

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREEMAN JUDITH N TRUST	FREEMAN JUDITH N	0	07/06/2017	QC	09-FAMILY	1303P404	PROPERTY TRANSFER	0.0
FREEMAN JUDITH N	FREEMAN FAMILY COTTAGE TR	0	07/06/2017	QC	09-FAMILY	1303P406	PROPERTY TRANSFER	0.0
PETERSON THEODORE R TRUST	PETERSON THEODORE R & AMY	0	03/12/2014	QC	09-FAMILY	1193P435	PROPERTY TRANSFER	0.0
PETERSON TED R	FREEMAN JUDITH N TRUST	185,000	04/23/2013	WD	03-ARM'S LENGTH	1162P823	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
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S WHEELER RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 1					
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FREEMAN FAMILY COTTAGE TRUST 6620 PIDGEON WOODS COVE MEMPHIS TN 38119	2025 Est TCV 560,000					
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Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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4019 SEC 1 PRT OF>80	14000	40.00 Acres	14000	100			560,000
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40.00 Total Acres						Total Est. Land Value =	560,000
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Tax Description	Dirt Road						
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L235 P212 L569 P497/01 NE 1/4 OF NE 1/4 SEC 19 T29N R13W 40 A.	Gravel Road						
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Comments/Influences	Paved Road						
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	Storm Sewer						
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	Sidewalk						
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	Water						
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	Sewer						
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	X Electric						
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	Gas						
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	Curb						
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	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
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	Level						
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	Rolling						
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	Low						
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	High						
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	Landscaped						
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	Swamp						
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	Wooded						
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	Pond						
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	Waterfront						
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	Ravine						
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	Wetland						
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	Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	280,000	0	280,000			113,667C
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2024	200,000	0	200,000			110,250C
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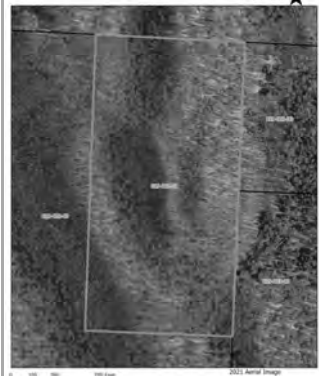
2023	120,000	0	120,000			105,000C
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2022	100,000	0	100,000			100,000S
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County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LEELANAU LAND LLC	LEELANAU CONSERVANCY INC	725,000	12/11/2023	WD	03-ARM'S LENGTH	2023005485	PROPERTY TRANSFER	100.0					
MARTIN CHRISTOPHER FLYNN	LEELANAU LAND LLC	1	04/24/2017	QC	09-FAMILY	1293P699	OTHER	100.0					
MARTIN CHRISTOPHER FLYNN	MARTIN CHRISTOPHER FLYNN	0	12/21/2006	QC	03-ARM'S LENGTH	925:804	OTHER	0.0					
MARTIN NICHOLAS CARL	LEELANAU LAND LLC	1	12/30/2003	QC	09-FAMILY	786:447	OTHER	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: AG (*	Building Permit(s)	Date	Number	Status					
S WHEELER RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 1		2025 Est TCV 0					
Owner's Name/Address		Improved X Vacant		Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE									
LEELANAU CONSERVANCY INC PO BOX 1007 LELAND MI 49654		Public Improvements		* Factors *									
Tax Description		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L230 P574 L355 P193-195/92 L925 P804/06 W 1/2 OF NE 1/4 SEC 19 T29N R13W 80 A. COMBINED ON 12/15/2022 FROM 006-019-002-00, 006-019-002-01;		Gravel Road		4019 SEC 1 PRT OF>80		14000	80.00	Acres	14000	100			1,120,000
Comments/Influences		Paved Road		80.00 Total Acres		Total Est. Land Value =		1,120,000					
PALMER WOODS FOREST RESERVE "MARTIN ADDI 12/2023 MARTIN ADDITION TO THE PALMER WOODS FOREST RESERVE MCL 211.70(5) OWPEN TO ALL RESIDENTS OF THIS STATE... SPLIT/COMB. ON 12/15/2022 COMPLETED 12/15/2022 TIM COUNTY TREASURER GLEN ARBOR TOWNSHIP UNDIVIDED INT SPLITS; 9-002-00, -002-02;		Storm Sewer		Topography of Site									
		Sidewalk		Level									
		Water		Rolling									
		Sewer		Low									
		Electric		High									
		Gas		Landscaped									
		Curb		Swamp									
		Street Lights		Wooded									
		Standard Utilities		Pond									
		Underground Utils.		Waterfront									
		Topography of Site		Ravine									
		Level		Wetland									
		Rolling		Flood Plain									
		Low		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		High		2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Landscaped		2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Swamp		2023	240,000	0	240,000				203,982C		
		Wooded		2022	0	0	0				0		
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who		When		What							
		TPC 04/30/2021		INSPECTED									
		TPC 06/07/2017		INSPECTED									
		WAS 05/15/2010		INSPECTED									



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KI CORP	LEELANAU CONSERVANCY INC	3,041,949	02/26/2016	MLC	03-ARM'S LENGTH	1253P287	PROPERTY TRANSFER	0.0
LEELANAU CONSERVANCY INC		0	02/26/2016	WD	16-LC PAYOFF	2021001591	DEED	0.0
KI CORP	LEELANAU CONSERVANCY	0	09/16/2014	OTH	33-TO BE DETERMINED	1209P226	OTHER	0.0
PALMER DANIEL D & HELEN O	KI CORP	1	03/26/1987	QC	09-FAMILY	274P42	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
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S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0% Qual. Fr. PA 42					
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Owner's Name/Address	MAP #: 1					
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LEELANAU CONSERVANCY INC	2025 Est TCV 0					
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PO BOX 1007	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE		
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LELAND MI 49654	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		4019 SEC 1 PRT OF>80	14000	120.00	Acres	14000	100			1,680,000
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			120.00	Total Acres		Total Est. Land Value =				1,680,000
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Tax Description	Dirt Road									
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L272 P346 L274 P42-45 E 1/2 OF SE 1/4 & SE 1/4 OF NE 1/4 SEC 19 T29N R13W 120 A.	Gravel Road									
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Comments/Influences	Paved Road									
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	Storm Sewer									
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	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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	Waterfront									
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	Ravine									
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	Wetland									
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	Flood Plain									
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT
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	TPC 04/28/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT
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	WAS 01/30/2010	INSPECTED		2023	0	0	0
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	TPC 12/11/2011	INSPECTED		2022	0	0	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOREMAN ORVILLE J	UNITED STATES OF AMERICA	207,000	04/27/1978	WD	03-ARM'S LENGTH	199P297	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 1					
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US GOVT NATL PARK						
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SLEEPING BEAR DUNES NATL LAKE SHR						
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9922 W FRONT ST						
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EMPIRE MI 49630						
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	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		4019 SEC 1 PRT OF>80	14000	109.00	Acres	14000	100			1,526,000
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			109.00	Total Acres		Total Est. Land Value =				1,526,000
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

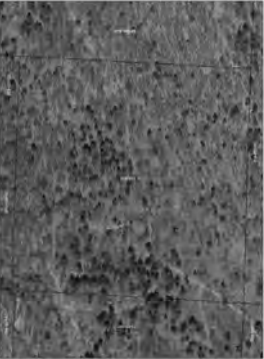
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KI CORP	LEELANAU CONSERVANCY INC	3,041,949	02/26/2016	MLC	03-ARM'S LENGTH	1253P287	PROPERTY TRANSFER	0.0
LEELANAU CONSERVANCY INC		0	02/26/2016	WD	16-LC PAYOFF	2021001591	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*	Building Permit(s)	Date	Number	Status
S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0% Qual. Fr. PA 42					
LEELANAU CONSERVANCY INC PO BOX 1007 LELAND MI 49654	MAP #: 1					
	2025 Est TCV 0					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE			
L332 P978-980/92 S 990 FT OF SW 1/4 OF SE 1/4 SEC 19 T29N R13W 30 A M/L. & L268 P384 L274 P42-45 N 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4 SEC 19 T29N R13W 10 A M/L. TOTALING 40 A SPLIT/COMBINED ON 06/19/2015 FROM 006-019-004-10, 006-019-011-00 FOR QFP				* Factors *			
				Description	Frontage	Depth	Value
				4019 SEC 1 PRT OF>80	14000	40.00 Acres	560,000
						14000	100
						40.00 Total Acres	Total Est. Land Value = 560,000

Comments/Influences	Public Improvements
COMBINED 004-10 & 019-00 FOR QFP 2016 Split/Comb. on 06/19/2015 completed 06/19/2015 TIM COMBINE FOR QFP; 006-019-004-10,	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Glen Arbor Township



004-11;  
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PPROVIAL FOR SIDE

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
X Rolling	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
X Low	2023	0	0	0			0
X High	2022	0	0	0			0
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 06/08/2017 INSPECTED							
WAS 01/30/2010 INSPECTED							
TPC 12/11/2011 INSPECTED							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KI CORP	UNITED STATES OF AMERICA	60,000	12/18/2015	WD	03-ARM'S LENGTH	1248P620	PROPERTY TRANSFER	100.0
KEHR CHARLES E	KI CORP	0	06/16/2005	QC	09-FAMILY	862:227	OTHER	100.0
DYER MALCOLM D ET AL	KI CORP	35,000	06/01/2005	WD	03-ARM'S LENGTH		REALTOR	100.0
DYER MALCOLM D ET AL	KEHR CHARLES E	35,000	05/25/2005	WD	03-ARM'S LENGTH	860:525	OTHER	100.0

Property Address Class: RESIDENTIAL-VACAN Zoning: AG (\* Building Permit(s) Date Number Status

S MILLER HILL RD School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address MAP #: 1

US GOVT NATL PARK 2025 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

9922 W FRONT ST Public Improvements \* Factors \*

EMPIRE MI 49630 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description 4019 SEC 1 PRT OF>80 14000 10.00 Acres 14000 100 140,000

L253 P667 L709 P998/03 L860 P525/05 L862 10.00 Total Acres Total Est. Land Value = 140,000

P227/05 N 1/2 OF N 1/2 OF SE 1/4 OF SW

1/4 SEC 19 T29N R13W 10 A

Comments/Influences

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

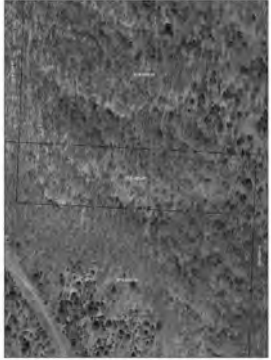
Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0

Who When What  
 TPC 04/28/2017 INSPECTED  
 PSC 09/07/2015 INSPECTED  
 WAS 01/30/2010 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
US GOVT NATL PARK SERVICE		0	05/21/2002	WD	03-ARM'S LENGTH	648:908	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	MAP #: 1					
		2025 Est TCV 0				

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4019 SEC 1 PRT OF>80	14000	63.86 Acres	14000	100				894,040
63.86 Total Acres							Total Est. Land Value =	894,040

**Tax Description**  
 DC L637 P224 L648 P908/02 TRACT 66-156 NW 1/4 OF SW 1/4 ALSO PRT GOVT LOT 3 LYING E OF CO RD EXC PRT GOVT LOT 3 BEG NW COR SD GOVT LOT TH SLY & SELY ALG ELY R/W MILLER RD TO S LN GOVT LOT 3 TH ELY ALG SLY LN GOVT LOT 3 100 FT TH NLY TO POINT 100 FT ELY OF R/W MILLER HILL RD TH W 100 FT TO POB SEC 19 T29N R13W. 63.86 A M/L.

**Comments/Influences**

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

**Topography of Site**

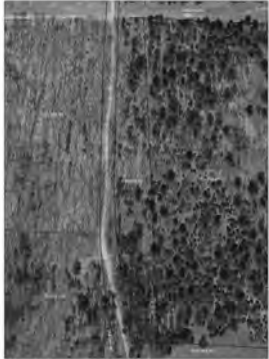
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
S MILLER HILL RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 1		2025 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
L272 P668&669 2/87 PRT GOVT LOT 3 BEG NW COR SD GOVT LOT TH SLY & SELY ALG ELY R/W MILLER RD TO SLN GOVT LOT 3 TH ELY ALG SLY LN GOVT LOT 3 100 FT TH NLY TO POINT 100 FT ELY OF R/W MILLER HILL RD TH W 100 FT TO POB SUBJECT TO EASEMENTS SEC 19 T29N R13W 3.0 A M/L.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		1306.80	100.00	1.0000	0.0000		0	100*		0
		Paved Road		4019 SEC 1 PRT OF>80	14000	3.00	Acres	14000	100			
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		1307 Actual Front Feet, 3.00 Total Acres Total Est. Land Value = 42,000								
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
When		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
What		2023	0	0	0			0				
		2022	0	0	0			0				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 04/28/2017 INSPECTED WAS 07/01/2007 INSPECTED										

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KI CORP	LEELANAU CONSERVANCY INC	3,041,949	02/26/2016	MLC	03-ARM'S LENGTH	1253P287	PROPERTY TRANSFER	0.0
LEELANAU CONSERVANCY INC		0	02/26/2016	WD	16-LC PAYOFF	2021001591	DEED	0.0
KI CORP	LEELANAU CONSERVANCY	0	09/16/2014	OTH	33-TO BE DETERMINED	1209P226	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*	Building Permit(s)	Date	Number	Status
S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST	DECK/PORCH	09/28/2020	LU20-21	100% FINIS	

Owner's Name/Address	MAP #: 1	2025 Est TCV 0
LEELANAU CONSERVANCY INC PO BOX 1007 LELAND MI 49654		

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE
Public Improvements			* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L268 P384 L274 P42-45 NW 1/4 & NE 1/4 OF SW 1/4 & NW 1/4 OF SE 1/4 SEC 19 T29N R13W 240 A M/L.	4019 SEC 1 PRT OF>80	14000	240.00	Acres	14000	100			3,360,000
Comments/Influences	240.00 Total Acres Total Est. Land Value = 3,360,000								

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

Topography of Site

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

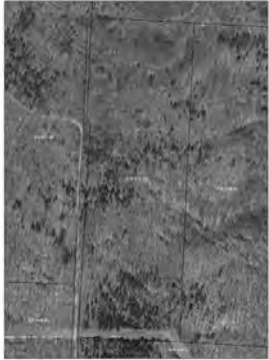


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	11/10/2021	INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	04/28/2017	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
WAS	01/17/2010	INSPECTED	2023	0	0	0			0
			2022	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 MILLER HILL RD		School: GLEN LAKE COMMUNITY SCH DIST																					
Owner's Name/Address		P.R.E. 0%																					
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 1		2025 Est TCV 0																			
Tax Description		Improved <input type="checkbox"/> X Vacant		Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE																			
L268 P212 10-2-86 GOVT LOTS 1 & 2 SEC 19 T29N R13W 59 A.		Public Improvements		* Factors *																			
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value			
				4019 SEC 1 PRT OF>80		14000		59.00 Acres		14000		100								826,000			
				59.00 Total Acres		Total Est. Land Value =												826,000					
		Topography of Site		Level		Rolling		Low		High		Landscaped		Swamp		Wooded		Pond		Waterfront			
				Ravine		Wetland		Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		EXEMPT		EXEMPT		EXEMPT								EXEMPT	
		TPC 04/28/2017		INSPECTED				2024		EXEMPT		EXEMPT		EXEMPT								EXEMPT	
		WAS 07/01/2007		INSPECTED				2023		0		0		0								0	
								2022		0		0		0								0	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KI CORP	LEELANAU CONSERVANCY INC	3,041,949	02/26/2016	MLC	03-ARM'S LENGTH	1253P287	PROPERTY TRANSFER	0.0
LEELANAU CONSERVANCY INC		0	02/26/2016	WD	16-LC PAYOFF	2021001591	DEED	0.0
KI CORP	LEELANAU CONSERVANCY	0	09/16/2014	OTH	33-TO BE DETERMINED	1209P226	OTHER	0.0

Property Address: W CHENEY RD  
 Class: RESIDENTIAL-VACAN Zoning: R-6 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0% Qual. Fr. PA 42

Owner's Name/Address: LEELANAU CONSERVANCY INC  
 PO BOX 1007  
 LELAND MI 49654  
 MAP #: 2

2025 Est TCV 0

Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4019 SEC 1 PRT OF>80	14000	40.00 Acres	14000	100				560,000
40.00 Total Acres Total Est. Land Value =								560,000

Tax Description: L262 P830/86 L274 P42/87 NW 1/4 OF NE 1/4 SEC 30 T29N R13W 40 A M/L.

Comments/Influences: Comments/Influences

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

Topography of Site

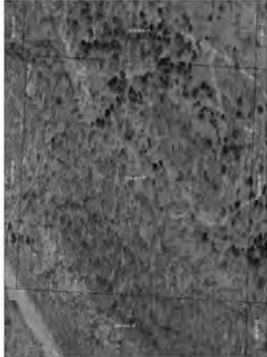
Level  
 Rolling  
 Low  
 High  
 Landscaped  
 Swamp  
 X Wooded  
 Pond  
 Waterfront  
 Ravine  
 Wetland  
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0

Who When What

TPC 04/28/2017 INSPECTED  
 WAS 01/30/2010 INSPECTED  
 TPC 12/11/2011 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERKWAAK LLOYD C & VIC	VANDERKWAAK LLOYD C & VIC	0	10/07/2022	WD	09-FAMILY	2022005935	DEED	0.0
GLEN LAKE COMMUNITY SCHOO	VANDERKWAAK LLOYD & VICKI	14,500	12/20/2017	WD	03-ARM'S LENGTH	1316P476	PROPERTY TRANSFER	100.0
MILLER ALBERT H & CLARA J	FRACTIONAL SCHOOL DISTRIC	0	04/07/1888	WD	03-ARM'S LENGTH	16P540	DEED	0.0

Property Address: W CHENEY RD  
 Class: RESIDENTIAL-VACAN Zoning: R-6 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 09/17/2019

Owner's Name/Address: VANDERKWAAK LLOYD C & VICKI L  
 3577 W CHENEY RD  
 MAP #: 2025 Est TCV 52,741

Maple City MI 49664  
 Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Tax Description: PRT OF SW 1/4 OF NE 1/4 BEG 321.42 FT E OF SW COR OF SW 1/4 OF NE 1/4 TH E 206.58 FT TH N 43 DEG W 297 FT TH S 214.5 FT TO POB SEC 30 T29N R13W 0.5 A.  
 Comments/Influences: FORMERLY GLEN LAKE COMMUNITY SCHOOL

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

\* Factors \* TRIANGLE  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 A 100' @ 600/FF 104.71 208.00 0.9886 0.8492 600 100 TRIANGLE SHAPE - IRREG BLD  
 105 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 52,741



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	26,400	0	26,400			8,524C
2024	9,800	0	9,800			8,268C
2023	9,800	0	9,800			7,875C
2022	7,500	0	7,500			7,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOSKAMP MELANIE & ZIERK M	KOSKAMP MELANIE & ZIERK M	0	12/16/2022	QC	09-FAMILY	2023000100	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-6 (	Building Permit(s)	Date	Number	Status
3483 W CHENEY RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/19/2024	PM24-0713	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	07/12/2024	PM24-0515	80%
KOSKAMP MELANIE & ZIERK MARIA 1951 W LUNT AVE CHICAGO IL 60626	MAP #: 2		Mechanical	04/11/2024	PM24-0267	100% FINIS
	2025 Est TCV 443,941 TCV/TFA: 504.48		Plumbing	01/13/2024	PP24-0019	80%

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value		
Dirt Road	250.00	524.46	0.7953	1.0701	600 100	127,650		
Gravel Road	250 Actual Front Feet, 3.01 Total Acres					Total Est. Land Value =	127,650	
Paved Road	Land Improvement Cost Estimates							
Storm Sewer	Description					Rate	Size % Good	Cash Value
Sidewalk	D/W/P: 4in Concrete					7.01	360 50	1,262
Water	Wood Frame					29.74	96 50	1,427
Sewer	Total Estimated Land Improvements					True Cash Value =		2,689
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								

Tax Description  
 SPLIT ON 12/31/2022 FROM 006-030-003-00:  
 PARCEL "A": (AS SURVEYED)  
 A PARCEL OF LAND IN SECTION 30, TOWN 29  
 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP  
 LEELANAU COUNTY, MICHIGAN DESCRIBED AS:  
 COMMENCING AT THE EAST 1/4 COMER OF SAID  
 SECTION, THENCE NORTH 86°56'37" WEST,  
 1315.43 FEET ALONG THE EAST-WEST 1/4 LINE  
 TO THE EAST 1/8 LINE; THENCE CONTINUING  
 ALONG THE EAST-WEST 1/4 LINE AS MONUMENT  
 NORTH 86°54'50" WEST, 762.66 FEET TO THE  
 CENTERLINE OF CHENEY ROAD AND THE POINT  
 OF BEGINNING; THENCE ALONG SAID



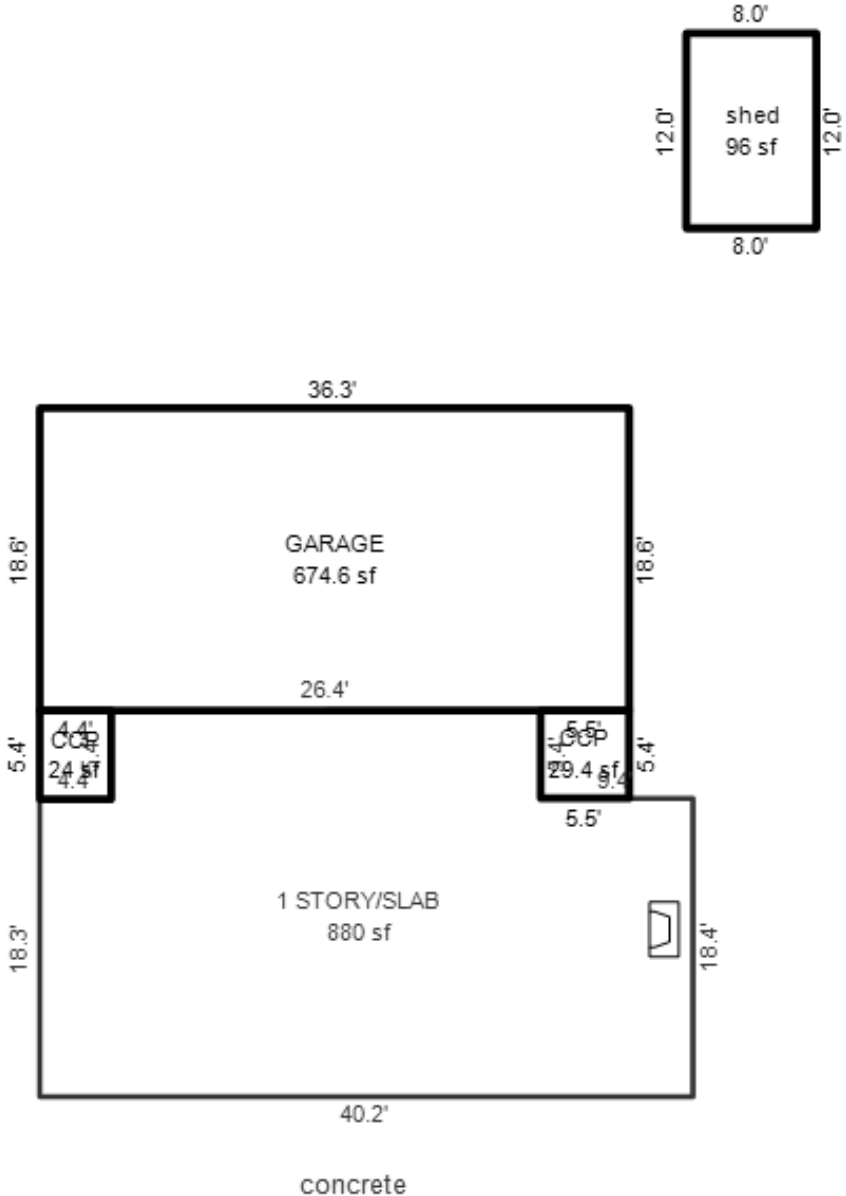
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	63,800	158,200	222,000			164,500C
TPC 11/15/2024	INSPECTED		2024	39,600	6,600	46,200			21,048C
TPC 04/16/2024	INSPECTED		2023	31,700	0	31,700			13,760C
TPC 12/20/2023	INSPECTED		2022	0	0	0			0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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	29 CCP (1 Story) 24 CCP (1 Story)		Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 674 % 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			(12) Electric			0 Amps Service			No./Qual. of Fixtures				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Ex.			Ord	Min	Size of Closets			Lg	Ord	Small	Doors		
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets			Lg	Ord	Small	Doors			Solid	H.C.	(5) Floors				
Condition: Average Part. Construct.: 90%		Trim & Decoration			Central Air Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex.			
Room List		Doors			Solid			H.C.			(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Many			Ave.	Few	(13) Plumbing				
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many			Ave.	Few	(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Many			Ave.	Few	(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 880 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 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:			
Many Avg. Few	Large Avg. 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 1 2000 Gal Septic			Lump Sum Items:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:				
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4031 RURAL) 1.900 => TCV: 348,447 90% Completed => Est. True Cash Value 2025 =			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4031 RURAL) 1.900 => TCV: 348,447 90% Completed => Est. True Cash Value 2025 =			ECF (4031 RURAL) 1.900 => TCV: 348,447 90% Completed => Est. True Cash Value 2025 =					
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4031 RURAL) 1.900 => TCV: 348,447 90% Completed => Est. True Cash Value 2025 =			ECF (4031 RURAL) 1.900 => TCV: 348,447 90% Completed => Est. True Cash Value 2025 =						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOSKAMP MELANIE & ZIERK M	KOSKAMP MELANIE & ZIERK M	0	12/16/2022	QC	09-FAMILY	2023000101	PROPERTY TRANSFER	0.0

Property Address: W CHENEY RD  
 Class: RESIDENTIAL-VACAN Zoning: R-6 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 2

Owner's Name/Address: KOSKAMP MELANIE & ZIERK MARIA  
 1951 W LUNT AVE  
 CHICAGO IL 60626

2025 Est TCV 212,800  
 Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	4019 SEC 1	14000	15.20	Acres	14000	100			212,800
Gravel Road			15.20	Total Acres				Total Est. Land Value =	212,800

Tax Description  
 SPLIT ON 12/31/2022 FROM 006-030-003-00;  
 PARCEL #006-030-003-00 REMAINDER: (AS SURVEYED)  
 A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION, THENCE NORTH 86°56'37" WEST, 1315.43 FEET ALONG THE EAST-WEST 1/4 LINE TO THE EAST 1/8 LINE; THENCE CONTINUING ALONG THE EAST-WEST 1/4 LINE AS MONUMENT NORTH 86°54'50" WEST, 762.66 FEET TO THE CENTERLINE OF CHENEY ROAD; THENCE ALONG



OWING TWO COURSES 5.72 FEET; THENCE OF A 20507.70 RIGHT HAVING A 38°58'59" EAST, OF BEGINNING; SAID CENTERLINE C OF A 20507.70 N ON FILE\*\*\*

2 completed ;  
 0-003-00;  
 -003-01,


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	04/30/2021	INSPECTED	2025	106,400	0	106,400			67,427C
TPC	03/09/2020	INSPECTED	2024	65,400	0	65,400			65,400S
TPC	05/02/2019	INSPECTED	2023	65,400	0	65,400			65,400S
			2022	0	0	0			0

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

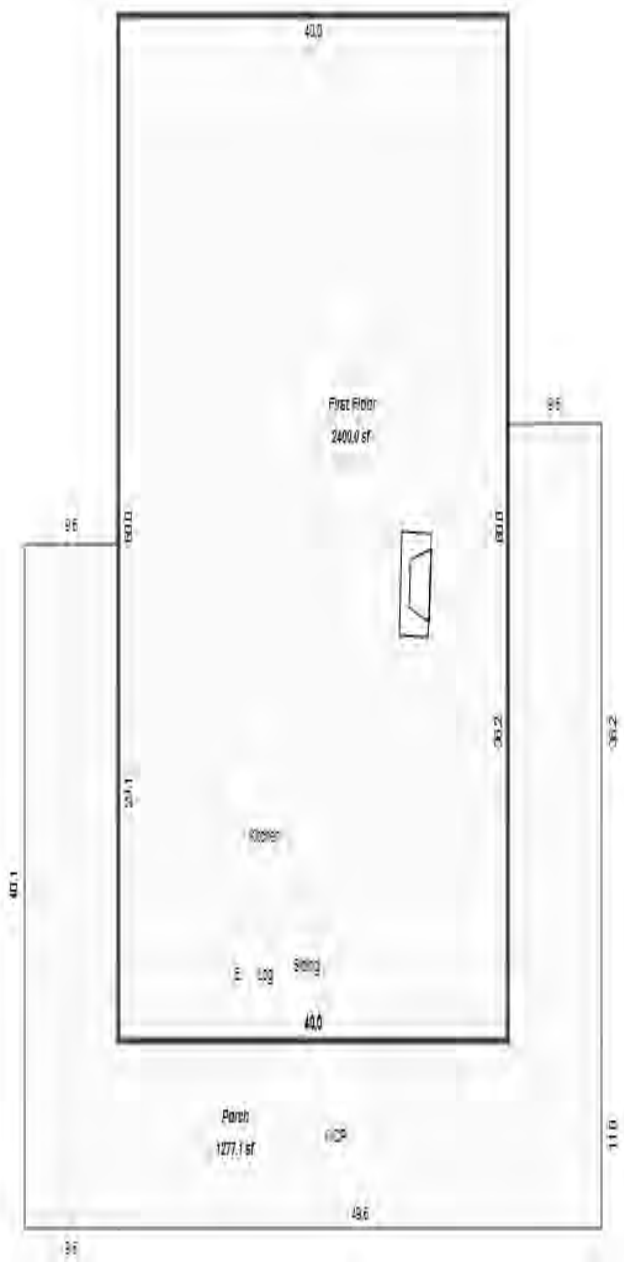


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-6 (	Building Permit(s)		Date	Number	Status				
3322 W CHENEY RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		09/04/2008	PE08-0373					
Owner's Name/Address		P.R.E. 100% 09/16/1998		Res. Porch/Deck		07/25/2008	PB08-0254	100% FINIS				
SHEFFER GARY G & VELMA TRUST C/O APPLE FENCE CO 1893 PINE TREE RD GRAWN MI 49637		MAP #: 2		DECK/PORCH		07/24/2008	LU08-2146	100% FINIS				
Tax Description		2025 Est TCY 1,403,351 TCY/TFA: 467.78		Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
L399 P609-610 L400 P424-426 L519 P364/99 PRT SW 1/4 OF NE 1/4 LYING NELY OF W CHENEY RD PRT NW 1/4 OF SE 1/4 LYING NELY W CHENEY RD PRT SE 1/4 OF NW 1/4 LYING NELY W CHENEY RD PRT S 1/2 OF W 1/2 OF NW 1/4 LYING NELY W CHENEY RD SEC 30 T29N R13W.		X Improved	Vacant	* Factors *								
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		4019 SEC 1 PRT OF>80 14000 58.77 Acres 14000 100								
		Gravel Road		58.77 Total Acres Total Est. Land Value = 822,766								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	Size	% Good	Cash Value				
		Sidewalk		D/W/P: Asphalt Paving	3.12	9800	0	0				
		Water		Wood Frame	25.17	192	50	2,416				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Curb		Total Estimated Land Improvements True Cash Value = 7,416								
		Street Lights		Topography of Site								
		Standard Utilities		Level								
		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		
		Who When What		2025	411,400	290,300	701,700			206,704C		
		TPC 04/17/2015 INSPECTED		2024	293,800	258,500	552,300			200,489C		
		WAS 01/16/2009 INSPECTED		2023	176,300	240,800	417,100			190,942C		
		WAS 12/23/2007 INSPECTED		2022	146,900	164,300	311,200			181,850C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 1277	Type WCP (1 Story) 420 Treated Wood	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 3,000 Total Base New : 502,844 Total Depr Cost: 301,668 Estimated T.C.V: 573,169			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls C 5 Blt 0			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 2400 SF Floor Area = 3000 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Building Areas				
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1.25 Story Siding Crawl Space			Total: 351,056 210,594			
(1) Exterior		(6) Ceilings		No. of Fixtures			Average Fixture(s)			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		X Ex. Ord. Min			3 Fixture Bath			Plumbing						
(2) Windows		(8) Basement		Many X Ave. Few			2 Fixture Bath			Water/Sewer						
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 2400 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet			Average Fixture(s)		1 1,486 892	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 3 Fixture Bath			Deck			3 Fixture Bath		1 4,678 2,807	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1 2 Fixture Bath			Treated Wood			Water Well, 100 Feet		1 5,849 3,509	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Pole (Unfinished)		1 550 330	
Chimney: Brick		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Pole (Unfinished)			Door Opener			1 550 330		
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			768 27,548 16,529		
								Built-Ins			Appliance Allow.			1 2,786 1,672		
								Fireplaces			Prefab 1 Story			1 2,610 1,566		

\*\*\* 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.			
VANDERKWAAK LLOYD C & VIC	VANDERKWAAK LLOYD C & VIC	0	10/07/2022	WD	09-FAMILY	2022005935	DEED	0.0			
WALKER MICHAEL E	VANDERKWAAK LLOYD & VICKI	69,900	05/17/2017	WD	03-ARM'S LENGTH	1295P448	PROPERTY TRANSFER	100.0			
SAVAGE RAYMOND E JR & SAV	WALKER MICHAEL E (A MARRI	0	07/12/2000	WD	03-ARM'S LENGTH	549P684	DEED	100.0			
MAJSZKE RENEE & PAUPORE E	SAVAGE RAYMOND E JR & SAV	55,000	04/26/1996	WD	03-ARM'S LENGTH	423P052	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-6 (	Building Permit(s)		Date	Number	Status		
3577 W CHENEY RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		10/25/2018	PM18-0760	100% FINIS			
Owner's Name/Address		P.R.E. 100% 09/17/2019		Mechanical		10/03/2018	PM18-0663	100% FINIS			
VANDERKWAAK LLOYD C & VICKI L 3577 W CHENEY RD MAPLE CITY MI 49664		MAP #: 2		Electrical		09/19/2018	PE18-0548	100% FINIS			
		2025 Est TCV 546,223 TCV/TFA: 542.97		Mechanical		08/01/2018	PM18-0461	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
L348 P36 L423 P52-53 L549 P684/00 COM CENTER SEC 30 FOR POB TH E ON 1/4 LN 321.42 FT TH N 215 FT M/L TO C/L CHENEY RD TH NWLY ALG C/L SD RD TO N-S 1/4 LN SD SEC TH S 360.75 FT M/L TO POB SEC 30 T29N R13W.		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 100' @ 600/FF	321.42	271.05	0.7468	0.9073	600	100	130,678
				321 Actual Front Feet, 2.00 Total Acres			Total Est. Land Value =		130,678		
Comments/Influences		X		Land Improvement Cost Estimates							
		X		Description	Rate	Size	% Good	Cash Value			
		X		D/W/P: Asphalt Paving	3.12	1500	0	0			
		X		D/W/P: Crushed Rock	2.29	400	0	0			
		X		Residential Local Cost Land Improvements							
		X		Description	Rate	Size	% Good	Cash Value			
		X		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
		X		Total Estimated Land Improvements True Cash Value =			5,000				
Topography of Site											
Level											
Rolling											
Low											
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	2025	65,300	207,800	273,100	147,515C			
TPC 05/05/2021 INSPECTED		2024	67,700	179,000	246,700	143,080C					
TPC 04/25/2019 INSPECTED		2023	54,100	166,900	221,000	136,267C					
TPC 01/10/2019 INSPECTED		2022	27,500	113,900	141,400	129,779C					

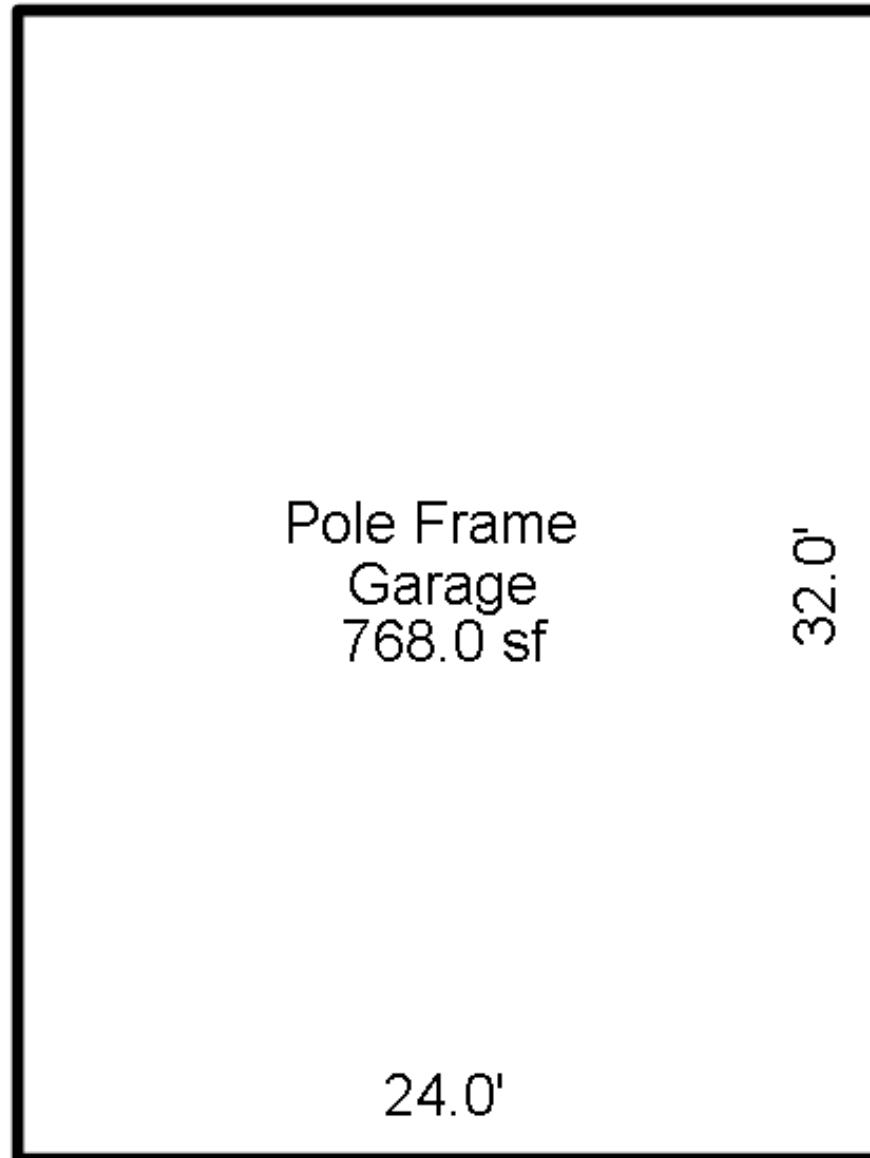


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration		Size of Closets		No Heating/Cooling							
	Building Style: GARAGE		Ex	X	Ord		Min				Lg		Ord	X	Small					
	Yr Built 1992 201	Remodeled 0	Condition: Average			Room List			Doors		Solid	X	H.C.							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Linoleum Other: Carpeted Other:			(12) Electric			100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min					
	(1) Exterior	(6) Ceilings			X Drywall			No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing			Average Fixture(s)				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		Other Additions/Adjustments	
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Pole (Unfinished) Base Cost		768 20,659 14,461			
	(2) Windows	Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Notes:		ECF (4031 RURAL) 1.900 => TCv:		27,476					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish									Totals:		20,659 14,461							
	(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: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle																			
	Chimney: Metal																			

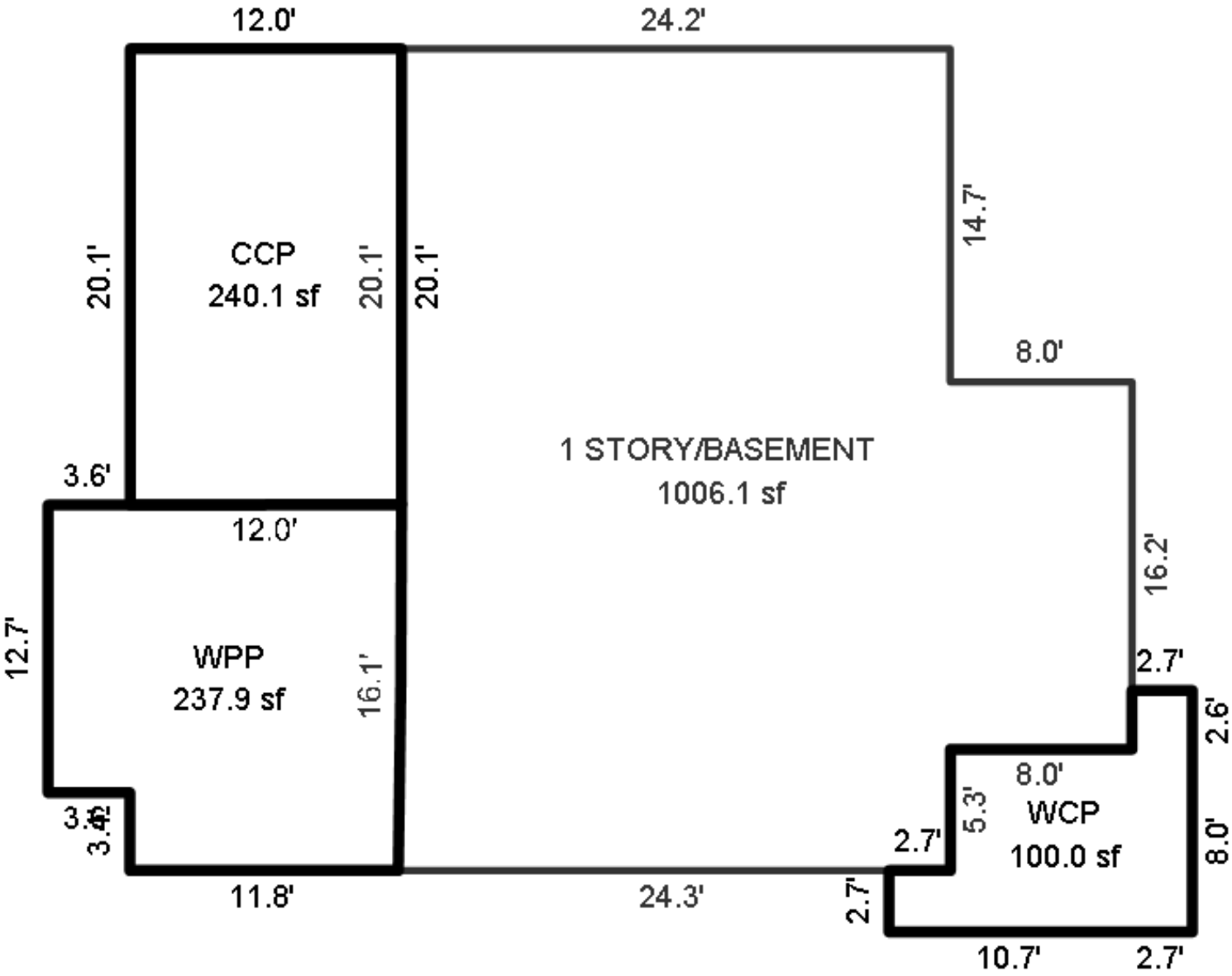
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 240 237 100	Type CCP (1 Story) WPP 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:	240 237 100	CCP (1 Story) WPP WCP (1 Story)	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	(4) Interior	
X	Wood Frame	Drywall Paneled	X	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	Wood Stove Direct-Vented Ga	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 STORY		Trim & Decoration			Central Air Wood Furnace													
Yr Built 2019	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			Cls C 10 Blt 2019							
Condition: Average		Lg	Ord	Small	0 Amps Service			(11) Heating System: Forced Heat & Cool			Ground Area = 1006 SF Floor Area = 1006 SF.							
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas							
Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 1,006						
	(6) Ceilings		Height to Joists: 0.0			Ave.			Total: 173,811 165,097			Other Additions/Adjustments						
(1) Exterior		(7) Excavation			Few			Plumbing			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1006 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Water/Sewer			Average Fixture(s)							
(2) Windows		(8) Basement			3 Fixture Bath			Solar Water Heat			Water Well, 200 Feet							
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			Porch							
(3) Roof		(9) Basement Finish			1000 Gal Septic			Water Well			Water Well, 200 Feet							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches							
(6) Ceilings		(10) Floor Support			2000 Gal Septic			Built-Ins			Built-Ins							
Insulation		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow.			Appliance Allow.							
(2) Windows		(14) Water/Sewer			Public Water Public Sewer Water Well			Fireplaces			Fireplaces							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			1000 Gal Septic			Wood Stove			Wood Stove								
(3) Roof		(10) Floor Support			Lump Sum Items:			Totals:			Totals:							
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			212,251			212,251							
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			2,786			2,786							
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			2,570			2,570							
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			212,251			212,251							
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			201,615			201,615							
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			383,069			383,069							
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			383,069			383,069							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHEFFER ZIMMERMAN TRUST K	CARPENTER BRIANNE L & PEP	95,000	01/28/2021	WD	03-ARM'S LENGTH	2021000868	PROPERTY TRANSFER	100.0
ZIMMERMAN FAMILY PARTNERS	ZIMMERMAN JOHN ERIC	1	04/17/2014	QC	09-FAMILY	1197P80	PROPERTY TRANSFER	100.0
ZIMMERMAN FAMILY PARTNERS	ZIMMERMAN JOHN ERIC	1	04/17/2014	QC	09-FAMILY	1197P80	DEED	100.0
NELSON	ZIMMERMAN FAMILY PARTNER	20,000	03/17/1995	WD	03-ARM'S LENGTH	402:41	OTHER	100.0

Property Address: W CHENEY RD  
 Class: RESIDENTIAL-VACAN Zoning: R-6 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 2

Owner's Name/Address: CARPENTER BRIANNE L & PEPPER ADAM J  
 1040 INNES ST NE  
 GRAND RAPIDS MI 49503

2025 Est TCV 140,000  
 Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

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: L368 P591 L402 P41/95 PRT NW 1/4 OF SE 1/4 SEC 30 BEG SW COR THEREOF TH E 1320 FT M/L TO SE COR THEREOF TH N TO C/L CHENEY RD TH DUE W 130 FT TH DUE S TO POINT 310 FT N OF S LN OF NW 1/4 OFSE 1/4 TH W 1190 FT M/L TO N-S 1/4 LN THS TO POB SEC 30 T29N R13W 10 A M/L.

