER & STE	ESKENSEN TARA L	130,000	06/21/2023	WD	03-ARM'S LENGTH	2023002634	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	WILDMAN CHRISTOPHER & STE	71,155	04/27/2021	WD	03-ARM'S LENGTH	2021003671	PROPERTY TRANSFER	100.0

Property Address: 9 FROG POND
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31,36,39,40,52

Owner's Name/Address: ESKENSEN TARA L
 4877 DURHAM RD
 KINTNERSVILLE PA 18930

2024 Est TCV 95,000

Improved X Vacant Land Value Estimates for Land Table H860.H860 WOODSTONE

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

4860 WOODS FROG POND UNIT 1 Units 95000.00000 100 95,000
 0.00 Total Acres Total Est. Land Value = 95,000

Tax Description: UNIT 79 WOODSTONE CONDOMINIUM REC L599
 P88/1ST AMEND L659/2ND AMEND L672
 P959-988/3RD AMEND L768 P435-446/4TH
 AMEND L832 P487-493 SEC 27 T29N R14W
 L1339P695 10TH AMEND 2023005547 11TH
 AMEND

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 47,500 0 47,500 47,500S

2023 45,000 0 45,000 42,000C

2022 40,000 0 40,000 40,000S

2021 50,000 0 50,000 2,269C

Who When What TPC 12/12/2022 INSPECTED TPC 11/05/2020 INSPECTED WAS 12/11/2010 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.
WOLIN SCOTT C & BRIGITTE	WOLING SCOTT & BRIGITTE T	0	02/23/2022	WD	09-FAMILY	2022001466	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	WOLIN SCOTT C & BRIGITTE	78,000	05/14/2021	WD	03-ARM'S LENGTH	2021004113	PROPERTY TRANSFER	100.0

Property Address: 10 FROG POND
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31,36,39,40,52

Owner's Name/Address: WOLING SCOTT & BRIGITTE TRUST
 42906 STEEPVIEW ST
 NORTHVILLE MI 48168
 2024 Est TCV 95,000

Improved X Vacant Land Value Estimates for Land Table H860.H860 WOODSTONE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	4860 WOODS FROG POND UNIT			1	Units	95000.00000	100		95,000
X Gravel Road				0.00	Total Acres			Total Est. Land Value =	95,000

Tax Description
 UNIT 80 WOODSTONE CONDOMINIUM REC L599
 P88/1ST AMEND L659 P380-385/2ND AMEND
 L672 P959-988/3RD AMEND L768 P435-446/4TH
 AMEND L832 P487-493 SEC 27 T29N R14W
 L1339P695 10TH AMEND 2023005547 11TH
 AMEND

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	47,500	0	47,500			44,100C
2023	45,000	0	45,000			42,000C
2022	40,000	0	40,000			40,000S
2021	50,000	0	50,000			2,269C

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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.
RICKETTS THOMAS J & SHARO	CANEPA PETER & KIM	145,000	02/02/2024	WD	03-ARM'S LENGTH	2024000708	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	RICKETTS THOMAS J & SHARO	93,000	03/12/2021	WD	03-ARM'S LENGTH	2021002132	PROPERTY TRANSFER	100.0

Property Address: 12 FROG POND
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 31,36,39,40,52

Owner's Name/Address: CANEPA PETER & KIM
 6250 HEATHERMOOR COURT SE
 GRAND RAPIDS MI 49546

2024 Est TCV 95,000

Improved X Vacant Land Value Estimates for Land Table H860.H860 WOODSTONE

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

4860 WOODS FROG POND UNIT 1 Units 95000.00000 100 95,000
 0.00 Total Acres Total Est. Land Value = 95,000

Tax Description: UNIT 82 WOODSTONE CONDOMINIUM REC L599
 P88/1ST AMEND L659 P380-385/2ND AMEND
 L672 P959-988/3RD AMEND L768 P435-446/4TH
 AMEND L832 P487-493 SEC 27 T29N R14W
 L1339P695 10TH AMEND 2023005547 11TH
 AMEND

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

Topography of Site: X Level
 Rolling
 Low
 High
 Landscaped
 Swamp
 X Wooded
 X 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	47,500	0	47,500			44,100C
2023	45,000	0	45,000			42,000C
2022	40,000	0	40,000			40,000S
2021	50,000	0	50,000			2,269C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLEMETSEN ERIC A & HELEN	SOUCHEREAU KEITH DAVID &	112,000	11/05/2021	WD	03-ARM'S LENGTH	2021008866	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	CLEMETSON ERIC A & HELEN	124,000	10/07/2005	WD	03-ARM'S LENGTH	875:640	OTHER	100.0

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

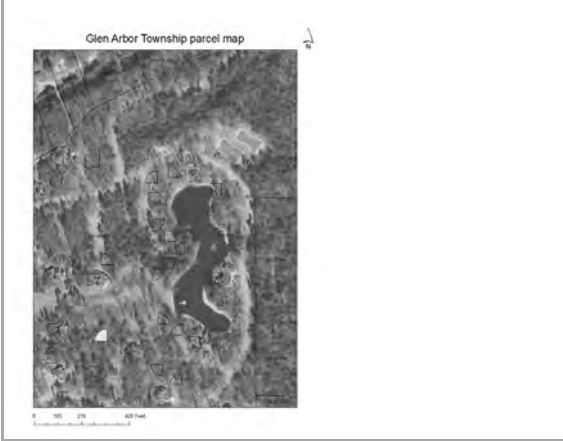
Owner's Name/Address	MAP #: 31,36,39,40,52	2024 Est TCV 95,000
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Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	4860 WOODS FROG			1	Units	95000.00000	100		95,00
		0.00	Total Acres					Total Est. Land Value =	95,000

Tax Description	X	Level
L875 P640/05 UNIT 83 WOODSTONE		Rolling
CONDOMINIUM REC L599 P88/1ST AMEND L659	X	Low
P380-385/2ND AMEND L672 P959-988/3RD		High
AMEND L768 P435-446/4TH AMEND L832		Landscaped
P487-493 SEC 27 T29N R14W L1339P695 10TH		Swamp
AMEND 2023005547 11TH AMEND	X	Wooded

Comments/Influences	X	Pond
	X	Waterfront
		Ravine
		Wetland
	X	Flood Plain



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	47,500	0	47,500			47,500S
X Rolling	2023	50,000	0	50,000			50,000S
X Low	2022	50,000	0	50,000			50,000S
X High	2021	50,000	0	50,000			50,000S
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	05/05/2021	INSPECTED	2023	50,000	0	50,000			50,000S
TPC	11/05/2020	INSPECTED	2022	50,000	0	50,000			50,000S
WAS	12/11/2010	INSPECTED	2021	50,000	0	50,000			50,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	WHITFIELD LARRY W & NANCY	103,000	04/16/2018	WD	03-ARM'S LENGTH	1327P101	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
14 FROG POND	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/29/2020	PM20-0924	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	10/28/2020	PM20-0727	100% FINIS
WHITFIELD LARRY W & NANCY G 295 ANNES RD DADEVILLE AL 36853	MAP #: 31,36,39,40,52		Plumbing	10/14/2020	PP20-0303	100% FINIS
	2024 Est TCV 692,842 TCV/TFA: 382.15		Res. Single Family Dwellin	08/05/2020	PB20-0197	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
UNIT 84 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		4860 WOODS FROG			1 Units	95000.00000	100		95,00
			0.00 Total Acres				Total Est. Land Value =			95,000

Comments/Influences

Topography of Site



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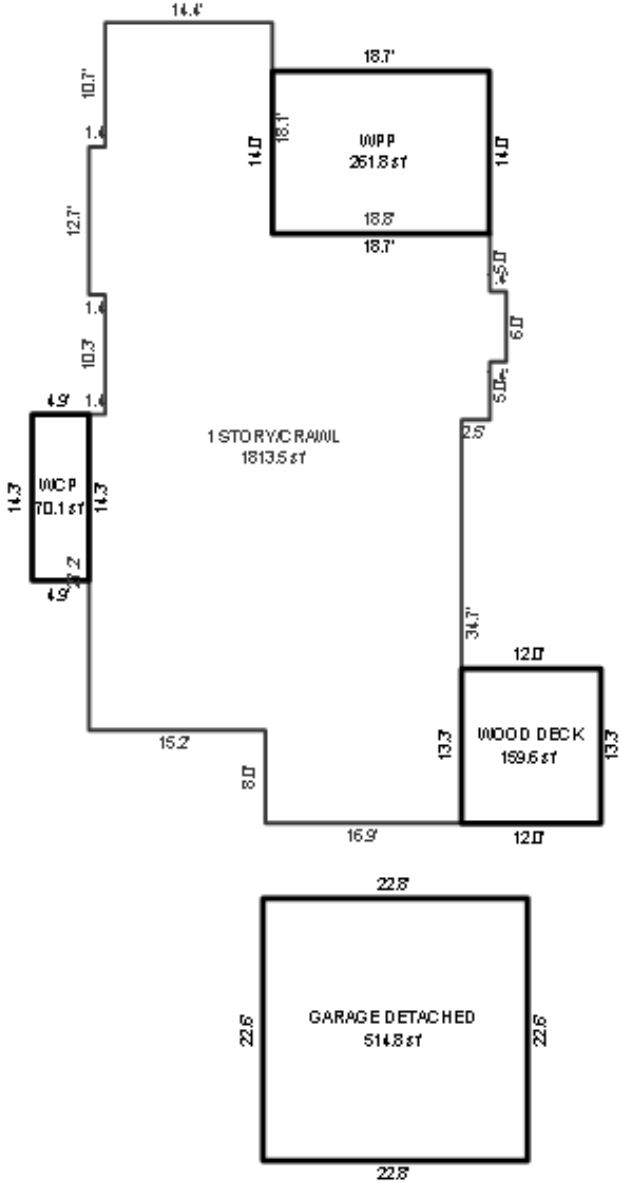
- X Public Improvements
- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.
- X Level
- X Rolling
- X Low
- X High
- X Landscaped
- X Swamp
- X Wooded
- X Pond
- X Waterfront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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	47,500	298,900	346,400			279,381C
2023	50,000	243,500	293,500			266,078C
2022	50,000	206,400	256,400			253,408C
2021	50,000	83,600	133,600			133,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 70 261 159	Type WCP (1 Story) WPP Treated Wood	Year Built: 2021 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 518 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: BC Effec. Age: 2 Floor Area: 1,813 Total Base New : 381,277 Total Depr Cost: 373,651 Estimated T.C.V: 597,842			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1813 SF Floor Area = 1813 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98			Cls BC		Blt 2021	
Yr Built 2021	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets			0 Amps Service			Stories			1,813		300,327		294,319	
Room List		Doors	Solid	H.C.	(13) Plumbing			Exterior			Total:		14,051		13,770	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			5,116		5,014	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Foundation			6,551		6,420	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many			Ave.			Crawl Space			3,881		3,803	
(2) Windows		(8) Basement		Few			(14) Water/Sewer			Garages			3,812		30,098	
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1813 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water			Public Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			518		30,712	
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, 100 Feet			Built-Ins			2		1,405		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1		4,088	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			1		4,523		4,433	
X	Asphalt Shingle	Chimney:		Notes: ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.600 => TCV:			Direct-Vented Gas			Totals:		381,277		373,651		

*** 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.
DONALDSON BRUCE J	KREBS FRANC J & MARY ANN	550,000	11/17/2006	WD	03-ARM'S LENGTH	922:60	OTHER	100.0
WOODSTONE PARTNERS LLC	DONALDSON BRUCE J	130,000	04/15/2005	WD	03-ARM'S LENGTH	850:557	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
17 FROG POND	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/31/2013	PM13-0054	
	P.R.E. 100% 01/09/2007		Electrical	11/17/2006	PE06-0706	
Owner's Name/Address	MAP #: 31,36,39,40,52		Res. Garage, Detached	09/26/2006	PB06-0524	INSPECTED
KREBS FRANC J & MARY ANN PO BOX 499 GLEN ARBOR MI 49636	2024 Est TCV 707,680 TCV/TFA: 290.63		GARAGE	09/07/2006	2071-06	INSPECTED

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
L850 P557/05 L922 P60/06 UNIT 87 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			4860 WOODS FROG			1	Units	95000.00000	100	95,00
			0.00 Total Acres Total Est. Land Value = 95,000							

Comments/Influences



X	Public Improvements	
X	Dirt Road	
X	Gravel Road	
X	Paved Road	
X	Storm Sewer	
X	Sidewalk	
X	Water	
X	Sewer	
X	Electric	
X	Gas	
X	Curb	
X	Street Lights	
X	Standard Utilities	
X	Underground Utils.	
	Topography of Site	
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	47,500	306,300	353,800			285,988C
2023	50,000	249,600	299,600			272,370C
2022	50,000	209,400	259,400			259,400S
2021	50,000	203,600	253,600			253,600S

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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	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 70 276 135	Type WCP (1 Story) WPP WPP	Year Built: 2006 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 242 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																	
Building Style: 1.25 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: BC Effec. Age: 15 Floor Area: 2,435 Total Base New : 450,499 Total Depr Cost: 382,925 Estimated T.C.V: 612,680			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:								
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min																		
Condition: Average		Size of Closets		Lg	X	Ord		Small																
Room List		Doors		Solid	X	H.C.																		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC			Blt 2006								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool Ground Area = 1835 SF Floor Area = 2435 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas														
X	Insulation	X	Drywall	(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding 1 Story Siding			Foundation Crawl Space Overhang			Size 1,835 141			Cost New 369,421			Depr. Cost 314,008		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1835 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Porches WCP (1 Story) WPP WPP Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Storage Over Garage Door Opener Water/Sewer Public Water Public Sewer Built-Ins Appliance Allow. Local Cost Items SOLAR POWER <150KW			Total: 70 276 135			5,116 6,630 4,616			11,943 4,349 5,635 3,924					
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		1835 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			1 1 1			1,968 1,968			1,673 1,673				
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:			Appliance Allow. Local Cost Items SOLAR POWER <150KW			1 1			4,088			3,475					
(3) Roof		Chimney:		Totals: 450,499 382,925			<<<< 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.
WOODSTONE PARTNERS LLC	KREBS FRANC J & MARY ANN	152,500	11/17/2006	WD	03-ARM'S LENGTH	921:871	OTHER	100.0