Comments/Influences



Topography of Site

- X Level
- X Rolling
- X 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
2025	70,000	0	70,000			44,951C
2024	43,600	0	43,600			43,600S
2023	43,600	0	43,600			43,600S
2022	43,600	0	43,600			43,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROLLAND CAROL P & MANTY M	RANDOLPH RYAN & CHRISTINA	834,000	02/06/2023	WD	03-ARM'S LENGTH	2023000582	PROPERTY TRANSFER	100.0				
WEEMES JEFFREY M & ALISON	ROLLAND CAROL P & MANTY M	430,000	05/04/2015	WD	03-ARM'S LENGTH	1228P142	PROPERTY TRANSFER	100.0				
SHUKER STEVEN J & DOLORES		0	05/05/2010	OTH	33-TO BE DETERMINED	2010 1048_258N	PROPERTY TRANSFER	0.0				
SHUKER STEVEN J & DOLORES	WEEMES JEFFREY M & ALISON	439,500	05/05/2010	WD	03-ARM'S LENGTH	2010 1048_259W	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-6 (	Building Permit(s)	Date	Number	Status				
3245 W CHENEY RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/09/2015	PM15-0670					
		P.R.E. 100% 02/15/2023		Mechanical		02/27/2006	PM06-0123					
Owner's Name/Address		MAP #: 2		Electrical		02/22/2006	PE06-0092					
RANDOLPH RYAN & CHRISTINA PO BOX 350 GLEN ARBOR MI 49636		2025 Est TCV 845,475 TCV/TFA: 492.13		Mechanical		02/14/2006	PM06-0096					
		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 100' @ 600/FF	300.00	596.77	0.7598	1.1052	600	100		151,157
				300 Actual Front Feet, 4.11 Total Acres Total Est. Land Value = 151,157								
Tax Description		Dirt Road		Land Improvement Cost Estimates								
L397 P81-83/94 L736 P97/03 PRT OF NW 1/4 OF SE 1/4 SEC 30 COM E 1/4 COR SD SEC TH ALG E-W 1/4 LN N 89 DEG 58'0" W 1315.32 FT TH ALG E 1/8 LN S 01 DEG 04'10" E 1002.37 FT TH S 89 DEG 27'10" W 130 FT TO POB TH S 89 DEG 27'10" W 300 FT TH N 22 DEG 17'45" W 545.03 FT TH N 89 DEG 27'10" E 300 FT TH ALG C/L CHENEY RD S 41 DEG 10'0" E 247.32 FT TH ALG SD C/L ON ARC OF 242 FT RAD CRV TO LEFT 52.68 FT (CH-S 47 DEG 24'0" E 52.58 FT) TH S 01 DEG 04'10" E 282.56 FT TO POB SEC 30 T29N R13W 4.11 A		Gravel Road		Description								
		Paved Road		Rate								
		Storm Sewer		Size % Good								
		Sidewalk		Cash Value								
		Water		D/W/P: Asphalt Paving 3.12 3900 0 0								
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description								
		Gas		Rate								
		Curb		Size % Good								
		Street Lights		Cash Value								
		Standard Utilities		LAND IMPROVEMENTS 5 5,000.00 1 100 5,000								
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 5,000								
		Topography of Site										
		Level										
		X 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	2025	75,600	347,100	422,700		422,700S		
		TPC 04/17/2015 INSPECTED			2024	78,300	341,500	419,800		419,800S		
		TPC 10/14/2013 INSPECTED			2023	62,600	334,200	396,800		241,459C		
		TPC 11/25/2009 INSPECTED			2022	27,500	237,200	264,700		229,961C		

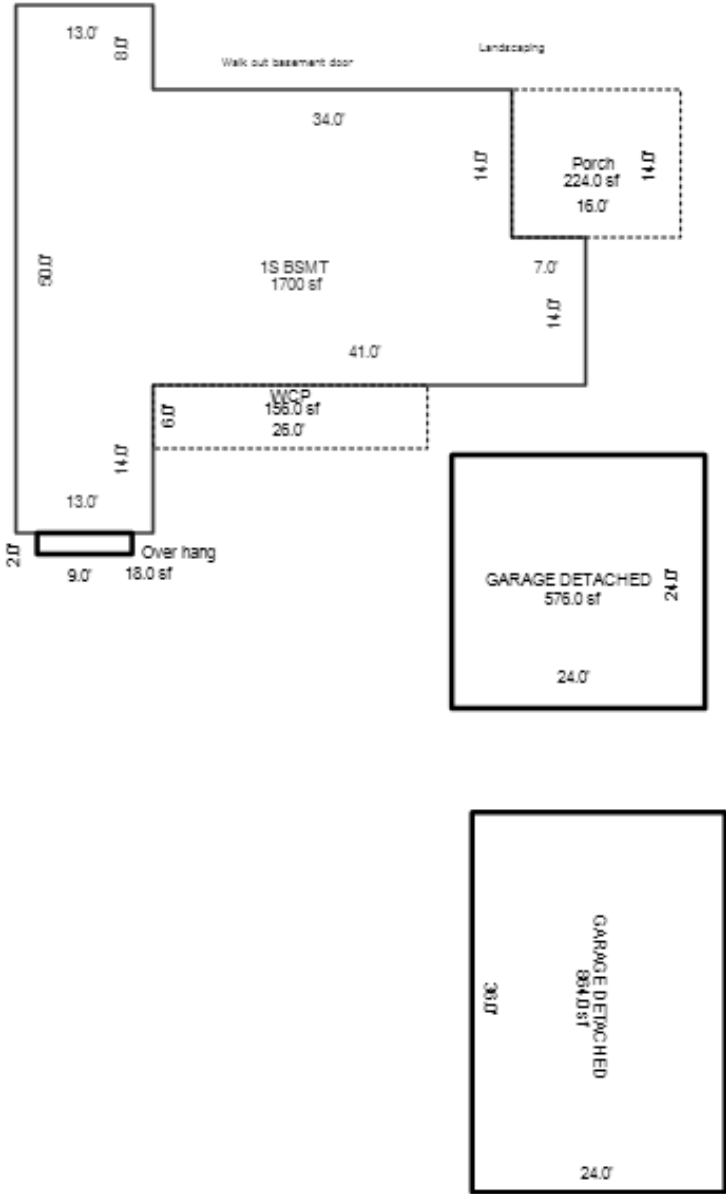


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224 156	Type WSEP (1 Story) WCP (1 Story)	Year Built: 2005 Car Capacity: 3 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																		
Yr Built 2005		Remodeled 0		Ex	X	Ord	Min																																
Condition: Average		Size of Closets		Lg	X	Ord	Small																																
Room List		Doors	Solid	X	H.C.																																		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 2005																										
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many	X	Ave.	Few	(11) Heating System: Forced Heat & Cool Ground Area = 1700 SF Floor Area = 1718 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,700</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>18</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>274,620</td> <td>233,417</td> </tr> </tbody> </table>		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,700			1 Story	Siding	Overhang	18			Total:				274,620	233,417			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1 Story	Siding	Basement	1,700																																				
1 Story	Siding	Overhang	18																																				
Total:				274,620	233,417																																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1700 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 1302 25,350 21,547 Basement, Outside Entrance, Below Grade 1 2,578 2,191 Plumbing Average Fixture(s) 3 Fixture Bath 2 9,357 7,953 2 Fixture Bath 1 3,130 2,660 Separate Shower 1 1,369 1,164 Water/Sewer 1000 Gal Septic 1 4,899 4,164 Water Well, 100 Feet 1 5,849 4,972 Porches WSEP (1 Story) 224 11,180 9,503 WCP (1 Story) 156 6,813 5,791 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 864 40,323 34,275 Door Opener 1 550 467 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 30,067 25,557 Door Opener 2 1,101 936																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic 1 Lump Sum Items:																																			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish 1302 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A) 1																																			
X	Asphalt Shingle	(10) Floor Support																																					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-6 (	Building Permit(s)	Date	Number	Status				
W CHENEY RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 04/11/2016 Qual. Fr. PA 42								
Owner's Name/Address		MAP #: 2		2025 Est TCV 797,720								
KI CORP ERIN PALMER 1975 JUDD HILLSIDE RD HONOLULU HI 96822		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
Tax Description		Public Improvements		* Factors *								
A PARCEL OF LAND LOCATED IN THE EAST HALF OF THEN NORTHEAST QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN A RBOR TOWNSHIP, LEELANAU COMTY , MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01 °47'29" WEST, 758. 00 FEET ALONG THE EAST LINE OF SAID SECTION 30 AND THE CENTERLINE OF WHEELER ROAD; THENCE NORTH 86° 38'51" WEST, 1,317.76 FEE T ALONG THE NORTH LIRIE OF THE SOUTH		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OF THE SOUTHEAST 30 THENCE NORTH FE ET A LONG THE MONUMENTE D TO A NE- QUARTER LINE; EAST, 1, 321.08 TH LINE AS 86°46'44" EAST, 1 N ON FILE***		Gravel Road		4019 SEC 1 PRT OF>80	14000	56.98	Acres	14000	100	QPRT		797,720
5 completed T FOR SALE ; 0-004-00; -004-01,		Paved Road		4019 SEC 1 ROW \$0/A		1.57	Acres		0	100	WHEELER RD 33'*2075.67'	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Storm Sewer		4019 SEC 1 ROW \$0/A		0.99	Acres		0	100	CHENEY RD 33'*1317.67'	
		Sidewalk		59.54 Total Acres		Total Est. Land Value =		797,720				
		Water		Land Improvement Cost Estimates								
		Sewer		Description		Rate	Size	% Good	Cash Value			
		Electric		D/W/P: 3.5 Concrete		8.29	72	0	0			
		Gas		D/W/P: Asphalt Paving		3.96	3300	0	0			
		Curb		Total Estimated Land Improvements True Cash Value = 0								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Rolling		2025	398,900	0	398,900			114,195C		
		Low		2024	284,900	0	284,900			110,762C		
		High		2023	170,900	0	170,900			105,488C		
		Landscaped		2022	142,500	0	142,500			100,465C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 05/30/2021	INSPECTED									
		TPC 06/08/2017	INSPECTED									
		TPC 08/20/2015	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.
KI CORP	LEEELANAU CONSERVANCY	0	09/16/2014	OTH	33-TO BE DETERMINED	1209P226	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-6 (	Building Permit(s)	Date	Number	Status
3130 W CHENEY RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
KI CORP ERIN PALMER 1975 JUDD HILLSIDE RD HONOLULU HI 96822	2025 Est TCV 980,548 TCV/TFA: 269.09					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
8/2015 PART OF 030-004-01 ASSESSMENT OF BUILDINGS ON QUALIFIED FOREST PROPERTY. THREE UNDIVIDED ACRES ASSESSED WITH THE BUILDING FOR COMPLIANCE WITH QFP & CURRENT ZONING STANDARDS. 8/8/2014 STATE TAX COMMISSION PROCEDURAL LETTER, NOT A SPLIT.	X	Dirt Road		4019 SEC 1 PRT OF>80	14000	3.00 Acres	14000 100	42,000
	X	Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
	X	Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 3.5 Concrete	7.64	72 0	0
			D/W/P: Asphalt Paving	3.64	3300 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =			5,000



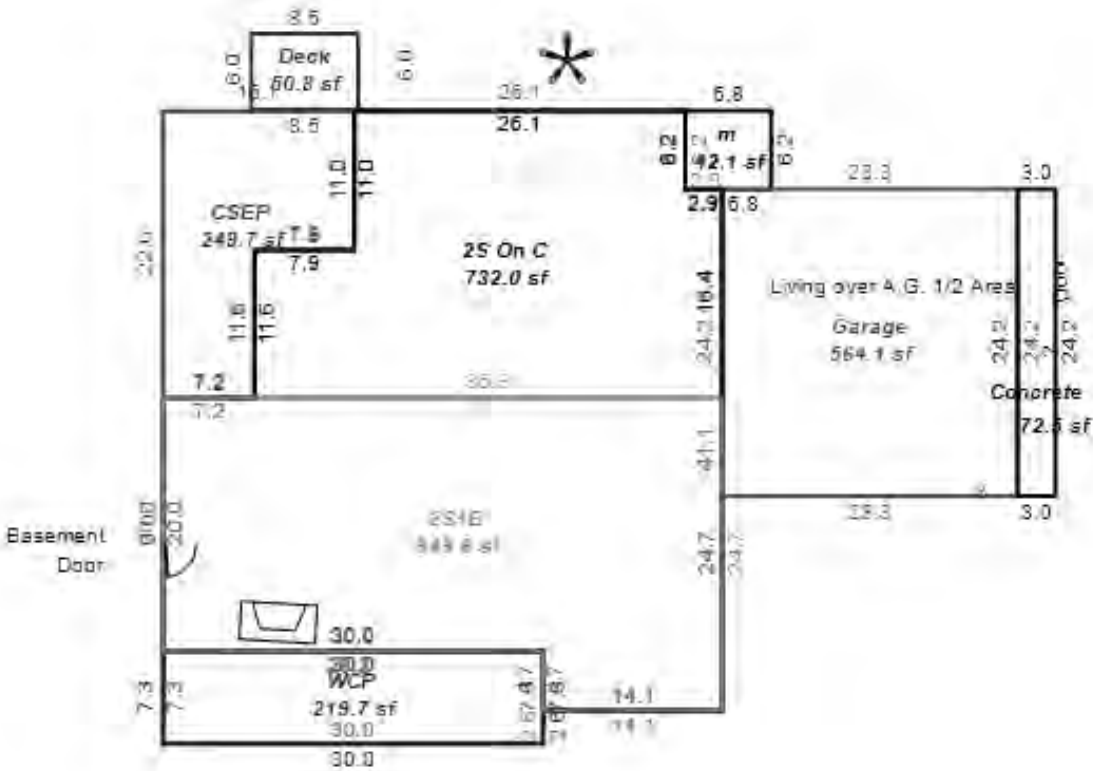
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	21,000	469,300	490,300			164,595C
2024	15,000	430,600	445,600			159,646C
2023	9,000	401,100	410,100			152,044C
2022	7,500	272,700	280,200			144,804C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 564 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Plaster X Paneled 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: 25 Floor Area: 3,644 Total Base New : 655,121 Total Depr Cost: 491,341 Estimated T.C.V: 933,548			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:					
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1681 SF Floor Area = 3644 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls BC Blt 2001								
Yr Built 2001	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Total: 523,019 392,264								
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments									
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		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			Basement, Outside Entrance, Below Grade 1 3,619 2,714								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Treated Wood 50 1,871 1,403					
X	Insulation	(7) Excavation		Basement: 949 S.F. Crawl: 732 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Deck								
(2) Windows		(8) Basement		Basement: 949 S.F. Crawl: 732 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 50 1,871 1,403								
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Lump Sum Items:			Garages							
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 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 564 29,232 21,924 Common Wall: 1 Wall 1 -2,670 -2,002 Door Opener 2 1,376 1,032								
(3) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Lump Sum Items:										
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:											

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



40 x 40  
Asphalt

ASPHALT DRIVEWAY

11 x 300

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KI CORP	LEELANAU CONSERVANCY INC	3,041,949	02/26/2016	MLC	03-ARM'S LENGTH	1253P287	PROPERTY TRANSFER	0.0
LEELANAU CONSERVANCY INC		0	02/26/2016	WD	16-LC PAYOFF	2021001591	DEED	0.0
KI CORP	LEELANAU CONSERVANCY	0	09/16/2014	OTH	33-TO BE DETERMINED	1209P226	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-6 (	Building Permit(s)	Date	Number	Status
6069 S WHEELER RD REC AREA	School: GLEN LAKE COMMUNITY SCH DIST		Commercial Accessory Struc	02/27/2024	PB24-0036	100% FINIS
Owner's Name/Address	P.R.E. 0% Qual. Fr. PA 42		COVERED PORCH	09/16/2023	LU23-29	100% FINIS
LEELANAU CONSERVANCY INC PO BOX 1007 LELAND MI 49654	MAP #: 2		COMMERCIAL ADD/ALT	09/30/2021	LU21-42	100% FINIS

2025 Est TCV 0	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
Tax Description	Public Improvements			* Factors *								
	Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value				
L262 P830 L274 P42 N 660 FT OF E 1/2 OF NE 1/4 SEC 30 T29N R13W 20 A M/L. AND	X Dirt Road			4019	SEC 1	PRT OF>80	14000	39.78 Acres	14000	100		556,920
	X Gravel Road							39.78 Total Acres	Total Est. Land Value =			556,920

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	Fencing: Wd, Split, 2 Rail	18.73	100	50	936
X Sewer	D/W/P: Crushed Rock	2.50	3000	50	3,750
X Electric	Ad-Hoc Unit-In-Place Items				
X Gas	Description	Rate	Size	% Good	Cash Value
X Curb	/CI16/YARI/PATR/PICSA	30.35	736	100	22,338
X Street Lights	Total Estimated Land Improvements True Cash Value =				27,024
X Standard Utilities					
X Underground Utils.					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	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.
FOREMAN ORVILLE J	UNITED STATES OF AMERICA	207,000	04/27/1978	WD	03-ARM'S LENGTH	199P297	DEED	0.0

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

Owner's Name/Address	MAP #: 3					
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US GOVT NATL PARK	2025 Est TCV 0					
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SLEEPING BEAR DUNES NATL LAKE SHR	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE		
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9922 W FRONT ST	Public Improvements	* Factors *				
-----------------	---------------------	-------------	--	--	--	--

EMPIRE MI 49630		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-----------------	--	-------------	----------	-------	-------	-------	------	-------	--------	-------

		4019 SEC 1 PRT OF>80	14000	78.59 Acres	14000	100				1,100,316
--	--	----------------------	-------	-------------	-------	-----	--	--	--	-----------

				78.59 Total Acres			Total Est. Land Value =			1,100,316
--	--	--	--	-------------------	--	--	-------------------------	--	--	-----------

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

L199 P297 4-28-78 NE 1/4 OF NW 1/4 ALSO PRT BEG SE COR OF W 1/2 OF NE 1/4 OF NW 1/4 TH W TO A PT N 87 DEG 52' 09" W 2465.16 FT & S 01 DEG 04' 23" W 1324.17 FT FROM N 1/4 COR TH N 601.35 FT TH N 87 DEG 52' 12" W 430.99 FT TO A PT 50.41 FT W OF WLY R/W LN OF MILLER HILL RD TH N 05 DEG 12' 57" W 417.95 FT TH N 19 DEG 32' 56" W 327.87 FT TO N SEC LN TH E ALG SD LN TO NE COR OF NW 1/4 OF NW 1/4 TH SELY TO POB SEC 30 T29N R13W 78.594 A M/L.

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



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2023	0	0	0			0
			2022	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.
FOREMAN ORVILLE J ESTATE	UNITED STATES OF AMERICA	12,700	04/01/1988	MLC	33-TO BE DETERMINED	286:687	OTHER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 3

Owner's Name/Address: US GOVT NATL PARK  
 2025 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR  
 9922 W FRONT ST  
 EMPIRE MI 49630

Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Public Improvements \* Factors \* 115' X 425'

Description Frontage Depth Front Depth Rate %Adj. Reason Value

4019 SEC 1 PRT OF>80 14000 1.12 Acres 14000 100 15,708

1.12 Total Acres Total Est. Land Value = 15,708

Tax Description: 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

2025 EXEMPT EXEMPT EXEMPT

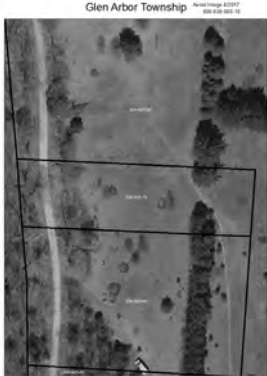
2024 EXEMPT EXEMPT EXEMPT

2023 0 0 0

2022 0 0 0

Who When What TPC 04/28/2017 INSPECTED WAS 11/11/2007 INSPECTED

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

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

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

S MILLER HILL RD      School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address      P.R.E. 0%      MAP #: 3

US GOVT NATL PARK      2025 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR      Improved    X    Vacant      Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

9922 W FRONT ST      Public      \* Factors \*      131'X408'

EMPIRE MI 49630      Improvements      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

Tax Description      4019 SEC 1 PRT OF>80 14000      1.23 Acres      14000      100      17,178

L237 P208 L286 P687&688/88 PRT OF GOVT      1.23 Total Acres      Total Est. Land Value =      17,178

LOT 1 COM N 1/4 COR TH S 01DEG 04' 23" W      Dirt Road

1324.17 FT TO 1/8 COR TH N 87 DEG 52' 09"      Gravel Road

W 2465.16 FT ALG 1/8 LN FOR POB TH CONT N      Paved Road

87 DEG 52' 09" W 153.08 FT TO SE COR GOVT      Storm Sewer

LOT 1 TH N 87 DEG 53' 12" W 250.93 FT TH      Sidewalk

N 01 DEG 09' 22" W 131.42 FT TH S 87 DEG      Water

53' 12" E 406.64 FT TH S 131.35 FT TO POB      Sewer

SEC 30 T29N R13W.      Electric

Comments/Influences      Gas

Topography of      Curb

Site      Street Lights

Level      Standard Utilities

Rolling      Underground Utils.

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

High      2025      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT

Landscaped      Who      When      What      2024      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT

Swamp      TPC 04/28/2017 INSPECTED      WAS 07/01/2007 INSPECTED      2023      0      0      0      0      0

Wooded      The Equalizer. Copyright (c) 1999 - 2009.      Licensed To: Township of Glen Arbor,      County of Leelanau, Michigan      2022      0      0      0      0      0

Pond      1 00 50 100 Feet

Waterfront      0      0      0      0      0

Ravine      0      0      0      0      0

Wetland      0      0      0      0      0

Flood Plain      0      0      0      0      0

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

Who      When      What      2025      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT

TPC 04/28/2017 INSPECTED      2024      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT

WAS 07/01/2007 INSPECTED      2023      0      0      0      0      0

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

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: S MILLER HILL RD  
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):  
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 3

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

2025 Est TCV 0

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			4019 SEC 1 PRT OF>80	14000	12.68	Acres	14000	100	177,492
Dirt Road			* Factors *						
Gravel Road			1241.00 445.00 1.0000 0.0000 0 100*						
Paved Road			* denotes lines that do not contribute to the total acreage calculation.						
Storm Sewer			1241 Actual Front Feet, 12.68 Total Acres Total Est. Land Value = 177,492						
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Tax Description: L198 P143 L356 P323-324/93 PRT GOVT LOT 1  
 COM N 1/4 COR TH N 87 DEG55' 01" W  
 3068.72 FT ALG N SEC LN FOR POB TH CONT  
 ON SD N LN N 87 DEG 55' 01" W 405.56 FT  
 TH S 04 DEG 13' 15" E 1329.45 FT TO S LN  
 OF GOVT LOT 1 TH ALG SD S LN S 87 DEG 53'  
 12" E 482.28 FT TH N 01 DEG 09' 22" W  
 395.21 FT TH N 05 DEG 12' 57" W 627.37 FT  
 TH N 19 DEG 32' 56" W 327.87 FT TO POB  
 SUBJECT TO EASEMENT L350 P281 SEC 30 T29N  
 R13W.

Comments/Influences

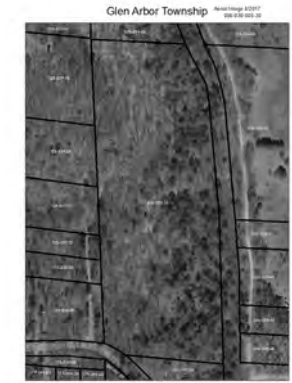
Topography of Site

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

Who When What

TPC 04/28/2017 INSPECTED  
 WAS 07/01/2007 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	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.
BROWN JOYCE A	CONNELL RICHARD V & JULIA	0	08/29/1991	WD	16-LC PAYOFF	333P340	OTHER	0.0
FOREMAN ORVILLE J ESTATE	BROWN JOYCE ANN	0	04/02/1988	OTH	06-COURT JUDGEMENT	286P370	OTHER	0.0
FOREMAN OJ	CONNELL RICHARD V & JULIA	17,000	07/16/1977	LC	03-ARM'S LENGTH	198P149	DEED	0.0

Property Address: S MILLER HILL RD  
 Class: RESIDENTIAL-VACAN Zoning: AG (\* Building Permit(s):  
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 3

Owner's Name/Address: CONNELL RICHARD V & JULIA A  
 6940 PLAYFAIR TER  
 WEST BLOOMFIELD MI 48323  
 2025 Est TCV 31,696

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE				
Public Improvements			Description	Frontage	Depth	* Factors *	NON-CONFORMING TO ZONING Value
X			Dirt Road	240.55	410.00	1.0000 0.0000	0 100*
X			Gravel Road	2.26 Acres			14000 100 NON-CONFORMING - NEED 3 ACRE
X			Paved Road	* denotes lines that do not contribute to the total acreage calculation.			
X			Storm Sewer	241 Actual Front Feet, 2.26 Total Acres			Total Est. Land Value = 31,696
X			Sidewalk				
X			Water				
X			Sewer				
X			Electric				
X			Gas				
X			Curb				
X			Street Lights				
X			Standard Utilities				
X			Underground Utils.				

Tax Description: L198 P149 L338 P940-941/92 PRT OF NE 1/4 & GOVT LOT 1 SEC 30 COM N 1/4 COR TH S 01 DEG 04' 23" W 1324.17 FT TH N 87 DEG 52' 09" W 2465.16 FT TH N 246.35 FT FOR POB TH N 87 DEG 53' 12" W 408.96 FT TH N 01 DEG 09' 22" W 147.30 FT TH N 05 DEG 12' 57" W 93.55 FT TH S 87 DEG 53' 12" E 420.45 FT TH S 240 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W.

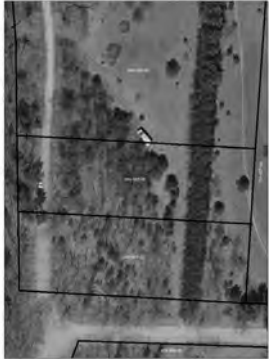
Comments/Influences: NON-CONFORMING - NEED 3 ACRES



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		Level	2025	15,800	0	15,800			13,591C
X		Rolling	2024	22,200	0	22,200			13,183C
X		Low	2023	22,200	0	22,200			12,556C
X		High	2022	19,700	0	19,700			11,959C
X		Landscaped							
X		Swamp							
X		Wooded							
X		Pond							
X		Waterfront							
X		Ravine							
X		Wetland							
X		Flood Plain							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status					
S MILLER HILL RD		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 0%											
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 3		2025 Est TCV 0									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
L285 P237&238/88 PRT OF GOVT LOT 1 COM SW COR OF SD GOVT LOT 1 TH S 87 DEG 53' 12" E 482.28 FT TH N 01 DEG 09' 22" W 131.42 FT FOR POB TH CONT N 01 DEG 09' 22" W 115.10 FT TH S 87 DEG 53' 12" E 408.56 FT TH S 00 DEG 48' 27" W 115.0 FT TH N 87 DEG 53' 12" W 406.64 FT TO POB SEC 30 T29N R13W.		Public Improvements		* Factors *		115'X410'		Value					
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		4019 SEC 1 PRT OF>80		14000	1.08 Acres	14000	100				15,148
		Paved Road		1.08 Total Acres		Total Est. Land Value =					15,148		
		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	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT					
TPC 04/28/2017 INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT					
WAS 07/01/2007 INSPECTED		2023	0	0	0			0					
		2022	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.
MONTEITH	KACZMAREK	38,500	08/06/1996	WD	03-ARM'S LENGTH	427:844	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*	Building Permit(s)	Date	Number	Status
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W CHENEY RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 3					
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KACZMAREK BRIAN N & PAMELA I 603 SHENANDOAH DR CLAWSON MI 48017-3003	2025 Est TCV 113,415					
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Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 100' @ 600/FF	197.68	661.07	0.8434	1.1338	600	100	113,415
198 Actual Front Feet,	3.00 Total Acres		Total Est. Land Value =				113,415

Tax Description L403 P136-139 L403 P694 L427 P844-846/96 PRT NW 1/4 SEC 30 COM W 1/4 SEC COR TH S 89 DEG58' 15" E ALG E-W 1/4 LN 670.89 FT TH N 0 DEG 31' 40" W 1323.47 FT TH S 89 DEG 59' 0" E 851.14 FT TO POB TH S 89 DEG 59' 0" E 197.68 FT TH SELY ALG C/L CHENEY RD ON ARC OF 272.84 FT RADIUS CURVE TO RIGHT DISTANCE 52.73 FT CH-S 67 DEG 06' 34" E 52.65 FT TH S 1 DEG 40' 20" E 558.67 FT TH S 89 DEG 32' 30" W 7.64 FT TH N 70 DEG 07' 30" W 255.70 FT TH N 01 DEG 40' 20" W 492.35 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Topography of Site	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOODENOW LAWRENCE H TRUST	GOODENOW LAWRENCE H	0	01/19/2021	QC	09-FAMILY	2021000870	DEED	0.0
GOODENOW LAWRENCE H	GOODENOW LAWRENCE H TRUST	0	01/19/2021	QC	09-FAMILY	2021002275	DEED	0.0
GOODENOW LAWRENCE H	GOODENOW LAWRENCE H TRUST	0	05/15/2020	QC	09-FAMILY	2020003018	OTHER	0.0
PECK JOHN & LESLIE	GOODENOW LAWRENCE H	400,000	09/07/2018	WD	03-ARM'S LENGTH	1340P128	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3943 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Post Frame Building	09/04/2013	PB13-0301	100% FINIS
	P.R.E. 100% 09/12/2018		GARAGE	08/03/2013	2013-04	100% FINIS

Owner's Name/Address	MAP #: 3	Mechanical	Electrical
GOODENOW LAWRENCE H TRUST 3943 W CHENEY WOODS TRL MAPLE CITY MI 49664	2025 Est TCV 791,503 TCV/TFA: 474.52	10/24/2007	12/08/2006

X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value

		A 100' @ 600/FF 258.30 556.52 0.7888 1.0861 600 100 132,770
		258 Actual Front Feet, 3.30 Total Acres Total Est. Land Value = 132,770

Tax Description	X	Public Improvements	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
L267 P871 L557 P140/00 SURVEY L8 P354 L791 P604/04 L868 P843/05 2006 DESC REVISED PRT OF NW 1/4 SEC 30 COM W 1/4 COR SD SEC TH S 89 DEG 58'15" E 670.89 FT ALG E-W 1/4 LN SD SEC TO SE COR GOVT LOT 2 TH S 89 DEG 58'05" E 287.40 FT ALG SD 1/4 LN TO SE COR LOT 1 PLAT OF GLENCREST TH ALG ELY LN SD PLAT N 10 DEG 35' 00" W 195.53 FT TH N 25 DEG 23' 15" W 169.86 FT TO POB ALSO BEING NELY COR LOT 2 SD PLAT TH N 40 DEG 35' 10" W 278.40 FT TH N 68 DEG 23' 25" E 140.97 FT ALG C/L EXISTING EASEMENT TH N 89 DEG 37' 35" E 197.96 FT	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Fencing: Wd, Solid, 6 ft. D/W/P: 4in Ren. Conc. D/W/P: Crushed Rock	35.74 10.34 2.50	80 0 576 0 1500 0	0 0 0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Residential Local Cost Land Improvements			
				Description	Rate	Size % Good	Cash Value
				LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
				Total Estimated Land Improvements True Cash Value =			2,500



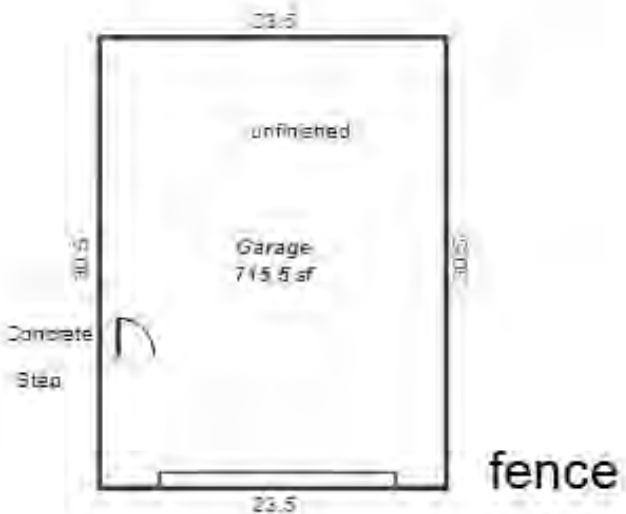
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	66,400	329,400	395,800			227,764C
	2024	41,200	283,400	324,600			220,916C
	2023	33,000	280,300	313,300			210,397C
	2022	18,000	190,400	208,400			200,379C

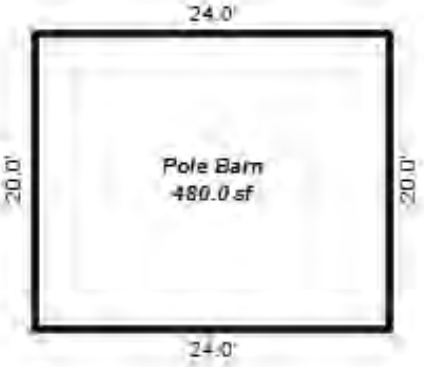
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 480 % 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							154 120 112	WGEP (1 Story) WPP CCP (1 Story)			
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 2005		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		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 = 1334 SF Floor Area = 1668 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls	Blt	2005
	(2) Windows	(7) Excavation		No. of Elec. Outlets			Many	X	Ave.	Few	Building Areas			Size	Cost New	Depr. Cost
X	Many Avg. Few	X	Large Avg. Small	Basement: 1334 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing				Stories Exterior Foundation 1.25 Story Siding Basement			1,334		
	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			Other Additions/Adjustments				Exterior Foundation Stone Veneer Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet Porches WGEP (1 Story) WPP CCP (1 Story)			36	1,691	1,353
	(3) Roof	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:				Garages			Total:	290,422	232,337
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Exterior Foundation Stone Veneer Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet Porches WGEP (1 Story) WPP CCP (1 Story)				Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 2 Wall Door Opener Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener			480 1 2 480 1	33,614 -6,271 1,376 28,536 688	26,891 -5,017 1,101 22,829 550
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: BC Exterior: Pole (Unfinished) Door Opener				Class: BC Exterior: Pole (Unfinished) Door Opener					
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: BC Exterior: Pole (Unfinished) Door Opener				Class: BC Exterior: Pole (Unfinished) Door Opener					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYMOUR MICHAEL E & CHRIS	LOUNIS CLAUDIA TRUST	550,000	06/17/2016	WD	03-ARM'S LENGTH	1263P632	PROPERTY TRANSFER	100.0
SEYMOUR MICHAEL E & CHRIS		0	06/17/2010	OTH	33-TO BE DETERMINED	2010 1050-953	DEED	0.0
DOWDY JAMES M &	SEYMOUR MICHAEL E & CHRIS	0	05/31/2005	WD	03-ARM'S LENGTH	856:366	OTHER	100.0

Property Address: W CHENEY WOODS TRL  
 Class: RESIDENTIAL-VACAN Zoning: AG (\* Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 3

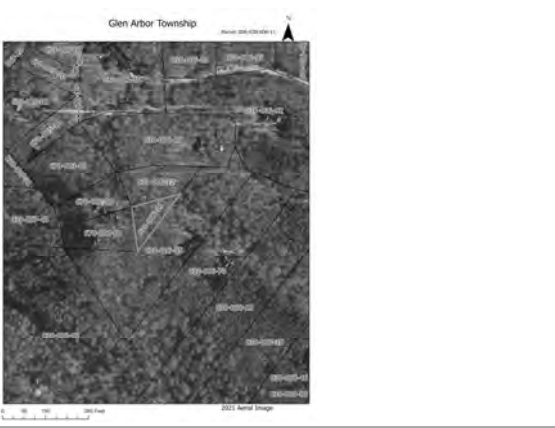
Owner's Name/Address: LOUNIS CLAUDIA TRUST  
 3947 W CHENEY WOOD TRL  
 MAPLE CITY MI 49664  
 2025 Est TCV 7,000

Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	4019 SEC 1 PRT OF>80	14000	0.50 Acres	14000	100	SHAPE			7,000
Gravel Road	0.50 Total Acres Total Est. Land Value =								7,000

Tax Description  
 L856 P366/05 SURVEY L8 P354 2005 SPLIT FROM 006-030-006-10 PRT NW 1/4 SEC 30 COM AT W 1/4 COR SD SEC TH S 89 DEG 58' 15" E 670.89 FT ALG E-W 1/4 LN SD SEC TO SE COR GOVT LOT 2 TH S 89 DEG 58' 05" E 287.40 FT ALG SD 1/4 LN TO SE COR OF LOT 1 PLAT OF GLENCREST & POB TH N 10 DEG 35' 00" W 195.53 FT TH N 71 DEG 57' 21" E 224.45 FT TH S 34 DEG 08' 21" W 316.20 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W .50 A M/L

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
2025	3,500	0	3,500			3,500S
2024	3,800	0	3,800			3,638C
2023	3,800	0	3,800			3,465C
2022	3,300	0	3,300			3,300S

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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.
SEYMOUR MICHAEL E & CHRIS	COLLIER MICHAEL F & MARIO	0	10/27/2006	WD	03-ARM'S LENGTH	920:361	OTHER	100.0
DOWDY JAMES M &	SEYMOUR MICHAEL E & CHRIS	0	05/31/2005	WD	03-ARM'S LENGTH	856:366	OTHER	100.0

Property Address: W CHENEY WOODS TRL  
 Class: RESIDENTIAL-VACAN Zoning: AG (\* Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 3

Owner's Name/Address: COLLIER MICHAEL F & MARION T  
 1178 N GLENHURST  
 BIRMINGHAM MI 48009

2025 Est TCV 14,000

Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4019 SEC 1 PRT OF>80	14000	1.00 Acres	14000	100				14,000
1.00 Total Acres Total Est. Land Value =								14,000

Tax Description: L856 P366/05 SURVEY L8 P354 L920 P361/06  
 2005 SPLIT FROM 006-030-006-10 PRT NW 1/4  
 SEC 30 COM AT W 1/4 COR SD SEC TH S 89  
 DEG 58' 15" E 670.89 FT ALG E-W 1/4 LN SD  
 SEC TO SE COR GOVT LOT 2 TH S 89 DEG 58'  
 05" E 287.40 FT ALG SD 1/4 LN TO SE COR  
 OF LOT 1 PLAT OF GLENCREST TH N 10 DEG  
 35' 00" W 195.53 FT TO POB TH N 25 DEG  
 23' 15" W 169.86 FT TH N 75 DEG 29' 13" E  
 153.78 FT TH N 88 DEG 17' 47" E 225.00 FT  
 TH S 34 DEG 08' 21" W 156.08 FT TH S 71  
 DEG 57' 21" W 224.45 FT TO POB TOGETHER  
 WITH & SUBJECT TO EASEMENTS SEC 30 T29N

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
2025	7,000	0	7,000			7,000S
2024	7,600	0	7,600			7,166C
2023	7,600	0	7,600			6,825C
2022	6,500	0	6,500			6,500S

Who When What

TPC 05/30/2021 INSPECTED

TPC 04/28/2017 INSPECTED

WAS 05/29/2010 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.
SENK ROBERT G	SENK ROBERT G TRUST	10	12/07/2016	QC	09-FAMILY	1281P828	OTHER	0.0
		0	04/01/1989	MLC	33-TO BE DETERMINED	308:197	OTHER	0.0

Property Address      Class: RESIDENTIAL-IMPRO      Zoning: AG (\*      Building Permit(s)      Date      Number      Status

3853 W CHENEY RD      School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 05/10/1994

Owner's Name/Address      MAP #: 3

SENK ROBERT G TRUST      2025 Est TCV 838,188 TCV/TFA: 273.83

3853 W CHENEY RD      X Improved      Vacant      Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

MAPLE CITY MI 49664      Public Improvements      \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	250.95	520.74	0.7945	1.0682	600	100		127,786
251 Actual Front Feet, 3.00 Total Acres      Total Est. Land Value =								127,786

Tax Description      Land Improvement Cost Estimates

L255 P389 L308 P197-198 L346 P584-585/92      Description      Rate      Size % Good      Cash Value

L260 P232 L462 P032 PRT OF NW 1/4 SEC 30      D/W/P: Crushed Rock      2.50      2000      0      0

COM W 1/4 COR TH S 89 DEG 58' 15" E      Residential Local Cost Land Improvements

670.89 FT TH N 0 DEG 31' 40" W ALG ELY LN      Description      Rate      Size % Good      Cash Value

OF GOVT LOT 2 1323.47 FT TH S89 DEG 59' 0"      X Electric      LAND IMPROVEMENTS 5      5,000.00      1      100      5,000

0" E 545.98 FT FOR POB TH S 89 DEG 59' 0"      X Gas      Total Estimated Land Improvements True Cash Value =      5,000

E 44.11 FT TH S 1 DEG40' 20" E 529.31FT      Curb      Street Lights

TH S 78 DEG 14' 40" W 30.06 FT TH S 86      Standard Utilities

DEG 50' 10" W 200.00 FTTH N 5 DEG 45' 30"      Underground Utils.