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

Owner's Name/Address	MAP #: 31,36,39,40,52					
	2024 Est TCV 95,000					

KREBS FRANC J & MARY ANN PO BOX 499 GLEN ARBOR MI 49636	Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE		
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Tax Description	Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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L921 P871/06 UNIT 88 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L672 P959-988/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer						
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	X	Electric						
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	X	Gas						
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		Curb						
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		Street Lights						
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	X	Standard Utilities						
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	X	Underground Utils.						
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		Topography of Site						
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	X	Level						
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		Rolling						
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		Low						
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		High						
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		Landscaped						
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		Swamp						
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	X	Wooded						
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		Pond						
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		Waterfront						
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		Ravine						
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		Wetland						
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		Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	47,500	0	47,500			47,500S
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2023	50,000	0	50,000			50,000S
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2022	50,000	0	50,000			50,000S
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2021	50,000	0	50,000			50,000S
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Who	When	What
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TPC	11/05/2020	INSPECTED
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TPC	05/06/2018	INSPECTED
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WAS	12/11/2010	INSPECTED
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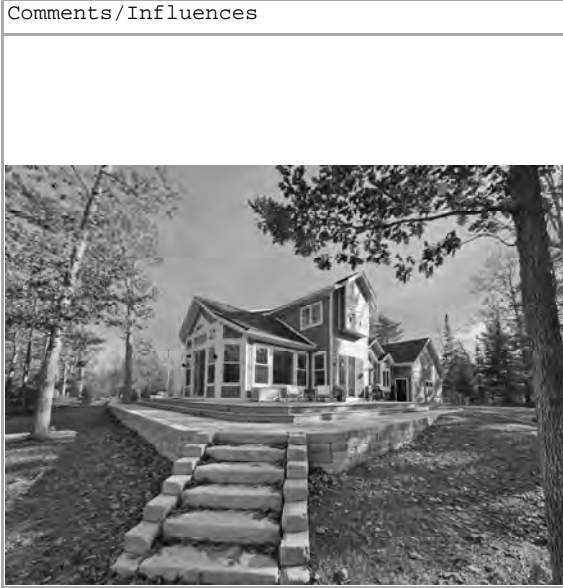
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAZZA JOHN J & NANCY L	HOHLE DAVID D & CAROL J	149,000	10/09/2020	WD	03-ARM'S LENGTH	2020007104	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	MAZZA JOHN J & NANCY L	165,000	07/24/2003	WD	03-ARM'S LENGTH	750:274	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
1 CRYSTAL BEND	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	10/04/2022	PB22-0373	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	08/08/2022	PE22-0577	100% FINIS
HOHLE DAVID D & CAROL J 233 E 13TH ST APT 2203 CHICAGO IL 60605	MAP #: 31,36,39,40,52		Mechanical	03/15/2022	PM22-0232	100% FINIS
	2024 Est TCV 847,809 TCV/TFA: 370.87		Plumbing	03/15/2022	PP22-0076	100% FINIS

Tax Description	Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE																											
L750 P274/03 UNIT 89 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>4860 WOODS CRYSTAL BEND</td> <td></td> <td></td> <td>1</td> <td>Units</td> <td>150000.00000</td> <td>100</td> <td></td> <td>150,0</td> </tr> <tr> <td colspan="8" style="text-align: right;">0.00 Total Acres Total Est. Land Value =</td> <td>150,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	4860 WOODS CRYSTAL BEND			1	Units	150000.00000	100		150,0	0.00 Total Acres Total Est. Land Value =								150,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
4860 WOODS CRYSTAL BEND			1	Units	150000.00000	100		150,0																						
0.00 Total Acres Total Est. Land Value =								150,000																						

Comments/Influences	Public Improvements	Land Improvement Cost Estimates															
	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.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Flagstone/Sand</td> <td>26.87</td> <td>193</td> <td>95</td> <td>4,927</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total Estimated Land Improvements True Cash Value =</td> <td>4,927</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Flagstone/Sand	26.87	193	95	4,927	Total Estimated Land Improvements True Cash Value =				4,927
Description	Rate	Size	% Good	Cash Value													
D/W/P: Flagstone/Sand	26.87	193	95	4,927													
Total Estimated Land Improvements True Cash Value =				4,927													



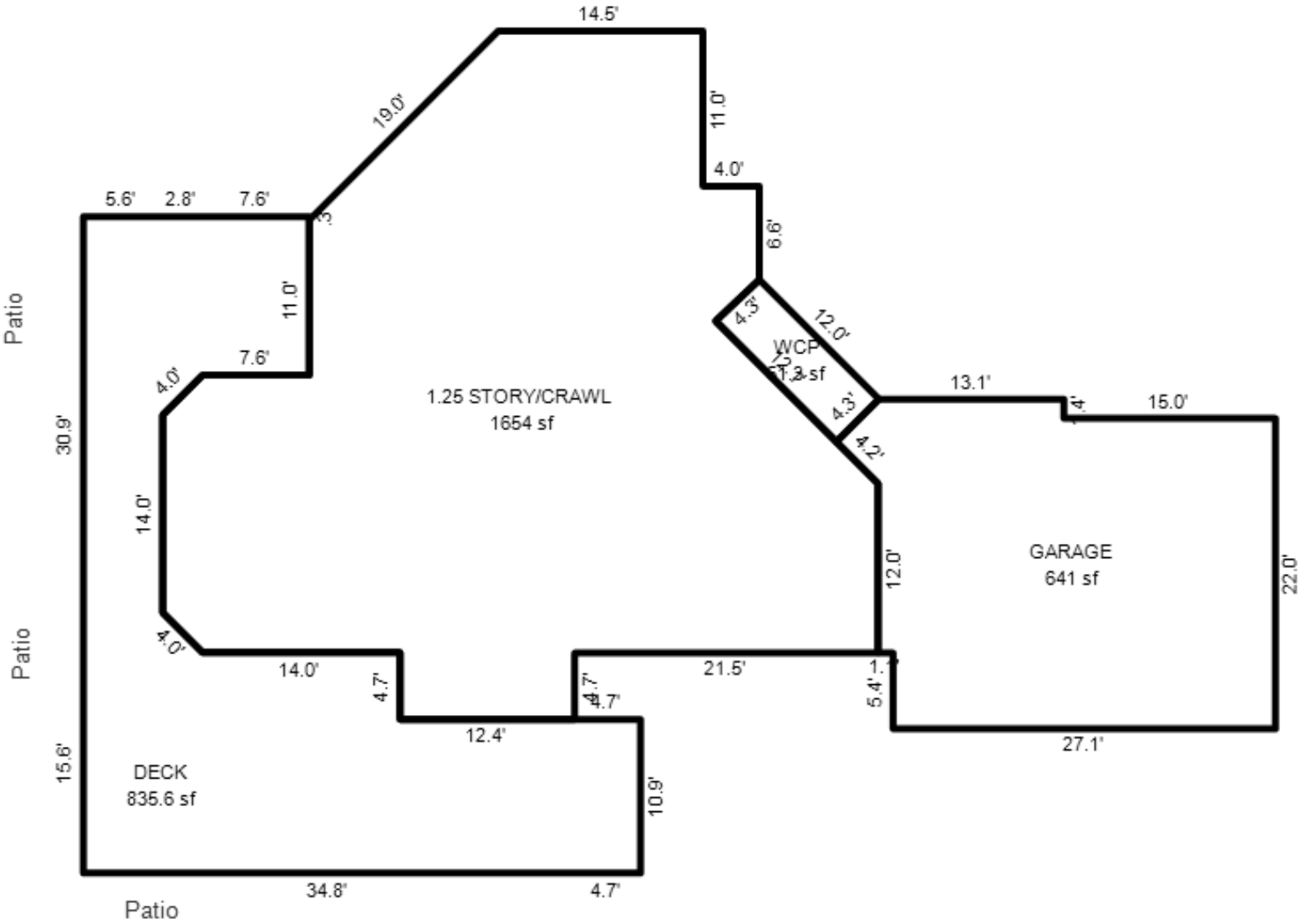
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain	2024	75,000	348,900	423,900			387,540C
	2023	75,000	225,800	300,800			300,800S
	2022	75,000	0	75,000			75,000S
	2021	75,000	0	75,000			75,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 51 835	Type WCP (1 Story) Treated Wood	Year Built: 2022 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 641 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
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: BC Effec. Age: 1 Floor Area: 2,286 Total Base New : 437,425 Total Depr Cost: 433,051 Estimated T.C.V: 692,882			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC Blt 2023		
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 1654 SF Floor Area = 2286 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			1.25 Story Siding Crawl Space 1,654					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 218			Total: 346,076 342,615			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer						
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1654 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Porches						
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Lump Sum Items:			Water/Sewer			WCP (1 Story)						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Garages							
(3) Roof		(11) Heating/Cooling		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Base Cost Common Wall: 1 Wall Door Opener							
X	Asphalt Shingle	(12) Electric		Lump Sum Items:			Built-Ins			42,107 41,686 -3,205 -3,173 703 696						
Chimney:		(13) Plumbing		Lump Sum Items:			Deck			4,088 4,047						
		(14) Water/Sewer		Lump Sum Items:			Treated Wood			835 11,815 11,697						
		(15) Fireplaces		Lump Sum Items:			Local Cost Items			1 1 1 *						
		(16) Porches/Decks		Lump Sum Items:			SOLAR POWER <150KW			1 1 1 *						
		(17) Garage		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHERNEY EDWARD & GARRETT	CHERNEY EDWARD & GARRETT	1	05/20/2022	WD	09-FAMILY	2022003517	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	CHERNEY EDWARD & GARRETT	124,656	11/21/2018	WD	03-ARM'S LENGTH	1347P23	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
2 CRYSTAL BEND	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GARRETT JOANNE M PO BOX 438 GLEN ARBOR MI 49636	MAP #: 31,36,39,40,52					
	2024 Est TCV 150,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE																								
UNIT 90 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X			<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>4860 WOODS CRYSTAL BEND</td> <td></td> <td></td> <td>1</td> <td>Units</td> <td>150000.00000</td> <td>100</td> <td>150,0</td> </tr> <tr> <td colspan="7">0.00 Total Acres Total Est. Land Value =</td> <td>150,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	4860 WOODS CRYSTAL BEND			1	Units	150000.00000	100	150,0	0.00 Total Acres Total Est. Land Value =							150,000
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																					
4860 WOODS CRYSTAL BEND			1	Units	150000.00000	100	150,0																					
0.00 Total Acres Total Est. Land Value =							150,000																					

Comments/Influences

2008 HOMESTEAD LISTING
CRYSTAL BEND 2
\$239,900

ACTIVE



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

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHERNEY EDWARD & GARRETT	CHERNEY EDWARD & GARRETT	1	05/20/2022	WD	09-FAMILY	2022003518	PROPERTY TRANSFER	0.0
RABINOWITZ BERT & HELENE	CHERNEY EDWARD & GARRETT	733,950	11/09/2018	WD	03-ARM'S LENGTH	1345P873	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	RABINOWITZ BERT & HELENE	199,900	07/29/2005	WD	03-ARM'S LENGTH	865:318	OTHER	100.0
RABINOWITZ BERT & HELENE		199,900	07/25/2005	WD	03-ARM'S LENGTH	865/318	REALTOR	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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3 CRYSTAL BEND	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	05/17/2006	PM06-0294		
	P.R.E. 0%	Mechanical	04/07/2006	PM06-0193		

Owner's Name/Address	MAP #: 31,36,39,40,52	Plumbing	Date	Number	Status
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GARRETT JOANNE M PO BOX 438 GLEN ARBOR MI 49636	2024 Est TCV 998,779 TCV/TFA: 312.12	Res. Single Family	01/23/2006	PB06-0020	
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X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1	Units	150000.00000	100	150,0
0.00 Total Acres					Total Est. Land Value =		150,000

Tax Description
 L865 P318/05 UNIT 91 WOODSTONE
 CONDOMINIUM REC L599 P88/1ST AMEND L659
 P380-385/2ND AMEND L672 P959-988/3RD
 AMEND L768 P435-446/4TH AMEND L832
 P487-493 SEC 27 T29N R14W L1339P695 10TH
 AMEND 2023005547 11TH AMEND

Comments/Influences



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Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	75,000	424,400	499,400			404,617C
2023	75,000	345,700	420,700			385,350C
2022	75,000	292,000	367,000			367,000S
2021	75,000	283,900	358,900			358,900S

*** 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: 2006 Car Capacity: 3 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 766 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B -10 Effec. Age: 15 Floor Area: 3,200 Total Base New : 624,116 Total Depr Cost: 530,487 Estimated T.C.V: 848,779			63 WCP (1 Story) 156 WPP 668 Treated Wood		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600						
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls B-10 Blt 2006			
Condition: Average		Lg	X	Ord		Small	Ex. X Ord. Min			Ground Area = 2144 SF Floor Area = 3200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		(12) Electric			(13) Plumbing			1.25 Story Siding Crawl Space 2,144						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 389						
(2) Windows		(8) Basement		No./Qual. of Fixtures			Plumbing			1 Story Siding Overhang 131						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 2144 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Total: 484,542 411,847					
(3) Roof		(9) Basement Finish		Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower			Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower						
Chimney: Brick		(14) Water/Sewer		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower			Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower			Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower					
X	Asphalt Shingle	(15) Fireplaces		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower			Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower						
Chimney: Brick		(16) Porches/Decks		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower			Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower						
Chimney: Brick		(17) Garage		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower			Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower						

*** 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.
ROBBE EDWARD R & SUSAN E	MORRIS LAWRENCE D TRUST	163,500	01/07/2016	WD	03-ARM'S LENGTH	1249P715	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	ROBBE EDWARD R & SUSAN E	164,000	08/29/2003	WD	03-ARM'S LENGTH	761:27	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
4 CRYSTAL BEND	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/07/2016	PM16-0498	
	P.R.E. 0%		Mechanical	07/25/2016	PM16-0400	
Owner's Name/Address	MAP #: 31,36,39,40,52		Plumbing	07/25/2016	PP16-0154	
MORRIS LAWRENCE D TRUST 8682 ROBINWOOD CIRCLE EAST SHELBY TOWNSHIP MI 48316	2024 Est TCV 834,038 TCV/TFA: 324.53		Electrical	05/13/2016	PE16-0207	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
L761 P27/03 UNIT 92 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		Dirt Road						
			Gravel Road						
	X		Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
	X		Electric						
	X		Gas						
			Curb						
			Street Lights						
			Standard Utilities						
	X		Underground Utils.						

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 4in Concrete	8.38	20 0	0
			D/W/P: 4in Ren. Conc.	10.56	280 0	0
			Total Estimated Land Improvements True Cash Value =			0

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	75,000	342,000	417,000			335,058C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2023	75,000	278,600	353,600			319,103C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



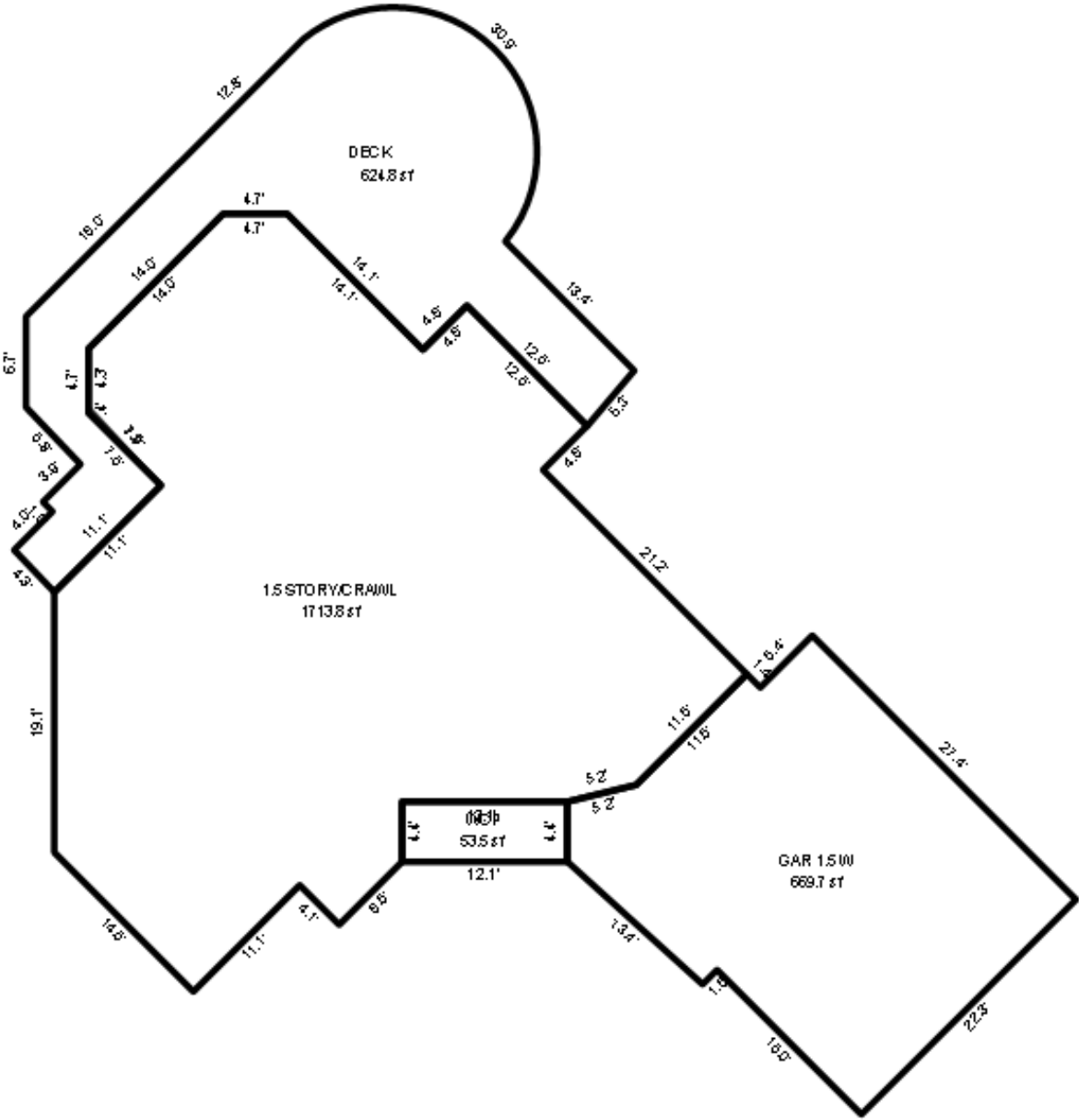
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/12/2017	INSPECTED	2023	75,000	278,600	353,600			319,103C
TPC	11/01/2016	INSPECTED	2022	75,000	233,800	308,800			303,908C
TPC	10/29/2015	INSPECTED	2021	75,000	219,200	294,200			294,200S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2016 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 669 % Good: 0 Storage Area: 0 No Conc. Floor: 0	53 WCP (1 Story) 624 Treated Wood	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home			Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										Class: BC Effec. Age: 5 Floor Area: 2,570 Total Base New : 450,027 Total Depr Cost: 427,524 Estimated T.C.V: 684,038				
	Town Home									(4) Interior							Central Air Wood Furnace	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1713 SF Floor Area = 2570 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		
	Duplex	Trim & Decoration		No./Qual. of Fixtures	Building Areas															
	A-Frame	Ex	Ord			Min				1.5 Story Siding	Exterior Siding					Foundation Crawl Space	Size 1,713	Cost New 366,225	Depr. Cost 347,912	
	Wood Frame	Size of Closets		No. of Elec. Outlets	Other Additions/Adjustments															
	Building Style: 1.5 STORY	Lg	Ord			Small				Plumbing	Plumbing					Porches	Deck	Garages	Class: BC Exterior: Siding Foundation: 42 Inch (Finished)	Totals: 450,027	427,524
	Yr Built 2017	Remodeled 0	Condition: Average		(13) Plumbing	Notes:																Appliance Allow.	Totals: 450,027	427,524
	Room List	Doors	Solid	H.C.						Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Water/Sewer					Water/Sewer	Public Sewer	Water Well, 50 Feet	Built-Ins	Appliance Allow.	Notes:				ECF (H863 CRYSTAL BEND) 1.600 => TCV: 684,038
	Basement	(5) Floors		(12) Electric	Lump Sum Items:															
1st Floor	Kitchen:		0 Amps Service			Public Water														
2nd Floor	Other:			No. of Elec. Outlets	Water Well															
3 Bedrooms	Other:		Many			1000 Gal Septic														
(1) Exterior	(6) Ceilings			Ave.	2000 Gal Septic															
Wood/Shingle	No./Qual. of Fixtures		Few			Lump Sum Items:														
Aluminum/Vinyl	Ex.			Plumbing	Lump Sum Items:															
Brick	Ord.		Plumbing			Lump Sum Items:														
Insulation	Min			Plumbing	Lump Sum Items:															
(2) Windows	(7) Excavation		Plumbing			Lump Sum Items:														
Many	Basement: 0 S.F.			Plumbing	Lump Sum Items:															
Avg.	Crawl: 1713 S.F.		Plumbing			Lump Sum Items:														
Few	Slab: 0 S.F.			Plumbing	Lump Sum Items:															
Wood Sash	Height to Joists: 0.0		Plumbing			Lump Sum Items:														
Metal Sash	(8) Basement			Plumbing	Lump Sum Items:															
Vinyl Sash	Conc. Block		Plumbing			Lump Sum Items:														
Double Hung	Poured Conc.			Plumbing	Lump Sum Items:															
Horiz. Slide	Stone		Plumbing			Lump Sum Items:														
Casement	Treated Wood			Plumbing	Lump Sum Items:															
Double Glass	Concrete Floor		Plumbing			Lump Sum Items:														
Patio Doors	(9) Basement Finish			Plumbing	Lump Sum Items:															
Storms & Screens	Recreation SF		Plumbing			Lump Sum Items:														
(3) Roof	Living SF			Plumbing	Lump Sum Items:															
Gable	Walkout Doors (B)		Plumbing			Lump Sum Items:														
Hip	No Floor SF			Plumbing	Lump Sum Items:															
Flat	Walkout Doors (A)		Plumbing			Lump Sum Items:														
Asphalt Shingle	(10) Floor Support			Plumbing	Lump Sum Items:															
Chimney:	Joists:		Plumbing			Lump Sum Items:														
	Unsupported Len:			Plumbing	Lump Sum Items:															
	Cntr.Sup:		Plumbing			Lump Sum Items:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NORTHPORT TRUST UTA 12/31	KASPER ALAN R & TERI L TR	179,000	07/23/2018	WD	03-ARM'S LENGTH	1335P409	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	NORTHPORT TRUST	162,500	06/06/2003	WD	03-ARM'S LENGTH	739:170	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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5 CRYSTAL BEND	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 31,36,39,40,52					
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KASPER ALAN R & TERI L TRUST PO BOX 259 GLEN ARBOR MI 49636	2024 Est TCV 150,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		4860 WOODS CRYSTAL BEND			1 Units	150000.00000	100		150,0
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		0.00 Total Acres		Total Est. Land Value =				150,000
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Tax Description	Dirt Road							
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L739 P170/03 UNIT 93 WOODSTONE	X Gravel Road							
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CONDOMINIUM REC L599 P88/1ST AMEND L659	X Paved Road							
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P380-385/2ND AMEND L672 P959-988/3RD	X Storm Sewer							
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AMEND L768 P435-446/4TH AMEND L832	X Sidewalk							
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P487-493 SEC 27 T29N R14W L1339P695 10TH	X Water							
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AMEND 2023005547 11TH AMEND	X Sewer							
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Comments/Influences	X Electric							
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2008 LP \$259,900	X Gas							
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	Curb							
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	Street Lights							
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	Standard Utilities							
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	X Underground Utils.							
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	Topography of Site							
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	X Level							
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	Rolling							
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	Low							
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	High							
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	Landscaped							
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	Swamp							
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	X Wooded							
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	Pond							
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	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	75,000	0	75,000	75,000S
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	TPC	10/18/2018	INSPECTED	2023	75,000	0	75,000	75,000S
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	TPC	10/29/2015	INSPECTED	2022	75,000	0	75,000	75,000S
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	WAS	12/11/2010	INSPECTED	2021	75,000	0	75,000	75,000S
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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.			
KASPER ALAN R	KASPER ALAN R & TERI L JO	1	10/19/2011	WD	03-ARM'S LENGTH	1100-632 WD	PROPERTY TRANSFER	0.0			
KASPER TERI L	KASPER ALAN R & TERI L JO	1	10/18/2011	WD	03-ARM'S LENGTH	1100-630 WD	PROPERTY TRANSFER	0.0			
KASPER ALAN R & TERI L	KASPER TERI L	1	10/17/2011	WD	03-ARM'S LENGTH	1100-628 WD	PROPERTY TRANSFER	0.0			
KASPER ALAN R REVOCABLE T	KASPER ALAN R	1	10/16/2011	WD	03-ARM'S LENGTH	1100-626 WD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
6 CRYSTAL BEND		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/14/2023	PM23-1047				
		P.R.E. 100% 02/21/2006		Mechanical		10/27/2015	PM15-0538				
Owner's Name/Address		MAP #: 31,36,39,40,52		Electrical		09/22/2005	PE05-0569				
KASPER ALAN R & TERI L JOINT TRUST KASPER ALAN R & TERI L TTEES P O BOX 259 GLEN ARBOR MI 49636		2024 Est TCV 854,246 TCV/TFA: 322.36		Mechanical		09/19/2005	PM05-0608				
		X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE							
Tax Description		Public Improvements		* Factors *							
L744 P415/03 L837 P227/04 L856 P535&559/05 L891 P647&668/06 UNIT 94 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X Electric X Gas Curb Street Lights Standard Utilities X Underground Utils.		4860 WOODS CRYSTAL BEND	1	Units	150000.00000	100			150,0
		Topography of Site		0.00 Total Acres Total Est. Land Value = 150,000							
		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	
Comments/Influences		Who When What		2024	75,000	352,100	427,100			359,658C	
		WAS 07/15/2007 INSPECTED		2023	75,000	301,700	376,700			342,532C	
				2022	75,000	253,200	328,200			326,221C	
				2021	75,000	240,800	315,800			315,800S	

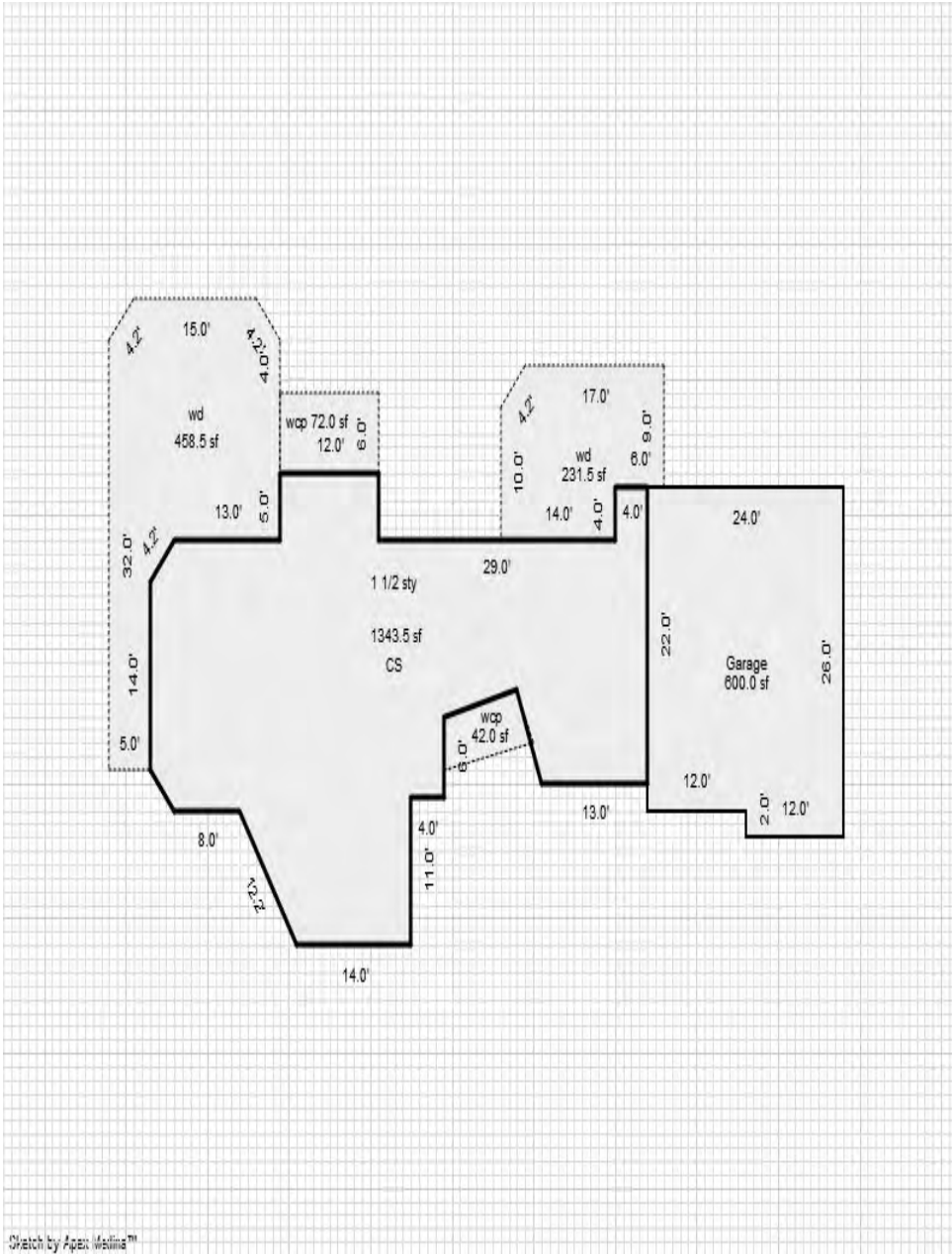


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																												
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B -10 Effec. Age: 15 Floor Area: 2,650 Total Base New : 517,816 Total Depr Cost: 440,154 Estimated T.C.V: 704,246			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:																																											
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1343 SF Floor Area = 2650 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls B-10 Blt 2005																																															
Yr Built	Remodeled	Size of Closets		(12) Electric			Building Areas			Stories			Size			Cost New			Depr. Cost																																						
2005	0	Ex	X	Ord	Min	200 Amps Service			1.75 Story			Siding			Crawl Space			1,343			395,027			335,783																																	
Condition: Average		Lg		X	Ord	Small	No./Qual. of Fixtures			1 Story			Siding			Overhang			300			Total:			7,089			6,026																													
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			3,407			2,896																																
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Hardwood Other:			200			Plumbing			3 Fixture Bath			Softener, Auto			1			2,1498			18,273																																
(1) Exterior		(6) Ceilings		Other:			No. of Elec. Outlets			Plumbing			2 Fixture Bath			Softener, Manual			2			7,166			6,091																																
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Height to Joists: 0.0			Many			X	Ave.	Few	(13) Plumbing			Average Fixture(s)			1			3,407			2,896																																
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1343 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		
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 1343 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan													
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water			1			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																													
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)			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:			1			Public Water			1			Public Sewer			Water Well			1000 Gal Septic			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			Public Water			1			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																														
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: Metal		(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:																													