W 300.01 FT TH N 1 DEG 41' 0" W ALG ELY      Topography of Site

LN OF PLAT OF GLENCREST 241.83 FT TH N 88      X Level

DEG 19' 40" E ALG C/L CHENEY RD 206.84 FT      X Rolling

TO POB TOGETHER WITH & SUBJECT TO      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
2025	63,900	355,200	419,100			199,510C
2024	39,700	305,700	345,400			193,512C
2023	31,800	303,000	334,800			184,298C
2022	27,500	206,200	233,700			175,522C

Who      When      What

TPC 04/25/2018 INSPECTED

TPC 04/17/2015 INSPECTED

WAS 12/23/2007 INSPECTED

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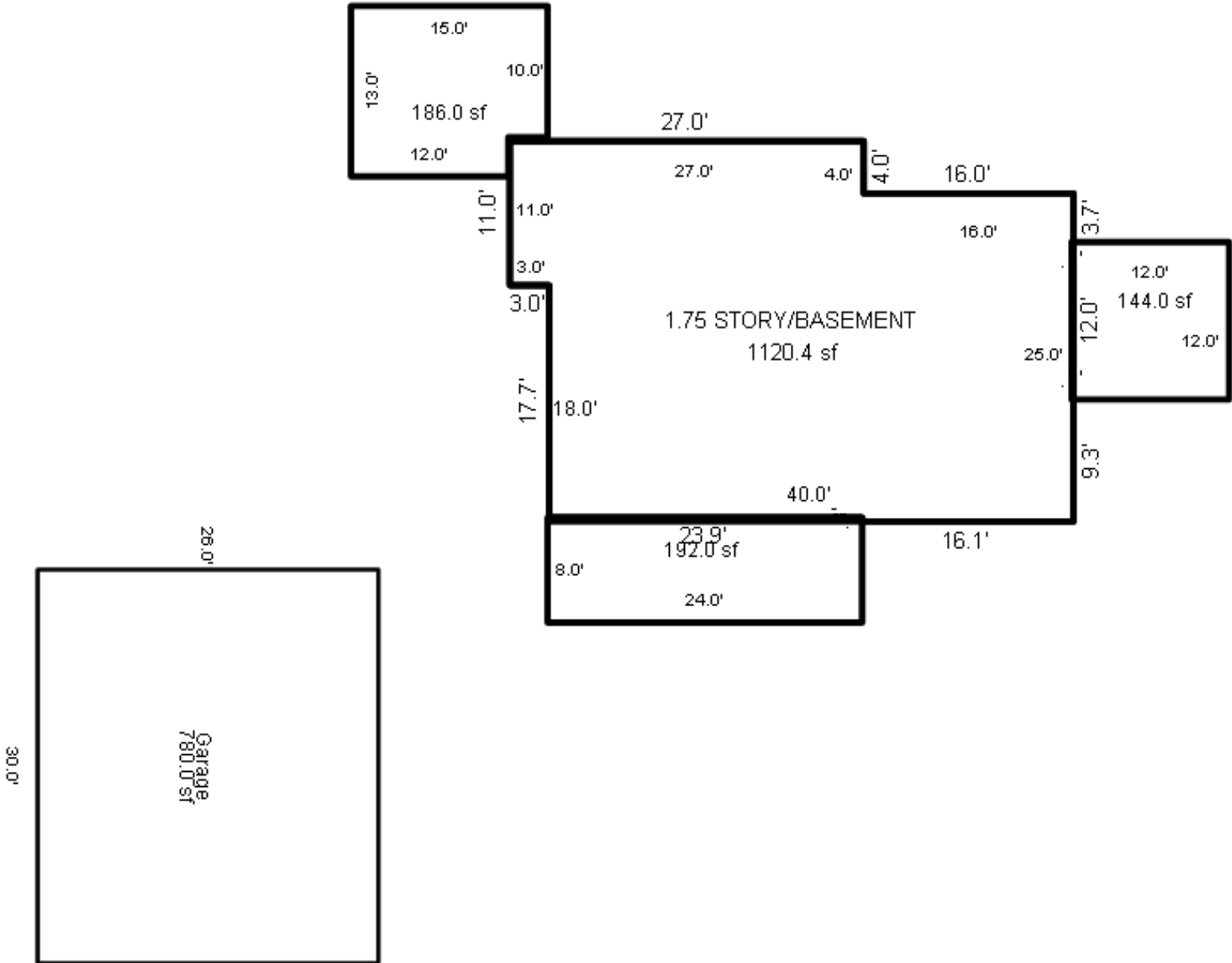
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400	Type Treated Wood	Year Built: 1993 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 2 STORY		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1992	Remodeled 0	X	Ex	Ord	Min									
Condition: Average		Trim & Decoration			Size of Closets									
Room List		X	Lg	Ord	Small									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric									
(1) Exterior														
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: 1644 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex.	X	Ord.	Min				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets									
							Many	X	Ave.	Few				
(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) 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	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
		Lump Sum Items:			Notes:									
					Class: BC Effec. Age: 30 Floor Area: 3,061 Total Base New : 530,377 Total Depr Cost: 371,264 Estimated T.C.V: 705,402									
					Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1644 SF Floor Area = 3061 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 Basement 1,129									
					1 Story Siding Basement 192									
					1 Story Siding Basement 179									
					3 Story Siding Basement 144									
					Total: 453,264 317,285									
					Other Additions/Adjustments									
					Plumbing									
					Average Fixture(s)									
					3 Fixture Bath									
					2 Fixture Bath									
					Extra Toilet									
					Extra Sink									
					Separate Shower									
					Ceramic Tile Floor									
					Ceramic Tile Wains									
					Ceramic Tub Alcove									
					Vent Fan									
					Deck									
					Treated Wood									
					Garages									
					Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)									
					Base Cost									
					Door Opener									
					Built-Ins									
					Appliance Allow.									
					Totals: 530,377 371,264									
					Notes:									
					ECF (4031 RURAL) 1.900 => TCY: 705,402									

\*\*\* 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.
FOGLESONG DYLAN & PAMELA		0	03/19/2009	OTH	33-TO BE DETERMINED	2009 1005-90 O	DEED	0.0
EICHSTADT JOHN L JR LIVIN	FOGLESONG DYLAN & PAMELA	40,000	10/24/2007	WD	03-ARM'S LENGTH	958:177	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
3875 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/16/2008	PM08-0396	
	P.R.E. 100% 01/28/2009		Electrical	08/11/2008	PE08-0320	
Owner's Name/Address	MAP #: 3		Mechanical	07/23/2008	PM08-0301	
FOGLESONG DYLAN & PAMELA 3875 W CHENEY WOODS TRL MAPLE CITY MI 49664	2025 Est TCV 512,708 TCV/TFA: 294.66		Plumbing	04/24/2008	PP08-0086	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L240 P534 L282 P691-695 L356 P445-447/93 PRT OF NW 1/4 COM W 1/4 COR TH S 89 DEG 58' 15" E 670.89 FT TH N 0 DEG 31' 40" W ALG E LN GOVT LOT 2 578.82 FT FOR POB THN 0 DEG 31' 40" W ALG GOVT LOT LN 270.26FT TH N 24 DEG 43' 40" E ALG ELY PLAT LN277.35 FT TH S 83 DEG 32' 50" E ALG SD PLAT LN 227.39 FT TH S 5 DEG 45' 30" E 464.81 FT TH S 86 DEG 54' 00" W 54.66 FTTH S 89 DEG 43' 00" W 197.68 FT TH S 68 DEG 22' 30" W 140.97 FT TH N 7 DEG 22' 30" W ALG SD PLAT LN 21.93 FT TO POB SEC 30 T29N R13W 3.8 A	X		Dirt Road	197.68	837.35	1.0000	0.0000	0	100*	0	
	X		Gravel Road	* denotes lines that do not contribute to the total acreage calculation.							0
	X		Paved Road	4019 SEC 1	14000	3.80 Acres	14000	100			53,200
	X		Storm Sewer	198 Actual Front Feet, 3.80 Total Acres Total Est. Land Value =							53,200
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Wood Frame								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								

Topography of Site	X	Level	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
	X	Rolling	D/W/P: Crushed Rock	2.29	144	0	0
	X	Low	Wood Frame	32.53	80	50	1,301
	X	High	Residential Local Cost Land Improvements				
	X	Landscaped	Description	Rate	Size	% Good	Cash Value
	X	Swamp	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
	X	Wooded	Total Estimated Land Improvements True Cash Value =				2,801
	X	Pond					
	X	Waterfront					
	X	Ravine					
	X	Wetland					
	X	Flood Plain					



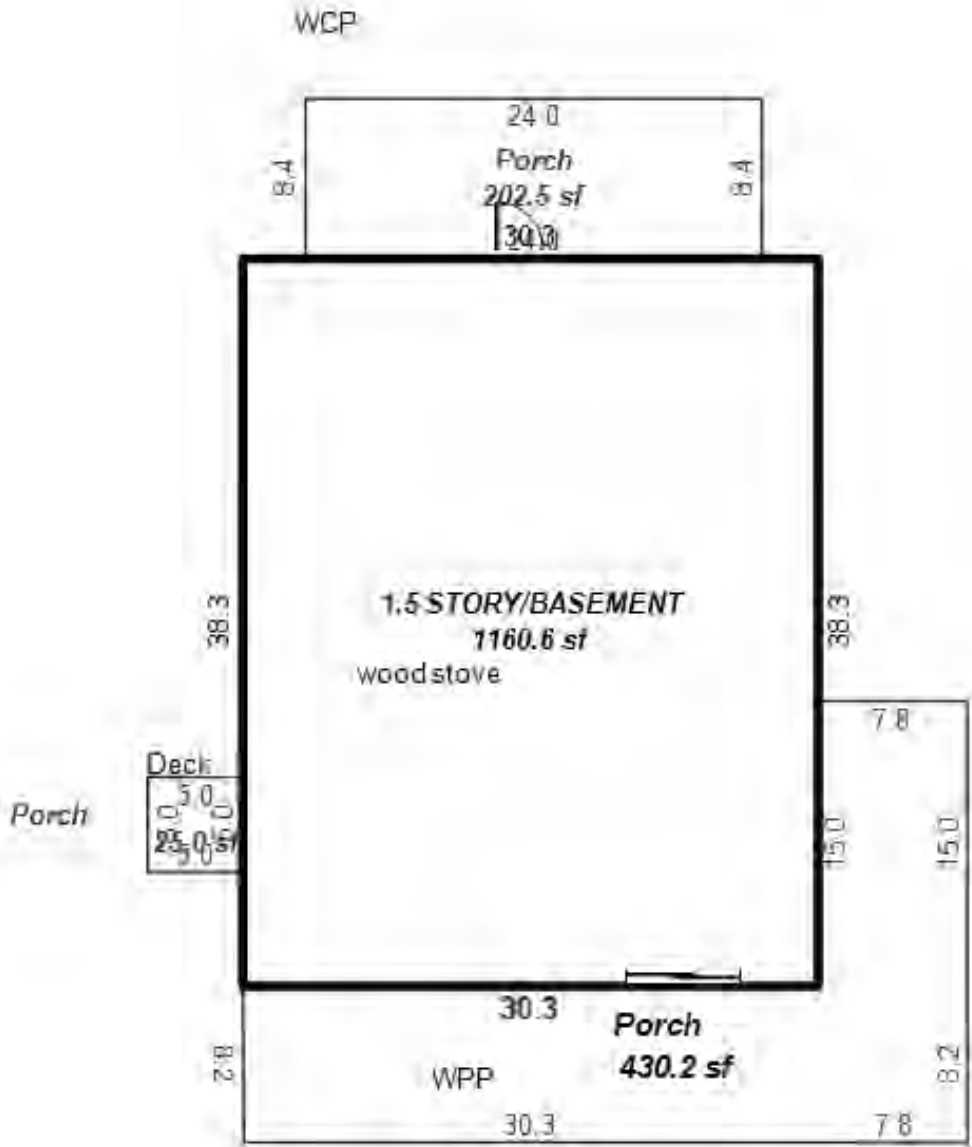
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	26,600	229,800	256,400			160,090C
2024	16,600	220,800	237,400			155,277C
2023	16,600	219,500	236,100			147,883C
2022	20,700	149,500	170,200			140,841C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 202 430 25	Type WCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	202	WCP (1 Story)	Class: C +5 Effec. Age: 15 Floor Area: 1,740 Total Base New : 278,877 Total Depr Cost: 237,049 Estimated T.C.V: 450,393	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:
	Mobile Home				Wood Frame	Drywall Paneled	Plaster Wood T&G											
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2008								
Duplex		Trim & Decoration		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1160 SF Floor Area = 1740 SF.								
A-Frame		Ex Ord Min		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas								
Building Style: 1 STORY		Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Basement 1,160								
Yr Built 2008		Lg Ord Small		Ex. Ord. Min			Average Fixture(s)			Total: 229,329 194,935								
Remodeled 0		Doors Solid H.C.		No. of Elec. Outlets			1 2 3			Other Additions/Adjustments								
Condition: Average		(5) Floors		Many Ave. Few			1 2 Fixture Bath			Basement, Outside Entrance, Below Grade			1 2,578 2,191					
Room List		Kitchen: Other: Other:		(13) Plumbing			1 2 Fixture Bath			Plumbing								
Basement		(6) Ceilings		1 Average Fixture(s)			1 2 Fixture Bath			Average Fixture(s)			1 1,486 1,263					
1st Floor		Insulation		2 3 Fixture Bath			1 2 Fixture Bath			3 Fixture Bath			1 4,678 3,976					
2nd Floor		(7) Excavation		1 2 Fixture Bath			1 2 Fixture Bath			2 Fixture Bath			1 3,130 2,660					
3 Bedrooms		Basement: 1160 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath			1 2 Fixture Bath			Water/Sewer			1 4,899 4,164					
(1) Exterior		(8) Basement		1 2 Fixture Bath			1 2 Fixture Bath			1000 Gal Septic			1 10,819 9,196					
Wood/Shingle		Conc. Block		1 2 Fixture Bath			1 2 Fixture Bath			Water Well, 200 Feet			1 10,819 9,196					
Aluminum/Vinyl		Poured Conc.		1 2 Fixture Bath			1 2 Fixture Bath			Porches								
Brick		Stone		1 2 Fixture Bath			1 2 Fixture Bath			WCP (1 Story)			202 8,135 6,915					
Insulation		Treated Wood		1 2 Fixture Bath			1 2 Fixture Bath			WPP			430 7,276 6,185					
(2) Windows		Concrete Floor		1 2 Fixture Bath			1 2 Fixture Bath			Deck								
Many Avg. Few		(9) Basement Finish		1 2 Fixture Bath			1 2 Fixture Bath			Treated Wood			25 1,191 1,012					
Large Avg. Small		Recreation SF		1 2 Fixture Bath			1 2 Fixture Bath			Built-Ins								
Wood Sash		Living SF		1 2 Fixture Bath			1 2 Fixture Bath			Appliance Allow.			1 2,786 2,368					
Metal Sash		Walkout Doors (B)		1 2 Fixture Bath			1 2 Fixture Bath			Fireplaces								
Vinyl Sash		No Floor SF		1 2 Fixture Bath			1 2 Fixture Bath			Wood Stove			1 2,570 2,184					
Double Hung		Walkout Doors (A)		1 2 Fixture Bath			1 2 Fixture Bath			Totals:			278,877 237,049					
Horiz. Slide		(10) Floor Support		1 2 Fixture Bath			1 2 Fixture Bath			Notes:			ECF (4031 RURAL) 1.900 => TCv: 450,393					
Casement		Joists: Unsupported Len: Cntr.Sup:		1 2 Fixture Bath			1 2 Fixture Bath											
Double Glass		Lump Sum Items:		1 2 Fixture Bath			1 2 Fixture Bath											
Patio Doors				1 2 Fixture Bath			1 2 Fixture Bath											
Storms & Screens				1 2 Fixture Bath			1 2 Fixture Bath											
(3) Roof				1 2 Fixture Bath			1 2 Fixture Bath											
Gable				1 2 Fixture Bath			1 2 Fixture Bath											
Hip				1 2 Fixture Bath			1 2 Fixture Bath											
Flat				1 2 Fixture Bath			1 2 Fixture Bath											
Asphalt Shingle				1 2 Fixture Bath			1 2 Fixture Bath											
Chimney:				1 2 Fixture Bath			1 2 Fixture Bath											

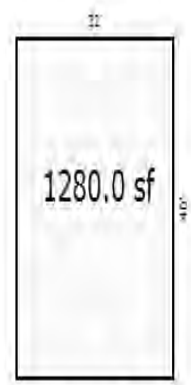
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type	Farm Utility Buildings			
Year Built	1985			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 144			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	32 x 40 = 1280			
Cost New	\$ 12,659			
Phy./Func./Econ. %Good	35/75/100 26.3			
Depreciated Cost	\$ 3,323			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 1.900			
% Good	35			
Est. True Cash Value	\$ 6,314			
Comments:	SHED, NO VALUE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6314 / All Cards: 6314				


Pole Construction  
1985  
Ag



No flr

Sketch by Apex Medina™

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

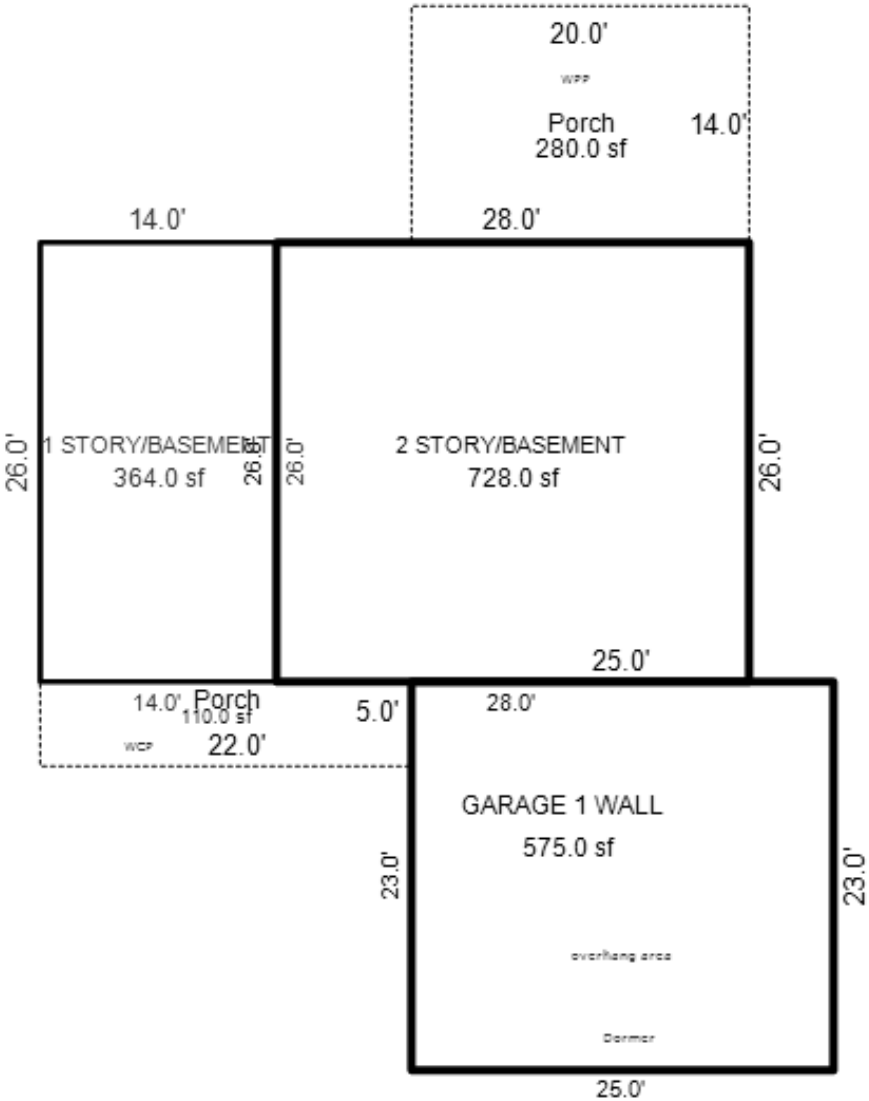
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-6 (	Building Permit(s)	Date	Number	Status
3595 W CHENEY RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/30/2013	PM13-0463	
Owner's Name/Address		P.R.E. 100% 05/10/1994		MAP #: 2				
WALKER MICHAEL E & CAROL M 3595 W CHENEY RD MAPLE CITY MI 49664		2025 Est TCV 591,452 TCV/TFA: 280.57		X Improved		Vacant		Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE
Tax Description		Dirt Road		Gravel Road		Paved Road		Public Improvements
(PARCEL P) L254 P547 L289 P836 PRT COM S 1/4 SEC 30 COR TH N 0 DEG 59' 35" W ALG N&S 1/4 LN 1314.86 FT TO 1/8 COR TH N 1 DEG 01' 20" W ALG SD 1/4 LN 625.00 FT FOR POB TH N 79 DEG 40' 30" W 540.00 FT TH N 12 DEG 25' 40" E 1117.00 FT TH S 65 DEG 05' 20" E ALG C/L CHENEY RD 300.00 FT TH S 1 DEG 01' 10" E ALG N & S 1/4 LN 360.75 FT TO CENTER POST TH S 1 DEG 01' 20" E ALG 1/4 LN 700.67 FT TO POB SEC 30 T29N R13W 10.2 A.		X		Storm Sewer		Sidewalk		Description
Comments/Influences		Water		Sewer		Electric		Frontage
		X		Gas		Curb		Depth
		Street Lights		Standard Utilities		Underground Utils.		Front
		Topography of Site		X Level		Rolling		Depth
		X		Low		High		Rate
		X		Landscaped		Swamp		%Adj.
		X		Wooded		Pond		Reason
		X		Waterfront		Ravine		Value
		X		Wetland		Flood Plain		
		Year		Land Value		Building Value		Assessed Value
		Who		When		What		Board of Review
		2025		71,400		224,300		Tribunal/Other
		2024		44,400		193,000		Taxable Value
		2023		44,400		192,600		
		2022		44,400		130,800		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	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 110 280 132	Type WCP (1 Story) WPP Treated Wood	Year Built: 1988 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: 575 % 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: 1.75 STORY																	
	Yr Built 1988				Ex	X	Ord		Min									
	Remodeled 0																	
	Condition: Average				Size of Closets Lg X Ord Small													
	Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Vinyl Other: Carpeted Other:		(12) Electric 150 Amps Service													
	(1) Exterior				No./Qual. of Fixtures Ex. X Ord. Min													
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings X Drywall		No. of Elec. Outlets Many X Ave. Few													
X	Insulation		(7) Excavation Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto 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				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
X	Many Avg. Few Large Avg. Small				(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Wood Sash Metal Sash Vinyl Sash Double Hung				(9) Basement Finish													
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(10) Floor Support Joists: 2X10X16 Unsupported Len: 12 Cntr.Sup:													
	(3) Roof				(11) Heating/Cooling													
X	Gable Hip Flat				(12) Electric													
	Gambrel Mansard Shed				(13) Plumbing													
X	Asphalt Shingle				(14) Water/Sewer													
	Chimney: Brick				(15) Built-ins													

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY				Cls C 10 Blt 1988		
(11) Heating System: Forced Air w/ Ducts						
Ground Area = 1092 SF Floor Area = 2108 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	Basement	728			
1 Story	Siding	Basement	364			
1 Story	Siding	Overhang	288			
Total:				277,699	194,380	
Other Additions/Adjustments						
Basement, Outside Entrance, Below Grade				1	2,578	1,805
Plumbing						
Average Fixture(s)						
1			1,486		1,040	
3 Fixture Bath			4,678		3,275	
Water/Sewer						
1000 Gal Septic			4,899		3,429	
Water Well, 100 Feet			5,849		4,094	
Porches						
WCP (1 Story)			110	5,179	3,625	
WPP			280	5,088	3,562	
Deck						
Treated Wood			132	3,176	2,223	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			575	24,955	17,468	
Common Wall: 1 Wall			1	-2,705	-1,893	
Door Opener			1	550	385	
Built-Ins						
Appliance Allow.			1	2,786	1,950	
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
IHME LINDA L	MORAN KEVIN D & SUSAN C	120,000	03/04/2003	WD	03-ARM'S LENGTH	711:281	OTHER	100.0
WISE MARY C TRUST	IHME LINDA L	120,000	01/27/2003	WD	03-ARM'S LENGTH	702:39	OTHER	100.0

Property Address: W CHENEY RD  
 Class: RESIDENTIAL-VACAN Zoning: R-6 ( Building Permit(s): MECHANICAL Date: 05/10/2004 Number: PM04-0283 Status:

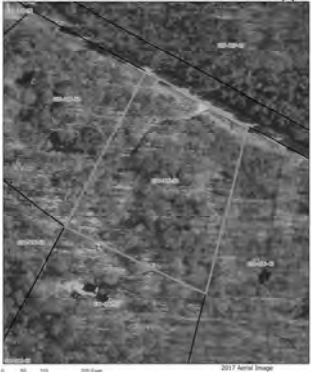
School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 09/15/2022  
 MAP #: 2

Owner's Name/Address: MORAN KEVIN D & SUSAN C  
 3665 W CHENEY RD  
 MAPLE CITY MI 49664  
 2025 Est TCV 146,738

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	300.00	529.98	0.7598	1.0729	600	100		146,738
X	Gravel Road	300 Actual	Front Feet,	3.65	Total Acres	Total Est. Land Value =			146,738

Tax Description  
 L429 P207/96 L702 P39/03 L711 P281/03  
 SURVEY L8 P360&450 2005 DESCR  
 REVISED(REF: SPLITS 006-030-006-55 &  
 -006-65) PARCEL A- PRT NW 1/4 SEC 30 COM  
 S 1/4 COR SD SEC TH N 00 DEG 59'35" W ALG  
 N-S 1/4 LN 1314.86 FT TO 1/8 COR TH N 01  
 DEG 01'20" W ALG SD 1/4 LN 625.00 FT TH N  
 79 DEG 40'30" W 540 FT TH N 12 DEG 25'40"  
 E 657.00 FT TO POB TH N 67 DEG 23'37" W  
 394.06 FT TH ALG W LN OF 66 FT WIDE  
 EASEMENT N 24 DEG 11'34" E 464.91 FT TO  
 C/L CHENEY RD TH ALG SD C/L S 65 DEG  
 07'46" E 300.11 FT TH S 12 DEG 25'40" W  
 T TO & TOGETHER  
 N R13W 3.65



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	73,400	0	73,400			23,483C
X Rolling	2024	45,600	0	45,600			22,777C
X Low	2023	36,500	0	36,500			21,693C
X High	2022	27,500	0	27,500		27,500W	20,660C
X Landscaped							
X Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN KEVIN D & SUSAN C	MORAN KEVIN D & SUSAN C	0	06/09/2023	QC	09-FAMILY	2023002517	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-6 (	Building Permit(s)	Date	Number	Status
3665 W CHENEY RD	School: GLEN LAKE COMMUNITY SCH DIST	Res. Add/Alter/Repair	11/15/2011	PB11-0382	100% FINIS	
Owner's Name/Address	P.R.E. 100% 08/30/2022	Electrical	11/09/2011	PE11-0396		
MORAN KEVIN D & SUSAN C 3655 W CHENEY RD MAPLE CITY MI 49664	MAP #: 2	Mechanical	11/09/2011	PM11-0379		
	2025 Est TCV 761,842 TCV/TFA: 579.35	Mechanical	10/02/2006	PM06-0577		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6						
		Public Improvements		Description	Frontage	Depth	Value			
L429 P207/96 L702 P39/03 L711 P281/03 LDA/SURVEY L8 P360&450 2004 SPLIT FROM 006-030-006-50 PARCEL B- PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO 1/8 COR TH N 01 DEG 01'20" W ALG SD 1/4 LN 625 FT TH N 79 DEG 40'30" W 540 FT TH N 12 DEG 25'40" E 287.00 FT TO POB TH N 68 DEG 05'11" W 469.72 FT TH N 24 DEG 11'34" E 370.00 FT TH S 67 DEG 23'37" E 394.06 FT TH S 12 DEG 25'40" W 370.00 FT TO POB TOGETHER WITH EASEMENT SEC 30 T29N R13W 3.64		Dirt Road		A 100' @ 600/FF 394.06	407.68	0.7098	1.0048	600	100	168,611
		Gravel Road		394 Actual Front Feet, 3.69 Total Acres				Total Est. Land Value =		168,611

Tax Description	X	Improved	Vacant	* Factors *				
				Description	Rate	Size % Good	Cash Value	
L429 P207/96 L702 P39/03 L711 P281/03 LDA/SURVEY L8 P360&450 2004 SPLIT FROM 006-030-006-50 PARCEL B- PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO 1/8 COR TH N 01 DEG 01'20" W ALG SD 1/4 LN 625 FT TH N 79 DEG 40'30" W 540 FT TH N 12 DEG 25'40" E 287.00 FT TO POB TH N 68 DEG 05'11" W 469.72 FT TH N 24 DEG 11'34" E 370.00 FT TH S 67 DEG 23'37" E 394.06 FT TH S 12 DEG 25'40" W 370.00 FT TO POB TOGETHER WITH EASEMENT SEC 30 T29N R13W 3.64		Paved Road		D/W/P: Asphalt Paving	3.64	2000	0	0
		Storm Sewer		Residential Local Cost Land Improvements				
		Sidewalk		Description	Rate	Size % Good	Cash Value	
		Water		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
		Sewer		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 Rolling	2025	84,300	296,600	380,900			201,810C
Low	2024	52,400	264,900	317,300			195,742C
High	2023	41,900	252,700	294,600			186,421C
Landscaped	2022	27,500	172,100	199,600		199,600W	177,544C



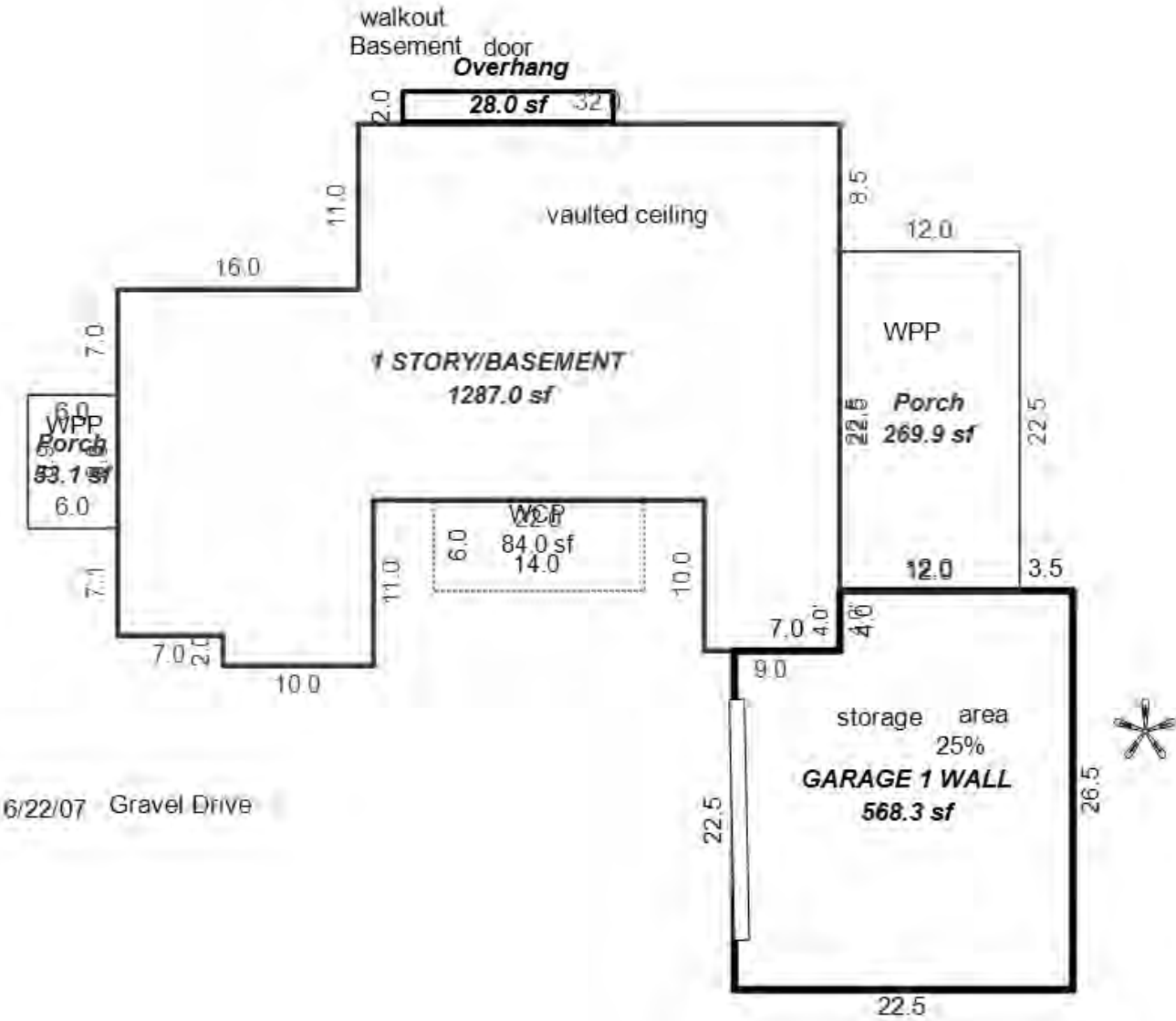
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/28/2017	INSPECTED	2024	52,400	264,900	317,300			195,742C
TPC	04/04/2013	INSPECTED	2023	41,900	252,700	294,600			186,421C
TPC	12/27/2012	INSPECTED	2022	27,500	172,100	199,600		199,600W	177,544C

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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: 2005 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 568 % Good: 0 Storage Area: 142 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							84 53 269	WCP (1 Story) WPP WPP																									
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																	
Yr Built Remodeled 2007 0		Trim & Decoration			(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 3 Bedrooms	(5) Floors			Kitchen: Other: Other:																																	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets																																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Many X Ave. Few																																	
(2) Windows		(8) Basement			(13) Plumbing																																	
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 1287 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																																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(14) Water/Sewer																																	
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic																																	
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:																																	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family 1+ STORY (11) Heating System: Forced Heat & Cool Ground Area = 1287 SF Floor Area = 1315 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1+ Story</td> <td>Siding</td> <td>Basement</td> <td>1,287</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>28</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>260,066</td> <td>208,051</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 590 31,836 25,469 Basement, Outside Entrance, Below Grade 1 3,619 2,895 Plumbing Average Fixture(s) 1 2,188 1,750 3 Fixture Bath 1 6,880 5,504 Water/Sewer 2000 Gal Septic 1 11,146 8,917 Water Well, 200 Feet 1 11,800 9,440 Porches WCP (1 Story) 84 5,603 4,482 WPP 53 2,695 2,156 WPP 269 6,461 5,169 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 568 32,047 25,638 Storage Over Garage 142 2,570 2,056 Common Wall: 1/2 Wall 1 -1,570 -1,256 Door Opener 1 688 550 Built-Ins Appliance Allow. 1 4,003 3,202															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Basement	1,287			1 Story	Siding	Overhang	28			Total:				260,066	208,051
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1+ Story	Siding	Basement	1,287																																			
1 Story	Siding	Overhang	28																																			
Total:				260,066	208,051																																	
<<<< 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.
PAQUETTE DEREK Y & SHELIA	ROLANDSON LARS & SHEILA	127,059	08/27/2010	WD	03-ARM'S LENGTH	2010 159-168WD	PROPERTY TRANSFER	100.0
LOWRY EDWARD A & BETTY S	PAQUETTE DEREK Y & SHELIA	149,750	05/02/2008	WD	03-ARM'S LENGTH	977/404	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-6 (	Building Permit(s)	Date	Number	Status
3701 W CHENEY RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/13/2020	PM20-0400	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	06/10/2020	PE20-0243	100% FINIS
ROLANDSON LARS & SHEILA 10154 WACOUSTA RD DEWITT MI 48820	MAP #: 2		Mechanical	11/03/2016	PM16-0632	100% FINIS
	2025 Est TCV 413,109 TCV/TFA: 262.62		Mechanical	10/07/2015	PM15-0481	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
	Public Improvements			* Factors *								
L266 P90 L299 P326 & 327/89 2005 DESCR REVISD (REF: SPLITS 006-030-006-62 & -006-64) PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO 1/8 COR TH N 01 DEG 01'20" W ALG 1/4 LN 625.00 FT TH N 79 DEG 40'30" W 832.80 FT TO C/L CHENEY TRAIL TH ALG C/L N 55 DEG 17'09" W 248.06 FT TH N 24 DEG 11'34" E 657.00 FT TO POB TH N 55 DEG 25'24" W 485.84 FT TH N 45 DEG 24'39" E 419.92 FT TO C/L CHENEY RD TH SELY ALG C/L CHENEY RD ON ARC OF 1432.40 FT RAD CRV TO LEFT 170.16 FT (CHORD=S.61 DEG	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Gravel Road		A 100' @ 600/FF 326.43 535.06 0.7440 1.0754 600 100 156,704								

Land Improvement Cost Estimates			
Description	Rate	Size	% Good
D/W/P: Asphalt Paving	2.91	2500	0
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good
LAND IMPROVEMENTS 25	2,500.00	1	95
Total Estimated Land Improvements True Cash Value =			2,375

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
2025	78,400	128,200	206,600			85,722C
2024	48,700	119,200	167,900			83,145C
2023	38,900	119,200	158,100			79,186C
2022	27,500	83,000	110,500			75,416C

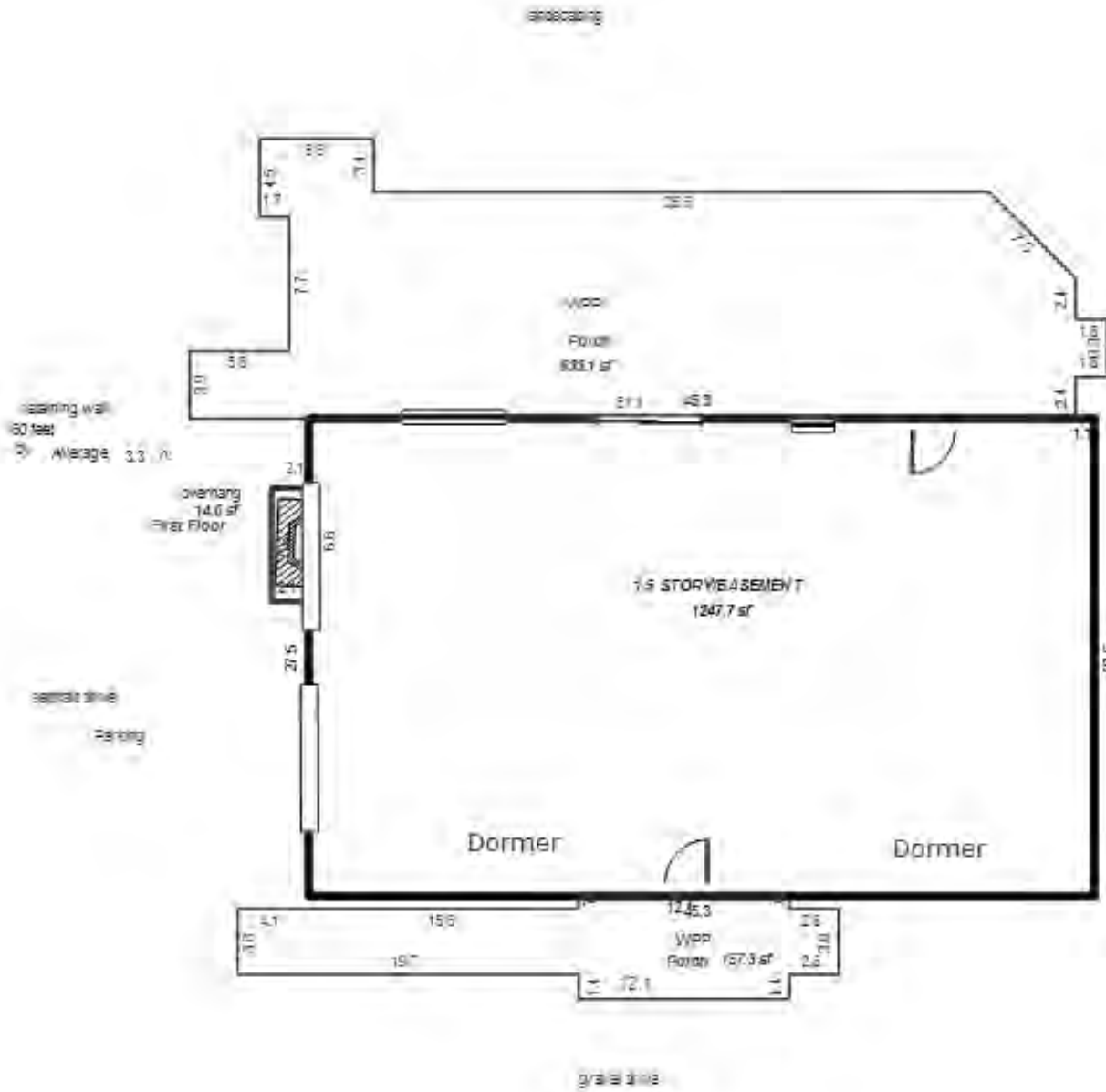
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 633 157	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																														
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																																																																																																																					
Building Style: MODULAR				Ex		X	Ord		Min																																																																																																																					
Yr Built 1990	Remodeled 0	Size of Closets			Lg	X	Ord		Small																																																																																																																					
Condition: Average				Doors			Solid	X	H.C.																																																																																																																					
Room List		(5) Floors		Central Air Wood Furnace																																																																																																																										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Linoleum Other: Carpeted Other:		(12) Electric			150		Amps Service																																																																																																																					
(1) Exterior				No./Qual. of Fixtures			Ex.		X	Ord.		Min																																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many		X	Ave.		Few																																																																																																																		
X	Insulation	X	Drywall	(13) Plumbing			1		Average Fixture(s)																																																																																																																					
(2) Windows		(7) Excavation		1			2		3 Fixture Bath																																																																																																																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1247 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																																																																																																																					
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		1000 Gal Septic																																																																																																																					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1		2000 Gal Septic																																																																																																																					
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water Public Sewer Water Well																																																																																																																					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1		1000 Gal Septic																																																																																																																					
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					1		2000 Gal Septic																																																																																																																					
Cost Est. for Res. Bldg: 1 Single Family MODULAR (11) Heating System: Forced Air w/ Ducts Ground Area = 1247 SF Floor Area = 1573 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,247</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>14</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>184,833</td> <td>110,900</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,247			1 Story	Siding	Overhang	14			Total:				184,833	110,900	E.C.F. X 1.900		Cls CD Blt 1990																																																																																									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROTSCSCHUL STEPHEN J & AMY	MARTINELLI DOUGLAS M & GA	55,500	02/19/2021	WD	03-ARM'S LENGTH	2021001967	PROPERTY TRANSFER	100.0

Property Address: W CHENEY WOODS TRL  
 Class: RESIDENTIAL-VACAN Zoning: R-6 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 02/19/2021

Owner's Name/Address: MARTINELLI DOUGLAS M & GAYLE L  
 3736 W CHENEY WOODS TRL  
 MAPLE CITY MI 49664  
 MAP #: 2

2025 Est TCV 114,925

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	200.00	673.00	0.8409	1.1389	600	100		114,925
200 Actual Front Feet, 3.09 Total Acres Total Est. Land Value =								114,925

Tax Description: SURVEY L8 P404 L888 P9/06 2004 SPLIT FROM 006-030-006-60 PARCEL A - PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO S 1/8 COR TH N 01 DEG 01'20" W ALG N-S 1/4 LN 625 FT TH N 79 DEG 40'30" W 832.80 FT TO C/L CHENEY WOODS TRAIL TH N 55 DEG 17'09" W ALG SD C/L 248.06 FT FOR POB TH CONT ALG SD C/L NEXT 2 COURSES: N 22 DEG 08'09" W 249.62 FT & N 32 DEG 44'06" W 114.20 FT TH N 34 DEG 02'06" E 465.21 FT TH S 55 DEG 25'24" E 200.00 FT TH S 24 DEG 11'34" W 657.00 FT TO C/L CHENEY WOODS TRAIL & POB TH EASEMENT SEC

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	57,500	0	57,500			30,960C
2024	35,700	0	35,700			30,030C
2023	28,600	0	28,600			28,600S
2022	27,500	0	27,500			27,500S

Who When What

TPC 05/30/2021 INSPECTED

TPC 06/03/2020 INSPECTED

TPC 05/02/2019 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.
MANDLE RICHARD J & CAROL	MARTINELLI DOUGLAS M & GA	57,000	06/10/2013	WD	03-ARM'S LENGTH	1167P992	PROPERTY TRANSFER	100.0
LOWRY EDWARD A & BETTY S	MANDLE RICHARD J & CAROL	67,900	05/21/2004	WD	03-ARM'S LENGTH	806:107	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-6 (	Building Permit(s)	Date	Number	Status
3736 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/09/2017	PM17-0726	100% FINIS
	P.R.E. 100% 03/02/2020		Mechanical	10/04/2017	PM17-0603	100% FINIS
Owner's Name/Address	MAP #: 2		Mechanical	09/29/2017	PM17-0594	100% FINIS
MARTINELLI DOUGLAS M & GAYLE L 3736 W CHENEY WOODS TRL MAPLE CITY MI 49664	2025 Est TCV 714,783 TCV/TFA: 389.95		Plumbing	07/31/2017	PP17-0178	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
	Public Improvements			* Factors *								
SURVEY L8 P404 L806 P107/04 2004 SPLIT FROM 006-030-006-60 PARCEL B - PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO S 1/8 COR TH N 01 DEG 01'20" W ALG N-S 1/4 LN 625 FT TH N 79 DEG 40'30" W 832.80 FT TO C/L CHENEY WOODS TRAIL TH N 55 DEG 17'09" W ALG SD C/L 248.06 FT TH CONT ALG SD C/L NEXT 2 COURSES: N 22 DEG 08'09" W 249.62 FT & N 32 DEG 44'06" W 114.20 FT TO POB TH CONT ALG SD C/L NEXT 2 COURSES: N 32 DEG 44'06" W 97.50 FT & N 41 DEG 17'06" W 277.54 FT TH N 45 DEG 24'39" E 366.32 FT	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			A 100' @ 600/FF 285.84 464.80 0.7691 1.0382 600 100 136,944								
Paved Road			286 Actual Front Feet, 3.05 Total Acres Total Est. Land Value = 136,944									
Storm Sewer			Land Improvement Cost Estimates									
Sidewalk			Description Rate Size % Good Cash Value									
Water			D/W/P: 4in Concrete 7.01 240 0 0									
Sewer			Residential Local Cost Land Improvements									
Electric			Description Rate Size % Good Cash Value									
Gas			LAND IMPROVEMENTS 15 1,500.00 1 97 1,455									
Curb			Total Estimated Land Improvements True Cash Value = 1,455									
Street Lights												
Standard Utilities												
Underground Utils.												

SURVEY L8 P404 L806 P107/04 2004 SPLIT FROM 006-030-006-60 PARCEL B - PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO S 1/8 COR TH N 01 DEG 01'20" W ALG N-S 1/4 LN 625 FT TH N 79 DEG 40'30" W 832.80 FT TO C/L CHENEY WOODS TRAIL TH N 55 DEG 17'09" W ALG SD C/L 248.06 FT TH CONT ALG SD C/L NEXT 2 COURSES: N 22 DEG 08'09" W 249.62 FT & N 32 DEG 44'06" W 114.20 FT TO POB TH CONT ALG SD C/L NEXT 2 COURSES: N 32 DEG 44'06" W 97.50 FT & N 41 DEG 17'06" W 277.54 FT TH N 45 DEG 24'39" E 366.32 FT



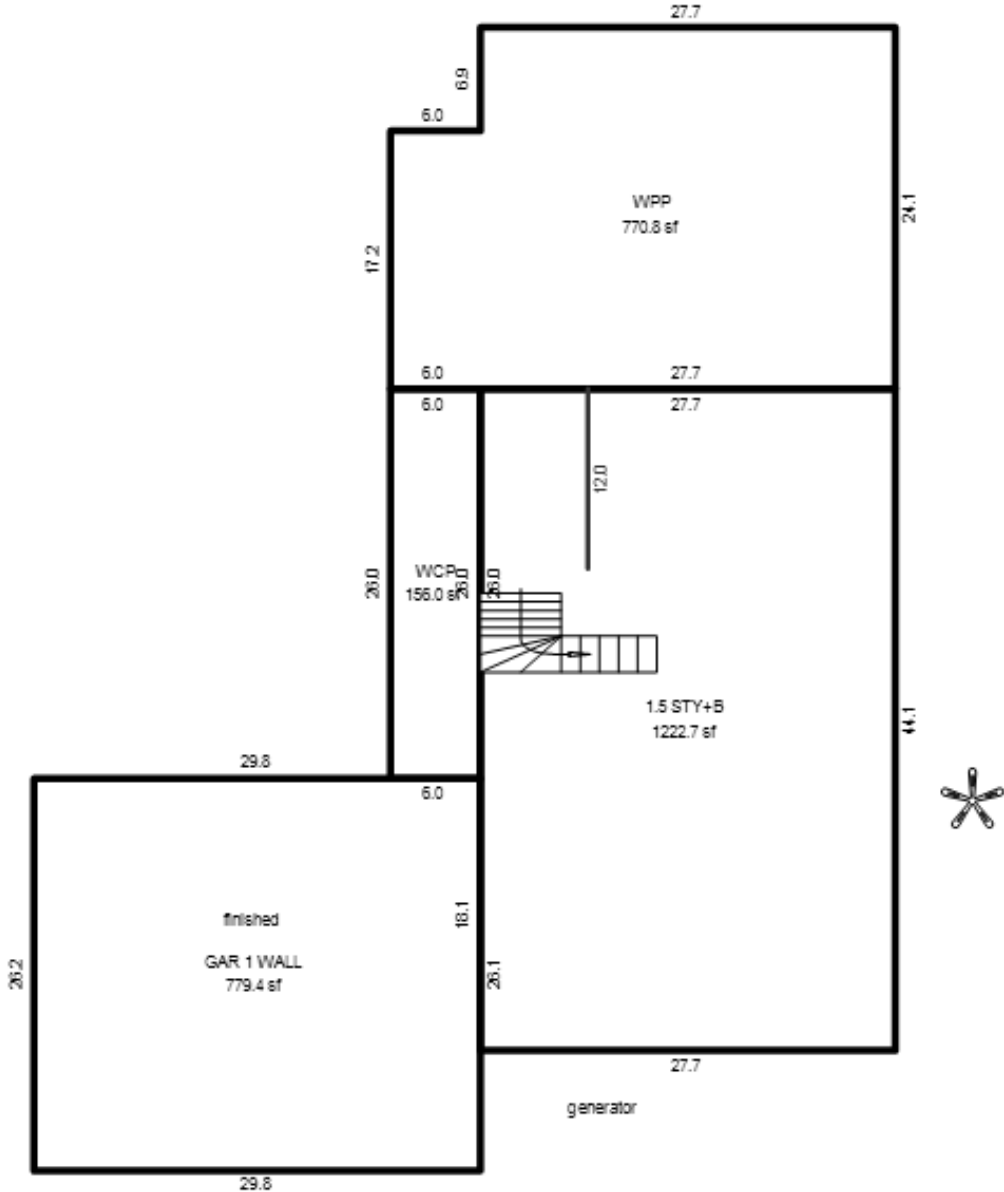
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	68,500	288,900	357,400			219,667C
Rolling	2024	42,500	265,800	308,300			213,063C
Low	2023	34,000	252,800	286,800			202,918C
High	2022	27,500	173,400	200,900			193,256C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough 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 770 156	Type WPP WCP (1 Story)	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 779 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 10 Floor Area: 1,833 Total Base New : 337,067 Total Depr Cost: 303,360 Estimated T.C.V: 576,384			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1222 SF Floor Area = 1833 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 Basement 1,222 Total: 247,263 222,537					Cls C 5 Blt 2017				
Yr Built 2017	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,337 3 Fixture Bath 3 9,357 8,421 Softener, Auto Softener, Manual Solar Water Heat Water/Sewer 2000 Gal Septic 1 9,735 8,761 Extra Toilet 1 5,849 5,264 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			Porches WCP (1 Story) 156 6,813 6,132 WPP 770 12,289 11,060									
Room List		Doors	Solid	H.C.	(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 779 37,330 33,597 Common Wall: 1 Wall 1 -2,705 -2,434 Door Opener 2 1,101 991								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric 0 Amps Service			Built-Ins Appliance Allow. 1 2,786 2,507									
(1) Exterior		Kitchen: Other: Other:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Fireplaces Prefab 2 Story 1 3,192 2,873 Wood Stove 1 2,570 2,313									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Lump Sum Items: GENERATOR 1 1 1 *			Local Cost Items GENERATOR 1 1 1 *					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
(2) Windows		(7) Excavation														
Many Avg. Few	Large Avg. Small	Basement: 1222 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														
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:		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.
CUNDIFF MARK E & JENNIFER	CUNDIFF MARK E & JENNIFER	0	10/23/2024	QC	09-FAMILY	2024005168	PROPERTY TRANSFER	0.0
DEPUY JOHN R & PAMELA H T	CUNDIFF MARK E & JENNIFER	70,000	10/04/2021	WD	03-ARM'S LENGTH	2021007822	PROPERTY TRANSFER	100.0
DEPUY JOHN R & PAMELA H T		0	05/07/2009	QC	03-ARM'S LENGTH	2009 1011-636T	DEED	0.0
DEPUY JOHN R & PAMELA H	DEPUY JOHN R & PAMELA H T	0	11/06/2007	QC	03-ARM'S LENGTH		DEED	0.0

Property Address: W CHENEY WOODS TRL  
 Class: RESIDENTIAL-VACAN Zoning: R-6 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 10/27/2021

Owner's Name/Address: CUNDIFF MARK E & JENNIFER L  
 3630 W CHENEY WOOD TRL  
 MAP #: 2

2025 Est TCV 143,253

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

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

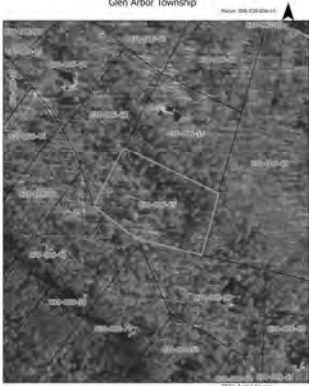
A 100' @ 600/FF 287.00 549.83 0.7683 1.0828 600 100 143,253  
 287 Actual Front Feet, 3.62 Total Acres Total Est. Land Value = 143,253

Tax Description: L429 P207/96 L702 P39/03 L711 P281/03 SURVEY L8 P360&450 L833 P299/04 2004 SPLIT FROM 006-030-006-50 PARCEL C- PRT W 1/2 SEC 30 COM S 1/4 COR TH N 00 DEG 59'35" W ALG N-S 1/4 LN 1314.86 FT TO 1/8 COR TH N 01 DEG 01'20" W ALG SD 1/4 LN 625 FT TH N 79 DEG 40'30" W 540 FT TO POB TH N 79 DEG 39'22" W 292.48 FT TH ALG C/L CHENEY WOODS TR N 55 DEG 17'09" W 248.06 FT TH N 24 DEG 11'34" E 287.00 FT TH S 68 DEG 05'11" E 469.72 FT TH S 12 DEG 25'39" W 287.00 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N

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

Glen Arbor Township  
 2021 Aerial Image



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	71,600	0	71,600			31,257C
2024	44,500	0	44,500			30,318C
2023	35,600	0	35,600			28,875C
2022	27,500	0	27,500			27,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOONAN	CHILDS	89,000	01/05/1996	WD	03-ARM'S LENGTH	416:337	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
3881 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	04/21/1999	99000168	
	P.R.E. 100% 04/27/1998		HOUSE	07/17/1997	97000352	
Owner's Name/Address	MAP #: 2,3					
CHILDS KURT MELNYCZUK-CHILDS LUBA P O BOX 500 GLEN ARBOR MI 49636	2025 Est TCV 1,038,392 TCV/TFA: 473.07					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
		Public Improvements		* Factors *								
PARCEL B L340 P438-440 L416 P337-338/96 COM W 1/4 SEC 30 COR SD SEC TH ALG E-W 1/4 LN S 89 DEG 58' 15" E 632.92 FT TO SW COR LOT 1 GLENCREST TH S 36 DEG 15' 0" E 498.25 FT FOR POB TH N 34 DEG 07' 30" E 942.98 FT TH S 66 DEG 52' 10" E 147.24 FT TH S 78 DEG E 59.87 FT TH S 34 DEG 07' 30" W 1064.93 FT TH N 36 DEG 15' 0" W 212.34 FT TO POB SUBJECT TO EASEMENTS & R/W CHENEY RD SEC 30 T29N R13W.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		E 100' @ 3000/	100.00	1068.18	0.9275	1.0965	3000	100		305,101
Comments/Influences	X	Paved Road		A 100' @ 600/FF	112.34	1068.18	0.8284	1.2783	600	50	SURPLUS: ZONING 100' MIN	
		Storm Sewer		212 Actual Front Feet, 5.21 Total Acres		Total Est. Land Value =						340,791
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		D/W/P: 3.5 Concrete	7.64	374	0	0				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		Standard Utilities		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Underground Utils.		Total Estimated Land Improvements True Cash Value =				7,500				



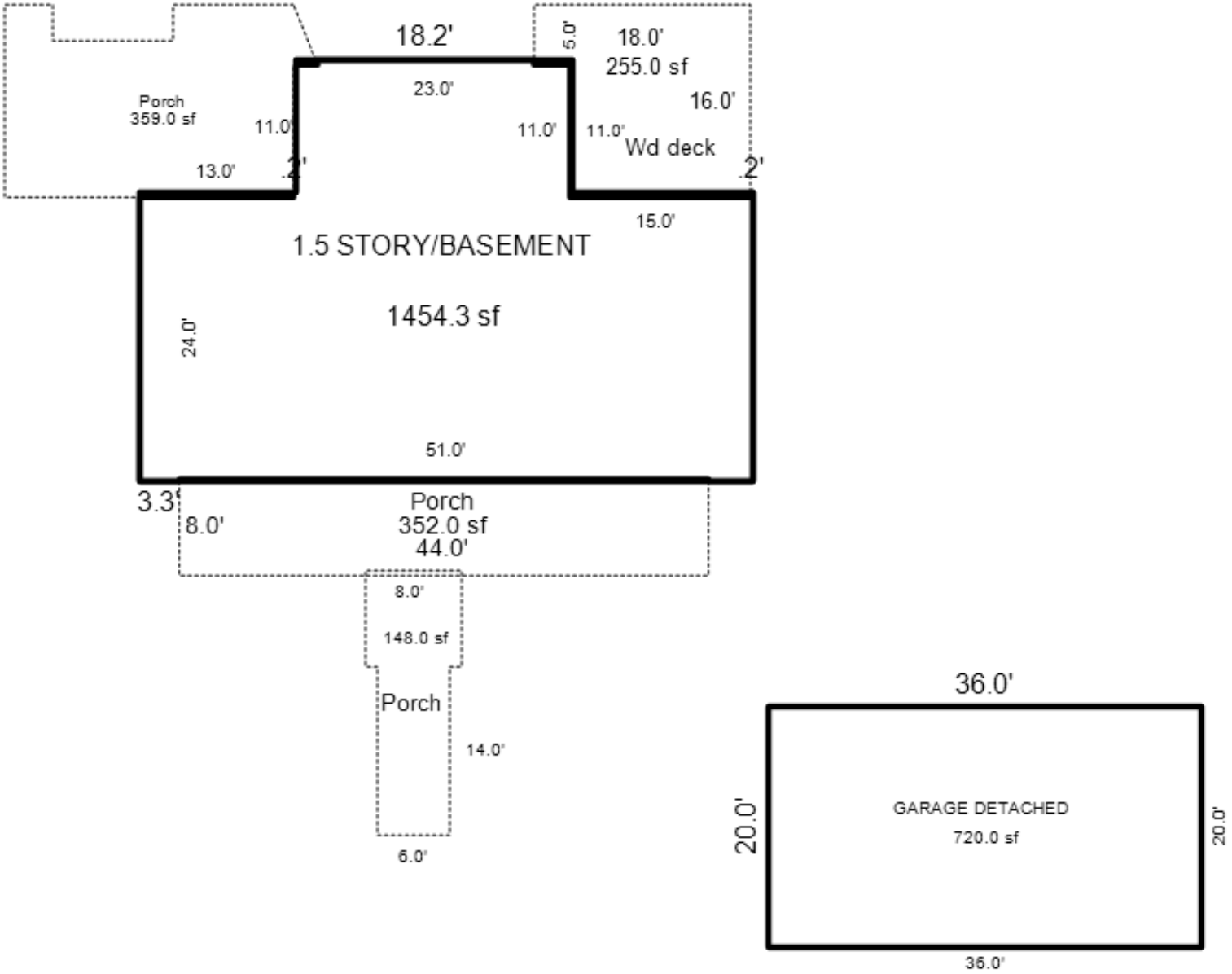
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	170,400	348,800	519,200			241,136C
X	Low	High	2024	81,200	319,000	400,200			233,886C
X	Landscaped	Swamp	2023	81,200	298,400	379,600			222,749C
X	Wooded	Pond	2022	72,500	253,300	325,800			212,142C
	Waterfront	Ravine							
	Wetland	Flood Plain							
	Who	When	What						
	TPC	04/28/2017	INSPECTED						
	WAS	12/23/2007	INSPECTED						
	WAS	11/09/2007	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	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: BC Effec. Age: 25 Floor Area: 2,195 Total Base New : 484,286 Total Depr Cost: 363,211 Estimated T.C.V: 690,101			E.C.F. X 1.900		Bsmnt Garage:
Building Style: LOG		X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration								Carport Area: Roof:
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets									
1997	0	Lg	X	Ord		Small	Doors									
Condition: Average		Solid X H.C.			(5) Floors			Central Air Wood Furnace								
Room List		Kitchen: Hardwood Other: Carpeted Other:			(12) Electric			150 Amps Service								
1	Basement				No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG			Cls BC			Blt 1997		
3	1st Floor				Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool								
3	2nd Floor				No. of Elec. Outlets			Ground Area = 1454 SF Floor Area = 2195 SF.								
3	Bedrooms				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
(1) Exterior		(6) Ceilings			(13) Plumbing			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Pine/Cedar				2 3 Fixture Bath			1.5 Story Pine Logs Basement 1,454								
X	Insulation				2 Fixture Bath			1 Story Siding Overhang 14								
(2) Windows		(7) Excavation			Softener, Auto			Total: 362,098 271,573								
X	Many Avg. Few	Basement: 1454 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Manual			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer 284 13,339 10,004 Basement, Outside Entrance, Below Grade 1 3,619 2,714 Plumbing								
X	Asphalt Shingle	(9) Basement Finish			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 2,188 1,641 3 Fixture Bath 1 6,880 5,160 Water/Sewer								
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1000 Gal Septic 1 5,676 4,257 Water Well 1 6,289 4,717 Deck								
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood 148 3,622 2,716 Treated Wood 359 6,487 4,865 Treated Wood w/Roof (Deck Portion) 352 6,403 4,802 Treated Wood w/Roof (Roof portion) 352 7,498 5,623 Treated Wood 255 5,182 3,886								
Chimney: Stone		(10) Floor Support			Lump Sum Items:			Garages								
		Joists: 2X16X12 Unsupported Len: Cntr.Sup:						Class: BC Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 720 41,760 31,320 Door Opener 1 688 516								
<<<<< 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.
KACZMAREK BRIAN & PAMELA	KACZMAREK BRIAN & PAMELA	0	05/01/1993	QC	09-FAMILY	363P013	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
3755 W CHENEY RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/07/2017	PM17-0717	100% FINIS
Owner's Name/Address	P.R.E. 0%		HOUSE	11/06/1992	92001169	100% FINIS

KACZMAREK BRIAN & PAMELA 603 SHENANDOAH DR CLAWSON MI 48017-3003	MAP #: 3,2	2025 Est TCV 407,863 TCV/TFA: 333.22	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
	X Improved	Vacant	* Factors *			
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason Value

Tax Description	X	Dirt Road					
	X	Gravel Road					

L347 P854-855 L352 P84-86 L363 P13-15/93 PRT NW 1/4 SEC 30 COM W 1/4 SEC COR TH S 89 DEG 58' 15" E ALG E-W 1/4 LN 670.89 FT TH N 0 DEG 31' 40" W 1323.47 FT TH S 89 DEG 59' 0" E 1048.82 FT ALG N 1/8 LN TH SELY ALG C/L CHENEY RD ON ARC OF 272.84 FT RADIUS CURVE TO RIGHT DISTACE 52.73 FT CH-S 67 DEG 06' 34" E 52.65 FT FOR POB TH SELY ALG SD C/L ON ARC OF 272.84 FT RADIUS CURVE TO RIGHT DISTANCE 49.05 FT CH-S 56 DEG 25' 20" E 48.99 FT TH S 51 DEG 16' 20" E ALG SD C/L 664.14 FT TH SELY ALG SD C/L ON ARC OF 1432.40 FT	X	Paved Road					
	X	Storm Sewer					

	X	Electric					
	X	Gas					



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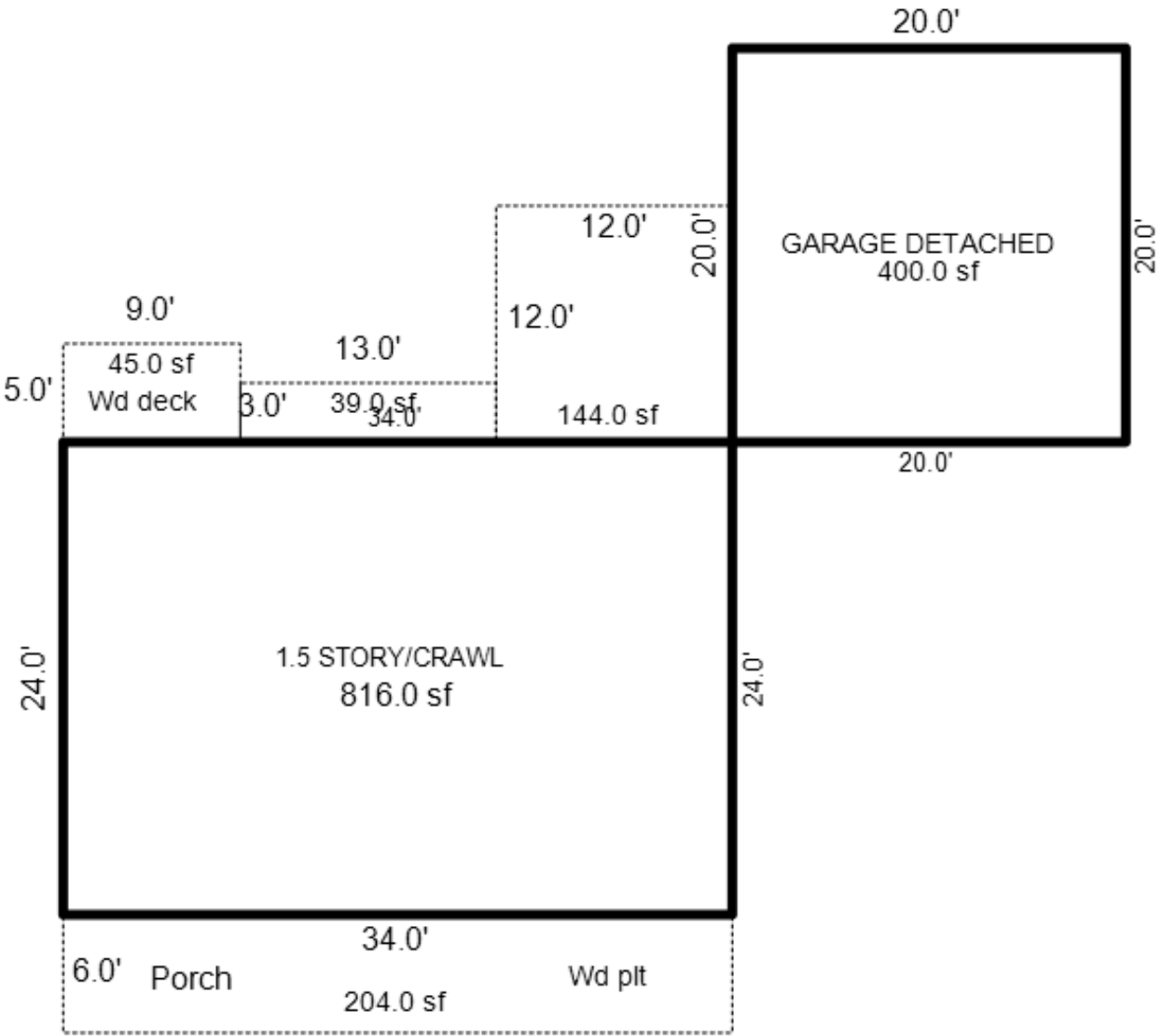
	X	Water							
	X	Sewer							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
		Topography of Site							
	X	Level							
	X	Rolling							
	X	Low							
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	73,100	130,800	203,900	81,868C
		TPC 05/30/2021	INSPECTED		2024	45,400	121,400	166,800	79,407C
		TPC 04/25/2018	INSPECTED		2023	36,300	121,100	157,400	75,626C
		WAS 12/23/2007	INSPECTED		2022	27,500	82,900	110,400	72,025C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 204 144 39 45	Type WPP Treated Wood Treated Wood Treated Wood	Year Built: 1992 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1.5 STORY		Trim & Decoration														
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:												
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall													
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0												
(2) Windows		Many Avg.	X	Large Avg.		Small										
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF		Living SF												
X	Gable Hip Flat	Gambrel Mansard Shed	Walkout Doors (B) No Floor SF													
X	Asphalt Shingle	(10) Floor Support		Walkout Doors (A)												
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
		(12) Electric		150 Amps Service												
		No./Qual. of Fixtures		Ex.	X	Ord.		Min								
		No. of Elec. Outlets		Many	X	Ave.		Few								
		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		(11) Heating System: Forced Air w/ Ducts			Ground Area = 816 SF Floor Area = 1224 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
		1.5 Story Siding Crawl Space		Total: 153,500			99,778									
		Other Additions/Adjustments		Plumbing			Average Fixture(s)			1 1,486		966				
		3 Fixture Bath		1 4,678			3,041									
		Water/Sewer		1000 Gal Septic			1 4,899			3,184						
		Water Well, 100 Feet		1 5,849			3,802									
		Porches		WPP			204 4,627			3,008						
		Deck		Treated Wood			144 3,362			2,185						
		Treated Wood		39 1,589			1,033									
		Treated Wood		45 1,700			1,105									
		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			400 17,404		11,313				
		Common Wall: 1/2 Wall		1 -1,114			-724									
		Door Opener		1 550			357									
		Built-Ins		Appliance Allow.			1 2,786			1,811						
		Fireplaces		Exterior 1 Story			1 6,559			4,263						
		<<<<< 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.
MOOSEBERRY HANDMADE GLASS	PREBAY JOHN & KRISTIN	745,000	01/14/2021	WD	03-ARM'S LENGTH	2021000659	PROPERTY TRANSFER	100.0
CHRISTENSEN GREGORY G & M	MOOSEBERRY HANDMADE GLASS	1	05/17/2019	WD	03-ARM'S LENGTH	1360P98	PROPERTY TRANSFER	0.0
CHRISTENSEN GREGORY & MIC	CHRISTENSEN GREGORY & MIC	0	01/19/2015	WD	03-ARM'S LENGTH	1222P151	PROPERTY TRANSFER	0.0
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY G LIF	0	01/19/2015	WD	03-ARM'S LENGTH	1222P159	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3937 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST	Res. Porch/Deck	07/10/2007	PB07-0270	100% FINIS	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 3,2	2025 Est TCV 1,033,397 TCV/TFA: 634.76
PREBAY JOHN & KRISTIN 5601 KOLLY RD BLOOMFIELD HILLS MI 48301		

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
E 100' @ 3000/	102.71	2078.12	0.9973	1.1720	3000	100 360,165
103 Actual Front Feet, 4.90 Total Acres			Total Est. Land Value =		360,165	

Tax Description	Description	Rate	Size % Good	Cash Value
L306 P664 L319 P391-394 L342 P637&638/92 L598 P566/01 COM W 1/4 COR SEC 30 TH S 89 DEG 58'15" E 632.92 FT TO SW COR LOT 1 GLENCREST & POB TH CONT S 89 DEG 58'15" E 37.97 FT TH CONT S 89 DEG 16'05" E 287.22 FT TO SE COR LOT 1 GLENCREST TH N 34 DEG 07'30" E 472.21 FT TH N 88 DEG 16'45" E 112.17 FT TH N 17 DEG 43'0" E 96.55 FT TH S 29 DEG 17'10" E 102.87 FT TH S 66 DEG 52'10" E 45.05 FT TH S 34 DEG 07'30" W 942.98 FT TH N 36 DEG 15'0" W 498.25 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 30 T29N R13W 4 9 A	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			
	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
	Total Estimated Land Improvements True Cash Value =			5,000

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

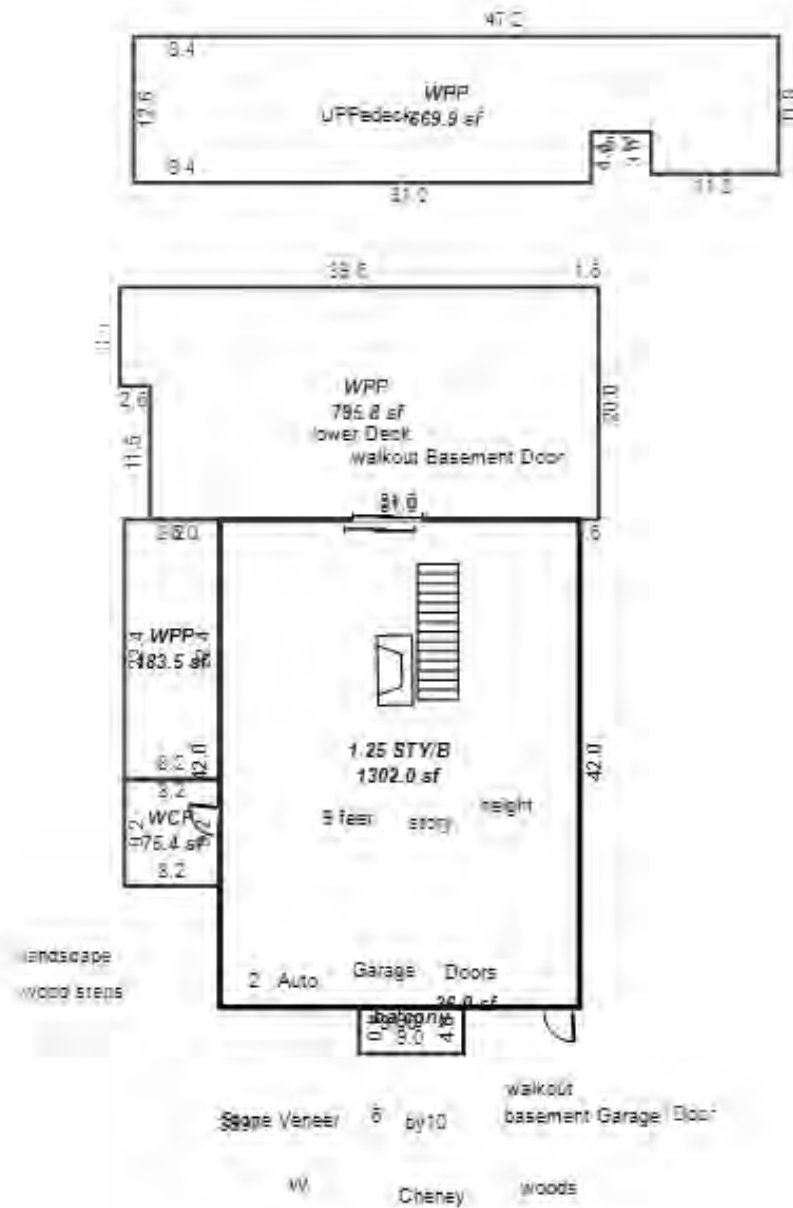


Who	When	What	2025	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	180,100	336,600	516,700			417,160C
TPC	05/30/2021	INSPECTED	2024	76,000	365,800	441,800			404,617C
TPC	06/20/2019	INSPECTED	2023	76,000	340,700	416,700			385,350C
TPC	03/26/2018	INSPECTED	2022	67,800	299,200	367,000			367,000S