*** 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.
MOROZ LINDA J TRUST	MOROZ DENNIS E & LINDA J	0	10/08/2019	QC	09-FAMILY	2019006571	PROPERTY TRANSFER	0.0
MOROZ DENNIS E & LINDA J	MOROZ DENNIS E & LINDA J	0	10/08/2019	WD	09-FAMILY	2019006572	PROPERTY TRANSFER	0.0
BEDFORD LLC	MOROZ LINDA J TRUST	665,000	06/20/2008	WD	03-ARM'S LENGTH	982/235	DEED	100.0
SUTHERLAND CONSTRUCTION L	BEDFORD LLC	400,000	06/06/2007	WD	03-ARM'S LENGTH	943:925	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7 CRYSTAL BEND	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/17/2009	PE09-0154	
	P.R.E. 100% 08/03/2016		Plumbing	06/16/2009	PP09-0087	
Owner's Name/Address	MAP #: 31,36,39,40,52		Res. Add/Alter/Repair	06/02/2009	PB09-0117	100% FINIS
MOROZ DENNIS E & LINDA J PO BOX 3 GLEN ARBOR MI 49636	2024 Est TCV 886,654 TCV/TFA: 370.67		Electrical	08/10/2007	PE07-0401	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE				
L698 P504 L698 P505/03 L872 P804/05 L876 P857/05 L943 P923&925/07 UNIT 95 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			4860 WOODS CRYSTAL BEND	1	Units	150000.00000 100	150,0
			0.00 Total Acres			Total Est. Land Value =	150,000

Comments/Influences



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

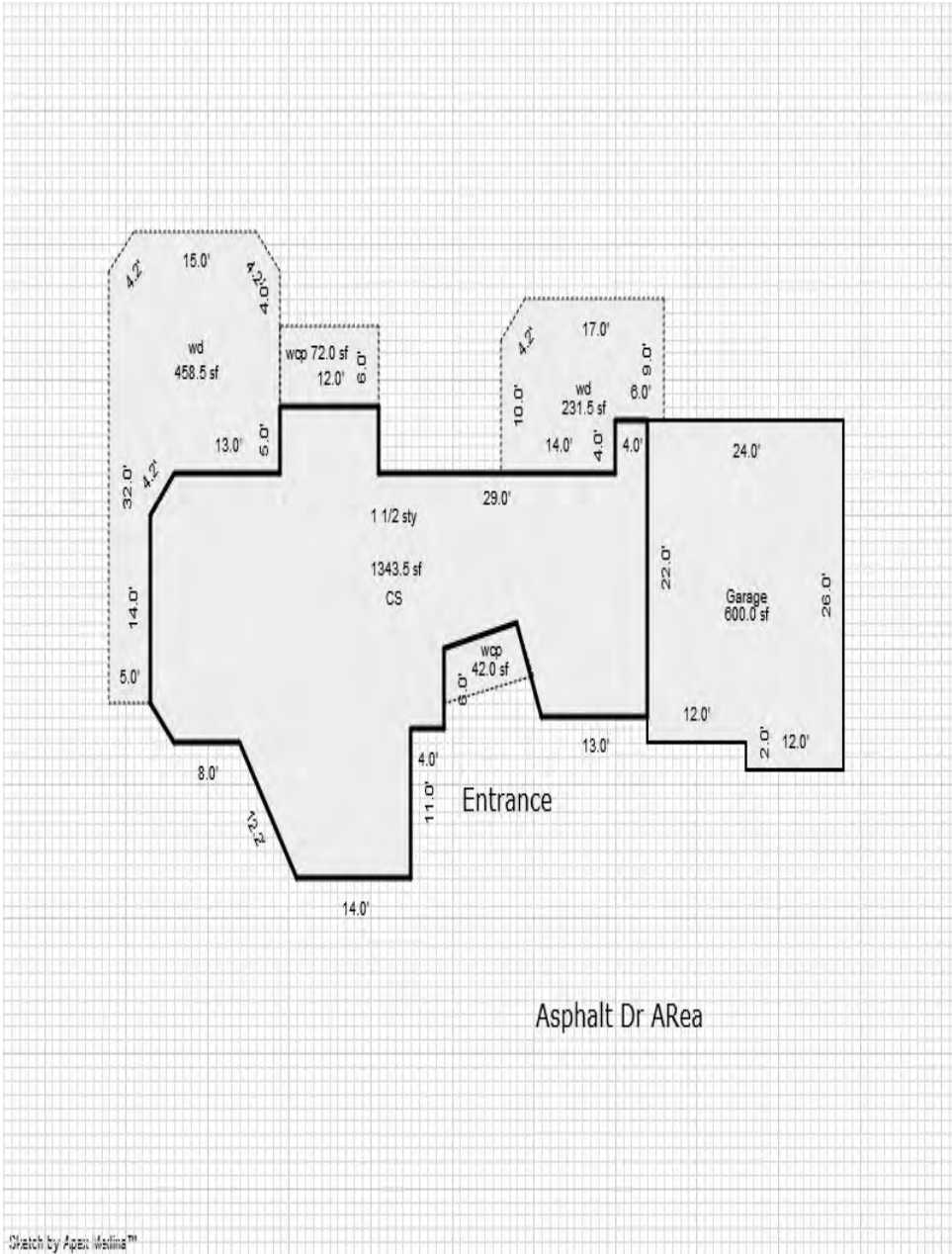
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	75,000	368,300	443,300			379,701C
2023	75,000	321,000	396,000			361,620C
2022	75,000	269,400	344,400			344,400S
2021	75,000	261,000	336,000			336,000S

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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 1 Direct-Vented Ga	Area 42 72 458 231	Type WCP (1 Story) WCP (1 Story) WPP WPP	Year Built: 2005 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: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 2009	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															
(1) Exterior			Kitchen: Hardwood Other: Hardwood Other:														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
X	Insulation	X	Drywall														
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 1343 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 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: Metal			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:															
		(13) Plumbing															
		1	Average Fixture(s)														
		5	3 Fixture Bath														
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		No./Qual. of Fixtures															
		Ex.	X	Ord.		Min											
		No. of Elec. Outlets															
		Many	X	Ave.		Few											
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY															
		(11) Heating System: Forced Heat & Cool															
		Ground Area = 1343 SF Floor Area = 2392 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90															
		Building Areas															
		Stories	Exterior	Foundation		Size	Cost New	Depr. Cost									
		1.5 Story	Siding	Crawl Space		1,343											
		1 Story	Siding	Overhang		377											
		Total:					367,259	330,551									
		Other Additions/Adjustments															
		Plumbing															
		Average Fixture(s)				1	3,407	3,066									
		3 Fixture Bath				4	42,996	38,696									
		2 Fixture Bath				1	7,166	6,449									
		Porches															
		WCP (1 Story)				42	3,904	3,514									
		WCP (1 Story)				72	5,809	5,228									
		WPP				458	11,537	10,383									
		WPP				231	7,089	6,380									
		Garages															
		Class: B Exterior: Siding Foundation: 42 Inch (Finished)															
		Base Cost				600	47,568	42,811									
		Common Wall: 1 Wall				1	-3,749	-3,374									
		Door Opener				2	1,574	1,417									
		Water/Sewer															
		Public Water				1	2,261	2,035									
		Public Sewer				1	2,261	2,035									
		Built-Ins															
		Appliance Allow.				1	7,043	6,339									
		Fireplaces															
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTHERLAND CONSTRUCTION L	ORIEL PATRICK J & SHARON	595,000	12/23/2004	WD	03-ARM'S LENGTH	837:231	OTHER	100.0
SUTHERLAND MICHAEL	SUTHERLAND CONSTRUCTION L	0	12/22/2004	QC	09-FAMILY	837:229	OTHER	0.0
WOODSTONE PARTNERS LLC	SUTHERLAND MICHAEL	0	07/02/2003	WD	03-ARM'S LENGTH	744:415	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8 CRYSTAL BEND	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/31/2007	PE07-0382	
	P.R.E. 100% 01/30/2007		Electrical	06/01/2005	PE05-0274	
Owner's Name/Address	MAP #: 31,36,39,40,52		Res. Garage, Detached	05/20/2005	PB05-0200	
ORIEL PATRICK J & SHARON L PO BOX 182 GLEN ARBOR MI 49636	2024 Est TCV 865,085 TCV/TFA: 356.30		HOUSE	04/26/2005	2007-05	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H860.H860 WOODSTONE					
L744 P415/03 L837 P229&231/04 UNIT 96 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND	X		* Factors *					
			Description	Frontage	Depth	Front	Rate %Adj. Reason	Value
			4860 WOODS CRYSTAL BEND	1	Units	150000.00000	100	150,0
			0.00 Total Acres Total Est. Land Value =					150,000

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



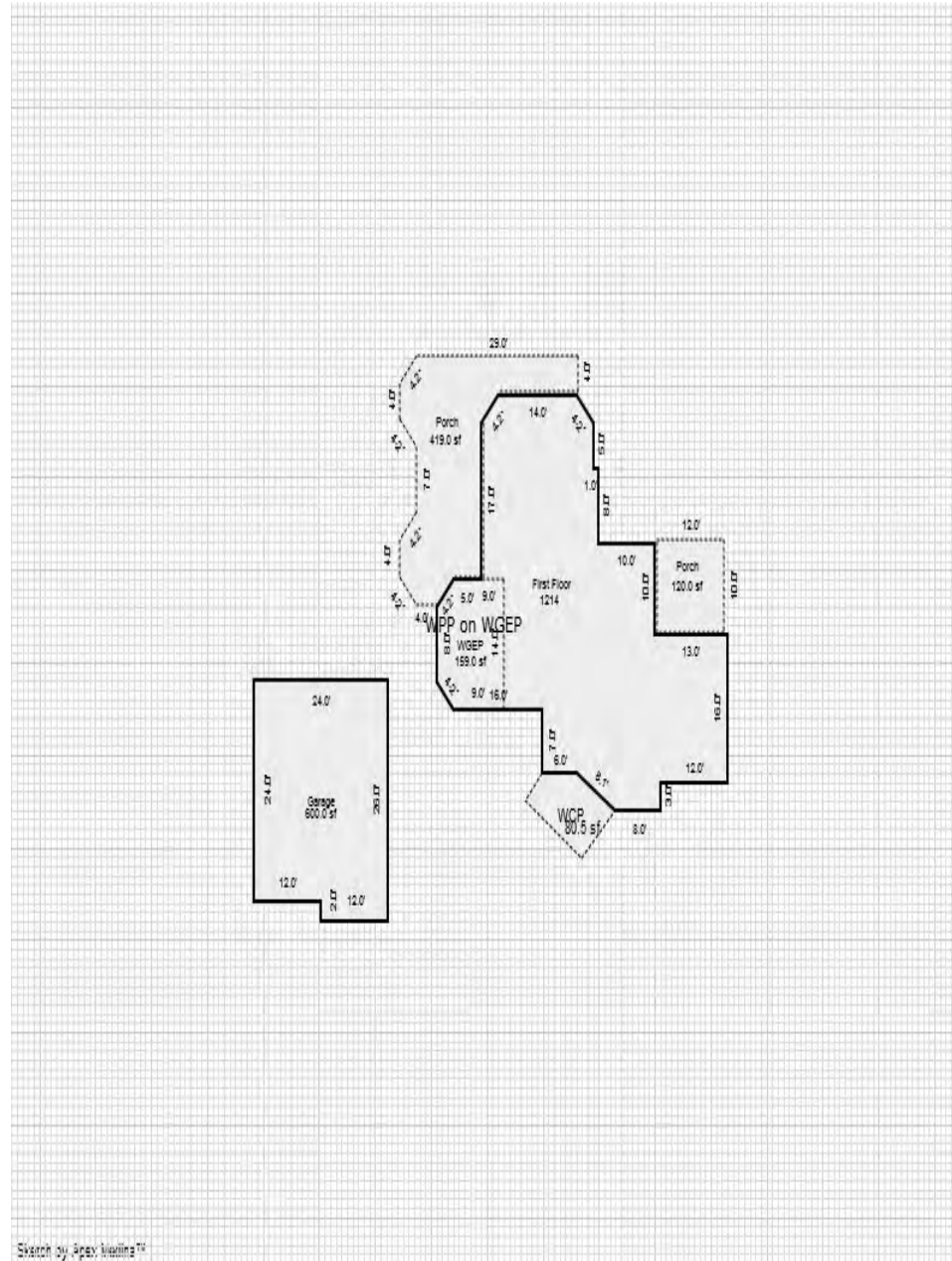
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Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	75,000	357,500	432,500			371,744C
	X	Low	2023	75,000	314,800	389,800			354,042C
	X	High	2022	75,000	264,200	339,200			337,183C
	X	Landscaped	2021	75,000	256,800	331,800			326,412C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	RIVER							
Who	When	What	2024	75,000	357,500	432,500			371,744C
WAS	07/15/2007	INSPECTED	2023	75,000	314,800	389,800			354,042C
			2022	75,000	264,200	339,200			337,183C
			2021	75,000	256,800	331,800			326,412C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 Type		Year Built: 2005 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: 600 % Good: 0 Storage Area: 300 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B -10 Effec. Age: 15 Floor Area: 2,428 Total Base New : 525,772 Total Depr Cost: 446,928 Estimated T.C.V: 715,085			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	X	Plaster Wood T&G		Trim & Decoration			200 Amps Service										
Yr Built 2005	Remodeled 2007	Ex	X	Ord			Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls B-10 Blt 2005					
Condition: Average		Lg	X	Ord			Small	No. of Elec. Outlets			Ground Area = 1214 SF Floor Area = 2428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Basement 6 1st Floor 5 2nd Floor 3 Bedrooms		(5) Floors			Kitchen: Hardwood Other: Hardwood Other:			200 Amps Service			2 Story Siding Crawl Space 1,214			Total: 382,752 325,358					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	X Wood			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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower					
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1214 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Porches			WSEP (1 Story) WCP (1 Story) WPP WPP WPP					
X	Many Avg. Few	Large Avg. Small			(8) Basement			(14) Water/Sewer			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1 1 1 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Storage Over Garage Door Opener Water/Sewer Public Water Public Sewer			600 47,568 300 6,681 2 1,574 1 2,261 1 2,261			40,433 5,679 1,338 1,922 1,922		
X	Asphalt Shingle	(9) Basement Finish			(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow.					
X	Gable Hip Flat	Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			1 1 2 1 1			7,043 5,987					
Chimney: Metal		Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEMPHILL THEOLA K IRREVOC	LENHARDT TERRENCE J & SUS	155,000	11/05/2021	WD	03-ARM'S LENGTH	2021008745	PROPERTY TRANSFER	100.0

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

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

Owner's Name/Address: LENHARDT TERRENCE J & SUSAN M
 1600 SAGE COURT
 GRAND RAPIDS MI 49525

2024 Est TCV 136,761
 Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Tax Description: UNIT 3 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND SPLIT ON 06/22/2018 FROM 006-127-039-00;

Comments/Influences: Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ; Parent Parcel(s): 006-127-039-00; Child Parcel(s): 006-861-000-00, 006-001-001-00, 006-001-002-00, 004-00, 006-00, 008-00, 001-00, 003-00;



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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 1400/	100.00	396.12	1.0000	0.9769	1400	100		136,761
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								136,761

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	68,400	0	68,400			35,831C
2023	53,700	0	53,700			34,125C
2022	32,500	0	32,500			32,500S
2021	50,000	2,500	52,500			12,972C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRULL BRADFORD H	SCHROEDER KURT N & SARA W	150,000	03/10/2022	WD	03-ARM'S LENGTH	2022001492	PROPERTY TRANSFER	100.0
HEMPHILL THEOLA K IRREVOC	KRULL BRADFORD H	72,000	01/24/2022	WD	03-ARM'S LENGTH	2022000492	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W KRULL CT	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SCHROEDER KURT N & SARA W 328 MARY AVE GLEN ELLYN IL 60137	MAP #: 52					
	2024 Est TCV 135,434					

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				C 100' @ 1400/	100.00	380.97	1.0000	0.9674	1400 100	135,434
				100 Actual Front Feet, 0.88 Total Acres				Total Est. Land Value =	135,434	

Tax Description
 UNIT 4 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND
 SPLIT ON 06/22/2018 FROM 006-127-039-00;
 Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
 Parent Parcel(s): 006-127-039-00;
 Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00, 006-861-004-00, 006-00, 008-00, 001-00, 003-00;

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	67,700	0	67,700			55,860C
2023	53,200	0	53,200			53,200S
2022	32,500	0	32,500			13,400C
2021	50,000	2,500	52,500			12,972C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRULL BARRET P	SCHAEFER MICHAEL J & ALYS	120,000	12/22/2023	WD	03-ARM'S LENGTH	2023005578	PROPERTY TRANSFER	100.0
HEMPHILL THEOLA K IRREVOC	KRULL BARRET P	72,000	01/24/2022	WD	03-ARM'S LENGTH	202200493	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W KRULL CT	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SCHAEFER MICHAEL J & ALYSSA L 1124 WILLOW AVE HOBOKEN NJ 07030	MAP #: 52					
	2024 Est TCV 132,319					

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				C 100' @ 1400/	100.00	347.11	1.0000	0.9451	1400 100	132,319
				100 Actual Front Feet, 0.80 Total Acres				Total Est. Land Value =		132,319

Tax Description
 UNIT 5 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND
 SPLIT ON 06/22/2018 FROM 006-127-039-00;
 Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
 Parent Parcel(s): 006-127-039-00;
 Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00, 006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00, 006-862-000-00, 006-862-001-00



- 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	66,200	0	66,200			66,200S
2023	52,000	0	52,000			52,000S
2022	32,500	0	32,500			13,400C
2021	50,000	2,500	52,500			12,972C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FORD CAREY A	GREINEDER COLIN F & KOHNS	100,000	01/21/2022	WD	03-ARM'S LENGTH	2022000472	PROPERTY TRANSFER	100.0
HEMPHILL THEOLA K IRREVOC	FORD CAREY A	95,000	11/05/2021	WD	03-ARM'S LENGTH	2021008744	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6120 W KRULL CT	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/25/2022	PE22-0364	100% FINIS
	P.R.E. 0%		Electrical	02/11/2022	PE22-0090	100% FINIS
Owner's Name/Address	MAP #: 52		Mechanical	02/08/2022	PM22-0116	100% FINIS
GREINEDER COLIN F & KOHNSTAMM SARAH 2024 GEDDES AVE ANN ARBOR MI 48104	2024 Est TCV 710,897 TC/TFA: 419.90		Plumbing	02/08/2022	PP22-0040	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
UNIT 6 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN 2022006687 2ND AMEND SPLIT ON 06/22/2018 FROM 006-127-039-00;	X			Dirt Road	100.00	339.64	1.0000	0.9400	1400	100			131,601
				Gravel Road	100 Actual Front Feet,	0.78 Total Acres							Total Est. Land Value = 131,601

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ; Parent Parcel(s): 006-127-039-00; Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00,	X	Level	D/W/P: Crushed Rock	2.33	4000	50	4,660
		Rolling	Total Estimated Land Improvements True Cash Value =				4,660



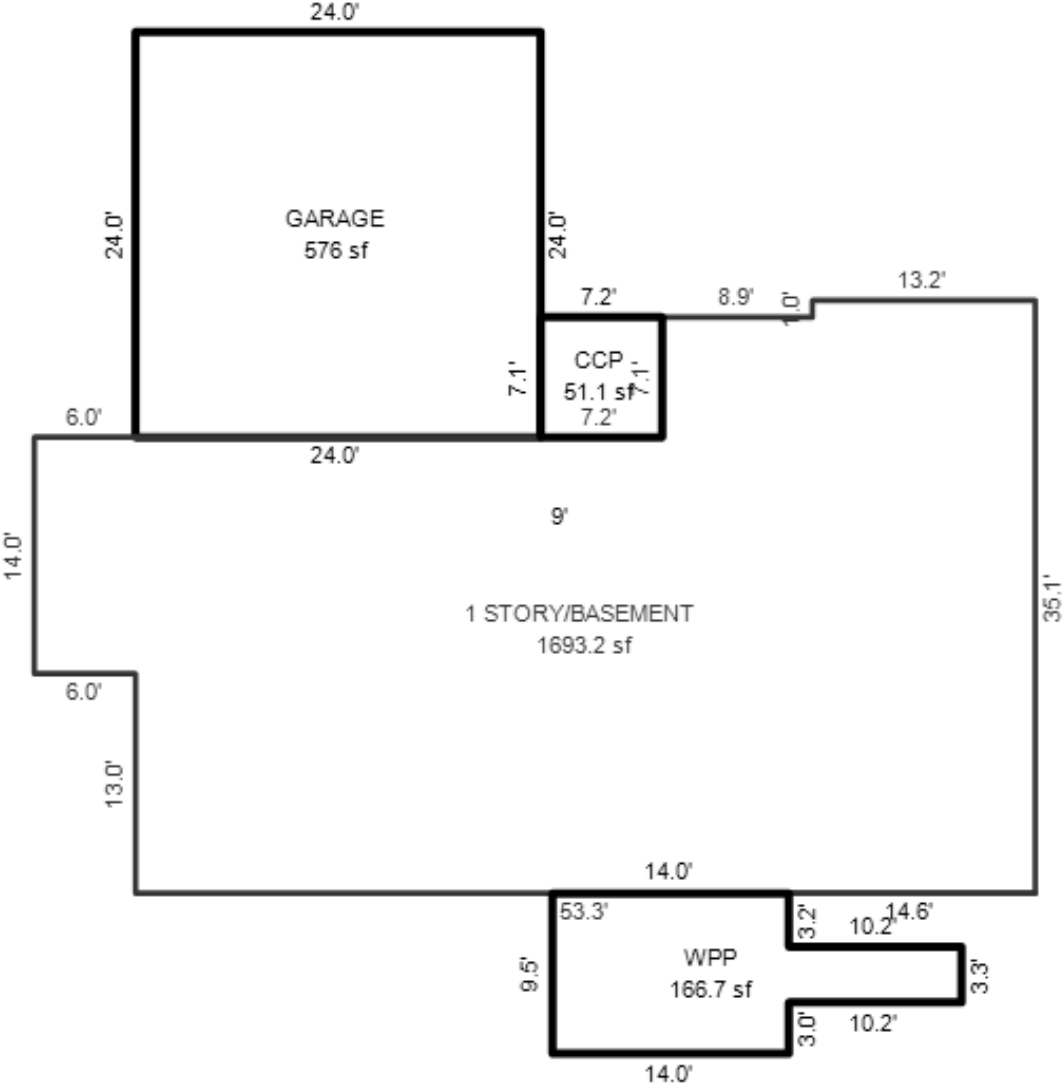
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	65,800	289,600	355,400			340,305C
2023	51,700	272,400	324,100			324,100S
2022	32,500	0	32,500			32,500S
2021	50,000	2,500	52,500			12,972C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 51 166	Type CCP (1 Story) WPP	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 2 Floor Area: 1,693 Total Base New : 344,919 Total Depr Cost: 338,021 Estimated T.C.V: 574,636			E.C.F. X 1.700			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Average		Lg	Ord	Small													
Room List		Doors	Solid	H.C.													
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 2022				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Ground Area = 1693 SF Floor Area = 1693 SF.							
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98			Building Areas							
X	Vinyl Insulation			Many Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 Story Siding Basement 1,693			Total: 258,623 253,451							
Many Avg. Few	Large Avg. Small	Basement: 1693 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			Other Additions/Adjustments			Recreation Room 1401 27,852 27,295 Basement, Outside Entrance, Below Grade 1 2,632 2,579							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1			Plumbing			Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Porches			CCP (1 Story) 51 1,572 1,541 WPP 166 4,226 4,141							
X Gable Hip Flat		1401 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 30,701 30,087 Common Wall: 1 Wall 1 -2,762 -2,707 Door Opener 1 562 551							
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,845 2,788							
Chimney:		(10) Floor Support					Notes:			Totals: 344,919 338,021							
		Joists: Unsupported Len: Cntr.Sup:					ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.700 => TCV: 574,636										

*** 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.
HEMPHILL THEOLA K IRREVOC	CONWAY PATRICK M & CHERYL	132,500	09/02/2021	WD	03-ARM'S LENGTH	2021007054	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W KRULL CT	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE	11/27/2022	LU22-37	EXPIRED	

Owner's Name/Address	P.R.E. 0%	MAP #: 52	2024 Est TCV 145,323
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CONWAY PATRICK M & CHERYL L 1411 WOODLAND PLACE PLYMOUTH MI 48170	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI
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Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNIT 7 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND SPLIT ON 06/22/2018 FROM 006-127-039-00;	X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights	100.00	505.02	1.0000	1.0380	1400	100		145,323
			100 Actual Front Feet, 1.16 Total Acres					Total Est. Land Value =			145,323

Comments/Influences	X	Standard Utilities Underground Utils.
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Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ; Parent Parcel(s): 006-127-039-00; Child Parcel(s): 006-861-000-00,	X	Topography of Site
---	---	--------------------




X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	72,700	0	72,700			35,831C
2023	57,100	0	57,100			34,125C
2022	32,500	0	32,500			32,500S
2021	50,000	2,500	52,500			12,972C

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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.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
W KRULL CT		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
HEMPHILL THEOLA K IRREVOCABLE TRUST PO BOX 1468 ANN ARBOR MI 48106-1468		MAP #: 52		2024 Est TCV 138,748							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
UNIT 8 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND SPLIT ON 06/22/2018 FROM 006-127-039-00;		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;		Gravel Road		C 100' @ 1400/	93.33	516.20	1.0174	1.0437	1400	100	138,748
Parent Parcel(s): 006-127-039-00;		Paved Road		93 Actual Front Feet, 1.11 Total Acres				Total Est. Land Value =		138,748	
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00, 006-861-004-00, 006-00, 008-00, 001-00, 003-00;		Storm Sewer									
Glen Arbor Parcel Map <small>As of May 2017</small>		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			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2024	69,400	0	69,400	14,773C		
		TPC 06/21/2018 INSPECTED	2023	54,500	0	54,500		14,070C			
		WAS 10/25/2007 INSPECTED	2022	55,000	0	55,000		13,400C			
		WAS 08/31/2007 INSPECTED	2021	50,000	2,500	52,500		12,972C			

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

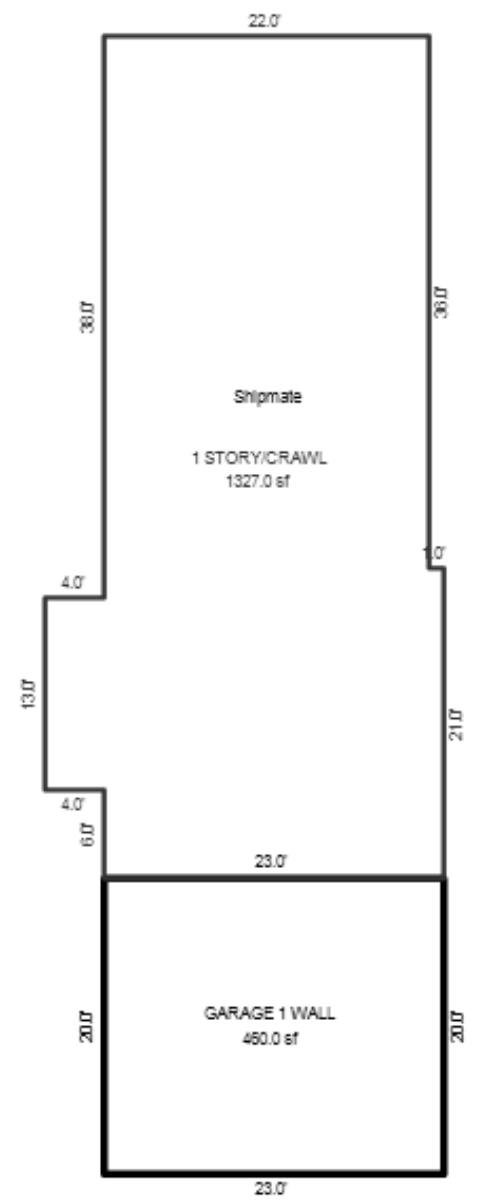
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)	Date	Number	Status				
6375 S KRULL LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/17/2023	PM23-0418	100% FINIS				
Owner's Name/Address		P.R.E. 0%		MAP #: 52								
HEMPHILL THEOLA K IRREVOCABLE TRUST PO BOX 1468 ANN ARBOR MI 48106-1468		2024 Est TCV 2,224,006 TCV/TFA: 1192.5										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
UNIT 1 MASTER DEED FOR BLUE LINE SHORE CONDOMINIUM AS RECORDED L1329P833 GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. AMEND 2024000620 SPLIT ON 06/22/2018 FROM 006-127-039-00; Comments/Influences		Public Improvements		* Factors *								
Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ; Parent Parcel(s): 006-127-039-00; Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00, 006-861-004-00,		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		GRADE A 19000	95.71	396.11	1.0000	0.9434	19000	100		1,715,628
Topography of Site		X Level		96 Actual Front Feet, 0.87 Total Acres				Total Est. Land Value =		1,715,628		
X Rolling		X Waterfront		Land Improvement Cost Estimates								
X Low		X Ravine		Description				Rate	Size	% Good	Cash Value	
X High		X Wetland		Residential Local Cost Land Improvements								
X Landscaped		X Flood Plain		Description				Rate	Size	% Good	Cash Value	
X Swamp				LAND IMPROVEMENTS 5				5,000.00	1	100	5,000	
X Wooded				Total Estimated Land Improvements True Cash Value =				5,000				
X Pond				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X Waterfront				2024	857,800	254,200	1,112,000			154,230C		
X Ravine				2023	722,400	162,600	885,000			146,886C		
X Wetland				2022	479,800	133,400	613,200			139,892C		
X Flood Plain				2021	479,800	122,700	602,500			135,424C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % 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: CD Effec. Age: 35 Floor Area: 1,327 Total Base New : 213,701 Total Depr Cost: 138,904 Estimated T.C.V: 361,150			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall	Plaster Wood T&G		Central Air Wood Furnace			E.C.F. X 2.600						
Yr Built Remodeled 1950 SHI 1977		Ex	X	Ord	Min	(12) Electric			Total Base New : 213,701						
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 1950			
Room List		Doors		Solid	X	H.C.	150 Amps Service			Floor Area: 1,327					
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Total Depr Cost: 138,904					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ground Area = 1327 SF Floor Area = 1327 SF.			Estimated T.C.V: 361,150					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas					
X	Insulation	X	Drywall			Few	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		(8) Basement		Many X Ave. Few			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,327		Total: 154,854 100,655			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1327 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Plumbing					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat Water/Sewer 1000 Gal Septic		Average Fixture(s) 3 Fixture Bath			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Notes: 6375 SHIPMATE			Water/Sewer 1000 Gal Septic		Water/Sewer 1000 Gal Septic			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal			Built-Ins			Appliance Allow. Fireplaces Wood Stove		1 1,989 1,293		1 2,210 1,436	
							Totals: 213,701 138,904			Totals: 213,701 138,904					
							ECF (4080 BIG GLEN) 2.600 => TCV: 361,150								