\*\*\* 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	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?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							75 183 795 36	WPP WPP WPP Wood Balcony			
Building Style: LOG		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family LOG			Class: BC Effec. Age: 18 Floor Area: 1,628 Total Base New : 428,905 Total Depr Cost: 351,701 Estimated T.C.V: 668,232			E.C.F. X 1.900		Cls BC Blt 1989	
Yr Built 1989	Remodeled 2010	Ex	X Ord	Min	(12) Electric 200 Amps Service			Ground Area = 1302 SF Floor Area = 1628 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82								
Condition: Average		Size of Closets		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	X H.C.	Ex. X Ord. Min			1 Story Pine Logs Basement 1,302 1 Story Siding Overhang 326			Total: 296,758		243,341			
Basement	1st Floor	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Basement Living Area 800 43,168 35,398						
2 Bedrooms		Kitchen: Hardwood Other: Carpeted Other:		Many X Ave. Few			Exterior			Stone Veneer 60 2,818 2,311 Basement, Outside Entrance, Below Grade 2 7,238 5,935						
(1) Exterior		(6) Ceilings		(13) Plumbing			Plumbing			Average Fixture(s) 1 2,188 1,794 3 Fixture Bath 1 6,880 5,642 2 Fixture Bath 1 4,610 3,780 Separate Shower 1 2,786 2,285						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(14) Water/Sewer			Water/Sewer			1000 Gal Septic 1 5,676 4,654 Water Well, 100 Feet 1 6,289 5,157						
X	Insulation	(7) Excavation		Public Water			Porches			WPP 75 3,290 2,698 WPP 183 5,508 4,517 WPP 795 16,393 13,442						
(2) Windows		Basement: 1302 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Separate Shower			Balcony			Wood Balcony 36 1,804 1,479						
X	Many Avg. X Avg. Few Small	(8) Basement		1000 Gal Septic			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2000 Gal Septic			Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
(3) Roof		(9) Basement Finish		(10) Floor Support												
X	Gable Hip Flat	Gambrel Mansard Shed	800 Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)	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.
LYON WILLIAM DALE & JAMIC	GRZESIAK LEONARD J & KEYE	7,000	11/28/2018	PTA	32-SPLIT VACANT	L1358P61	PROPERTY TRANSFER	0.1
LYON WILLIAM DALE & JANIC	GRZESIAK LEONARD J & KEYE	239,900	12/16/2005	WD	03-ARM'S LENGTH	885:210	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
3813 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		LAND DESCRIPTION CHANGE	11/17/2018	PL18-01	100% FINIS
	P.R.E. 100% 08/05/2008		Mechanical	07/24/2014	PM14-0351	
Owner's Name/Address	MAP #: 2 & 3		Res. Garage, Detached	08/29/2008	PB08-0310	100% FINIS
GRZESIAK LEONARD J & KEYES JOANN M 3813 W CHENEY WOODS TRL MAPLE CITY MI 49664	2025 Est TCV 510,989 TCV/TFA: 337.06		GARAGE	08/27/2008	LU08-2149	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE			
	Public Improvements			Description	Frontage	Depth	Value
L13P126 11/2018 TRANSFER IN .8A PART FROM 030-006-92 REVISED PARCEL C-2 (INCLUDES TRANSFER PARCEL) PART OF THE NORTHWEST 114 OF SECTION 30, T29N, R13W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 30; THENCE S 89'58'15" E, 958.11 FEET ALONG THE EAST & WEST 114 LINE OF SAID SECTION 30; THENCE N 34'07'30" E, 472.21 FEET; THENCE N 88'16'45" E, 112.17 FEET; THENCE N 17'43'00" E, 96.55 FEET; THENCE S30'08'06" E, 102.71 FEET (PREVIOUSLY RECORDED AS S 29'26'25" E); THENCE S66'40'04"E 192.29 FEET (RECORDED AS S 66'52'10" E); THENCE S 77'59'57" E, 181.73 FEET TO THE POINT OF BEGINNING;	Dirt Road			4019 SEC 1	14000		74,480
	Gravel Road			5.32 Acres		14000	100
	Paved Road			5.32 Total Acres		Total Est. Land Value =	74,480

Tax Description	X Improved		Vacant	Land Improvement Cost Estimates			
	Description	Rate	Size	% Good	Cash Value		
L13P126 11/2018 TRANSFER IN .8A PART FROM 030-006-92 REVISED PARCEL C-2 (INCLUDES TRANSFER PARCEL) PART OF THE NORTHWEST 114 OF SECTION 30, T29N, R13W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 30; THENCE S 89'58'15" E, 958.11 FEET ALONG THE EAST & WEST 114 LINE OF SAID SECTION 30; THENCE N 34'07'30" E, 472.21 FEET; THENCE N 88'16'45" E, 112.17 FEET; THENCE N 17'43'00" E, 96.55 FEET; THENCE S30'08'06" E, 102.71 FEET (PREVIOUSLY RECORDED AS S 29'26'25" E); THENCE S66'40'04"E 192.29 FEET (RECORDED AS S 66'52'10" E); THENCE S 77'59'57" E, 181.73 FEET TO THE POINT OF BEGINNING;	D/W/P: 3.5 Concrete	6.63	542	0	0		
	D/W/P: Crushed Rock	2.29	1500	0	0		
	Residential Local Cost Land Improvements			LAND IMPROVEMENTS 5		5,000.00	1 100 5,000
	Street Lights			Total Estimated Land Improvements True Cash Value =		5,000	5,000

Tax Description	X Improved		Vacant	Topography of Site			
	Level	Rolling	Low	High	Landscaped	Swamp	Wooded
L13P126 11/2018 TRANSFER IN .8A PART FROM 030-006-92 REVISED PARCEL C-2 (INCLUDES TRANSFER PARCEL) PART OF THE NORTHWEST 114 OF SECTION 30, T29N, R13W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 30; THENCE S 89'58'15" E, 958.11 FEET ALONG THE EAST & WEST 114 LINE OF SAID SECTION 30; THENCE N 34'07'30" E, 472.21 FEET; THENCE N 88'16'45" E, 112.17 FEET; THENCE N 17'43'00" E, 96.55 FEET; THENCE S30'08'06" E, 102.71 FEET (PREVIOUSLY RECORDED AS S 29'26'25" E); THENCE S66'40'04"E 192.29 FEET (RECORDED AS S 66'52'10" E); THENCE S 77'59'57" E, 181.73 FEET TO THE POINT OF BEGINNING;	Gas			Pond			
	Curb			Waterfront			
	Street Lights			Ravine			
	Standard Utilities			Wetland			
	Underground Utils.			Flood Plain			



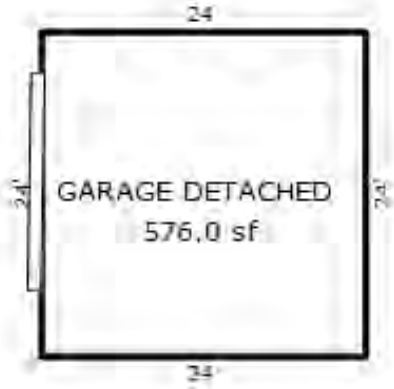
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,200	218,300	255,500			143,902C
2024	23,200	153,200	176,400			139,576C
2023	23,200	142,800	166,000			132,930C
2022	29,000	97,600	126,600			126,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top		Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	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		Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	126 219 72 47	WPP WCP (1 Story) WPP WPP	
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Class: C +10 Effec. Age: 20 Floor Area: 1,516 Total Base New : 283,880 Total Depr Cost: 227,110 Estimated T.C.V: 431,509			E.C.F. X 1.900		Cls C 10 Blt 1988	
Yr Built 1988	Remodeled 0	Size of Closets		(12) Electric			No. of Elec. Outlets			Building Areas			Total:		213,322 170,663	
Condition: Average	Ex X Ord Min		200 Amps Service			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List	Lg X Ord Small		No./Qual. of Fixtures			Plumbing			1.5 Story Siding Basement 1,011							
Basement 1st Floor 2nd Floor 3 Bedrooms	Doors Solid X H.C.		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments							
(1) Exterior	(5) Floors		Ex. X Ord. Min			Average Fixture(s)			Plumbing							
X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			Average Fixture(s)							
X Insulation	X Drywall		Many X Ave. Few			2 Fixture Bath			Water/Sewer							
(2) Windows	(7) Excavation		(14) Water/Sewer			Softener, Auto			1000 Gal Septic							
X Many Avg. Few X Large Avg. Small	Basement: 1011 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water			Softener, Manual			Water Well, 100 Feet							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Sewer			Solar Water Heat			Porches							
(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water Well			No Plumbing			WPP WCP (1 Story) WPP WPP							
X Gable Hip Flat X Gambrel Mansard Shed	(9) Basement Finish		1000 Gal Septic			Extra Toilet			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X Asphalt Shingle	(10) Floor Support		2000 Gal Septic			Extra Sink			Garages							
Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Separate Shower			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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



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



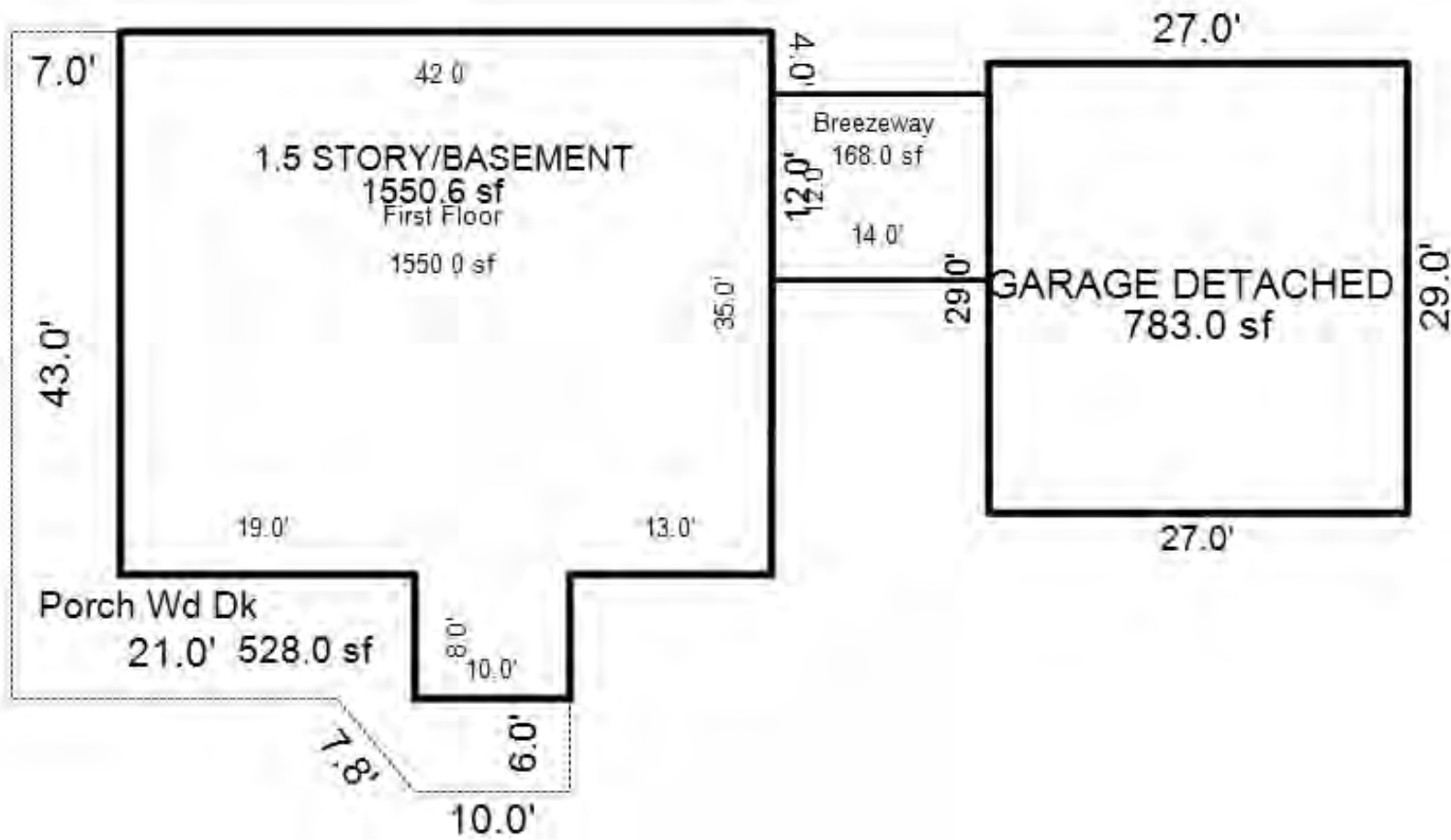
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
LYON WILLIAM DALE & JANIC	NOYES SUSAN M	465,000	10/18/2019	WD	03-ARM'S LENGTH	2019006278	PROPERTY TRANSFER	100.0	
LYON WILLIAM DALE & JANIC	GRZESIAK LEONARD J & KEYE	7,000	11/18/2018	WD	32-SPLIT VACANT	1358P61	DEED	0.0	
LYON WILLIAM DALE & JANIC	LYON WILLIAM DALE & JANIC	0	06/02/2014	WD	09-FAMILY	1200P562	PROPERTY TRANSFER	0.0	
LYON WILLIAM DALE & JANIC		0	02/05/2009	OTH	33-TO BE DETERMINED	2009 999_898OT	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)	Date	Number	Status	
3950 W CHENEY WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST		HOUSE		02/05/2009	2009 999_898BP		
Owner's Name/Address		P.R.E. 0%		MAP #: 3					
NOYES SUSAN M PO BOX 368 CEDARVILLE MI 49719		2025 Est TCV 729,702 TCV/TFA: 366.13							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				4019 SEC 1	14000	5.51 Acres	14000	100	77,140
				5.51 Total Acres Total Est. Land Value =					77,140
				Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				D/W/P: Asphalt Paving	3.12	5100	0	0	
				Residential Local Cost Land Improvements					
				Description	Rate	Size	% Good	Cash Value	
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	
				Total Estimated Land Improvements True Cash Value =					5,000
				Topography of Site					
				Level					
				X Rolling					
				Low					
				High					
				Landscaped					
				Swamp					
				X Wooded					
				Pond					
				Waterfront					
				Ravine					
				Wetland					
				Flood Plain					
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	38,600	326,300	364,900	266,699C
		TPC 05/30/2021 INSPECTED			2024	24,000	311,400	335,400	258,680C
		TPC 05/02/2019 INSPECTED			2023	24,000	309,300	333,300	246,362C
		TPC 04/25/2018 INSPECTED			2022	30,000	210,400	240,400	234,631C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 482 168	Type Treated Wood Brzwy, FW	Year Built: 2001 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 783 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: LOG		X	Drywall Paneled	X	Plaster Wood T&G										
Yr Built 2001		Remodeled 0		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family LOG		Cls C		Blt 2001			
	Wood/Shingle Aluminum/Vinyl Brick	X	Wood	Ex.	X	Ord.	Min	100	Amps Service	Ground Area = 1550 SF		Floor Area = 1993 SF.			
X	Pine/Cedar	No. of Elec. Outlets		Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86		Building Areas					
X	Insulation	(7) Excavation		(13) Plumbing				Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
(2) Windows		Basement: 1550 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)			1	1 Story	Pine Logs	Basement	1,550			
X	Many Avg.	X	Large Avg.	2	3 Fixture Bath			1	1 Story	Siding	Overhang	443			
	Few		Small	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer				Plumbing							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	Public Water			Average Fixture(s)							
		(9) Basement Finish		1	Public Sewer			3 Fixture Bath							
(3) Roof		1386	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Water Well			2 Fixture Bath							
X	Gable Hip Flat			1	1000 Gal Septic			Water/Sewer							
				1	2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet							
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:				Deck							
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:						Treated Wood		482	7,428	6,388			
								Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
								Base Cost		783	37,459	32,215			
								Common Wall: 1/2 Wall		1	-1,352	-1,163			
								Door Opener		1	550	473			
								Built-Ins							
								Appliance Allow.		1	2,786	2,396			
								Fireplaces							
								Interior 2 Story		1	6,694	5,757			
								Direct-Vented Gas		1	3,043	2,617			
								<<<<< 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.
BELCREST HOTEL	LESPERANCE	120,000	02/16/1995	WD	03-ARM'S LENGTH	400:392	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
3841 W CHENEY RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
LESPERANCE JOHN A & CAROL J 3841 W CHENEY RD MAPLE CITY MI 49664	MAP #: 3					
	2025 Est TCV 642,214 TCV/TFA: 303.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L317 P375 UNREC LC12/91 L400 P391-392/95 PRT NW 1/4 SEC 30 COM W 1/4 COR SD SEC TH S 89 DEG 58' 15" E ALG E-W 1/4 LN 670.89 FT TH N 0 DEG 31' 40" W ALG ELY LN GOVT LOT 2 1323.47 FT TH S89 DEG 59' 0" E 590.09 FT TO POB TH S 89 DEG 59' 0" E 261.05 FTTH S 1 DEG 40' 20" E 492.35 FT TH N 70 DEG 07' 30" W 32.25 FT TH S 78 DEG 14' 40" W 234.56 FT TH N 1 DEG 40' 20" W 529.31 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W.	X		Dirt Road	260.05	502.52	0.7875	1.0587	600 100	130,082	
	X		Gravel Road	260 Actual Front Feet, 3.00 Total Acres						130,082
	X		Paved Road	Land Improvement Cost Estimates						
	X		Storm Sewer	Description						
	X		Sidewalk	Rate						
	X		Water	Size % Good						
	X		Sewer	Cash Value						
	X		Electric	D/W/P: Crushed Rock						0
	X		Gas	Wood Frame						1,827
	X		Curb	Residential Local Cost Land Improvements						
	X		Street Lights	Description						
	X		Standard Utilities	Rate						
	X		Underground Utilis.	Size % Good						
	X			Cash Value						
	X			LAND IMPROVEMENTS 25						2,500
	X			Total Estimated Land Improvements True Cash Value =						4,327

Comments/Influences



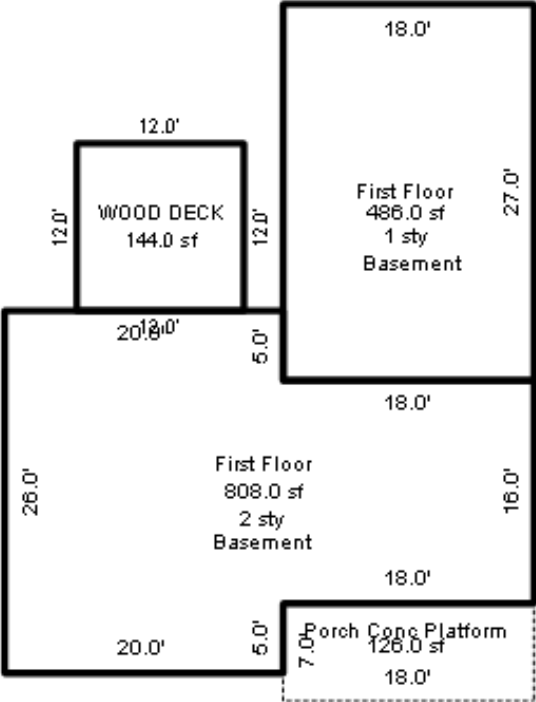
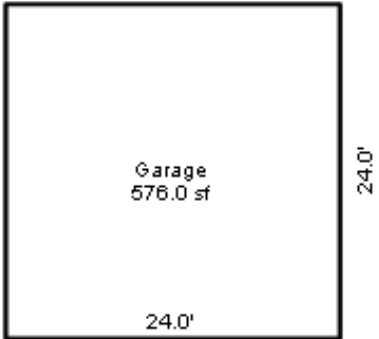
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	65,000	256,100	321,100			125,215C
X	Rolling		2024	40,400	220,500	260,900			121,451C
	Low		2023	32,300	205,400	237,700			115,668C
	High		2022	27,500	139,800	167,300			110,160C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
	04/25/2018	INSPECTED							
TPC	04/28/2017	INSPECTED							
WAS	12/23/2007	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	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 126 144	Type CCP (2 Story) Treated Wood	Year Built: 1999 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	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: BC Effec. Age: 35 Floor Area: 2,119 Total Base New : 411,178 Total Depr Cost: 267,266 Estimated T.C.V: 507,805			E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:		
	Building Style: 2 STORY		Ex X Ord Min		(12) Electric 150 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1316 SF Floor Area = 2119 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls BC	Blt 1930	
	Yr Built 1930	Remodeled 1990	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		Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
	Condition: Average		Doors Solid X H.C.		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		2 Story	Siding	Basement	803			
	Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: 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		(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	Basement	513			
	(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet				Total:	338,184	219,820
	(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 1316 S.F. Crawl: 0 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		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Porches CCP (2 Story)						
	(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Deck Treated Wood						
	Chimney: Brick		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Garages						
			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Door Opener Built-Ins Appliance Allow. Fireplaces Interior 2 Story						
					Lump Sum Items:		Lump Sum Items:		Totals:					411,178	267,266
									Notes: ECF (4031 RURAL) 1.900 => TC					507,805	507,805

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



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

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 3

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

2025 Est TCV 0

Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Public Improvements \* Factors \* IRREG SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4019 SEC 1 PRT OF>80	14000	2.08 Acres	14000	100				29,050
2.08 Total Acres Total Est. Land Value =								29,050

Tax Description: L264 P127 6-5-86 THAT PART OF GOVT LOT 2  
 LYING N OF MILLER HILL RD SEC 30 T29N  
 R13W 2.0725 A M/L.

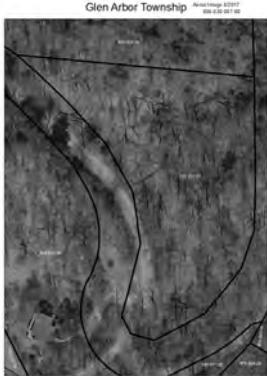
Comments/Influences: Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0

Who When What: TPC 05/30/2021 INSPECTED TPC 04/28/2017 INSPECTED WAS 07/01/2007 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN	EICHSTADT	600	11/25/1995	WD	03-ARM'S LENGTH	444:876	OTHER	0.0

Property Address: W CHENEY WOODS TRL  
 Class: RESIDENTIAL-VACAN Zoning: AG (\* Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 3

Owner's Name/Address: EICHSTADT JOHN L II & JUDITH A  
 PO BOX 31  
 GLEN ARBOR MI 49636  
 2025 Est TCV 2,016

Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

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

4019 SEC 1 14000 0.14 Acres 14000 100 2,016  
 0.14 Total Acres Total Est. Land Value = 2,016

Tax Description: L250 P796 L444 P876/97 PRT GOVT LOT 2 LYING ELY OF PLAT OF GLENCREST EXC PRT SD TRACT LYING NLY OF LINE DESC AS BEG NW COR OF E 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 SD SEC THENCE RUNNING IN NWLY DIRECTION TO SLY COR LOT6 IN SD PLAT OF GLENCREST AND THERE ENDING SEC 30 T29N R13W.

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
2025	1,000	0	1,000			442C
2024	1,100	0	1,100			429C
2023	1,100	0	1,100			409C
2022	900	0	900			390C

Who When What TPC 04/28/2017 INSPECTED WAS 05/29/2010 INSPECTED TPC 12/11/2011 INSPECTED

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





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

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

W MILLER HILL RD      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E.      0%

Owner's Name/Address      MAP #: 3

US GOVT NATL PARK      2025 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR      Improved      X      Vacant      Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

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

EMPIRE MI 49630      Improvements      130.00      225.00      1.0000      0.0000      0      100\*      0

Tax Description      4019 SEC 1 PRT OF>80      14000      0.67      Acres      14000      100      9,394

L 272 P 666 & 667 2/87 PRT GOVT LOT 2      \* denotes lines that do not contribute to the total acreage calculation.

LYING ELY PLAT OF GLENCREST & NLY OF SD      130 Actual Front Feet, 0.67 Total Acres      Total Est. Land Value =      9,394

LINE DESCRIBED AS BEG NW COR OF E 1/2 OF      SW 1/4 OF SW 1/4 OF NW 1/4 SD SEC TH

RUNNING IN NWLY DIRECTION TO SLY COR LOT      6 IN SD PLAT OFGLENCREST AND THERE ENDING

SEC 30 T29N R13W      0.03 A M/L.

Comments/Influences

Dirt Road

Gravel Road

Paved Road

Storm Sewer

Sidewalk

Water

Sewer

Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

High

Landscaped

Swamp

Wooded

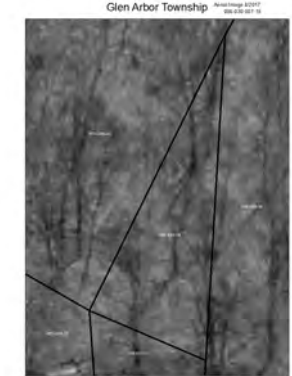
Pond

Waterfront

Ravine

Wetland

Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	05/30/2021	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	04/28/2017	INSPECTED	2023	0	0	0			0
WAS	11/11/2007	INSPECTED	2022	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.
NICHOLS TIMOTHY J & SUZAN	UNITED STATES OF AMERICA	383,400	10/21/2022	WD	13-GOVERNMENT	2022006093	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
6443 S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/19/2020	PM20-0681	100% FINIS
Owner's Name/Address	P.R.E. 100% 05/10/1994					
US GOVT NATL PARK 6443 S MILLER HILL RD MAPLE CITY MI 49664	MAP #: 3					
	2025 Est TCV 0 TCV/TFA: 0.00					

X Improved		Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
4019 SEC 1 PRT OF>80	14000	3.74 Acres	14000	100				52,360	
							3.74 Total Acres	Total Est. Land Value =	52,360

Tax Description		X		Land Improvement Cost Estimates				
L250 P357 L345 P326-327/92 GA 11-3 PRT GOVT LOT 2 BEG NW COR OF SD GOVT LOTTH N 89 DEG 51' 50" E 58.17 FT TO C/L MILLER HILL RD TH ALG SD C/L THE FOLLOWING COURSES S 50 DEG 45' 10" E 192.24 FT TH SELY ON ARC OF A 440.30 FT RAD CVE TO R 124.28 FT CH IS S 42 DEG 39' 59" E 123.87 FT TH SLY ON ARC OF A 180.00 RAD CVE TO R 183.93 FT CH IS S 5 DEG 18' 22" E 176.03 FT TH SELY ON ARC OF A 70.00 FT RAD CVE TO L 177.91 FT CH IS S 48 DEG 50' 42" E 133.75 FT TH N 58 DEG 20' 34" E 37.57 FT TH NELY ON ARC OF A 321.36 RAD CVE TO I.	Dirt Road							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							

Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
		Wood Frame	41.64	80	50	1,665

X		Description	Rate	Size	% Good	Cash Value	
		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500	
						Total Estimated Land Improvements True Cash Value =	9,165

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	32,600	177,000	209,600			168,203C

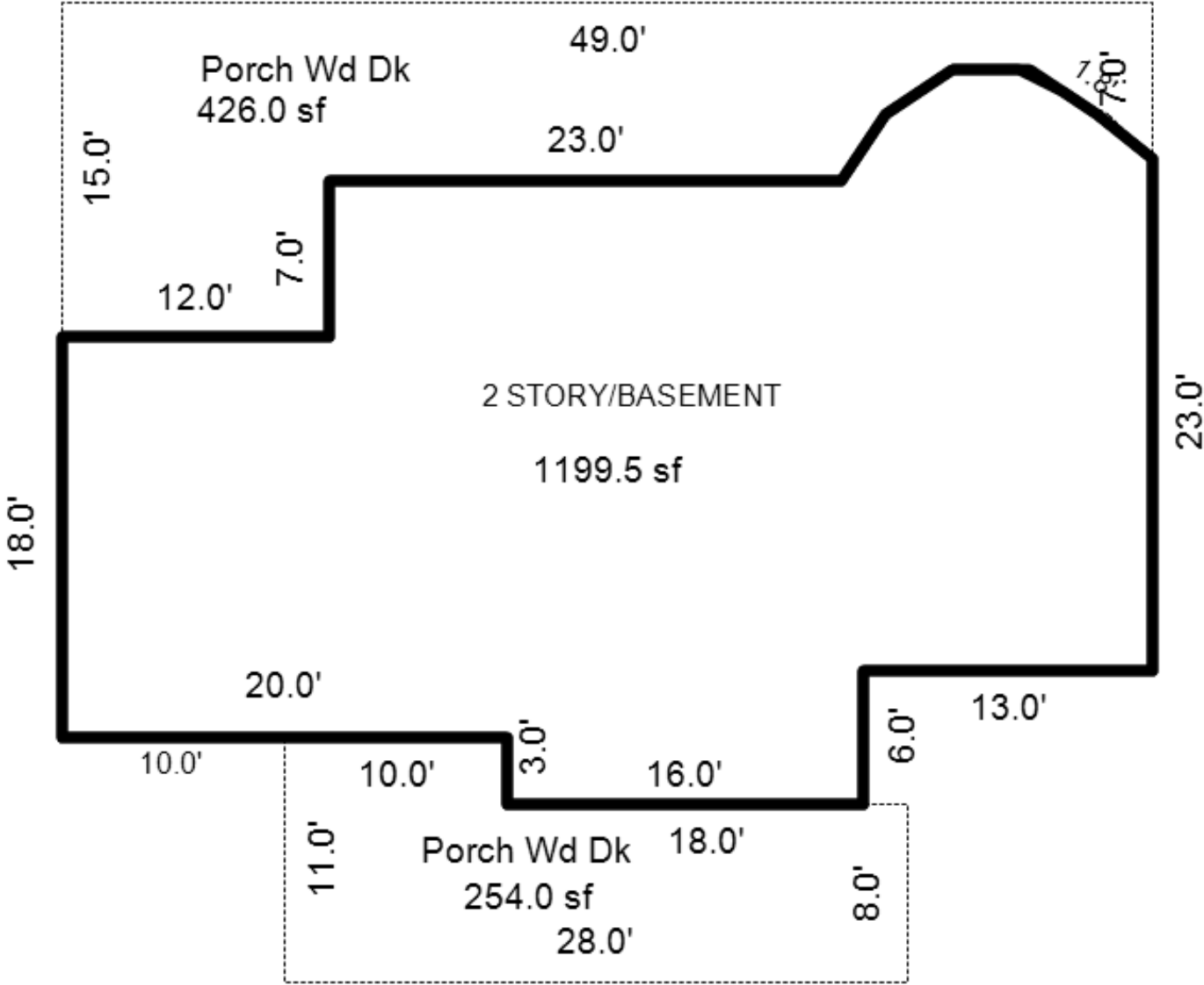
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 754 254	Type WPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,098 Total Base New : 411,897 Total Depr Cost: 329,515 Estimated T.C.V: 626,079			E.C.F. X 1.900				
Building Style: 1.75 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls BC Blt 1987				
Yr Built 1987	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Ground Area = 1199 SF Floor Area = 2098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Lg	X	Ord	Small	200 Amps Service			Building Areas			1.75 Story Siding		Basement 1,199 Total: 324,452 259,560					
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Recreation Room 1212 33,354 26,683		Basement, Outside Entrance, Below Grade 1 3,619 2,895					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:			Plumbing			Average Fixture(s)		Average Fixture(s)		Average Fixture(s)				
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			2 Fixture Bath		2 Fixture Bath		2 Fixture Bath				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Many			X			Ave.			Few					
	Insulation	Basement: 1199 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)			1			3 Fixture Bath					
(2) Windows		(8) Basement			1			2 Fixture Bath			Softener, Auto			Softener, Manual					
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			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			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			1			Average Fixture(s)			2 Fixture Bath			Water/Sewer			1000 Gal Septic		
(3) Roof		1212 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water			Public Sewer			Water Well			1000 Gal Septic		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1			2000 Gal Septic			Lump Sum Items:							
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1			Public Water			Public Sewer			Water Well			1000 Gal Septic		
Chimney: Brick					1			2000 Gal Septic			Lump Sum Items:								
<p>Notes: ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 =&gt; TCV: 626,079</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.
JONES MELISSA	POTVIN JOSHUA & TANIESA	92,000	02/16/2024	WD	21-NOT USED/OTHER	2024000750	PROPERTY TRANSFER	100.0
PERRY FRED W	JONES MELISSA	0	02/12/2014	AFF	07-DEATH CERTIFICATE	1191P868 DC	OTHER	100.0
PERRY FRED W	PERRY FRED W	0	09/12/2013	QC	09-FAMILY	1178P433	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
6447 S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	01/12/2024	PE24-0031	100% FINIS	
Owner's Name/Address	P.R.E. 0%	MAP #: 3	2025 Est TCV 184,768 TCV/TFA: 514.67			

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
		Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L250 P957 PRT GOVT LOT 2 SEC 30 COM NW COR THEREOF TH S 5 DEG 08' 00" E ALG W SEC LN 355 FT FOR POB TH S 37 DEG 16' 50" E 457.91 FT TO WLY COR LOT 5 PLAT OF GLENCREST TH SELY ALG SD PLAT 470.33 FT TO SLY MOST COR OF LOT 4 SD PLAT TH WLY TO A POINT ON W SEC LN 255 FT N OF W 1/4 COR TH NLY ALG W SEC LN TO POB EXC THAT PRT LYING N OF THE FOLLOWING DESCRIBED LN BEG AT MOST WLY COR LOT 6 PLAT OF GLENCREST SUB TH EXTENDING DUE WEST TO WLY LN GOVT LOT 2 & THERE ENDING SEC 30 T29N R13W		Dirt Road			4019 SEC 1	14000						
		Gravel Road					4.10 Acres	14000	100		57,400	

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	2025	28,700	63,700	92,400			92,400S
Rolling	2024	40,200	58,400	98,600			55,120C
Low	2023	40,200	50,700	90,900			52,496C
High	2022	13,400	43,300	56,700			49,997C



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2021	INSPECTED	2024	40,200	58,400	98,600			55,120C
TPC	04/28/2017	INSPECTED	2023	40,200	50,700	90,900			52,496C
WAS	11/23/2009	INSPECTED	2022	13,400	43,300	56,700			49,997C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: 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							586 42 42	WPP WPP Treated Wood					
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Hot Water Ground Area = 359 SF Floor Area = 359 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: CD Effec. Age: 35 Floor Area: 359 Total Base New : 99,084 Total Depr Cost: 64,404 Estimated T.C.V: 122,368			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1982	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			Stories			Exterior		Foundation		Totals:				
Room List		Doors	Solid	X H.C.	(12) Electric 100 Amps Service			1 Story			Siding		Basement					
Basement 5	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			Water/Sewer		Built-Ins			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Water/Sewer		Built-Ins		Fireplaces		Wood Stove		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall X Suspended	Many			X Ave.			Few			(13) Plumbing			(14) Water/Sewer		
(2) Windows		(7) Excavation		Basement: 359 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:					
X	Many Avg. Few	X	Large Avg. Small	Basement: 359 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 359 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
(3) Roof		359		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
Chimney: Metal		Joists: 2X10X12 Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
Notes: GEODESIC HOUSE 10 SIDES ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 => TCV: 122,368																		

\*\*\* 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 MILLER HILL RD  
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):  
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 3

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

2025 Est TCV 0

Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

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

4019 SEC 1 14000 0.66 Acres 14000 100 9,240  
 0.66 Total Acres Total Est. Land Value = 9,240

Tax Description: L273 P750-751 3/87 PRT GOVT LOT 2 COM NW  
 COR THEREOF TH S 5 DEG 08' 00" E ALG W  
 SEC LN 355 FT FOR POB TH S 37 DEG 16' 50"  
 E 457.91 FT TO WLY COR LOT 5 PLAT OF  
 GLENCREST TH SELY ALG SD PLAT 470.33 FT  
 TO SLY MOST COR OFLOT 4 SD PLAT TH WLY TO  
 A PT ON W SEC LN 255 FT N OF W 1/4 COR TH  
 NLY ALG W SEC LN TO POB EXC THAT PRT  
 LYING S OF THE FOLLOWING DESCRIBED LN BEG  
 AT MOST WLY COR LOT 6 PLAT OF GLENCREST  
 SUB TH EXTENDING DUE W TO WLY LN GOVT LOT  
 2 & THERE ENDING SEC 30 T29N R13W .066 A  
 M/L.

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

Topography of Site

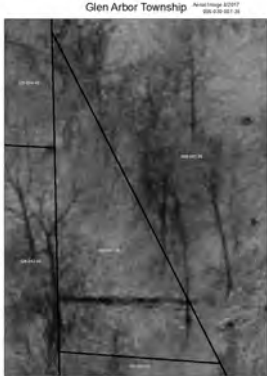
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0

Who When What

TPC 04/28/2017 INSPECTED WAS 11/11/2007 INSPECTED

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOZNAK EDWARD J & DORIS A	WARD ROBERT R & COURTENAY	25,000	09/22/2016	WD	03-ARM'S LENGTH	1280P514	PROPERTY TRANSFER	100.0
LOZNAK EDWARD J & DORIS A	LOZNAK EDWARD J & DORIS A	0	08/24/2004	WD	03-ARM'S LENGTH	976/668	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*	Building Permit(s)	Date	Number	Status
S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	09/15/2016	2016-0000	100% FINIS
	P.R.E. 0%					
Owner's Name/Address	MAP #: 3					
WARD ROBERT R & COURTENAY F 6N671 RT 31 SAINT CHARLES IL 60175	2025 Est TCV 49,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE						
L307 P1/90 L322 P136/91 L557 P137/00 L823 P89/04 PRT GOVT LOT 2 SEC 30 BEG W 1/4 COR SD SEC TH N 4 DEG 57'50" W ALG W SEC LN 255 FT TH N 89 DEG 52'20" E 527.65 FT TO PLAT OF GLENCREST TH S 40 DEG 48'50" E ALG LOT 3 SD PLAT 111.31 FT TH S 25 DEG 34'50" E ALG LOT 2 SD PLAT 85.70 FT TH S 10 DEG 47'30" E ALG LOT 1 SD PLAT 93.90 FT TH S 89 DEG 52' 20" W ALG E-W 1/4 LN 632.92 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT UND 1/2 INT EDWARD J LOZNAK DECLARATION OF TRUST AND UND 1/2 INT DORIS A LOZNAK DECLARATION OF TRUST AS				* Factors * SHARED DRIVE, 33' EASEMEN Description Frontage Depth Front Depth Rate %Adj. Reason Value 4019 SEC 1 14000 3.50 Acres 14000 100 49,000 3.50 Total Acres Total Est. Land Value = 49,000						

TO PLAT OF GLENCREST TH S 40 DEG 48'50" E  
ALG LOT 3 SD PLAT 111.31 FT TH S 25 DEG  
34'50" E ALG LOT 2 SD PLAT 85.70 FT TH S  
10 DEG 47'30" E ALG LOT 1 SD PLAT 93.90  
FT TH S 89 DEG 52' 20" W ALG E-W 1/4 LN  
632.92 FT TO POB TOGETHER WITH & SUBJECT  
TO EASEMENT UND 1/2 INT EDWARD J LOZNAK  
DECLARATION OF TRUST AND UND 1/2 INT  
DORIS A LOZNAK DECLARATION OF TRUST AS  
T29N R13W.