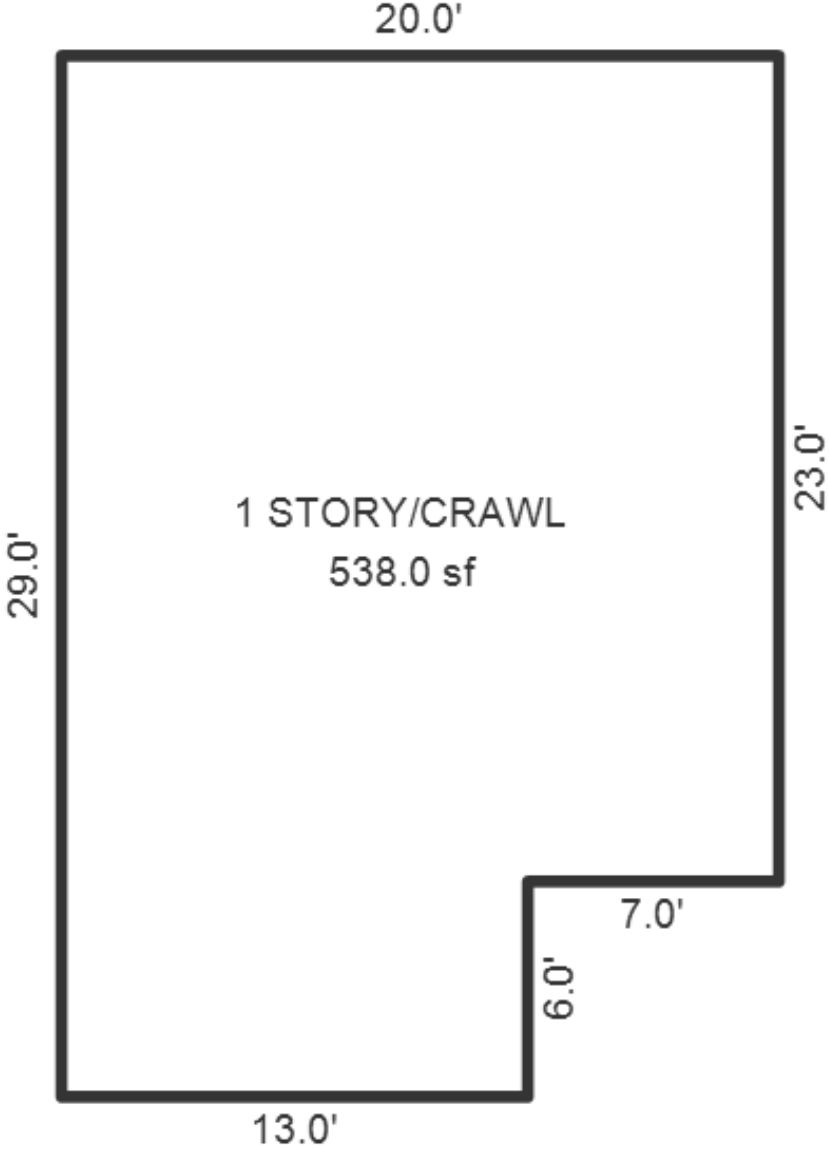
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Exter 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										
Building Style: 1 STORY		X	Paneled		Wood T&G	Trim & Decoration											
Yr Built	Remodeled	Ex	Ord	X	Min	Size of Closets											
1955 WHI	0	Lg	Ord	X	Small	Central Air Wood Furnace											
Condition: Average		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			Cls CD			Blt 1955				
Room List		Doors	Solid	X	H.C.	60 Amps Service			Total Base New : 84,161			E.C.F. X 2.600					
	Basement	Kitchen:			No./Qual. of Fixtures			Total Depr Cost: 54,703			Estimated T.C.V: 142,228			Bsmnt Garage:			
3	1st Floor	Other: Tile			Ex.			Total Area = 538 SF			Floor Area = 538 SF.			Carport Area:			
2	2nd Floor	Other:			Ord.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Roof:			
2	Bedrooms				X			Stories Exterior Foundation Size Cost New Depr. Cost			Plumbing						
(1) Exterior		(6) Ceilings			Many			1 Story Siding Crawl Space 538			Average Fixture(s)						
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile			Ave.			Other Additions/Adjustments			Plumbing						
	Insulation	(7) Excavation			X			Plumbing			Average Fixture(s)						
(2) Windows		Basement: 0 S.F. Crawl: 538 S.F. Slab: 0 S.F. Height to Joists: 0.0			Few			1000 Gal Septic			Water/Sewer						
X	Many Avg. Large Avg.				X			Solar Water Heat			Built-Ins						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			X			No Plumbing			Appliance Allow.						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces						
(3) Roof		(9) Basement Finish			X			1000 Gal Septic			Exterior 1 Story						
X	Gable Hip Flat				X			2000 Gal Septic			Totals:						
X	Asphalt Shingle	(10) Floor Support			X			Lump Sum Items:			Totals:						
	Chimney: Metal	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:						

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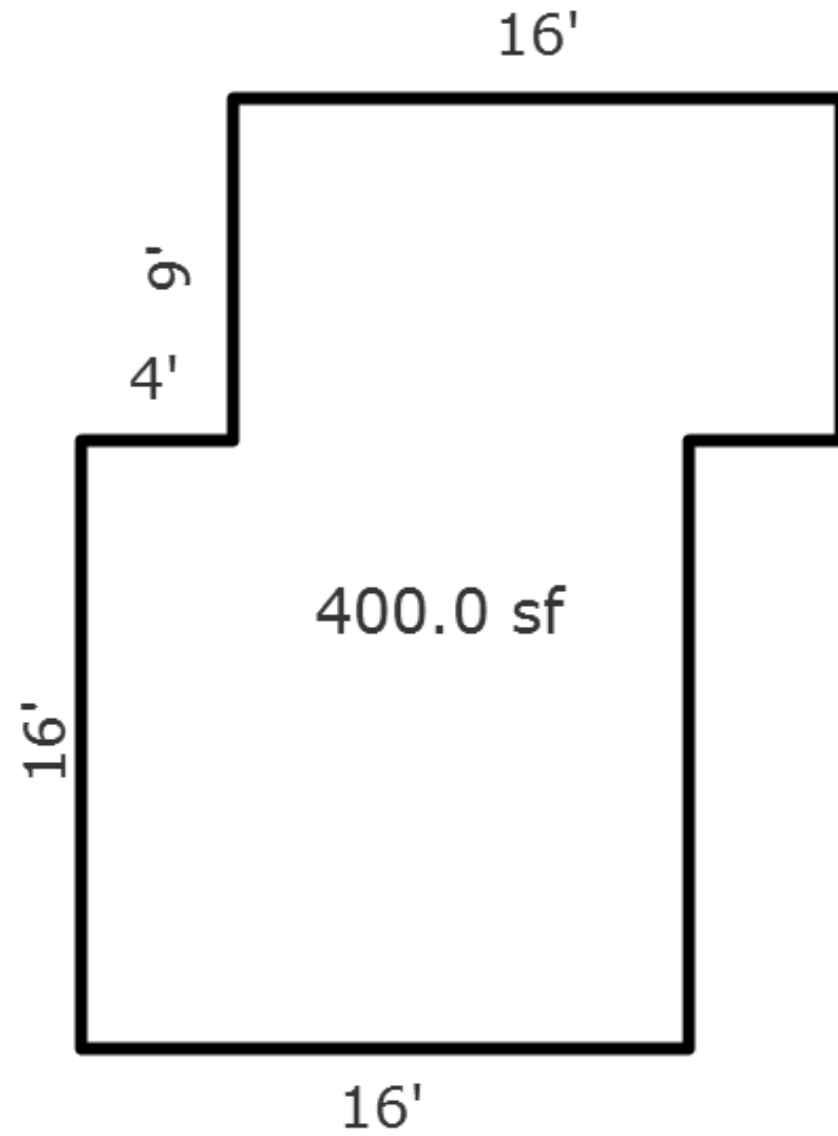
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)	Date	Number	Status				
6383 S KRULL LN		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 52								
HEMPHILL THEOLA K IRREVOCABLE TRUST PO BOX 1468 ANN ARBOR MI 48106-1468		2024 Est TCV 2,024,680 TCV/TFA: 916.56										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
UNIT 2 MASTER DEED FOR BLUE LINE SHORE CONDOMINIUM AS RECORDED L1329P833 GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. AMEND 2024000620 SPLIT ON 06/22/2018 FROM 006-127-039-00;		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ; Parent Parcel(s): 006-127-039-00; Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00,		Gravel Road		GRADE A 19000 84.00 379.27 1.0000 0.9332 19000 100				84 Actual Front Feet, 0.73 Total Acres		Total Est. Land Value =		1,489,459
Topography of Site		Paved Road		Land Improvement Cost Estimates								
Level		Storm Sewer		Description				Rate	Size	% Good	Cash Value	
Rolling		Sidewalk		Residential Local Cost Land Improvements								
Low		Water		Description				Rate	Size	% Good	Cash Value	
High		Sewer		LAND IMPROVEMENTS 5				5,000.00	1	100	5,000	
Landscaped		Electric		Total Estimated Land Improvements True Cash Value =								5,000
Swamp		Gas										
Wooded		Curb										
Pond		Street Lights										
X Waterfront		Standard Utilities										
Ravine		Underground Utils.										
Wetland				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Flood Plain				2024	744,700	267,600	1,012,300			164,573C		
				2023	627,100	201,900	829,000			156,737C		
				2022	435,100	165,500	600,600			149,274C		
				2021	435,100	152,100	587,200			144,506C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who When What		TPC 06/21/2018 INSPECTED		WAS 10/25/2007 INSPECTED		WAS 08/31/2007 INSPECTED				



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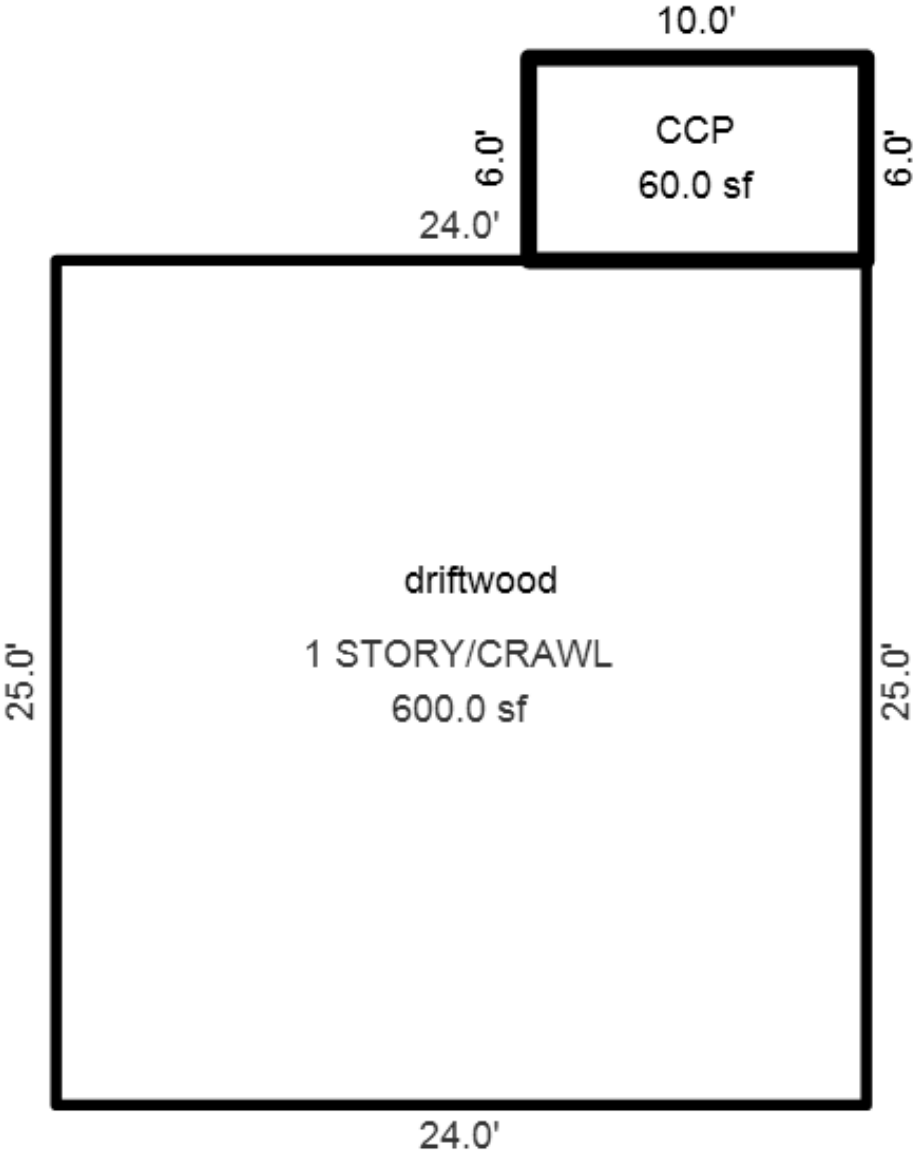
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built Remodeled 1950 RAN 1987			Trim & Decoration	X	Ex	Ord	X	Min								
Condition: Average			Size of Closets		Lg	Ord	X	Small								
Room List		Doors	Solid	X	H.C.											
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Carpeted Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile		No. of Elec. Outlets Many X Ave. Few											
(2) Windows		(7) Excavation			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. X Few X Small	Basement: 0 S.F. Crawl: 400 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:											
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Gable Hip Flat	Gambrel Mansard Shed			Chimney: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle	(10) Floor Support			Notes: 6349 RANCHETTE ECF (4080 BIG GLEN) 2.600 => TCV:											
					Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 400 SF Floor Area = 400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 400 Total: 51,241 28,182 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,054 580 Water/Sewer 1000 Gal Septic 1 4,384 2,411 Water Well, 100 Feet 1 5,662 3,114 Built-Ins Appliance Allow. 1 1,685 927 Totals: 64,026 35,214 Class: D Effec. Age: 45 Floor Area: 400 Total Base New : 64,026 E.C.F. X 2.600 Total Depr Cost: 35,214 Estimated T.C.V: 91,557											

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 60	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 600 Total Base New : 87,248 Total Depr Cost: 47,987 Estimated T.C.V: 124,766			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			Size of Closets Lg Ord X Small			Condition: Average					
Yr Built 1910	Remodeled DRI 0	Ex	Ord	X	Min	Room List Doors Solid X H.C.			(5) Floors Kitchen: Tile Other: Carpeted Other:			(12) Electric 60 Amps Service			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 600 SF Floor Area = 600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D Blt 1910		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many Ave. X Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 600 Total: 73,475 40,412			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,054 580 Water/Sewer 1000 Gal Septic 1 4,384 2,411 Porches CCP (1 Story) 60 1,540 847 Built-Ins Appliance Allow. 1 1,685 927 Fireplaces Exterior 1 Story 1 5,110 2,810 Totals: 87,248 47,987			Notes: ECF (4080 BIG GLEN) 2.600 => TCV: 124,766				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 600 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 2000 Gal Septic										
(2) Windows Many Avg. Large X Few X Small		(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 2000 Gal Septic													
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:													
X	Asphalt Shingle																			

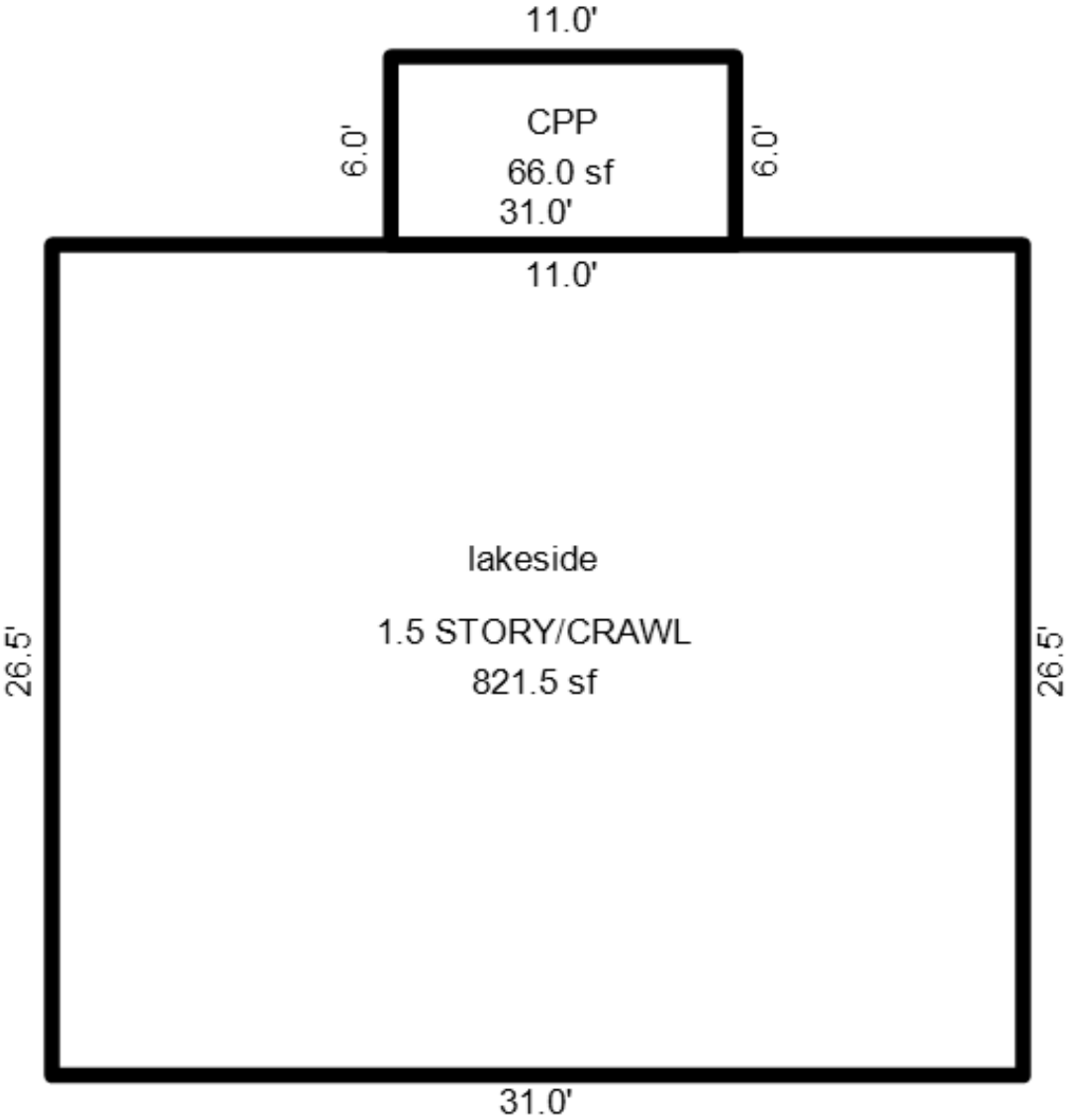
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 66	Type CPP	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 45 Floor Area: 1,209 Total Base New : 219,510 Total Depr Cost: 120,730 Estimated T.C.V: 313,898		E.C.F. X 2.600		Bsmnt Garage: Carport Area: Roof:														
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY		Cls C		Blt 1956													
Yr Built 1956 LAK	Remodeled 1991	Ex	Ord	X	Min	(12) Electric			60 Amps Service		Ground Area = 806 SF		Floor Area = 1209 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55													
Condition: Average		Size of Closets			No. of Elec. Outlets			(13) Plumbing		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding		Crawl Space		806		Total:		147,645		81,205						
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Tile Other: Carpeted			Many			Ave.		X	Few	(14) Water/Sewer		Plumbing		Average Fixture(s)		1		1,518		835			
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Ex.		Ord.		X	Min	Water/Sewer		1000 Gal Septic		Porches		CPP		66		1,550		852		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 806 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)		3		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Built-Ins		Appliance Allow.		1		2,845		1,565			
(2) Windows		Many Avg.		Large Avg.	Basement: 0 S.F. Crawl: 806 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well			1		1000 Gal Septic		2000 Gal Septic		Fireplaces		Exterior 1 Story		1		6,698		3,684			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X	Few	X	Small	(9) Basement Finish			1			1000 Gal Septic		2000 Gal Septic		Notes: 6383 LAKESIDE		Totals:		219,510		120,730		ECF (4080 BIG GLEN) 2.600 => TCV: 313,898				
(3) Roof		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Built-Ins		Appliance Allow.		1		2,845		1,565			
X	Gable Hip Flat	Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Fireplaces		Exterior 1 Story		1		6,698		3,684			
X	Asphalt Shingle	Chimney: Stone			Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes: 6383 LAKESIDE		Totals:		219,510		120,730		ECF (4080 BIG GLEN) 2.600 => TCV: 313,898			

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

Property Address: 6387 S KRULL LN
 Class: RESIDENTIAL-IMPRO Zoning: RESOR Building Permit(s):
 Date: Number: Status:

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

Owner's Name/Address: HEMPHILL THEOLA K IRREVOCABLE TRUST
 PO BOX 1468
 ANN ARBOR MI 48106-1468
 2024 Est TCV 1,611,389 TCV/TFA: 1692.6

2024 Est TCV 1,611,389 TCV/TFA: 1692.6

X Improved Vacant Land Value Estimates for Land Table 4080.4080 BIG GLEN

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

GRADE A 19000 70.00 488.60 1.0000 0.9943 19000 100 1,322,353
 70 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 1,322,353

Tax Description: UNIT 3 MASTER DEED FOR BLUE LINE SHORE CONDOMINIUM AS RECORDED L1329P833 GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. AMEND 2024000620 SPLIT ON 06/22/2018 FROM 006-127-039-00; Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
 Parent Parcel(s): 006-127-039-00;
 Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00, 006-861-004-00,

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 661,200 144,500 805,700 147,165C

TPC 06/21/2018 INSPECTED 2023 556,800 108,300 665,100 140,158C

WAS 10/25/2007 INSPECTED 2022 397,800 90,600 488,400 133,484C

WAS 08/31/2007 INSPECTED 2021 397,800 83,600 481,400 129,220C

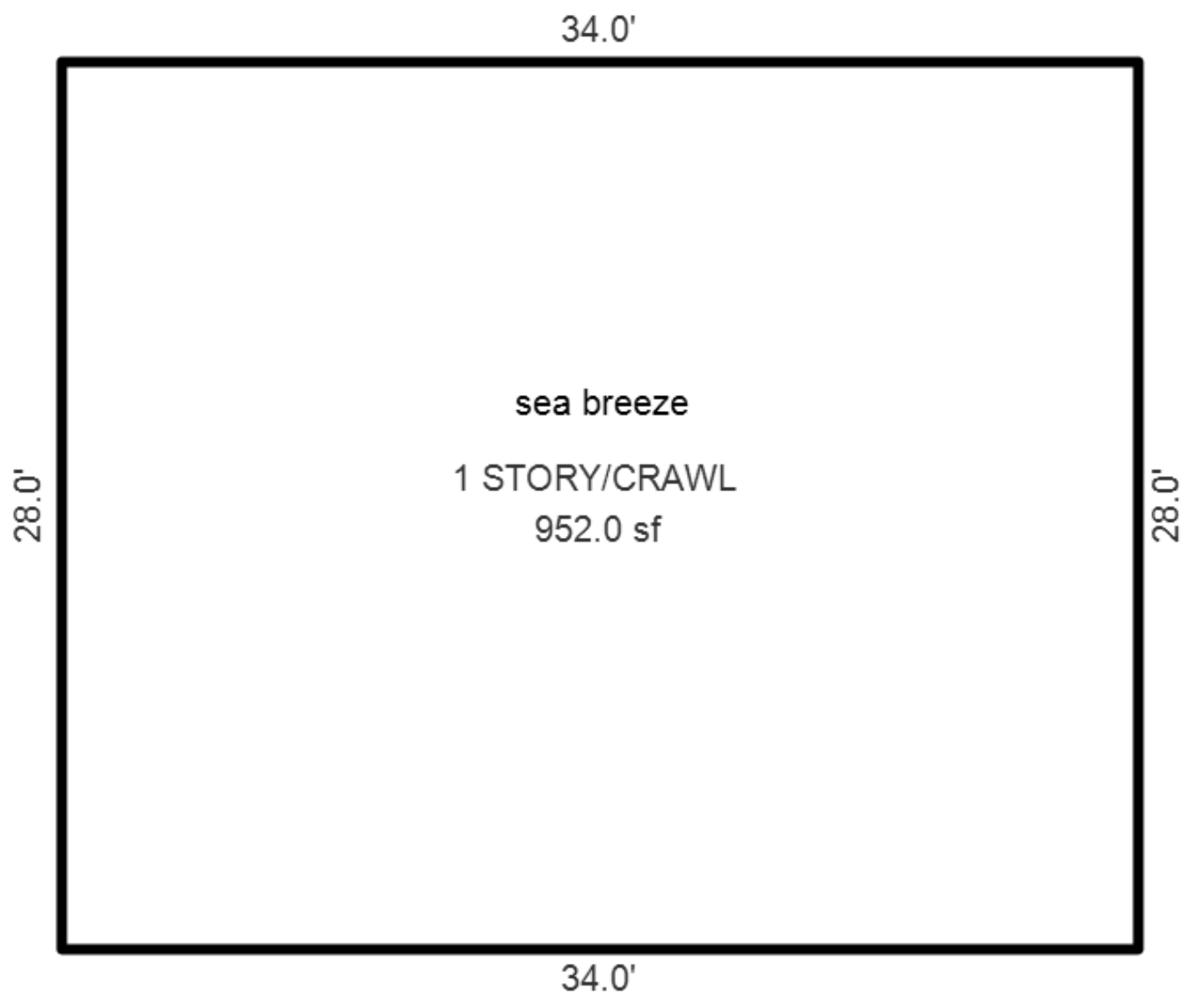


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1		Class: CD Effec. Age: 45 Floor Area: 952 Total Base New : 130,020 Total Depr Cost: 71,511 Estimated T.C.V: 185,929						Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration				E.C.F. X 2.600							
Yr Built 1957 SEA	Remodeled 0		Ex		Ord	X	Min	Size of Closets									
Condition: Average			Lg		Ord	X	Small	Room List									
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric				100 Amps Service									
(1) Exterior		Kitchen: Other: Tile Other: Carpeted		No./Qual. of Fixtures													
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.			Ord.	X	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 952 SF Floor Area = 952 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
X	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(7) Excavation		No. of Elec. Outlets						Building Areas							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 952 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			Ave.	X	Few	Stories Exterior Foundation Size Cost New Depr. Cost							
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing				1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1						Other Additions/Adjustments							
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		1						Plumbing Average Fixture(s) 1 1,265 696 Water/Sewer 1000 Gal Septic 1 4,679 2,573 Built-Ins Appliance Allow. 1 1,989 1,094 Fireplaces Exterior 1 Story 1 5,869 3,228		Totals: 130,020 71,511					
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer				Notes: 6387 SEA BREEZE							
X	Asphalt Shingle	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				ECF (4080 BIG GLEN) 2.600 => TCV: 185,929							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													

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



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

Desc. of Bldg/Section: TENNIS COURT Calculator Occupancy: Tennis Clubs - Indoor		Unit in Place Items /CI17/SPOC/TENC/ASPCA		Rate	Quantity	Arch	%Good	Depr.Cost
Class: C		Construction Cost		7.57	7200	1.00	100	54,504
Floor Area	High	Above Ave.	Ave.	X	Low	ECF (4080 BIG GLEN)		
Gross Bldg Area	** ** Calculator Cost Data ** **					1.800 => TCV of Bldg: 1 = 98,107		
Stories Above Grd	Quality: Excellent							
Average Sty Hght	Heat#1: No Heating or Cooling		0%					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling		0%					
Depr. Table : 2.25%	Ave. SqFt/Story							
Effective Age : 12	Ave. Perimeter							
Physical %Good: 76	Has Elevators:							
Func. %Good : 100	*** Basement Info ***							
Economic %Good: 100	Area:							
Year Built	Perimeter:							
Remodeled	Type:							
Overall Bldg Height	Heat: Hot Water, Radiant Floor							
Comments:	* Mezzanine Info *							
	Area #1:							
	Type #1:							
	Area #2:							
	Type #2:							
	* Sprinkler Info *							
	Area:							
	Type:							

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMERICAN TOWER CORPORATIO	NEW PAR DBA VERIZON WIREL	0	03/18/2011	OTH	33-TO BE DETERMINED	1082-459	OTHER	0.0