NT TO BLDG SITE

- 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
2025	24,500	0	24,500			12,957C
2024	15,200	0	15,200			12,568C
2023	15,200	0	15,200			11,970C
2022	11,400	0	11,400			11,400S

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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.				
GIESLER MARY S	GIESLER MARY M TRUST	0	02/14/2019	QC	09-FAMILY	1352P953	PROPERTY TRANSFER	0.0				
GIESLER MARY S & CHILDREN	GIESLER MARY S	1	12/21/2011	WD	09-FAMILY	2011 1109-382	DEED	0.0				
GIESLER MARY S	GEISLER MARY M & PAUL KRI	0	12/21/2011	QC	09-FAMILY	1152P871	OTHER	0.0				
GIESLER MARY S	GIESLER MARY S & GEISLER	0	12/21/2011	QC	09-FAMILY	1152P873	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)		Date	Number	Status			
6891 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		09/25/2017	PE17-0525	REVIEWED				
Owner's Name/Address		P.R.E. 100% 05/01/2003		Electrical		01/11/2016	PE16-0019	100% FINIS				
GIESLER MARY M TRUST ET AL PO BOX 211 GLEN ARBOR MI 49636		MAP #: 2		Mechanical		10/29/2015	PM15-0569	100% FINIS				
		2025 Est TCV 1,106,507 TCV/TFA: 569.78		WELL/SEPTIC		08/18/2008	L08-146	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				4019 SEC 1	14000	30.00	Acres	14000	100			420,000
				30.00 Total Acres			Total Est. Land Value =		420,000			
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Wood Frame	25.17	192	50	2,416				
				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 =			4,916					
		Topography of Site										
		Level										
		X	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	2025	210,000	343,300	553,300			377,692C	
		TPC 03/08/2018 INSPECTED			2024	130,700	369,300	500,000			366,336C	
		TPC 09/17/2015 INSPECTED			2023	130,700	342,600	473,300			348,892C	
		WAS 01/10/2009 INSPECTED			2022	98,000	293,100	391,100			332,279C	

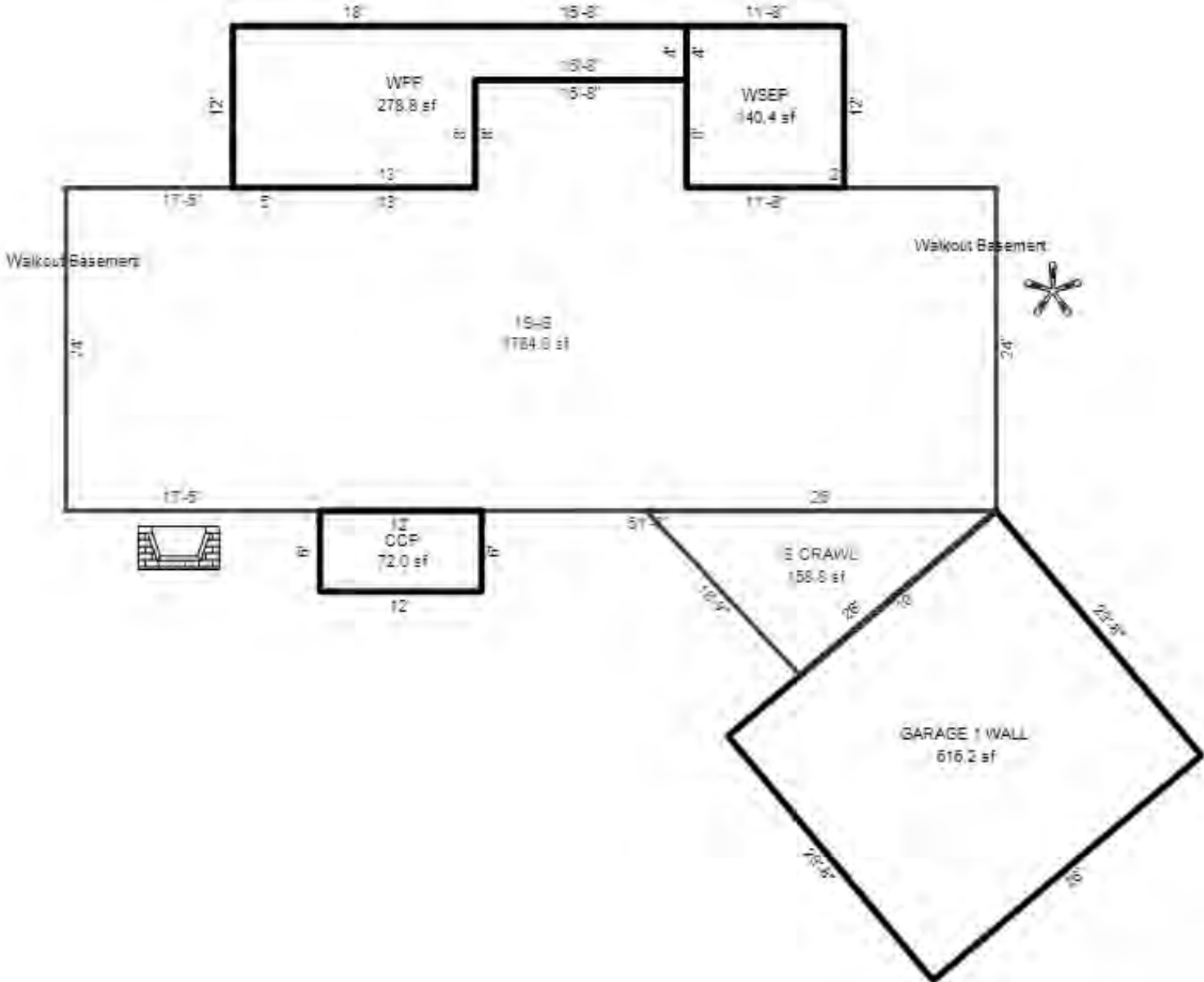


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							72 140 278 168	CCP (1 Story) WSEP (1 Story) WPP Brzwy, FW			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 14 Floor Area: 1,942 Total Base New : 413,553 Total Depr Cost: 343,152 Estimated T.C.V: 651,989			E.C.F. X 1.900		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 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1942 SF Floor Area = 1942 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Cls C 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			1 Story Siding Foundation 1,784			Total: 276,521 237,809						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(13) Plumbing			1 Story Siding Crawl Space 158			Total: 276,521 237,809						
(1) Exterior		Kitchen: Carpeted Other: Hardwood Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Recreation Room 1784 34,734 17,367 Basement, Outside Entrance, Below Grade 2 5,156 4,434									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Total: 276,521 237,809						
X	Insulation	X	Drywall	(14) Water/Sewer			Water/Sewer 1000 Gal Septic Water Well, 200 Feet			Total: 276,521 237,809						
(2) Windows		(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches CCP (1 Story) 72 2,112 1,816 WSEP (1 Story) 140 7,826 6,730 WPP 278 5,085 4,373			Total: 276,521 237,809						
X	Many Avg. X Avg. Large Few Small	Basement: 1784 S.F. Crawl: 158 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 616 31,521 27,108 Common Wall: 1 Wall 1 -2,705 -2,326 Door Opener 2 1,101 947			Total: 276,521 237,809						
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,786 2,396			Total: 276,521 237,809						
(3) Roof		(9) Basement Finish		Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 616 31,521 27,108 Common Wall: 1 Wall 1 -2,705 -2,326 Door Opener 2 1,101 947			Total: 276,521 237,809						
X	Gable Hip Flat	Gambrel Mansard Shed	1784 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 616 31,521 27,108 Common Wall: 1 Wall 1 -2,705 -2,326 Door Opener 2 1,101 947			Total: 276,521 237,809						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins Appliance Allow. 1 2,786 2,396			Total: 276,521 237,809						
Chimney: Brick		Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 616 31,521 27,108 Common Wall: 1 Wall 1 -2,705 -2,326 Door Opener 2 1,101 947			Total: 276,521 237,809						

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



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

Building Type	Arch-rib (Quonset) Farm			
Year Built	2002			
Class/Construction	S			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 122			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	36 x 25 = 900			
Cost New	\$ 22,257			
Phy./Func./Econ. %Good	70/100/100 70.0			
Depreciated Cost	\$ 15,580			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 1.900			
% Good	70			
Est. True Cash Value	\$ 29,602			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 29602 / All Cards: 29602				

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
RADLOFF TODD & KIMBERLY 9378 TARTAN RIDGE BLVD DUBLIN OH 43017	MAP #: 2					
	2025 Est TCV 42,560					

	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
Tax Description	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				4019 SEC 1	14000		3.04	Acres	14000	100		42,560
							3.04	Total Acres	Total Est. Land Value =			42,560

PARCEL "1": (AS SURVEYED)  
 A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP LEEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30; THENCE N011H 01 °25'20" WEST, 344.09 FEET ALONG THE WEST LINE OF SECTION 30 TO THE SOUTHEAST CORNER OF SECTION 25, TOWN 29 NORTH, RANGE 14 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 30 NORTH 01 °50'53" WEST, 137.47 FEET; THENCE N011H 78°53'26" EAST, 138.01 FEET TO THE POINT OF BEGINNING; THENCE



6.10 FEET; THENCE 4.93 FEET; THENCE 7.08 FEET; THENCE 0.56 FEET TO THE AINING 3.04 ACRES ONE AND TWO 66 D IN LIBER 239, N ON FILE\*\*\*  
 3 completed ;  
 0-008-11;  
 -008-06,  
 008-08,  
 037-01;


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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	21,300	0	21,300			14,366C
2024	23,200	0	23,200			13,935C
2023	0	0	0			0
2022	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACAN		Zoning: AG (*)	Building Permit(s)	Date	Number	Status	
S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 2		2025 Est TCV 46,480	
Owner's Name/Address		Improved		X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE			
RADLOFF TODD & KIMBERLY 9378 TARTAN RIDGE BLVD DUBLIN OH 43017		Public Improvements		* Factors *					
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
PARCEL "2": (AS SURVEYED) A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP LEEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30; THENCE N011H 01 °25'20" WEST, 344.09 FEET ALONG THE WEST LINE OF SECTION 30 TO THE SOUTHEAST CORNER OF SECTION 25, TOWN 29 N011H, RANGE 14 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 30 N011H 01 °50'53" WEST, 137.47 FEET; THENCE NORTH 78°53'26" EAST, 138.01 FEET; THENCE N011H 49°56'54" EAST, 266.10 '06" EAST, 334.93 INNING; THENCE 9.85 FEET; THENCE 5.17 FEET; THENCE 2.55 FEET; THENCE 0.00 FEET; THENCE .94 FEET; THENCE 7.08 FEET TO THE N ON FILE***		Gravel Road		4019 SEC 1 14000		3.32 Acres		14000 100	46,480
		Paved Road		3.32 Total Acres		Total Est. Land Value =		46,480	
3 completed ;		Storm Sewer							
0-008-11;		Sidewalk							
-008-06,		Water							
008-08,		Sewer							
037-01;		Electric							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		X Low							
		X High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		X Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2025	23,200	0	23,200			15,689C	
		2024	25,300	0	25,300			15,218C	
		2023	0	0	0			0	
		2022	0	0	0			0	
		Who	When	What					
		TPC 08/08/2022	INSPECTED						
		TPC 05/06/2018	INSPECTED						
		TPC 04/28/2017	INSPECTED						

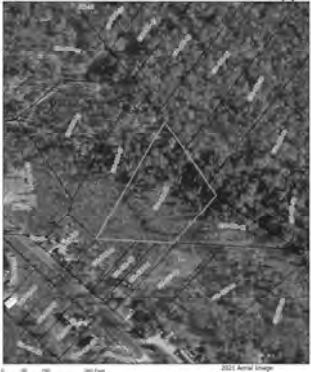
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 2	2025 Est TCV 43,540		

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE						
RADLOFF TODD & KIMBERLY 9378 TARTAN RIDGE BLVD DUBLIN OH 43017	Public Improvements			* Factors *						
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

PARCEL "3": (AS SURVEYED)  
A PARCEL OF LAND IN SECTION 30, TOWN 29 N011H, RANGE 13 WEST, GLEN ARBOR TOWNSHIP LEEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST COMER OF SECTION 30; THENCE NORTH 01 °25'20" WEST, 344.09 FEET ALONG THE WEST LINE OF SECTION 30 TO THE SOUTHEAST COMER OF SECTION 25, TOWN 29 N011H, RANGE 14 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 30 NORTH 01 °50'53" WEST, 137.47 FEET; THENCE NORTH 78°53'26" EAST, 138.01 FEET; THENCE NORTH 49°56'54" EAST, 266.10 '06" EAST, 334.93



'16" EAST, 249.85 INNING; THENCE 6.20 FEET; THENCE 285.00 FEET TO N 30; THENCE °01 '00" WEST, H N ON FILE\*\*\*

3 completed ;  
0-008-11;  
-008-06,  
008-08,  
037-01;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	21,800	0	21,800			14,696C
2024	23,700	0	23,700			14,255C
2023	0	0	0			0
2022	0	0	0			0

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
6907 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	10/20/2023	PB23-0488	100% FINIS
	P.R.E. 0%		Plumbing	09/20/2023	PP23-0299	100% FINIS
Owner's Name/Address	MAP #: 2		Mechanical	09/20/2023	PM23-0814	100% FINIS
RADLOFF TODD & KIMBERLY 9378 TARTAN RIDGE BLVD DUBLIN OH 43017	2025 Est TCV 692,684 TCV/TFA: 245.28		Electrical	09/18/2023	PE23-0641	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
4019 SEC 1	14000		3.23 Acres	14000	100	45,220
			3.23 Total Acres	Total Est. Land Value =		45,220

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Ren. Conc.	7.40	1080	50	3,996	
D/W/P: Patio Blocks	14.37	625	50	4,490	
Total Estimated Land Improvements True Cash Value =				8,486	

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level								
X Low		2025	22,600	323,700	346,300			306,303C
X High		2024	23,900	244,000	267,900			258,393C
Landscaped		2023	0	0	0			0
Swamp		2022	0	0	0			0
Wooded								
Pond								
Waterfront								
Ravine								
X Wetland								
Flood Plain								

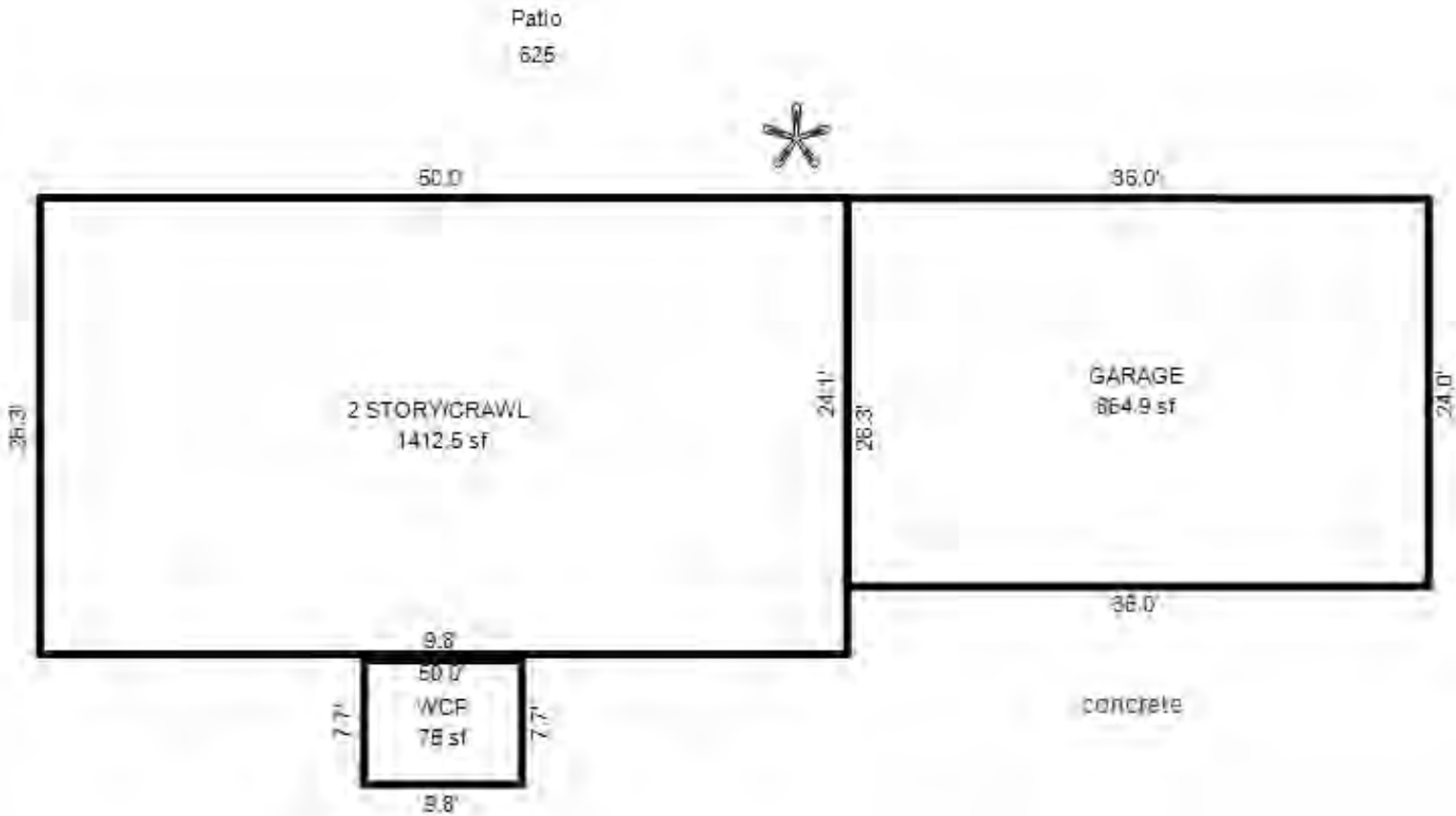


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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: 2024 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 1 Floor Area: 2,824 Total Base New : 339,701 Total Depr Cost: 336,304 Estimated T.C.V: 638,978	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:	Cls CD	Blt 2024			
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace										
Yr Built 2024		Ex	Ord		Min	(12) Electric									
Remodeled 0		Trim & Decoration			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY				
Condition: Average		Size of Closets			No. of Elec. Outlets			Ground Area = 1412 SF Floor Area = 2824 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99				
Room List		Doors	Solid	H.C.	(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			Average Fixture(s)			2 Story Siding Crawl Space			1,412 Total: 282,911 280,082				
(1) Exterior		Kitchen: Other: Other:			1 2 Fixture Bath Softener, Auto 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/Shingle Aluminum/Vinyl Brick		(6) Ceilings			1 Average Fixture(s)			Average Fixture(s)			1 1,238 1,226				
Insulation		(7) Excavation			3 3 Fixture Bath			3 Fixture Bath			2 7,775 7,697				
(2) Windows		Basement: 0 S.F. Crawl: 1412 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath			2 Fixture Bath			1 2,614 2,588				
Many Avg. Few	Large Avg. Small	(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			Water/Sewer			2000 Gal Septic 1 9,185 9,093 Water Well, 100 Feet 1 5,680 5,623				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 864 29,903 29,604 Common Wall: 1 Wall 1 -2,529 -2,504 Door Opener 2 977 967				
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Built-Ins			Appliance Allow. 1 1,947 1,928				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals: 339,701 336,304			
Asphalt Shingle		(10) Floor Support			Lump Sum Items:			ECF (4031 RURAL) 1.900 => TCY:			638,978				
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRYSTAL HARBOR MARINA INC	LEWIS DONALD J	1	01/10/2020	WD	09-FAMILY	2020000713	PROPERTY TRANSFER	100.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 12/29/2021

Owner's Name/Address: LEWIS DONALD J  
 P O BOX 2020  
 GLEN ARBOR MI 49636  
 MAP #: 2

2025 Est TCV 19,180

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value

			4019 SEC 1	14000			1.37 Acres	14000	100		19,180
			1.37 Total Acres Total Est. Land Value =							19,180	

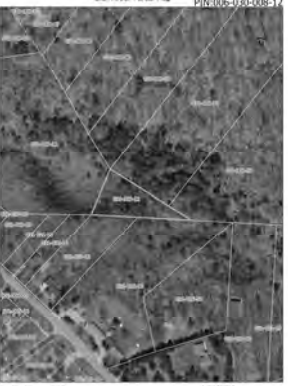
Tax Description

2020000713 TRANSFER PARCEL. A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30; THENCE SOUTH 87°0 1 '00" EAST, 824.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41°11'53" EAST, 285 .00 FEET; THENCE SOUTH 35 ° 15'1 6" EAST, 23.20 FEET; THENCE SOUTH 57° 15'49" EAST, 414.51 FEET TO THE SOUTH LINE OF SECTION 30; THENCE ALONG SAID LINE NORTH 87°01 '00" WEST. 550.53 FEET TO THE POINT 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



.37 ACRES MORE OR  
 006-030-008-10;  
 033-00  
 BINDED WITH  
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 OR THAT REASON  
 PARCELS.  
 0 completed  
 ;  
 0-008-10;  
 -008-11,  
 -----

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	9,600	0	9,600			5,114C
2024	6,000	0	6,000			4,961C
2023	6,000	0	6,000			4,725C
2022	4,500	0	4,500			4,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CJ QUEST LLC	CHILDS KURT & LUBA MELNYC	148,000	09/09/2013	WD	09-FAMILY	1178P410 WD	PROPERTY TRANSFER	100.0
VETTER	CJ QUEST LLC	250,000	08/23/2002	WD	03-ARM'S LENGTH	663:237	OTHER	0.0
BENJAMIN	VETTER	106,000	08/21/1997	WD	03-ARM'S LENGTH	451:253	OTHER	0.0

Property Address: W CHENEY WOODS TRL  
 Class: RESIDENTIAL-VACAN Zoning: AG (\* Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 10/02/2013

Owner's Name/Address: CHILDS KURT & LUBA MELNYCZUK  
 PO BOX 500  
 GLEN ARBOR MI 49636  
 MAP #: 2  
 2025 Est TCV 372,772

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X			Dirt Road	100.00	2189.17	0.9335	1.1781	3000	100	329,936
X			Gravel Road	98.98	2189.17	0.8420	1.5295	600	50	199 Actual Front Feet, 10.00 Total Acres
X			Paved Road	Total Est. Land Value = 368,176						
X			Storm Sewer	Land Improvement Cost Estimates						
X			Sidewalk	Description Rate Size % Good Cash Value						
X			Water	D/W/P: Brick on Sand 15.32 600 50 4,596						
X			Sewer	Total Estimated Land Improvements True Cash Value = 4,596						
X			Electric							
X			Gas							
X			Curb							
X			Street Lights							
X			Standard Utilities							
X			Underground Utils.							

Tax Description: L1178P410 PARCEL C: THAT PART OF SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 4 DEGREES 56 MINUTES 0 SECONDS EAST, ALONG THE WEST SECTION LINE, 575.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST, 1003.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 07 MINUTES 30 SECONDS EAST, 1064.93 FEET; THENCE SOUTH 78 DEGREES 0 MINUTES 00 SECONDS EAST, H 41 DEGREES 15 16.19 FEET; 07 MINUTES 30 ET; THENCE NORTH SECONDS WEST, H 34 DEGREES 07 1059.03 FEET TO TOGETHER WITH AND N ON FILE\*\*\*



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	184,100	2,300	186,400			69,749C
		TPC 05/30/2021 INSPECTED	2024	87,100	2,400	89,500			67,652C
		TPC 05/03/2019 INSPECTED	2023	87,100	2,200	89,300			64,431C
		TPC 04/27/2017 INSPECTED	2022	74,500	2,000	76,500			61,363C

\*\*\* 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 JACQUELINE J & M	SCHWARTZ JACKIE & MICHAEL	0	10/30/2017	WD	09-FAMILY	1313P500	PROPERTY TRANSFER	0.0
KNAPP DIANE J DECLARATION	SCHWARTZ JACQUELINE J & M	345,000	10/29/2008	WD	03-ARM'S LENGTH	991/247	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
6905 S GLEN LAKE VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/01/2005	PE05-0751	
	P.R.E. 0%		GARAGE	10/01/2005	PB05-0607	
Owner's Name/Address	MAP #: 2		Mechanical	06/01/2005	PM05-0325	
SCHWARTZ JACKIE & MICHAEL TRUST 5130 NEWTON AVE S MINNEAPOLIS MN 55419	2025 Est TCV 577,529 TCV/TFA: 355.62		Mechanical	03/02/2005	PM05-0140	

X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
Public Improvements			* Factors * 230.50 X 499.89, EASEMENT			
Dirt Road			Description	Frontage	Depth	Rate %Adj. Reason Value
Gravel Road			A 100' @ 600/FF	230.50	587.73	0.8116 1.1010 600 100 123,576
Paved Road			231 Actual Front Feet, 3.11 Total Acres Total Est. Land Value = 123,576			

Tax Description	X	Description	Rate	Size % Good	Cash Value
L281 P601-3/87 L558 P724/00 L820					
P754&777/04 2003 DESC REVISED PRT SW 1/4	X	Water	2.29	2000 0	0
SEC 30 & PRT OF NW 1/4 SEC 31 BEG AT S					
1/4 COR SD SEC 30 TH N 00 DEG 59'35" W	X	Sewer			
238.79 FT ALG N-S 1/4 LN TH S 88 DEG					
59'35" W 499.87 FT TH S 01 DEG 00'38" E	X	Electric			
230.50 FT TO S LN SD SEC 30 TH N 89 DEG					
56'35" E 399.89 FT TH S 00 DEG 51'20" E	X	Gas	5,000.00	1 100	5,000
195.26 FT TO C/L TRUMBULL RD TH NELY					
101.50 FT ALG SD C/L ON ARC OF A 546.72					
FT RADIUS CRV TO RIGHT (CH= N 79 DEG					
45'15" E 101.35 FT TO N-S 1/4 LN SEC 31					
TH N 00 DEG 51'20" W 177.33 FT ALG N-S					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		Rolling							
Low		High							
High	X	Landscaped	2025	61,800	227,000	288,800			190,477C
Swamp		Wooded	2024	38,400	228,500	266,900			184,750C
Pond	X	Pond	2023	30,700	216,200	246,900			175,953C
Waterfront		Waterfront	2022	13,500	156,200	169,700			167,575C
Ravine		Ravine							
Wetland		Wetland							
Flood Plain		Flood Plain							



Who	When	What	2025	2024	2023	2022
TPC	05/30/2021	INSPECTED				
TPC	05/02/2019	INSPECTED				
TPC	04/27/2017	INSPECTED				

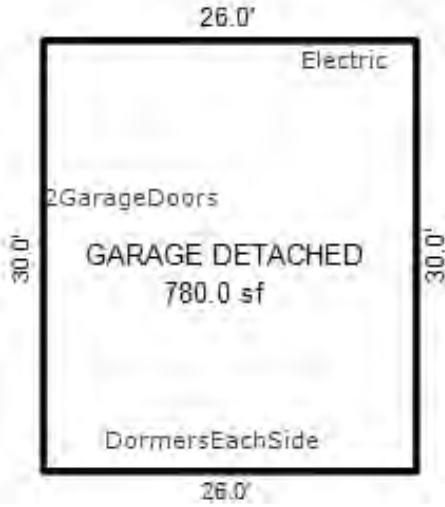
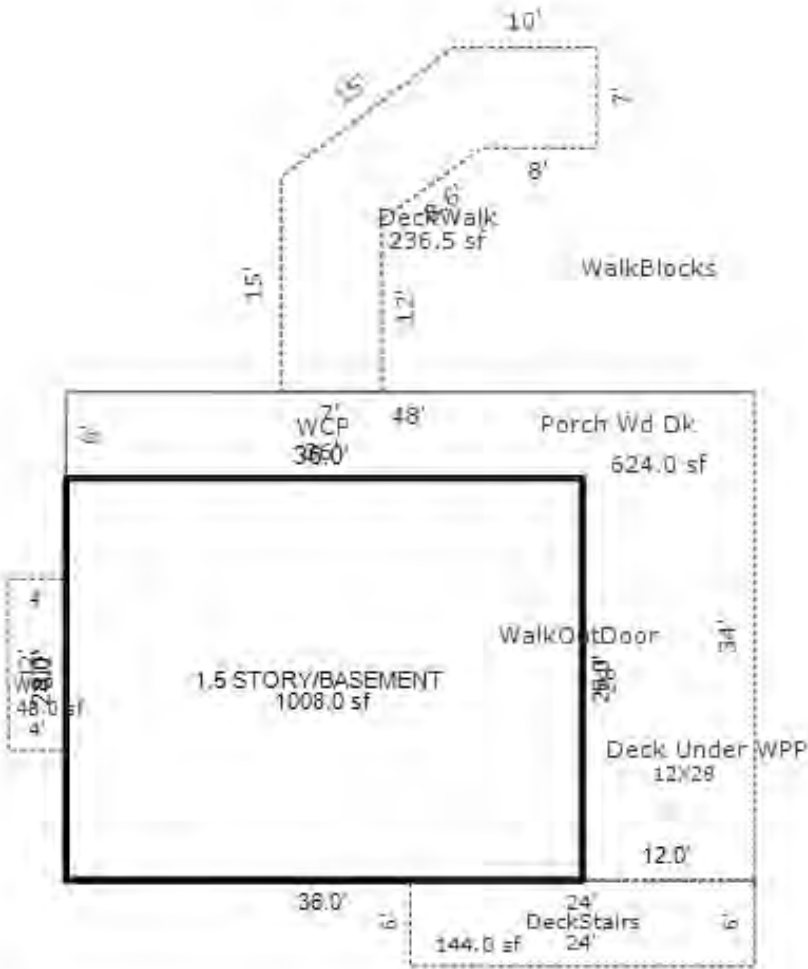
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 768 48 336 236	Type WCP (1 Story) WPP WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 780 No Conc. Floor: 0						
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,624 Total Base New : 337,559 Total Depr Cost: 236,291 Estimated T.C.V: 448,953			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
Building Style: LOG		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Hot Water Ground Area = 1008 SF Floor Area = 1624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C Blt 1989								
Yr Built 1989	Remodeled 1992	X Ex	Ord	Min	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		200 Amps Service			No./Qual. of Fixtures			1.5 Story Pine Logs Basement 1,008								
Room List		X Lg	Ord	Small	No. of Elec. Outlets			1 Story Siding Overhang 112			Total: 218,723 153,107							
4 Basement 3 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Ceramic Tile Other: Hardwood			Many X Ave. Few			Other Additions/Adjustments			Recreation Room 1017 19,801 13,861					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Basement, Outside Entrance, Above Grade 1 1,883 1,318								
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,486 1,040					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 1 4,899 3,429					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1017 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			1 1000 Gal Septic 2000 Gal Septic			Porches			WCP (1 Story) 48 3,035 2,124					
(2) Windows		(10) Floor Support		(14) Water/Sewer			Deck			WPP 48 2,043 1,430								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			WPP 768 12,257 8,580			Treated Wood 336 5,863 4,104						
X	Asphalt Shingle	Chimney: Brick		Garages			Garages			Treated Wood 236 4,654 3,258								
				Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 780 37,362 26,153			Storage Over Garage 780 10,795 7,556								

<<<< 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.
FRANCETIC KYELLA	WAASO KIMBERLY M & GREGOR	150,000	12/01/2021	WD	03-ARM'S LENGTH	2021009590	PROPERTY TRANSFER	100.0
KNAPP DELBERT A & DIANE J	FRANCETIC KYELLA	17,000	11/18/2014	WD	03-ARM'S LENGTH	1215P895	PROPERTY TRANSFER	100.0
KNAPP DELBERT A & DIANE J		0	10/24/2012	OTH	33-TO BE DETERMINED	1157P712	DEED	0.0
KNAPP DIANE J DECLARATION	KNAPP DELBERT A & DIANE J	0	09/01/2004	WD	03-ARM'S LENGTH	821:414	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*	Building Permit(s)	Date	Number	Status
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S GLEN LAKE VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
	MAP #: 2					

Owner's Name/Address	2025 Est TCV 130,694
WAASO KIMBERLY M & GREGORY A 28310 WHISPERING MAPLE WAY SPRING TX 77386	

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6
Public Improvements			* Factors * IRR SHAPE & RD EASEMENT
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			A 100' @ 600/FF 260.77 507.81 0.7869 1.0615 600 100 130,694
			261 Actual Front Feet, 3.04 Total Acres Total Est. Land Value = 130,694

Tax Description  
 LDA/SURVEY L8 P289&413&514&594 L821  
 P414/04 L826 P290/04 2003 SPLIT FROM  
 006-030-008-25 PARCEL N-1 - PRT OF SW 1/4  
 SEC 30 COM AT S 1/4 COR SD SEC TH N 00  
 DEG 59'56" W ALG N-S 1/4 LN 238.79 FT TO  
 POB TH CONT N 00 DEG 59'56" W 261.21 FT  
 TH S 89 DEG 56'35" W 499.95 FT TH S 00  
 DEG 59'35" E 269.50 FT TH N 88 DEG 59'35"  
 E ALG S SEC LN 499.91 FT TO POB TOGETHER  
 WITH & SUBJECT TO EASEMENTS SEC 30 T29N  
 R13W. 3.04 A M/L.

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- 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
2025	65,300	0	65,300			15,004C
2024	75,000	0	75,000			14,553C
2023	75,000	0	75,000			13,860C
2022	13,200	0	13,200			13,200S

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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.				
WARREN NORMAN BRUCE & AND	WARREN NORMAN BRUCE & AND	0	03/07/2017	WD	09-FAMILY	1289P639	DEED	0.0				
WARREN NORMAN BRUCE & AND	WARREN NORMAN BRUCE & AND	1	09/26/2016	QC	09-FAMILY	1273P758	OTHER	0.0				
CHRISTENSEN GREG & MICHEL	WARREN BRUCE & ANDREA	0	09/14/2016	QC	03-ARM'S LENGTH	1272P774	OTHER	50.0				
CHRISTENSEN GREG & MICHEL	WARREN BRUCE & ANDREA	241,593	09/04/2016	OTH	16-LC PAYOFF	1272P771	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)	Date	Number	Status				
3661 W CHENEY WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL		06/30/2003	PM03-0411					
Owner's Name/Address		P.R.E. 100% 02/27/2019		MAP #: 2								
WARREN NORMAN BRUCE & ANDREA R 3661 W CHENEY WOODS TRL MAPLE CITY MI 49664		2025 Est TCV 959,646 TCV/TFA: 379.01										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				E 100' @ 3000/	100.00	2454.22	0.9424	1.1917	3000	100		336,896
				A 100' @ 600/FF	81.04	2454.22	0.8621	1.5739	600	50	SURPLUS: ZONING 100' MIN	
				181 Actual Front Feet, 10.20 Total Acres					Total Est. Land Value =	369,883		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Wood Frame	29.04	100	50	1,452				
				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 =					8,952			
		Topography of Site										
		Level										
		X	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	2025	184,900	294,900	479,800		330,415C		
		WAS 01/16/2009	INSPECTED		2024	87,600	323,200	410,800		320,481C		
		WAS 11/19/2007	INSPECTED		2023	87,600	283,700	371,300		305,220C		
					2022	74,700	241,100	315,800		290,686C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(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	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							32 WPP 144 WPP 160 WPP		Bsmnt Garage: 2 Car Carport Area: Roof:		
Building Style: 1.25 STORY		X	Ex	Ord	Min											
Yr Built	Remodeled	Size of Closets		X	Lg	Ord	Small									
1987	2007	Doors		X	Solid	X	H.C.									
Condition: Average		(5) Floors		(12) Electric			150 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 10 Blt 1987			
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Hardwood Other: Hardwood Other:			No. of Elec. Outlets		X Ex.		Ord.	Min	Ground Area = 2170 SF Floor Area = 2532 SF.			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X Many		Ave.	Few	(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	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		1.25 Story		Siding	Foundation	Size	Cost New	Depr. Cost	
(2) Windows		(7) Excavation		Basement: 1318 S.F. Crawl: 852 S.F. Slab: 0 S.F. Height to Joists: 0.0			3		1 Story		Siding	Crawl Space	852			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		1 Story		Siding	Overhang	32	Total:	356,221	231,525
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Other Additions/Adjustments		Recreation Room		838	16,316	8,158	
(3) Roof		838		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			1		Plumbing		Basement, Outside Entrance, Below Grade		1	2,578	1,676	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1			Water/Sewer		Average Fixture(s)		1	1,486	966	
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:		1			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		3 Fixture Bath		2	9,357	6,082	
Chimney: Brick		Lump Sum Items:		1			1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1	4,899	3,184	
				1			1		Porches		Water Well, 100 Feet		1	5,849	3,802	
				1			1		WPP		Garages		32	1,639	1,065	
				1			1		WPP		Class: C Exterior: Siding Foundation: 18 Inch (Finished)		144	3,779	2,456	
				1			1		WPP		Door Opener		1	550	357	
				1			1		Garages		Base Cost		1200	48,204	31,333	
				1			1		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Basement Garage: 2 Car		1	3,657	2,377	
				1			1		Basement Garage: 2 Car		Door Opener		1	550	357	
				1			1		<<<<< 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.			
HANSON LIVING TRUST	TIMONER SUSAN L & DAVID A	160,000	10/04/2019	WD	03-ARM'S LENGTH	2019006162	PROPERTY TRANSFER	100.0			
HANSON RICHARD B & NANCY	HANSON LIVING TRUST	1	10/06/2010	QC	09-FAMILY	1079-705	PROPERTY TRANSFER	0.0			
HANSON RICHARD B & NANCY	HANSON NANCY PERKINS & HA	0	09/20/2010	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)		Date	Number	Status			
3757 W CHENEY WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		09/05/2024	PE24-0623	40%			
Owner's Name/Address		P.R.E. 0%		Mechanical		08/16/2024	PM24-0606	100% FINIS			
TIMONER SUSAN L & DAVID A 3482 ROSE CREST LN FAIRFAX VA 22033-1610		MAP #: 2		Mechanical		05/08/2024	PM24-0343	40%			
		2025 Est TCV 782,318 TCV/TFA: 215.40		Electrical		03/08/2024	PE24-0132	40%			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
L292 P846-851 L356 P190-193 PARCEL D - COM S 1/4 COR SEC 30 TH S 89 DEG 56' 35" W ALG S SEC LN 1747.09 FT TH N 60 DEG 18' 20" W 414.49 FT TH N 38 DEG 18' 20" W 839.16 FT TO POB TH N 38 DEG 18' 20" W 209.79 FT TH N 34 DEG 07' 30" E 2258.15 FT TH S 41 DEG 15' 40" E 206.69 FT TH S 34 DEG 07' 30" W 2269.34 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 10.4 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Topography of Site		E 100' @ 3000/	100.00	2159.42	0.9286	1.1765	3000	100	327,746
		Level		A 100' @ 600/FF	109.79	2159.42	0.8309	1.5243	600	50	SURPLUS: ZONING 100' MIN
		Rolling		210 Actual Front Feet, 10.40 Total Acres		Total Est. Land Value =				369,463	
		Low		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		High		2025	184,700	206,500	391,200			290,453C	
		Landscaped		2024	88,000	22,700	110,700			105,387C	
		Swamp		2023	88,000	0	88,000			78,750C	
		Wooded		2022	75,000	0	75,000			75,000S	
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC 11/15/2024	INSPECTED								
		TPC 04/16/2024	INSPECTED								
		TPC 12/20/2023	INSPECTED								



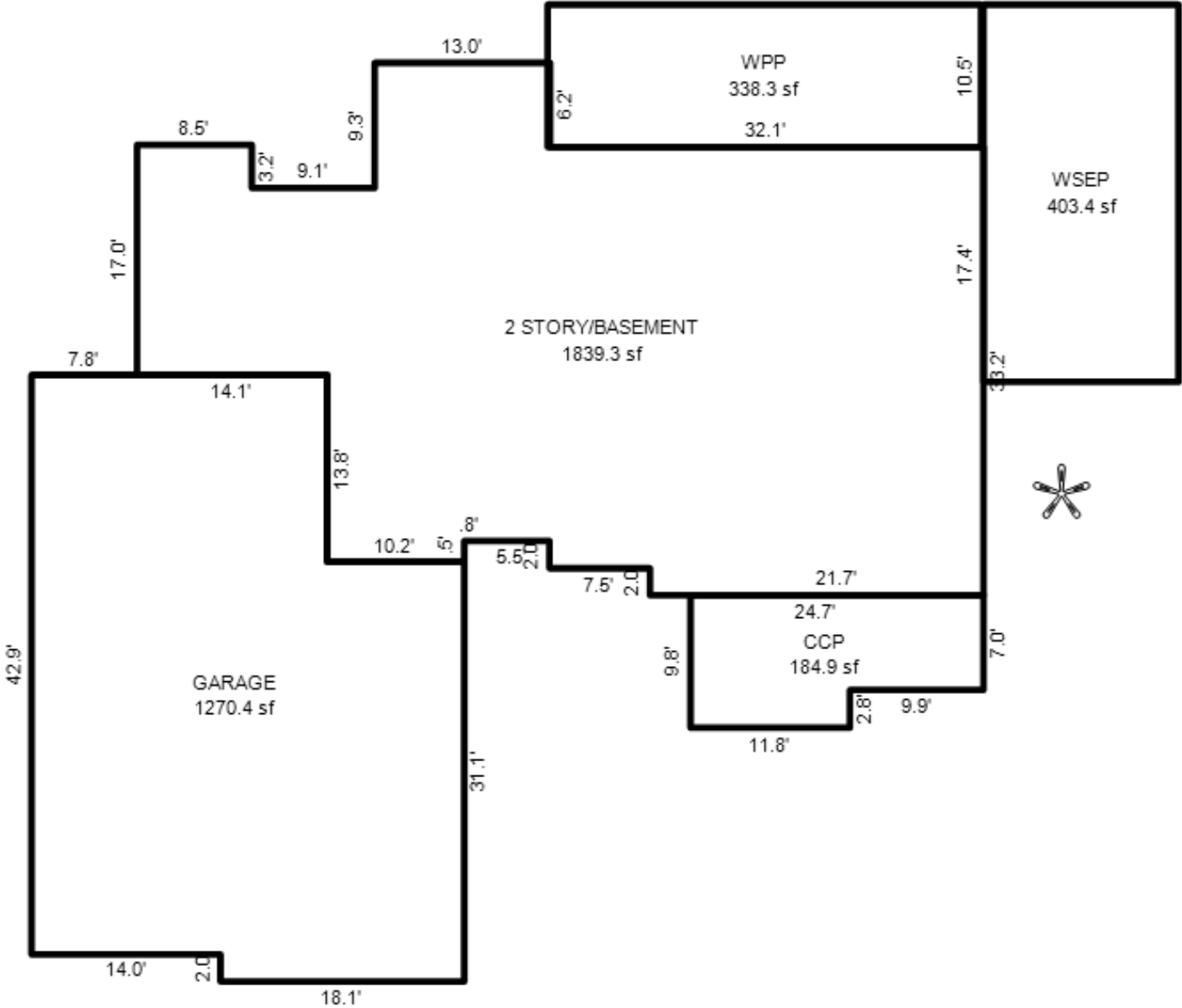
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top 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: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1270 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
	Mobile Home				187 CCP (1 Story) 338 WPP 403 WSEP (1 Story)																		
	Town Home																						
	Duplex				(4) Interior						Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 1 Floor Area: 3,632 Total Base New : 548,716 Total Depr Cost: 543,230 Estimated T.C.V: 1,032,137			Bsmnt Garage:					
	A-Frame				Trim & Decoration						Central Air Wood Furnace				E.C.F. X 1.900			Carport Area: Roof:					
	Wood Frame	Drywall Paneled	Plaster Wood T&G		Size of Closets						(12) Electric												
	Building Style: 2 STORY	Ex	Ord		Min	No./Qual. of Fixtures					0 Amps Service												
	Yr Built 2024	Remodeled 0	Lg			Ord	Small				Ex.				Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1816 SF Floor Area = 3632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C Blt 2024			
	Condition: Average Part. Construct.: 40%	Doors			Solid	H.C.	No. of Elec. Outlets				Many				Ave.	Few	Building Areas						
	Room List	(5) Floors			(13) Plumbing						Average Fixture(s)				Stories			Exterior	Foundation	Size	Cost New	Depr. Cost	
Basement	Kitchen:			1			3 Fixture Bath			2 Story			Siding	Basement	1,816								
1st Floor	Other:			4			2 Fixture Bath			Other Additions/Adjustments			Total:			407,815	403,737						
2nd Floor	Other:			1			Softener, Auto			Recreation Room						967	18,827	18,639					
Bedrooms	Other:			1			Softener, Manual			Plumbing						Average Fixture(s)							
(1) Exterior	(6) Ceilings			1			Solar Water Heat			Average Fixture(s)						1			1,486	1,471			
Wood/Shingle	No. of Elec. Outlets			1			No Plumbing			3 Fixture Bath						3			14,035	13,895			
Aluminum/Vinyl	Many			Ave.	Few	Extra Toilet			2 Fixture Bath						1			3,130	3,099				
Brick	(7) Excavation			1			Extra Sink			Water/Sewer						1			9,735	9,638			
Insulation	Basement: 1816 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Separate Shower			Porches						1			10,819	10,711			
(2) Windows	(8) Basement			1			Ceramic Tile Floor			CCP (1 Story)						187			4,997	4,947			
Many	Large	Conc. Block			1			Ceramic Tile Wains			WPP						338			5,732	5,675		
Avg.	Avg.	Poured Conc.			1			Ceramic Tub Alcove			WSEP (1 Story)						403			18,353	18,169		
Few	Small	Stone			1			Vent Fan															
Wood Sash	(9) Basement Finish			1			(14) Water/Sewer			Garages													
Metal Sash	967 Recreation SF			1			Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
Vinyl Sash	Living SF			1			Public Sewer			Common Wall: 2 Wall									1	-5,409	-5,355		
Double Hung	Walkout Doors (B)			1			Water Well			Door Opener									2	1,101	1,090		
Horiz. Slide	No Floor SF			1			1000 Gal Septic			Base Cost									1270	55,309	54,756		
Casement	Walkout Doors (A)			1			2000 Gal Septic			Built-Ins									1	2,786	2,758		
Double Glass	(10) Floor Support			1			Lump Sum Items:			Appliance Allow.													
Patio Doors	Joists:			1																			
Storms & Screens	Unsuported Len:			1																			
(3) Roof	Cntr.Sup:			1																			
Gable	Gambrel																						
Hip	Mansard																						
Flat	Shed																						
Asphalt Shingle																							
Chimney:																							

Notes:  
 <<<<< 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.
ALM WILLIAM P & KIMBERLY	ALM FAMILY TRUST	0	10/18/2022	WD	09-FAMILY	2022006180	PROPERTY TRANSFER	0.0
ANDERSON PETER F & KAREN	ALM WILLIAM & KIMBERLY S	550,000	07/20/2016	WD	03-ARM'S LENGTH	1266P865	PROPERTY TRANSFER	100.0
BENNER SARA L TRUST	ANDERSON PETER F & KAREN	650,000	03/29/2004	WD	03-ARM'S LENGTH	795:76	OTHER	100.0
MATIEVICH	BENNER	90,000	11/11/1994	WD	03-ARM'S LENGTH	399:581	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3673 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/31/2022	PM22-0088	100% FINIS
	P.R.E. 100% 09/28/2022		Mechanical	11/03/2021	PM21-0939	100% FINIS
Owner's Name/Address	MAP #: 2		Mechanical	10/25/2021	PM21-0906	100% FINIS
ALM FAMILY TRUST ALM WILLIAM P & KIMBERLY S TRUSTEES 3673 W CHENEY WOODS TRL MAPLE CITY MI 49664	2025 Est TCV 1,100,841 TCV/TFA: 568.62		Plumbing	12/03/2020	PP20-0362	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
		Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L399 P578/95 L442 P165/97 L584 P41&43 L795 P76/04 PARCEL G - PRT OF SW 1/4 SEC 30 COM S 1/4 COR TH S 89 DEG 56'35" W ALG S SEC LN 1747.09 FT TH N 60 DEG 18'20" W 414.49 FT TH N 38 DEG 18'20" W 209.79 FT TH FOR POB TH N 38 DEG 18'20" W 209.79 FT TH N 34 DEG 07'30" E 2228.65 FT TH S 22 DEG 06'40" E 159.37 FT TH S 55 DEG 14'30" E 67.52 FT TH S 34 DEG 07'30" W 2206.67 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		E 100' @ 3000/	100.00	2076.36	0.9286	1.1719	3000	100		326,463
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		A 100' @ 600/FF	109.79	2076.36	0.8309	1.5094	600	50	SURPLUS: ZONING 100' MIN	367,773
				Land Improvement Cost Estimates								
				Description					Rate	Size % Good		Cash Value
				Residential Local Cost Land Improvements								
				Description					Rate	Size % Good		Cash Value
				LAND IMPROVEMENTS 15								
				Total Estimated Land Improvements True Cash Value = 1,500								



Comments/Influences	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	2025	183,900	366,500	550,400			417,967C
		2024	87,100	409,100	496,200			405,400C
		2023	87,100	371,200	458,300			386,096C
		2022	74,500	285,200	359,700		359,700W	334,473C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	200	WCP	(1 Story)	Year Built: 1996 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 648 % Good: 0 Storage Area: 320 No Conc. Floor: 0		
X	Wood Frame	0	Front Overhang 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: C +10 Effec. Age: 15 Floor Area: 1,936 Total Base New : 452,974 Total Depr Cost: 385,036 Estimated T.C.V: 731,568			Area Type			344 WCP (1 Story) 175 WPP 43 WCP (1 Story)		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1936 SF Floor Area = 1936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas			E.C.F. X 1.900			Cls C 10 Blt 1996				
Yr Built 1996	Remodeled 2021	X	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets		200 Amps Service			1 Story Siding Wood Bsmnt. 1,279 1 Story Siding Crawl Space 657			Total: 293,099 249,143							
Room List		(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing							
Basement	1st Floor	Kitchen:		Many X Ave. Few			Basement Living Area 1260 45,499 38,674			Average Fixture(s)							
2 Bedrooms	2 Bedrooms	Other:		(13) Plumbing			Basement, Outside Entrance, Below Grade 1 2,578 2,191			1 3 Fixture Bath							
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Plumbing			2 Fixture Bath							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			3 Fixture Bath							
X	Insulation	X Drywall		Lump Sum Items:			Average Fixture(s)			2 Fixture Bath							
(2) Windows		(7) Excavation					1 2 Fixture Bath			Separate Shower							
Many Avg. Few	Large Avg. Small	Basement: 1279 S.F. Crawl: 657 S.F. Slab: 0 S.F. Height to Joists: 0.0					3 3 Fixture Bath			Ceramic Tile Floor							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement					1 2 Fixture Bath			2000 Gal Septic							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					1 Separate Shower			Water Well, 100 Feet							
X	Gable Hip Flat	Gambrel Mansard Shed	1260 1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Separate Shower								
X	Asphalt Shingle	(9) Basement Finish					1 2 Fixture Bath			Ceramic Tile Wains							
Chimney: Brick		(10) Floor Support					1 2 Fixture Bath			Ceramic Tub Alcove Vent Fan							
		Joists: Unsupported Len: Cntr.Sup:					1 2 Fixture Bath			Water Well, 100 Feet							
							1 2 Fixture Bath			Porches							
							1 2 Fixture Bath			WCP (1 Story) WCP (1 Story) WPP WCP (1 Story)							
							1 2 Fixture Bath			Garages							
							1 2 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
							1 2 Fixture Bath			Base Cost 648 32,743 27,832							
							1 2 Fixture Bath			Storage Over Garage 320 4,429 3,765							
							1 2 Fixture Bath			Door Opener 2 1,101 936							
							1 2 Fixture Bath			<<<<< 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.
KING ROBERT C & MARGARET	MOYAD MARK & MIA	700,000	06/08/2021	WD	03-ARM'S LENGTH	2021005848	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3705 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/31/2024	PE24-0906	0%

Owner's Name/Address	MAP #:
MOYAD MARK & MIA 2127 HIGHLAND RD ANN ARBOR MI 48104	2025 Est TCV 885,544 TCV/TFA: 321.78

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			E 100' @ 3000/	100.00	121.56	0.9286	1.1019	3000	100		306,972
			A 100' @ 600/FF	109.73	121.56	0.8310	1.2940	600	50	SURPLUS: ZONING	100' MIN
			210 Actual Front Feet, 5.40 Total Acres		Total Est. Land Value =						342,369

Tax Description	Public Improvements	Land Improvement Cost Estimates				
2007 SPLIT FROM 006-030-008-45 LEGAL DESCRIPTION: PARCEL E-L A PARCEL OF LAND IN SECTION 30, TWP 29 RNG 13 W, GLEN ARBOR TWP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89°56'35" W, 1747.09 FT ALONG SOUTH LINE OF SECTION 30; THENCE N 60°18'20" WEST, 414.49 FT; THENCE NORTH 38°18'20" WEST, 629.37 FT TO SOUTHEAST CORNER OF PARENT PARCEL E; THENCE NORTH 34°07'01" EAST, 1100.00 FT TO POB; THENCE NORTH 38°19'52" WEST, 209.73 FT; THENCE NORTH 34°07'30" EAST, 1170.35 FT TO CENTERLINE CHENEY WOODS TRAIL; THENCE ALONG SAID	Dirt Road	Description	Rate	Size	% Good	Cash Value
	Gravel Road	D/W/P: Asphalt Paving	3.12	5000	0	0
	Paved Road	D/W/P: Crushed Rock	2.29	1800	0	0
	Storm Sewer	Residential Local Cost Land Improvements				
	Sidewalk	Description	Rate	Size	% Good	Cash Value
	Water	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
	Sewer	Total Estimated Land Improvements True Cash Value =				7,500
	Electric					
	Gas					
	Curb					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	171,200	271,600	442,800			362,258C
Rolling	2024	77,100	315,000	392,100			351,366C
Low	2023	77,100	294,700	371,800			334,635C
High	2022	68,500	250,200	318,700		318,700A	318,700S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



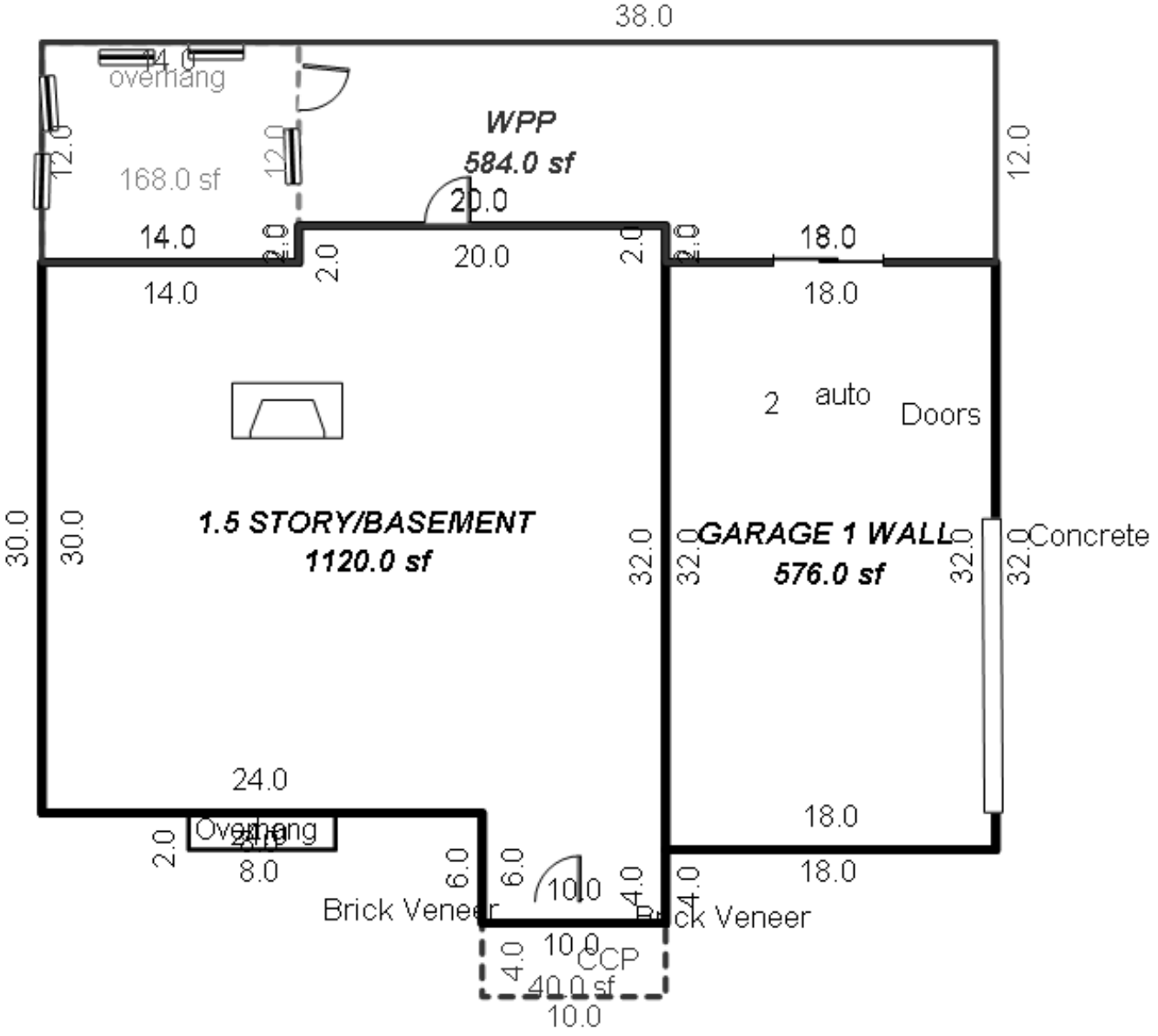
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Who	When	What	2025	2024	2023	2022
TPC	06/08/2021	INSPECTED				
TPC	04/27/2017	INSPECTED				
PSC	11/06/2011	DATA ENTER				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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 40 584	Type CCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
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: 25 Floor Area: 2,752 Total Base New : 375,915 Total Depr Cost: 281,934 Estimated T.C.V: 535,675			E.C.F. X 1.900			Bsmnt Garage: 2 Car Carport Area: Roof:	
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls C			Blt 1997	
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1696 SF Floor Area = 2752 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
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.	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 Basement 1,120 1.25 Story Siding Basement 576 1 Story Siding Overhang 16 2 Story Siding Overhang 168 Total: 308,548 231,411							
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Other Additions/Adjustments			Basement Living Area 441 15,925 11,944					
(1) Exterior		(6) Ceilings		Basement: 1696 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Exterior			Brick Veneer 288 4,985 3,739 Basement, Outside Entrance, Below Grade 2 5,156 3,867				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		(7) Excavation			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath 1 4,678 3,508 2 Fixture Bath 1 3,130 2,347				
(2) Windows		(8) Basement		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer			1000 Gal Septic 1 4,899 3,674 Water Well, 100 Feet 1 5,849 4,387				
X	Many Avg. X Few	X	Large Avg. Small	(9) Basement Finish			1000 Gal Septic 1 4,899 3,674 Water Well, 100 Feet 1 5,849 4,387			Porches			CCP (1 Story) 40 1,270 952 WPP 584 9,835 7,376				
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 X Concrete Floor			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Basement Garage: 2 Car 1 3,657 2,743 Door Opener 2 1,101 826				
(3) Roof		441		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			CCP (1 Story) 40 1,270 952 WPP 584 9,835 7,376					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
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.
KING ROBERT C & MARGARET	BAER KRISTEN	1	09/17/2018	QC	09-FAMILY	1342P389	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*	Building Permit(s)	Date	Number	Status
6913 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE	09/11/2024	LU24-27	0%	
	P.R.E. 0%					
	MAP #:					
		2025 Est TCV 56,000				

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
BAER KRISTEN 504 SNAPDRAGON LN DEWITT MI 48820				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				4019 SEC 1	14000		4.00	Acres	14000	100		56,000
				4.00 Total Acres Total Est. Land Value = 56,000								

Tax Description	X	Public Improvements	* Factors *								
2007 SPLIT FROM 006-030-008-45 LEGAL DESCRIPTION: PARCEL E-2 A PARCEL OF LAND IN SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 COMER OF SAID SECTION 30 THENCE SOUTH 89°56'35" WEST, 1747.09 FEET ALONG THE SOUTH LINE OF SECTION 30; THENCE NORTH 60°18'20" WEST, 414.49 FEET; THENCE NORTH 38°18'20" WEST, 629.37 FEET TO THE SOUTHEAST COMER OF PARENT PARCEL E AND THE POINT OF BEGINNING; THENCE NORTH 38°20'48" WEST, 209.88 FEET (RECORDED 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
			4019 SEC 1	14000		4.00	Acres	14000	100		56,000
			4.00 Total Acres Total Est. Land Value = 56,000								



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	28,000	0	28,000			14,889C
2024	17,400	0	17,400			14,442C
2023	17,400	0	17,400			13,755C
2022	13,100	0	13,100			13,100S

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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.
ENGINEERED MATERIALS	CUTLER	110,000	11/28/1994	WD	03-ARM'S LENGTH	397:79	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3603 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/08/2024	PE24-0131	100% FINIS
	P.R.E. 100% 03/25/1999		Electrical	10/04/2023	PE23-0727	100% FINIS
Owner's Name/Address	MAP #: 2		Mechanical	09/27/2023	PM23-0853	100% FINIS
CUTLER BARRY F & RENIE E 3603 W CHENEY WOODS TRL MAPLE CITY MI 49664-9523	2025 Est TCV 2,631,178 TCV/TFA: 497.58		Plumbing	09/27/2023	PP23-0311	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L264 P414 L301 P179-184 L397 P79-80/94	X	Dirt Road		E 100' @ 3000/	100.00	1695.27	0.8935	1.1484	3000	100		307,825
L287 P417-420 /88 PARCEL K - PRT OF SW	X	Gravel Road		A 100' @ 600/FF	208.34	1695.27	0.7546	1.4348	600	50	SURPLUS: ZONING 100' MIN	
1/4 SEC 30 COM S 1/4 COR TH S 89 DEG 56' 35" W 1280.61 FT ALG S SEC LN FOR POB TH S 89 DEG 56' 35" W 466.48 FT TH N 60 DEG 18' 20" W 106.85 FT TH N 34 DEG 07' 30" E 2069.84 FT TH S 62 DEG 05'20" E 308.34 FT TH S 34 DEG 07' 30" W 1559.13 FT TH S 0 DEG 03' 25" E 330.91 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 15.2 A M/L.		Paved Road		308 Actual Front Feet, 12.00 Total Acres Total Est. Land Value = 375,500								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		Sewer		Size % Good								
	X	Electric		Cash Value								
		Gas		D/W/P: 3.5 Concrete	9.12	108	50					492
		Curb		D/W/P: Asphalt Paving	4.39	8000	50					17,560
		Street Lights		D/W/P: Flagstone/Sand	33.85	500	50					8,462
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 26,514								
		Underground Utils.										

Comments/Influences



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	187,800	1,127,800	1,315,600			701,302C
	TPC 11/15/2024	INSPECTED	2024	91,500	824,600	916,100			488,916C
	TPC 04/16/2024	INSPECTED	2023	91,500	545,400	636,900			409,229C
	TPC 11/14/2024	INSPECTED	2022	77,100	766,000	843,100			646,198C

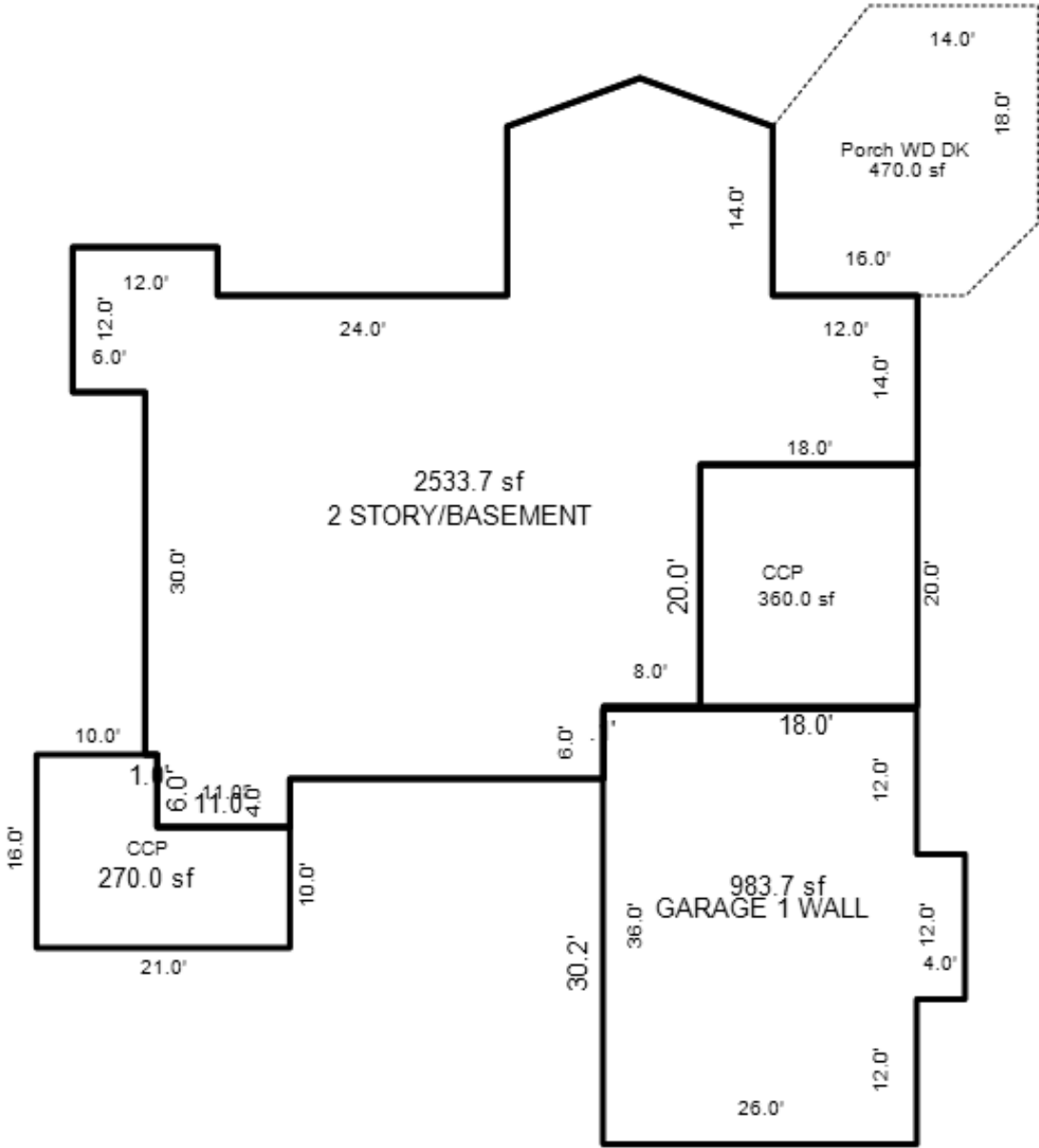
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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	2	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: Car Capacity: 3 Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 984 % 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	Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub		270 260 432	CCP (1 Story) CCP (1 Story) Treated Wood																																																																																																																																																			
Building Style: 2 STORY		X	Drywall Paneled			Plaster Wood T&G		1	Oven Microwave																																																																																																																																																						
Yr Built 1997	Remodeled 2024	X	Ex	Ord	Min			1	Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System																																																																																																																																																						
Condition: Average		Trim & Decoration			Size of Closets				1	Central Air Wood Furnace																																																																																																																																																					
Room List		X	Lg	Ord	Small																																																																																																																																																										
2 Basement 5 1st Floor 5 2nd Floor 4 Bedrooms		(5) Floors			(12) Electric																																																																																																																																																										
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile			200 Amps Service																																																																																																																																																										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures																																																																																																																																																										
X	Stucco	X	Drywall					X	Ex.	Ord.	Min																																																																																																																																																				
X	Insulation	No. of Elec. Outlets			Many			X	Ave.		Few																																																																																																																																																				
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																																																																										
X	Many Avg. Few	X	Large Avg. Small	Basement: 2644 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)																																																																																																																																																							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	Recreation Room																																																																																																																																																						
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone																																																																																																																																																												
X	Double Glass Patio Doors	X	Treated Wood Concrete Floor	(9) Basement Finish																																																																																																																																																											
X	Storms & Screens																																																																																																																																																														
(3) Roof		1322 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer																																																																																																																																																										
X	Gable Hip Flat		Gambrel Mansard Shed																																																																																																																																																												
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		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 1997</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 2644 SF Floor Area = 5288 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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>2,644</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>1,290,442</td> <td>967,831</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="4">Plumbing</td> <td>1322</td> <td>47,288</td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>1</td> <td>4,128</td> </tr> <tr> <td colspan="4">3 Fixture Bath</td> <td>3</td> <td>39,010</td> </tr> <tr> <td colspan="4">2 Fixture Bath</td> <td>1</td> <td>8,669</td> </tr> <tr> <td colspan="4">Water/Sewer</td> <td>1</td> <td>6,777</td> </tr> <tr> <td colspan="4">1000 Gal Septic</td> <td>1</td> <td>6,999</td> </tr> <tr> <td colspan="4">Water Well, 100 Feet</td> <td></td> <td></td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="4">CCP (1 Story)</td> <td>270</td> <td>14,993</td> </tr> <tr> <td colspan="4">CCP (1 Story)</td> <td>260</td> <td>14,490</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="4">Treated Wood</td> <td>432</td> <td>8,052</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: A Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>984</td> <td>85,824</td> </tr> <tr> <td colspan="4">Common Wall: 1 Wall</td> <td>1</td> <td>-4,309</td> </tr> <tr> <td colspan="4">Door Opener</td> <td>3</td> <td>2,601</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="4">Appliance Allow.</td> <td>1</td> <td>9,737</td> </tr> <tr> <td colspan="4">Dishwasher</td> <td>1</td> <td>1,785</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	2,644			Total:				1,290,442	967,831	Other Additions/Adjustments						Plumbing				1322	47,288	Average Fixture(s)				1	4,128	3 Fixture Bath				3	39,010	2 Fixture Bath				1	8,669	Water/Sewer				1	6,777	1000 Gal Septic				1	6,999	Water Well, 100 Feet						Porches						CCP (1 Story)				270	14,993	CCP (1 Story)				260	14,490	Deck						Treated Wood				432	8,052	Garages						Class: A Exterior: Siding Foundation: 42 Inch (Finished)						Base Cost				984	85,824	Common Wall: 1 Wall				1	-4,309	Door Opener				3	2,601	Built-Ins						Appliance Allow.				1	9,737	Dishwasher				1	1,785
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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.
COLE JOHN B	BETZIG SUSAN ESCOTT	300,000	10/19/2018	WD	19-MULTI PARCEL ARM'S LE	1344P96	PROPERTY TRANSFER	100.0
JONES	COLE	185,000	10/31/2000	WD	03-ARM'S LENGTH	558:656	PROPERTY TRANSFER	0.0
FRANKLIN	JONES	69,500	09/25/1992	WD	03-ARM'S LENGTH	349:732	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*	Building Permit(s)	Date	Number	Status
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W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 06/14/2021					

Owner's Name/Address	MAP #: 2	2025 Est TCV 327,097
BETZIG SUSAN ESCOTT PO BOX 319 GLEN ARBOR MI 49636		

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6
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Public Improvements	* Factors *
X Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
X Gravel Road	E 100' @ 3000/ 100.00 894.42 0.9590 1.0772 3000 100
X Paved Road	A 100' @ 600/FF 51.95 894.42 0.9007 1.2228 600 50 SURPLUS: ZONING 100' MIN
X Storm Sewer	152 Actual Front Feet, 3.12 Total Acres Total Est. Land Value = 327,097
X Sidewalk	
X Water Sewer	
X Electric	
X Gas	
X Curb	
X Street Lights	
X Standard Utilities	
X Underground Utils.	

Tax Description	X	Topography of Site
L349 P730-733/92 L558 P656/00 PER LDA/SURVEY 2005 DESCR REVISED (REF: SPLITS 006-030-008-75 & -008-95) PARCEL M-4 - PRT SW 1/4 SEC 30 COM S 1/4 COR SD SEC TH S 89 DEG 56' 35" W ALG S SEC LN 894.14 FT TH N 00 DEG 03'25" W 544.00 FT TH N 34 DEG 04'30" E 586.88 FT TO POB TH CONT N 34 DEG 04'30" E 558.17 FT TH S 39 DEG 53'40" E 50.69 FT TH S 61 DEG 18'50" E 151.95 FT TH S 21 DEG 32'10" W 515.59 FT TH N 65 DEG 55'25" W 317.74 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W 3.12 A M/L.		Level



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	163,500	0	163,500			61,835C
2024	61,200	0	61,200			59,976C
2023	61,200	0	61,200			57,120C
2022	54,400	0	54,400			54,400S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLE JOHN B	BETZIG SUSAN ESCOTT	300,000	10/19/2018	WD	03-ARM'S LENGTH	1344P96	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
3581 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/12/2020	PE20-0521	100% FINIS
	P.R.E. 100% 06/14/2021		Electrical	09/15/2020	PE20-0458	100% FINIS
Owner's Name/Address	MAP #: 2		Mechanical	09/10/2020	PM20-0545	100% FINIS
BETZIG SUSAN ESCOTT PO BOX 319 GLEN ARBOR MI 49636	2025 Est TCV 1,394,253 TCV/TFA: 588.79		Mechanical	09/04/2020	PM20-0532	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
E 100' @ 3000/	111.70	2749.70	0.9890	1.2053	3000 100	399,447
112 Actual Front Feet, 7.05 Total Acres						Total Est. Land Value = 399,447

Tax Description	X	Description	Rate	Size % Good	Cash Value
L277 P894-897/87 L295 P408/88 2005 DESCR REVISD (REF: SPLIT 006-030-009-10) PARCEL L-2 - PRT SW 1/4 SEC 30 COM AT S 1/4 COR TH N 89 DEG 56'35" W ALG S SEC LN 894.14 FT TH N 00 DEG 03'25" W 333.96 FT TO POB TH CONT N 00 DEG 03'25" W 210.04 FT TH N 34 DEG 04'30" E 1145.05 FT TH N 39 DEG 53'40" W 111.70 FT TH N 62 DEG 05'20" W 93.17 FT TH S 34 DEG 07'30" W 1559.13 FT TH S 88 DEG 35'54" E 377.99 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 7.10 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	8.24 7.01 3.12	2500 0 500 0 1500 0	0 0 0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			



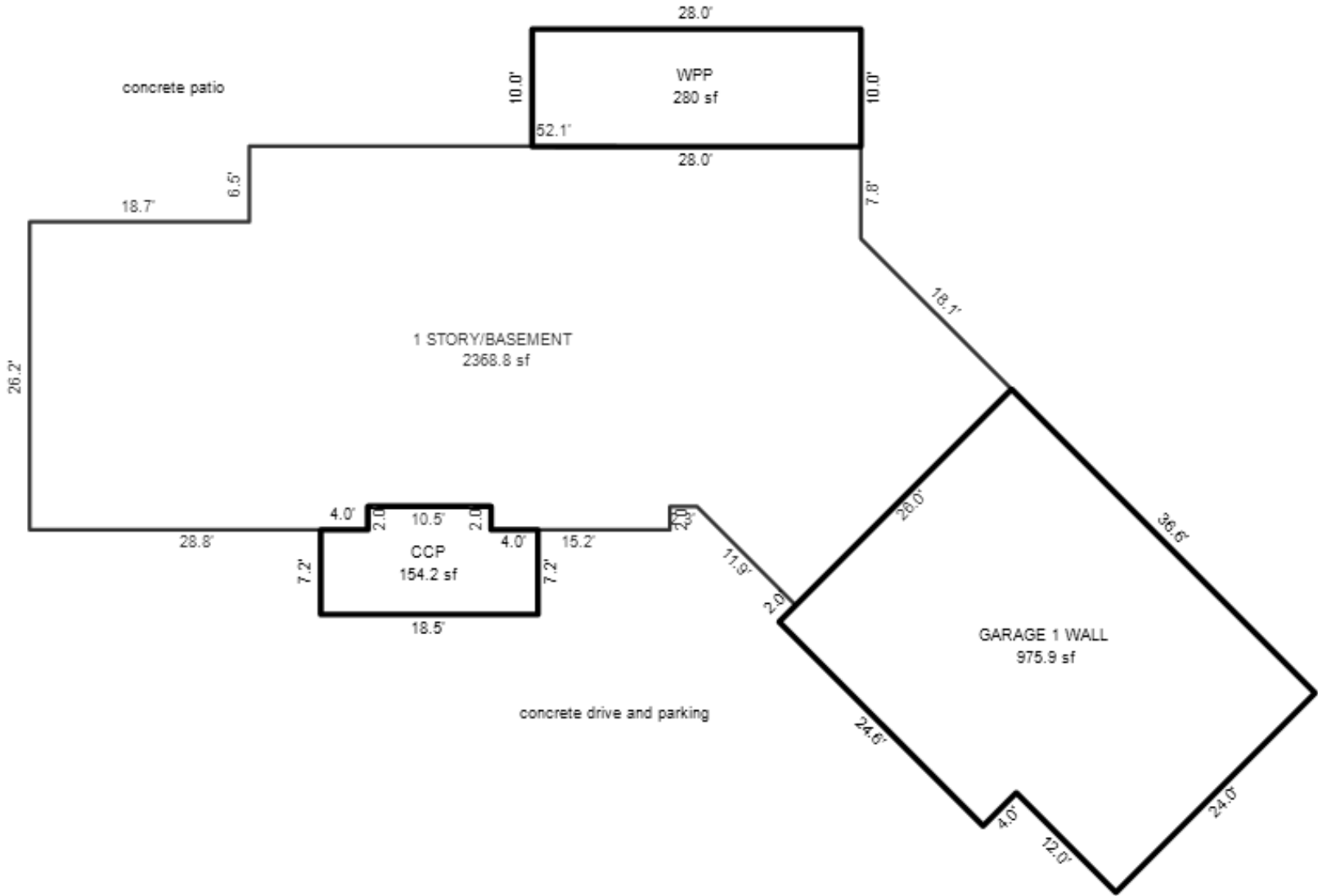
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
X Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2025	199,700	497,400	697,100	536,107C
TPC 04/15/2024	INSPECTED		2024	80,700	564,000	644,700	519,988C
TPC 05/24/2023	INSPECTED		2023	80,700	504,900	585,600	495,227C
TPC 11/16/2021	INSPECTED		2022	70,600	432,700	503,300	471,645C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 280 154	Type WPP CCP (1 Story)	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 975 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Central Air Wood Furnace		Class: C +10 Effec. Age: 4 Floor Area: 2,368 Total Base New : 540,139 Total Depr Cost: 518,522 Estimated T.C.V: 985,192		E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:			
	Building Style: 1 STORY	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2368 SF Floor Area = 2368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Building Areas			Cls C 10 Blt 2021			
	Yr Built 2021	Remodeled 0	Ex Ord Min	Size of Closets Lg Ord Small			(12) Electric 0 Amps Service			Stories Exterior Foundation Size 1 Story Siding Basement 2,368			Total: 371,722 356,840			
	Condition: Average	Doors Solid H.C.		(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many Ave. Few			Other Additions/Adjustments Basement Living Area 2368 85,508 82,088 Basement, Outside Entrance, Above Grade 1 1,883 1,808 Plumbing Average Fixture(s) 1 1,486 1,427 3 Fixture Bath 2 9,357 8,983 2 Fixture Bath 1 3,130 3,005 Water/Sewer 1000 Gal Septic 1 4,899 4,703 Water Well, 100 Feet 1 5,849 5,615 Porches WPP 280 5,088 4,884 CCP (1 Story) 154 4,203 4,035 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 975 36,533 35,072 Common Wall: 1 Wall 1 -2,705 -2,597 Door Opener 2 1,101 1,057 Built-Ins Appliance Allow. 1 2,786 2,675 Sauna 1 6,688 6,420 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
	Room List Basement 1st Floor 2nd Floor 5 Bedrooms	(6) Ceilings		(7) Excavation Basement: 2368 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(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			Total: 371,722 356,840						
	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation	(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:			Plumbing Average Fixture(s) 1 1,486 1,427 3 Fixture Bath 2 9,357 8,983 2 Fixture Bath 1 3,130 3,005 Water/Sewer 1000 Gal Septic 1 4,899 4,703 Water Well, 100 Feet 1 5,849 5,615 Porches WPP 280 5,088 4,884 CCP (1 Story) 154 4,203 4,035 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 975 36,533 35,072 Common Wall: 1 Wall 1 -2,705 -2,597 Door Opener 2 1,101 1,057 Built-Ins Appliance Allow. 1 2,786 2,675 Sauna 1 6,688 6,420 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
	(2) Windows Many Avg. Few Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
	(3) Roof X Gable Hip Flat Gambrel Mansard Shed	2368		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)												
	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.
LOUNIS CLAUDIA TRUST	SMITH DAVID & CAROL A	359,000	06/29/2018	WD	03-ARM'S LENGTH	1335P42	PROPERTY TRANSFER	100.0
LOUNIS CLAUDIA	LOUNIS CLAUDIA TRUST	1	09/26/2013	QC	09-FAMILY	1180P897	DEED	0.0
LOUNIS SAID	LOUNIS CLAUDIA	0	06/17/2013	QC	09-FAMILY	1173P560	DEED	0.0
BRUGGEMAN JEFFREY H ET AL	LOUNIS SAID & CLAUDIA H&W	340,000	01/07/2005	WD	03-ARM'S LENGTH	839:336	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
6801 S GLEN LAKE VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0% Cond. 1st					
SMITH DAVID & CAROL A 6105 ARCHER NE ROCKFORD MI 49341	MAP #: 2					
	2025 Est TCV 696,272 TCV/TFA: 389.85					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
				* Factors *		IRR SHAPE						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L310 P236 L452 P158/97 LDA/02 L800	X			Dirt Road	100.00	468.15	0.9024	1.0097	3000	100		273,362
P153/04 L818 P909/04 SURVEY L8 P413 L839				Gravel Road								
P336/05 2002 REMAINDER FROM SPLIT				Paved Road	179.14	468.15	0.7736	1.0401	600	50	SURPLUS: ZONING 100' MIN	
(006-030-008-85) 2005 DESCR REVISED (DUE TO SPLIT/COMBINATION) & SURVEY L8 P594				Storm Sewer	279 Actual Front Feet, 3.00 Total Acres							316,608
PARCEL A-6 - PRT OF S 1/2 SEC 30 COM S				Sidewalk								
1/4 COR SD SEC TH N 00 DEG 59'56" W ALG				Water								
N-S 1/4 LN SD SEC 1314.97 FT TO S 1/8 LN				Sewer								
& POB TH N 89 DEG 25'12" E ALG S 1/8 LN				Electric								
153.55 FT TH S 00 DEG 26'02" E 367.50 FT				Gas								
TO PT ON NLY R/W LN OF 33 FT WIDE				Curb								
EASEMENT TH 89 DEG 46'30" W ALG SD R/W				Street Lights								
149.95 FT TH S 70 DEG 07'12" W 297.14 FT				Standard Utilities								
				Underground Utils.								