Property Address	Class: COMMERCIAL BUILDI	Zoning: REC O	Building Permit(s)	Date	Number	Status
6401 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		COMMERCIAL ADD/ALT	06/06/2011	LU11-2226	100% FINIS
Owner's Name/Address	P.R.E. 0%					
AMERICAN TOWER CORPORATION SITE 6573 PO BOX 723597 ATLANTA GA 31139	MAP #:					
	2024 Est TCV 90,615					

Improved	X	Vacant	Land Value Estimates for Land Table .				
Public Improvements			Description	Frontage	Depth	* Factors *	Value
						0.00 Total Acres	0
						Total Est. Land Value =	

Tax Description
 BUILDING ON LEASED LAND LOCATED ON
 006-127-027-30 PARCEL B PRT OF NE 1/4 SEC
 27 COM AT NE COR SD SEC TH ALG N LN SD
 SEC N 88 DEG 29'34" W 1507.97 FT TO POB
 TH CONT ALG SD N LN N 88 DEG 29'34" W
 439.22 FT TH S 36 DEG 19'20" W 294.07 FT
 TH S 40 DEG 43'16" E 126.34 FT TH 127.18
 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG
 15'52" E 123.04 FT) TH 63.64 FT ALG ARC
 CURVE TO LEFT (CHORD=S 83 DEG 59'08" E
 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT
 (CHORD=N 57 DEG 47'06" E 29.05 FT) TH
 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N

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	0	45,300	45,300			36,645C
2023	0	34,900	34,900			34,900S
2022	0	33,700	33,700			33,700S
2021	0	34,900	34,900			34,820C



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Who When What
 TPC 08/23/2018 INSPECTED
 TPC 01/07/2011 INSPECTED
 TPC 02/26/2009 DATA ENTER

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

Bought	Bldgs. on			
During	Leased Land			
2006	80,190*113%			
Prior				
Total	80,190			
TCV->	90,615			
Pages 3 to 4. Other Personal Property				
		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		0	TBL	0
Section N. Buildings on Leased Land		80,190	TBL	90,615
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0
Total Cost New=	80,190	TCV=	90,615	Assessed Value= 45,300

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

Property Address	Class: COMMERCIAL BUILDI	Zoning: NONE	Building Permit(s)	Date	Number	Status
6401 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		SHED	10/11/2010	LU10-2204	100% FINIS
Owner's Name/Address	P.R.E. 0%		SHED	09/22/2006	2072-06	
AT&T MOBILITY LLC AT&T PROPERTY TAX DEPT 1010 PINE 9E-L-01 SAINT LOUIS MO 63101	MAP #:					
	2024 Est TCV 41,760 TCV/TFA: 139.67					

Tax Description	Land Value Estimates for Land Table .		* Factors *				Value
	X Improved	Vacant	Description	Frontage	Depth	Rate %Adj. Reason	
			0.00 Total Acres Total Est. Land Value =				0

BUILDING ON LEASED LAND LOCATED ON 006-127-027-30 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N 63 DEG 37'31" E 263.71 FT) TH N 14 DEG 58'26" E 42.94 FT TH N 76 DEG 11'55" E 79.89 FT TH N 00 DEG 07'39" E 99.19 FT TO POB SEC 27 T29N R14W.

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

Comments/Influences
PPS AT 900-002-02 & 900-006-00

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	0	20,900	20,900			20,157C
2023	0	20,900	20,900			19,198C
2022	0	18,300	18,300			18,284C
2021	0	17,700	17,700			17,700S

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

Pages 3 to 4. Other Personal Property		Claimed Value	Depr	Depr. Value	
Section G. Other Assessable Personal Property		0	100	0	
Section H. Assessable Tools		0	100	0	
Section I. Qualified Personal Property		0	100	0	
Section M. Leasehold Improvements		0	TBL	0	
Section N. Buildings on Leased Land		41,760	TBL	41,760	
Section O. Rental Information		0	100	0	
13. Idle Equipment		0	TBL	0	
14. Construction in Progress		0	50	0	
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0	
Total Cost New=	41,760	TCV=	41,760	Assessed Value=	20,900

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>										
Class: D		Construction Cost		Class: D Quality: Average		Stories: 1 Story Height: 8 Perimeter: 77						
Floor Area: 299 Gross Bldg Area: 299 Stories Above Grd: 1 Average Sty Hght : 8 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 = 42.85		(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.99 100% Adjusted Square Foot Cost for Upper Floors = 61.84	
High	Above Ave.	Ave.	X	Low								
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 299 Ave. Perimeter: 77 Has Elevators:		Total Floor Area: 299		Base Cost New of Upper Floors = 18,490						
2011 Year Built Remodeled		Area: Perimeter: Type:		ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 41,760		Reproduction/Replacement Cost = 18,490 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 15,162						
Overall Bldg Height		Heat: Hot Water, Radiant Floor		Cost Estimate over-riden by Assessor. Flat value of 26,100 used		Replacement Cost/Floor Area= 61.84 Est. TCV/Floor Area= 139.67						
Comments: AT&T REPORTS 2010 ORIGINAL CAPITALIZED COST \$4,057.57		*** Basement Info *** Area: Perimeter: Type:		* 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			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:					
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Thickness Bsmnt Insul.					
(6) Ceiling:			Gas Oil Coal Stoker Hand Fired Boiler											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL BUILDING		Zoning: COM (	Building Permit(s)	Date	Number	Status	
6401 W STATE ST		School: GLEN LAKE COMMUNITY SCH DIST			COMMERCIAL ADD/ALT	04/12/2011	110046	100% FINIS		
Owner's Name/Address		P.R.E. 0%		MAP #:						
CELLCO PARTNERSHIP DBA VERIZON WIRELESS PO BOX 2549 ADDISON TX 75001		2024 Est TCV 28,629 TCV/TFA: 88.09								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table .					
		Public Improvements		* Factors *				Value		
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
		0.00 Total Acres				Total Est. Land Value =		0		
BUILDING ON LEASED LAND LOCATED ON 006-127-027-30 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N 63 DEG 37'31" E 263.71 FT) TH N 14 DEG 58'26" E 42.94 FT TH N 76 DEG 11'55" E 79.89 FT TH N 00 DEG 07'39" E 99.19 FT TO POB SEC 27 T29N R14W.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
Comments/Influences		Topography of Site								
		Level Rolling Low High Landscaped 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	0	14,300	14,300		8,722C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 08/23/2018 INSPECTED			2023	0	13,500	13,500		8,307C
					2022	0	10,200	10,200		7,912C
					2021	0	9,100	9,100		7,660C

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

Pages 3 to 4. Other Personal Property		Claimed Value	Depr	Depr. Value	
Section G. Other Assessable Personal Property		0	100	0	
Section H. Assessable Tools		0	100	0	
Section I. Qualified Personal Property		0	100	0	
Section M. Leasehold Improvements		0	TBL	0	
Section N. Buildings on Leased Land		28,629	TBL	28,629	
Section O. Rental Information		0	100	0	
13. Idle Equipment		0	TBL	0	
14. Construction in Progress		0	50	0	
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0	
Total Cost New=	28,629	TCV=	28,629	Assessed Value=	14,300

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		Calculator Cost Computations								
Class: D		Construction Cost		Class: D Quality: Average				>>>>		
Floor Area: 325		High	Above Ave.	Ave.	X	Low	Stories: 1 Story Height: 8 Perimeter: 77			
Gross Bldg Area: 325		** ** Calculator Cost Data ** **		Overall Building Height: 8				Base Rate for Upper Floors = 41.46		
Stories Above Grd: 1		Quality: Average		(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.38 100%				Adjusted Square Foot Cost for Upper Floors = 59.84		
Average Sty Hght : 8		Heat#1: Package Heating & Cooling 100		Total Floor Area: 325				Base Cost New of Upper Floors = 19,449		
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%		Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0				Reproduction/Replacement Cost = 19,449		
Depr. Table : 4%		Ave. SqFt/Story: 325		Has Elevators:				Total Depreciated Cost = 17,893		
Effective Age : 2		Ave. Perimeter: 77		*** Basement Info ***				Segregated Cost Computations		
Physical %Good: 92		Area:		Area: #1: Type #1: Area #2: Type #2:				Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses		
Func. %Good : 100		Perimeter:						Item Description			Cost # or Height Storys
Economic %Good: 100		Type:		* Mezzanine Info *			Col. Rate SqFt Adj. Adj. Cost			
2011 Year Built Remodeled		Heat: Hot Water, Radiant Floor					Total Cost New = 0			
8 Overall Bldg Height		* Sprinkler Info *		Architectural Multiplier: 0.00			Reproduction/Replacement Cost = 0			
Comments:		Area:		Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0			Total Depreciated Cost = 0			
		Type:		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

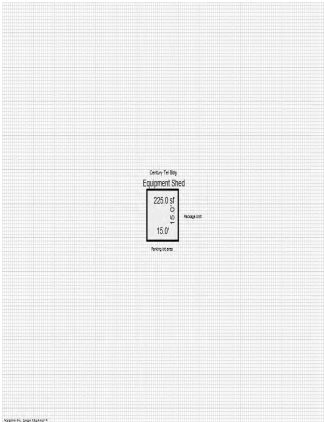
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	Flex Conduit	Incandescent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

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



Sketch by Apex Sketch

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

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			
S WOODRIDGE DR		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
CENTURYTEL OF MICHIGAN INC CENTURY TELEPHONE OF MICHIGAN 4399 N HURON RD PINCONNING MI 48650		MAP #: 15	2024 Est TCV 0 TCV/TFA: 0.00							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD						
BLL ON HOMESTEAD SITE - BEACH PARKING LOT AREA - 114-016-45		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Topography of Site		0.00 Total Acres				Total Est. Land Value =	0	
		Level								
		Rolling								
		Low								
		High								
		Landscaped		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Swamp		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Wooded		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Pond		2022	0	0	0			0
		Waterfront		2021	0	0	0			0
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC	08/23/2018	INSPECTED						
		WAS	01/25/2008	INSPECTED						

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

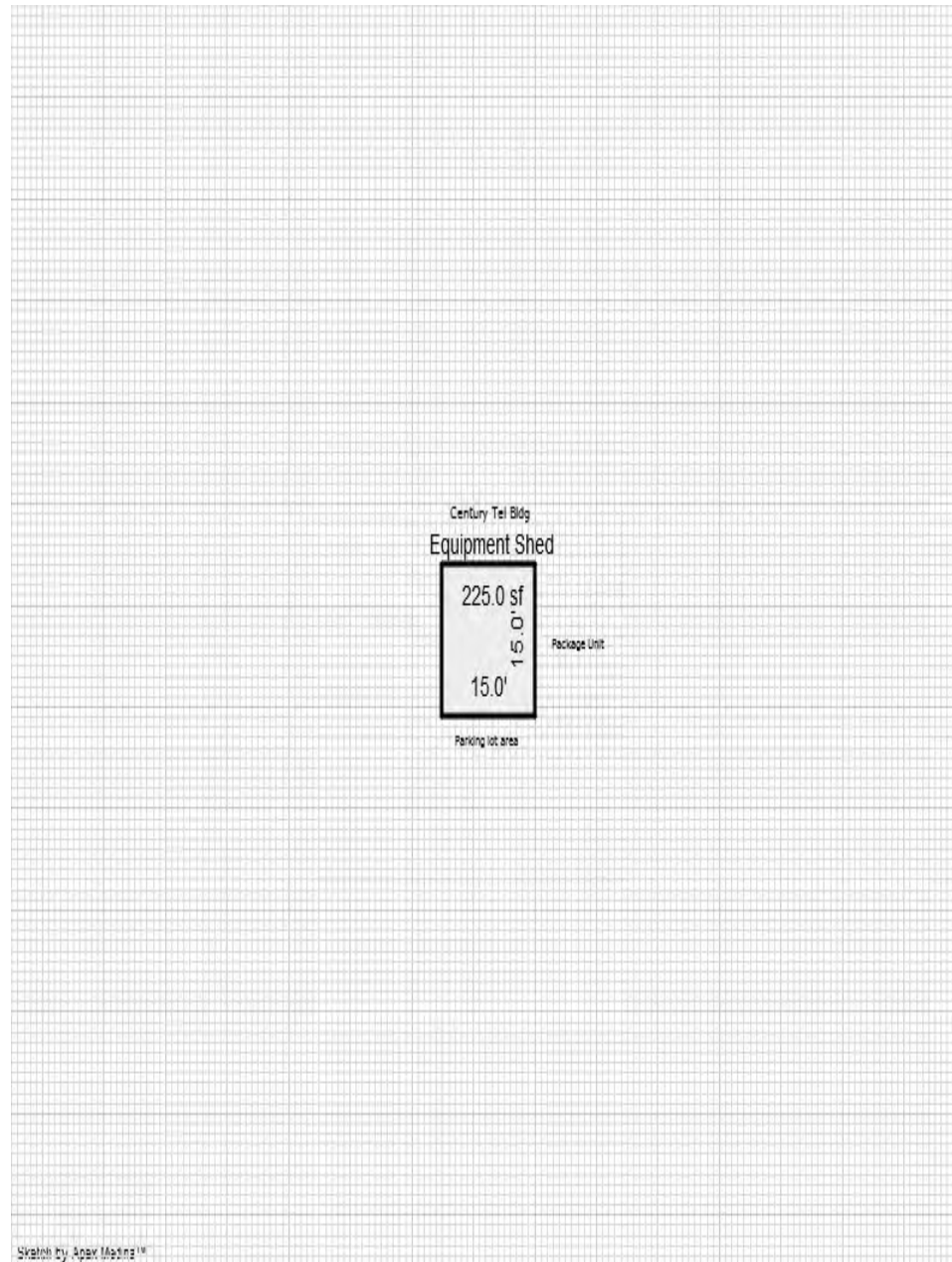
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County of Leelanau, Michigan

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr. Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	18,065	TBL	18,065
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	18,065	TCV=	18,065
		Assessed Value=	9,000

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>															
Class: D,Pole Floor Area: 225 Gross Bldg Area: 225 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 60		Base Rate for Upper Floors = 37.49											
Depr. Table : 4% Effective Age : 8 Physical %Good: 72 Func. %Good : 100 Economic %Good: 100		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">High</th> <th style="width:10%;">Above Ave.</th> <th style="width:10%;">Ave.</th> <th style="width:10%;">X</th> <th style="width:10%;">Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		High	Above Ave.	Ave.	X	Low						(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.34 100% Adjusted Square Foot Cost for Upper Floors = 56.83		Total Floor Area: 225 Base Cost New of Upper Floors = 12,787	
High	Above Ave.	Ave.	X	Low													
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 225 Ave. Perimeter: 60 Has Elevators:		Total Floor Area: 225 Base Cost New of Upper Floors = 12,787 Reproduction/Replacement Cost = 12,787 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0 Total Depreciated Cost = 9,207		Unit in Place Items Rate Quantity Arch %Good Depr.Cost WD DECK 6.73 634 1.00 39 1,664 TW DECK 2.04 225 1.00 90 413 EXTRA SHEATHING 1.11 225 1.06 90 238 INSULATION 0.74 225 1.06 90 159 LIGHTING 1.69 225 1.06 90 363											
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 18,065 Replacement Cost/Floor Area= 81.59 Est. TCV/Floor Area= 80.29		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:											
Comments:		* Sprinkler Info * Area: Type: Average															

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

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



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