Tax Description	X	Topography of Site		Land Improvement Cost Estimates							
		Level	Rolling	Description	Rate	Size	% Good	Cash Value			
	X	Level	Rolling	D/W/P: Asphalt Paving	3.12	1600	0	0			
	X	Low	High	D/W/P: 4in Ren. Conc.	8.24	144	0	0			
	X	High	Landscaped	D/W/P: 4in Ren. Conc.	8.24	220	0	0			
	X	Swamp	Wooded	Wood Frame	24.72	211	50	2,608			
	X	Pond		Residential Local Cost Land Improvements							
	X	Waterfront		Description	Rate	Size	% Good	Cash Value			
	X	Ravine		LAND IMPROVEMENTS 15	1,500.00	1	100	1,500			
	X	Wetland		Total Estimated Land Improvements True Cash Value = 4,108							
	X	Flood Plain									



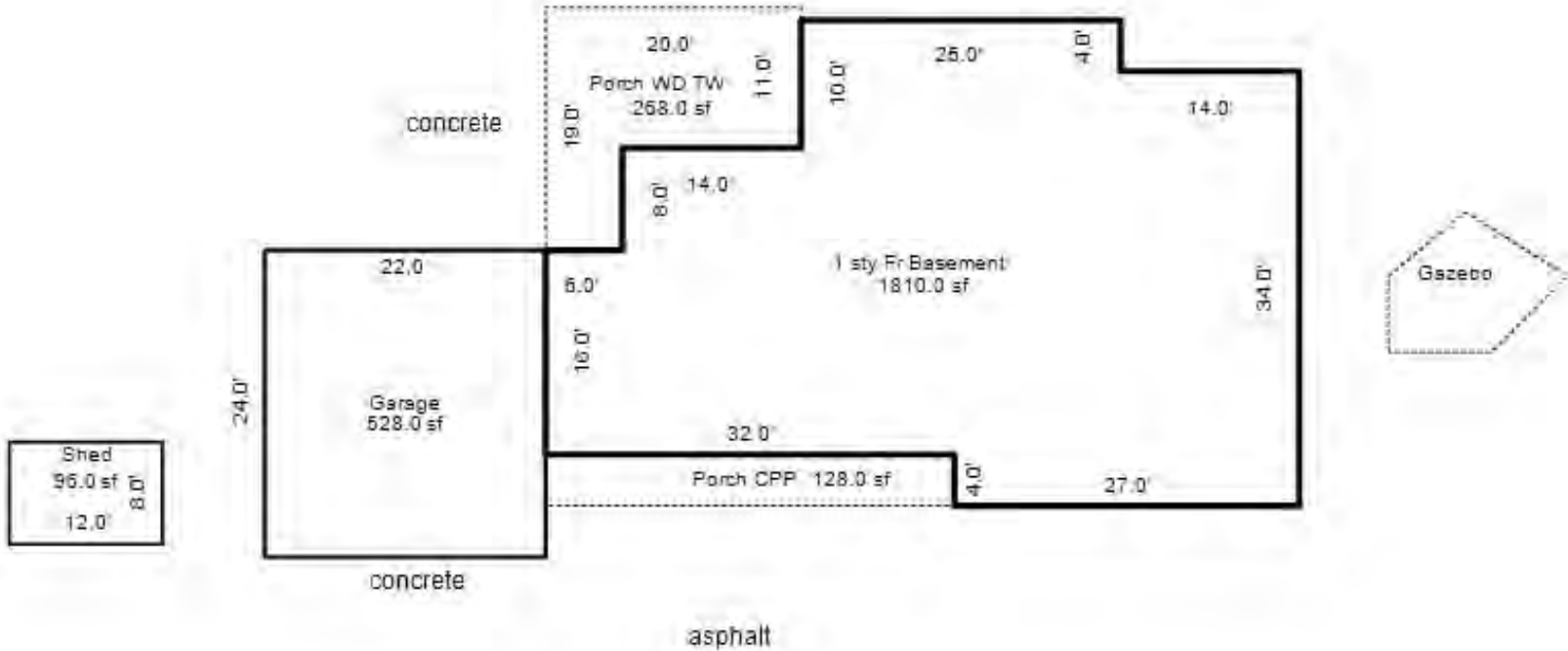
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	158,300	189,800	348,100			216,049C
2024	75,000	193,200	268,200			209,553C
2023	75,000	169,500	244,500			199,575C
2022	60,000	145,900	205,900			190,072C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 124 238	Type CPP Treated Wood	Year Built: 1990 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 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			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,786 Total Base New : 282,373 Total Depr Cost: 197,661 Estimated T.C.V: 375,556			E.C.F. X 1.900		Bsmnt Garage:	
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C Blt 1990		
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets			No. of Elec. Outlets			Ground Area = 1786 SF Floor Area = 1786 SF.				
Condition: Average		Lg	X	Ord	Small	Doors			150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
Room List	Basement 6 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Carpeted Other: Carpeted Other:			(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Plumbing			1 Story Siding Crawl Space 1,786			Total: 224,015 156,810			
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1786 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			
(2) Windows	Many Avg. X Avg. Few Small	(8) Basement		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			Average Fixture(s) 3 Fixture Bath		1,486 1,040 4,678 3,275	
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			Porches			1000 Gal Septic Water Well, 100 Feet		4,899 3,429 5,849 4,094	
X	Gable Hip Flat	(10) Floor Support		Lump Sum Items:			(14) Water/Sewer			Decks			CPP Treated Wood		2,458 1,721 4,679 3,275	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)		28,301 19,811 -2,705 -1,893	
Chimney: Metal										CPP Treated Wood			2,458 1,721 4,679 3,275			
										Base Cost Common Wall: 1 Wall Door Opener			528 1 550		1 385	
										Built-Ins			Appliance Allow.		1 2,786 1,950	
										Fireplaces			Interior 1 Story		1 5,376 3,763	
										Local Cost Items			GENERATOR		1 1 1 *	
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KINSMAN DAVID D & CATHERI	RKCM PROPERTIES LLC	550,000	04/29/2019	WD	03-ARM'S LENGTH	1358P449	PROPERTY TRANSFER	100.0
DREHER	KINSMAN	188,000	10/27/1998	WD	03-ARM'S LENGTH	491:315	PROPERTY TRANSFER	0.0
VALENTOUR	DREHER	110,000	08/21/1995	WD	03-ARM'S LENGTH	408:970	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3625 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/07/2021	PM21-0466	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 2	2025 Est TCV 938,327 TCV/TFA: 420.77
RKCM PROPERTIES LLC 20873 AVAION DR ROCKY RIVER OH 44116		

X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Tax Description	Public Improvements	* Factors *
L291 P683 L408 P970-973 L491 P315-317/98 COM S 1/4 COR SEC 30 TH S 89 DEG 56' 35"W ALG S SEC LN 1747.09 FT TH N 60 DEG 18' 20" W 106.85 FT FOR POB TH N 60 DEG 18' 20" W 307.64 FT TH N 34 DEG 07' 30" E 2253 FT TH S 26 DG 33' 20" E 329.74 FT TH S 62 DEG 05' 20" E 19.34 FT TH S 34 DEG 07' 30" W 2069.84 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason Value E 100' @ 3000/ 100.002152.23 0.8937 1.1761 3000 100 315,331 A 100' @ 600/FF 207.642152.23 0.7551 1.5230 600 50 SURPLUS: ZONING 100' MIN 308 Actual Front Feet, 15.20 Total Acres Total Est. Land Value = 386,967

Comments/Influences	Residential Local Cost Land Improvements	Rate	Size % Good	Cash Value
MLS 1726178 \$959K EXP 197 DOM	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
X Level	2025	193,500	275,700	469,200			318,204C
X Rolling	2024	98,400	299,700	398,100			308,637C
X Low	2023	98,400	263,000	361,400			293,940C
X High	2022	81,300	229,000	310,300			279,943C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



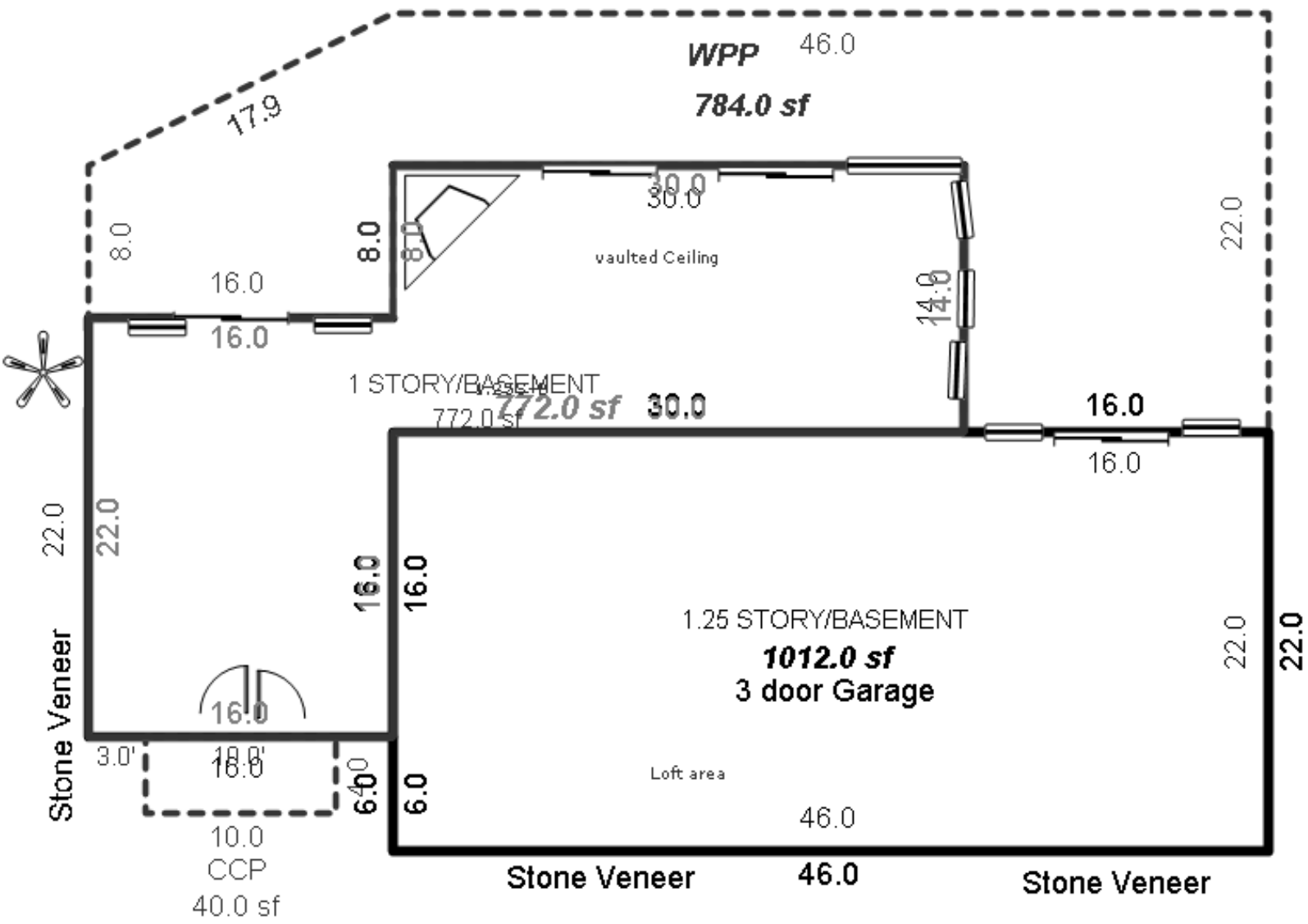
Who	When	What	2025	2024	2023	2022
TPC	04/28/2017	INSPECTED				
PSC	11/06/2011	DATA ENTER				
WAS	11/09/2007	INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:		Class:		
X	Wood Frame	X	(4) Interior Drywall Paneled			Plaster Wood T&G						40	CCP (1 Story)					Exterior:	
Building Style: 1.25 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min													
Condition: Average		Size of Closets		Central Air Wood Furnace												Bsmnt Garage: 3 Car			
Room List		Doors		Solid	X	H.C.	(12) Electric									Roof:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			200 Amps Service												
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls C 10 Blt 1999									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool												
X	Insulation	X	Drywall	Many X Ave. Few			Ground Area = 1784 SF Floor Area = 2230 SF.												
(2) Windows		(7) Excavation		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75												
X	Many Avg. X Few	Basement: 1784 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			Building Areas												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1000 Gal Septic Water Well, 100 Feet			Stories Exterior Foundation Size Cost New Depr. Cost												
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 1.25 Story Siding 772 1 1.25 Story Siding 1,012			Total: 321,564 241,191												
X	Asphalt Shingle	(9) Basement Finish		Other Additions/Adjustments			Basement Living Area 200 7,222 5,416												
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Exterior Stone Veneer 90 3,441 2,581												
X	Gambrel Mansard Shed	200		Water/Sewer			Basement, Outside Entrance, Below Grade 1 2,578 1,933												
X	Chimney: Brick	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing												
Joists: Unsupported Len: Cntr.Sup:		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			Water/Sewer												
				1000 Gal Septic 2000 Gal Septic			Porches												
							CCP (1 Story) 40 1,270 952 WPP 784 12,513 9,385												
							Garages												
							Class: C Exterior: Siding Foundation: 42 Inch (Finished)												
							Basement Garage: 3 Car 1 4,948 3,711 Door Opener 3 1,651 1,238												
							Built-Ins												
							Appliance Allow. 1 2,786 2,089												
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLE JOHN B	BETZIG SUSAN ESCOTT	300,000	10/19/2018	WD	19-MULTI PARCEL ARM'S LE	1344P96	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*	Building Permit(s)	Date	Number	Status
W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 06/14/2021					
Owner's Name/Address	MAP #: 2					
	2025 Est TCV 27,000					

	Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				4019 SEC 1 INFERIOR	9000/	3.00	Acres	9000	100		NO REAL ACCESS	27,000
						3.00	Total Acres				Total Est. Land Value =	27,000

Tax Description  
 L349 P730-733/92 L558 P656/00 PER  
 LDA/SURVEY 2004 SPLIT FROM 006-030-008-55  
 PARCEL M-3 - PRT SW 1/4 SEC 30 COM S 1/4  
 COR SD SEC TH S 89 DEG 56' 35" W ALG S  
 SEC LN 894.14 FT TH N 00 DEG 03'25" W  
 544.00 FT TH N 34 DEG 04'30" E 145.39 FT  
 TO POB TH CONT N 34 DEG 04'30" E 441.49  
 FT TH S 65 DEG 55'25" E 317.74 FT TH S 21  
 DEG 32'10" W 300.00 FT TH N 84 DEG 15'18"  
 W 429.48 FT TO POB TOGETHER WITH &  
 SUBJECT TO EASEMENT SEC 30 T29N R13W  
 3.00 A M/L.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	13,500	0	13,500			4,432C
2024	6,500	0	6,500			4,299C
2023	6,500	0	6,500			4,095C
2022	3,900	0	3,900			3,900S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOP BRIAN W TRUST	ALM FAMILY TRUST	0	02/03/2021	WD	16-LC PAYOFF	2021001056	DEED	0.0
KOOP BRIAN W REVOCABLE TR	ALM FAMILY TRUST	200,000	11/01/2017	LC	03-ARM'S LENGTH	1311P727	PROPERTY TRANSFER	100.0
KOOP BRIAN W & CATHY	KOOP BRIAN W REVOCABLE TR	0	02/19/2004	WD	03-ARM'S LENGTH	790:864	OTHER	0.0
TURNER	VONSTEINEN	105,000	11/10/1995	LC	16-LC PAYOFF	414:76	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 09/28/2022					

Owner's Name/Address	MAP #: 2	2025 Est TCV 373,069
ALM FAMILY TRUST 3673 W CHENEY WOODS TRL MAPLE CITY MI 49664		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6																																				
L346 P116 L414 P76 L445 P449/97 L790 P864/04 PARCEL F - PRT SEC 30 COM S 1/4 COR SD SEC TH S 89 DEG 56' 35" W 1747.09 FT TH N 60 DEG 18' 20" W 414.49 FT TH N 38 DEG 18' 20" W 419.58 FT FOR POB TH N 38 DEG 18' 20" W 209.79 FT TH N 34 DEG 07' 30" E 2268.91 FT TH S 32 DEG 43' 20" E 135.94 FT TH S 22 DEG 06' 40" E 90.23 FT TH S 34 DEG 07' 20" W 2228.65 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 30 T29N R13W 10.3 A.	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>E 100' @ 3000/</td> <td>100.00</td> <td>2346.29</td> <td>0.9286</td> <td>1.1863</td> <td>3000</td> <td>100</td> <td></td> <td>330,478</td> </tr> <tr> <td>A 100' @ 600/FF</td> <td>109.79</td> <td>2346.29</td> <td>0.8309</td> <td>1.5563</td> <td>600</td> <td>50</td> <td>SURPLUS: ZONING 100' MIN</td> <td></td> </tr> <tr> <td colspan="8">210 Actual Front Feet, 11.30 Total Acres</td> <td>Total Est. Land Value = 373,069</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	E 100' @ 3000/	100.00	2346.29	0.9286	1.1863	3000	100		330,478	A 100' @ 600/FF	109.79	2346.29	0.8309	1.5563	600	50	SURPLUS: ZONING 100' MIN		210 Actual Front Feet, 11.30 Total Acres								Total Est. Land Value = 373,069
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Comments/Influences	Topography of Site
	<ul style="list-style-type: none"> <li>X Level</li> <li>X Rolling</li> <li>Low</li> <li>X High</li> <li>Landscaped</li> <li>Swamp</li> <li>X Wooded</li> <li>Pond</li> <li>Waterfront</li> <li>Ravine</li> <li>Wetland</li> <li>Flood Plain</li> </ul>

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	186,500	0	186,500			86,614C
2024	90,000	0	90,000			84,010C
2023	90,000	0	90,000			80,010C
2022	76,200	0	76,200		76,200W	76,200S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN THOMAS J & CHERYL A	ALLEN THOMAS J & CHERYL A	0	08/15/2023	QC	09-FAMILY	2023003580	PROPERTY TRANSFER	0.0
REED WAYNE B & LINDA M	ALLEN THOMAS & CHERYL	68,000	06/24/2003	WD	03-ARM'S LENGTH	743:66	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3566 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	10/27/2014	PB14-3566	100% FINIS
	P.R.E. 100% 01/01/2006		Res. Garage Detached	10/27/2014	PB14-0406	
Owner's Name/Address	MAP #: 2		GARAGE	10/10/2014	2014-30	100% FINIS
ALLEN THOMAS J & CHERYL A PO BOX 644 GLEN ARBOR MI 49636	2025 Est TCV 599,974 TCV/TFA: 416.65		Res. Porch/Deck	04/13/2005	PB05-0116	

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			A 100' @ 600/FF	223.93	595.25	0.8175	1.1045	600	100		121,309
						3 SqFt	0.00000	100			0
			224 Actual Front Feet, 3.06 Total Acres							Total Est. Land Value =	121,309

Tax Description	Public Improvements	Land Improvement Cost Estimates			
LDA/02 SURVEY L8 P148 L743 P66/03 2002 SPLIT FROM 006-030-008-65 PARCEL O-2 - PRT OF SW 1/4 SEC 30 COM S 1/4 COR SD SEC TH N 00 DEG 59'35" W ALG N-S 1/4 LN SD SEC 1314.86 FT TO S 1/8 LN TH N 01 DEG 01'20" W ALG SD N-S 1/4 LN 30.00 FT TO POB TH CONT N 01 DEG 01'20" W ALG N-S 1/4 LN 594.81 FT TH N 79 DEG 38'10" W 248.90 FT TH S 01 DEG 01'20" E 471.79 FT TH S 39 DEG 51'16" E 78.78 FT TH S 61 DEG 22'07" E 223.93 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W 3.06 A	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	Electric				
	Gas				
	Curb				
Street Lights					
Standard Utilities					
Underground Utils.					



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

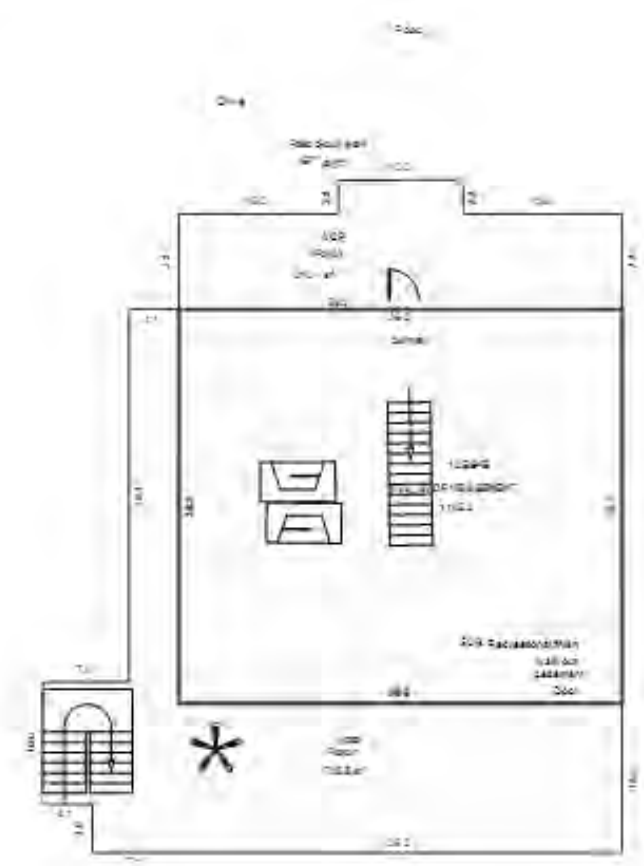
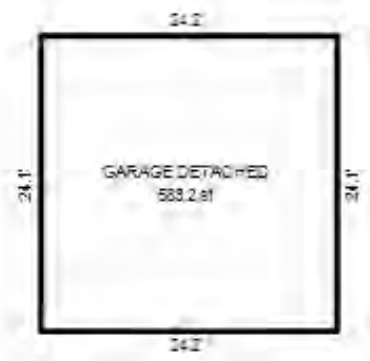
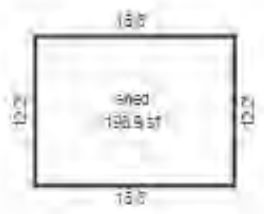
Who	When	What	2025	2024	2023	2022
			60,700	37,700	30,100	27,500
			239,300	206,200	203,400	138,500
			300,000	243,900	233,500	166,000
			165,853C	160,867C	153,207C	145,912C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 2 Direct-Vented Ga	Area 705 310	Type WPP WCP (1 Story)	Year Built: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 466 % Good: 0 Storage Area: 0 No Conc. Floor: 466																																																																																																																																																						
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																														
Building Style: 1.25 STORY																																																																																																																																																																			
Yr Built	Remodeled																																																																																																																																																																		
2004	201	0		Ex	X	Ord		Min																																																																																																																																																											
Condition: Average		Size of Closets																																																																																																																																																																	
		Lg	X	Ord		Small																																																																																																																																																													
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		Kitchen: Other: Other:					200 Amps Service																																																																																																																																																												
(1) Exterior		No./Qual. of Fixtures																																																																																																																																																																	
		Ex.	X	Ord.		Min																																																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets																																																																																																																																																															
							Many	X	Ave.		Few																																																																																																																																																								
X	Insulation	(7) Excavation		(13) Plumbing																																																																																																																																																															
		Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																															
(2) Windows		(8) Basement		(14) Water/Sewer																																																																																																																																																															
X	Many Avg. Few	X	Large Avg. Small	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	(9) Basement Finish		Lump Sum Items:																																																																																																																																																															
		1165 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																																																																																																																																																																	
(3) Roof		(10) Floor Support																																																																																																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																
X	Asphalt Shingle																																																																																																																																																																		
Chimney: Metal																																																																																																																																																																			
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2004 (11) Heating System: Forced Heat & Cool Ground Area = 1152 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,152</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>220,893</td> <td>176,709</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td></td> <td>Recreation Room</td> <td></td> <td>1165</td> <td>22,683</td> <td>11,341</td> </tr> <tr> <td></td> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td>1</td> <td>2,578</td> <td>2,062</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,486</td> <td>1,189</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>4,678</td> <td>3,742</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,899</td> <td>3,919</td> </tr> <tr> <td></td> <td>Water Well, 150 Feet</td> <td></td> <td>1</td> <td>8,655</td> <td>6,924</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>310</td> <td>10,230</td> <td>8,184</td> </tr> <tr> <td></td> <td>WPP</td> <td></td> <td>705</td> <td>11,252</td> <td>9,002</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>466</td> <td>25,947</td> <td>20,758</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>2</td> <td>1,101</td> <td>881</td> </tr> <tr> <td></td> <td>No Concrete Floor</td> <td></td> <td>466</td> <td>-3,118</td> <td>-2,494</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,786</td> <td>2,229</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td></td> <td>Direct-Vented Gas</td> <td></td> <td>2</td> <td>6,086</td> <td>4,869</td> </tr> <tr> <td colspan="4">Totals:</td> <td>320,156</td> <td>249,315</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,152			Total:				220,893	176,709	Other Additions/Adjustments							Recreation Room		1165	22,683	11,341		Basement, Outside Entrance, Below Grade		1	2,578	2,062	Plumbing							Average Fixture(s)		1	1,486	1,189		3 Fixture Bath		1	4,678	3,742	Water/Sewer							1000 Gal Septic		1	4,899	3,919		Water Well, 150 Feet		1	8,655	6,924	Porches							WCP (1 Story)		310	10,230	8,184		WPP		705	11,252	9,002	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Finished)							Base Cost		466	25,947	20,758		Door Opener		2	1,101	881		No Concrete Floor		466	-3,118	-2,494	Built-Ins							Appliance Allow.		1	2,786	2,229	Fireplaces							Direct-Vented Gas		2	6,086	4,869	Totals:				320,156	249,315
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CUNDIFF MARK E & JENNIFER	CUNDIFF MARK E & JENNIFER	0	10/23/2024	QC	09-FAMILY	2024005168	PROPERTY TRANSFER	0.0
REED WAYNE B & LINDA M	CUNDIFF MARK & JENNIFER	67,000	06/20/2005	WD	03-ARM'S LENGTH	862:348	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3630 W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/29/2012	PM12-0181	
	P.R.E. 100% 05/01/2008		GARAGE	08/30/2007	NEW2007	
Owner's Name/Address	MAP #: 2		Mechanical	03/06/2007	PM07-0103	
CUNDIFF MARK & JENNIFER 3630 W CHENEY WOOD TRL MAPLE CITY MI 49664	2025 Est TCV 857,636 TCV/TFA: 272.78		Electrical	03/05/2007	PE07-0104	

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			A 100' @ 600/FF	352.10	496.10	0.7300	1.0553	600	100		162,752
						4 SqFt	0.00000	100			0
			352 Actual Front Feet, 4.01 Total Acres							Total Est. Land Value =	162,752

Tax Description		Land Improvement Cost Estimates									
LDA/02 L862 P348/05 2002 SPLIT FROM 006-030-008-65 PARCEL O-3: PRT OF SW 1/4 SEC 30 COM AT S 1/4 COR SD SEC TH N 00 DEG 59'35" W ALG N-S 1/4 LN SD SEC 1314.86 FT TO S 1/8 LN TH N 01 DEG 01'20" W ALG SD N-S 1/4 LN 624.81 FT TH N 79 DEG 38'10" W 248.90 FT TO POB TH CONT N 79 DEG 38'10" W 583.61 FT TH S 26 DEG 30'46" E 352.10 FT TH S 62 DEG 01' 35" E 420.93 FT TH S 39 DEG 51'16" E 83.61 FT TH N 01 DEG 01'20" W 471.79 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 30 T29N R13W 4 01 A	X	Dirt Road									
	X	Gravel Road									
	X	Paved Road									
	X	Storm Sewer									
	X	Sidewalk									
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level							
X	Rolling							
X	Low							
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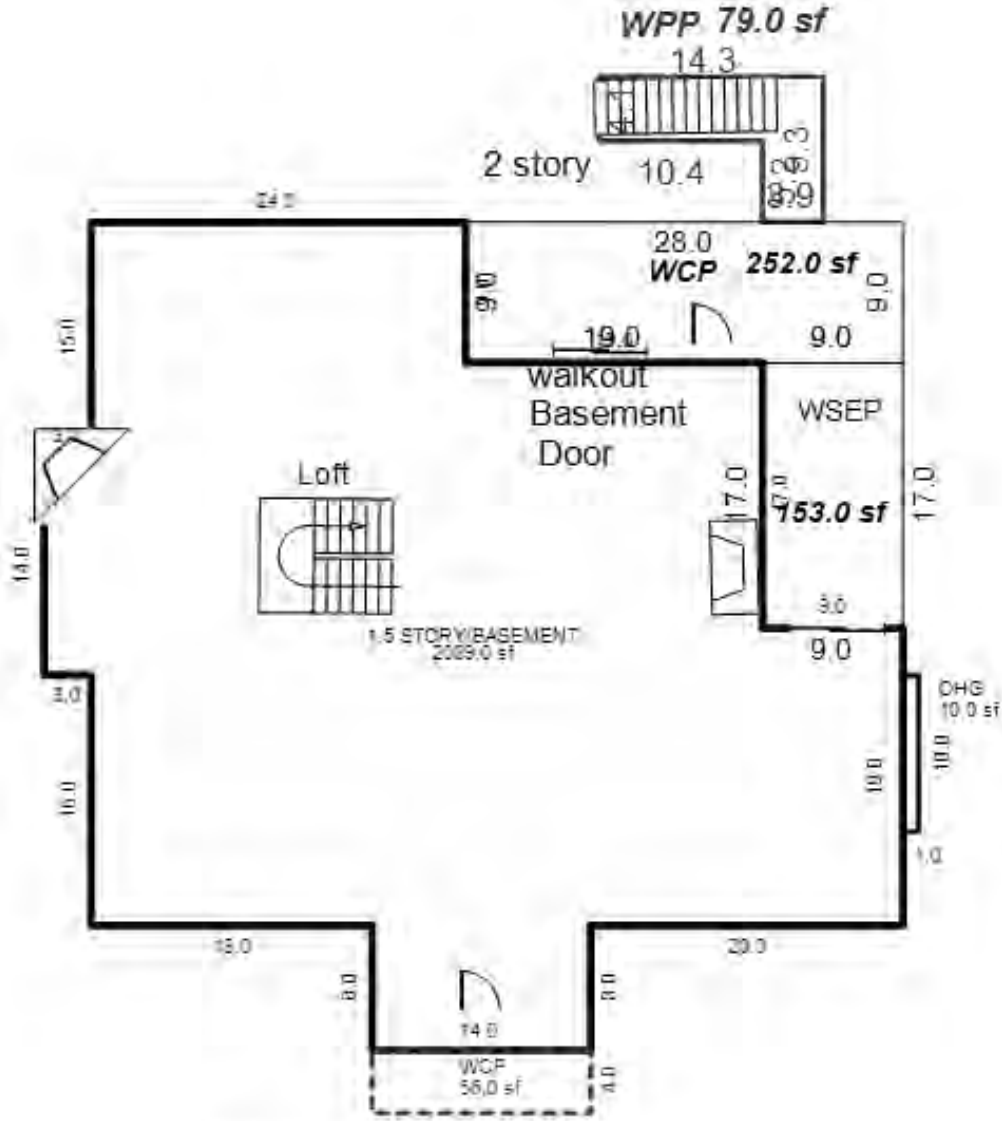
Who	When	What	2025	2024	2023	2022
			81,400	50,600	40,400	27,500
			347,400	346,100	351,600	242,300
			428,800	396,700	392,000	269,800
			253,620C	245,995C	234,281C	223,125C
		TPC 05/30/2021 INSPECTED				
		TPC 04/27/2017 INSPECTED				
		WAS 01/16/2009 INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story 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: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +5 Effec. Age: 20 Floor Area: 3,144 Total Base New : 452,174 Total Depr Cost: 361,781 Estimated T.C.V: 687,384			252 153 79 56	WCP (1 Story) WCP (1 Story) WPP WCP (1 Story)				
Building Style: 1.5 STORY					Central Air Wood Furnace				E.C.F. X 1.900						Bsmnt Garage: Carport Area: Roof:		
Yr Built 2006	Remodeled 0		Ex X Ord Min		X No Heating/Cooling												
Condition: Average			Size of Closets Lg X Ord Small														
Room List		Doors	Solid X H.C.														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric 0 Amps Service												
(1) Exterior			Kitchen: Other: Other:		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 = 2089 SF Floor Area = 3144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						Cls C 5 Blt 2006		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets Many X Ave. Few				Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 2,089 1 Story Siding Overhang 10 Total: 394,979 316,025								
(2) Windows		(7) Excavation			(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 Basement, Outside Entrance, Below Grade 1 2,578 2,062 Plumbing Average Fixture(s) 1 1,486 1,189 3 Fixture Bath 1 4,678 3,742 Water/Sewer 1000 Gal Septic 1 4,899 3,919 Water Well, 200 Feet 1 10,819 8,655 Porches WCP (1 Story) 252 9,216 7,373 WCP (1 Story) 153 6,717 5,374 WPP 79 2,698 2,158 WCP (1 Story) 56 3,372 2,698 Built-Ins Appliance Allow. 1 2,786 2,229 Fireplaces Interior 1 Story 1 5,376 4,301 Wood Stove 1 2,570 2,056 Totals: 452,174 361,781								
X	Many Avg. X Avg. Few Small	Basement: 2089 S.F. Crawl: 0 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												
	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	1 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:				Notes: ECF (4031 RURAL) 1.900 => TCY: 687,384								
X	Asphalt Shingle	(10) Floor Support															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															

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



3630 W Cheney Woods Tra

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLE JOHN B	BETZIG SUSAN ESCOTT	300,000	10/19/2018	WD	19-MULTI PARCEL ARM'S LE	1344P96	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
W CHENEY WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 06/14/2021					
Owner's Name/Address	MAP #: 2					
	2025 Est TCV 42,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4019 SEC 1	14000		3.00	Acres	14000	100		42,000
			3.00	Total Acres	Total Est. Land Value =			42,000

**Tax Description**  
 L349 P730-733/92 L558 P656/00 PER  
 LDA/SURVEY 2004 SPLIT FROM 006-030-008-55  
 PARCEL M-2 - PRT SW 1/4 SEC 30 COM S 1/4  
 COR SD SEC TH S 89 DEG 56' 35" W ALG S  
 SEC LN 894.14 FT TH N 00 DEG 03'25" W  
 333.96 FT TO POB TH CONT N 00 DEG 03'25"  
 W 210.04 FT TH N 34 DEG 04'30" E 145.39  
 FT TH S 84 DEG 15'18" E 429.48 FT TH S 21  
 DEG 32'10" W 130.13 FT TH S 89 DEG 56'35"  
 W 75.00 FT TH S 00 DEG 59'35" E 166.00 FT  
 TH S 89 DEG 56'35" W 388.68 FT TO POB  
 TOGETHER WITH & SUBJECT TO EASEMENT SEC  
 30 T29N R13W 3.00 A M/L.

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
			2025	21,000	0	21,000			21,000S
TPC 05/30/2021	INSPECTED		2024	29,400	0	29,400			22,320C
TPC 05/06/2018	INSPECTED		2023	29,400	0	29,400			21,258C
TPC 04/28/2017	INSPECTED		2022	26,100	0	26,100			20,246C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LECRONIER TODD & KRISTI J	THOMPSON DAVID G & REBECC	49,500	01/22/2013	WD	03-ARM'S LENGTH	1152P839	PROPERTY TRANSFER	100.0
KNAPP DELBERT O & DIANE J	LECRONIER TODD & KRISTI J	53,000	08/31/2007	WD	03-ARM'S LENGTH	952:857	PROPERTY TRANSFER	100.0
COLE JOHN B	KNAPP DELBERT O & DIANE J	75,000	09/01/2004	WD	03-ARM'S LENGTH	821:400	OTHER	100.0

Property Address: W CHENEY WOODS TRL  
 Class: RESIDENTIAL-VACAN Zoning: AG (\* Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 2

Owner's Name/Address: THOMPSON DAVID G & REBECCA V  
 1610 SILKLEAF LN  
 HOUSTON TX 77094  
 2025 Est TCV 95,777

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	100.00	391.30	0.7397	0.9945	600	100		44,141	
Gravel Road	233.96	391.30	0.7397	0.9945	600	50	SURPLUS: ZONING 100' MIN		
334 Actual Front Feet, 3.00 Total Acres			Total Est. Land Value =					95,777	

Tax Description: SURVEY L8 P488 L821 P400/04 2004 SPLIT FROM 006-030-008-55 PARCEL M-1 - PRT SW 1/4 SEC 30 COM S 1/4 COR SD SEC TH S 89 DEG 56'35" W ALG S SEC LN 500 FT TO POB TH CONT S 89 DEG 56'35" W ALG S SEC LN 394.14 FT TH N 00 DEG 03' 25" W 333.95 FT TH N 89 DEG 55'35" E 388.68 FT TH S 00 DEG 59'35" E 334.00 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 30 T29N R13W 3.00 A.

Comments/Influences: \$17,667/ACRE NON VIEW AREA



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

Who When What  
 TPC 05/30/2021 INSPECTED  
 TPC 05/06/2018 INSPECTED  
 TPC 04/27/2017 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	47,900	0	47,900			23,011C
2024	29,400	0	29,400			22,320C
2023	29,400	0	29,400			21,258C
2022	26,100	0	26,100			20,246C

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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.
LECRONIER TODD & KRISTI	THOMPSON DAVID G & REBECC	46,500	10/22/2007	WD	03-ARM'S LENGTH	955/406	PROPERTY TRANSFER	100.0
LECRONIER TODD & KRISTI J	THOMPSON DAVID G & REBECC	46,500	10/18/2007	WD	03-ARM'S LENGTH	957:890	PROPERTY TRANSFER	100.0
KNAPP DELBERT O & DIANE J	LECRONIER TODD & KRISTI	46,500	08/31/2007	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
COLE JOHN B	KNAPP DELBERT O & DIANE J	75,000	09/01/2004	WD	03-ARM'S LENGTH	821:402	OTHER	100.0

Property Address: W CHENEY WOODS TRL  
 Class: RESIDENTIAL-VACAN Zoning: AG (\* Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 2

Owner's Name/Address: THOMPSON DAVID G & REBECCA V  
 1610 SILKLEAF LN  
 HOUSTON TX 77094

2025 Est TCV 95,541

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

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

A 100' @ 600/FF 100.00 394.91 0.7414 0.9968 600 100 44,344  
 A 100' @ 600/FF 230.91 394.91 0.7414 0.9968 600 50 SURPLUS: ZONING 100' MIN

331 Actual Front Feet, 3.00 Total Acres Total Est. Land Value = 95,541

Tax Description: SURVEY L8 P488 L821 P402/04 2004 SPLIT FROM 006-030-008-60 PARCEL L-1: PRT SW 1/4 SEC 30 COM AT S 1/4 COR TH N 89 DEG 56' 35" W ALG S SEC LN 894.14 FT TO POB TH CONT S 89 DEG 56' 35" W ALG S SEC LN 386.47 FT TH N 0 DEG 03' 25" W 330.91 FT TH N 34 DEG 07' 30" E 15.31 FT TH S 88 DEG 35'54" E 377.99 FT TH S 00 DEG 03' 25" E 333.95 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 30 T29N R13W 3.00 A M/L.

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
2025	47,800	0	47,800			23,011C
2024	29,400	0	29,400			22,320C
2023	29,400	0	29,400			21,258C
2022	26,100	0	26,100			20,246C

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

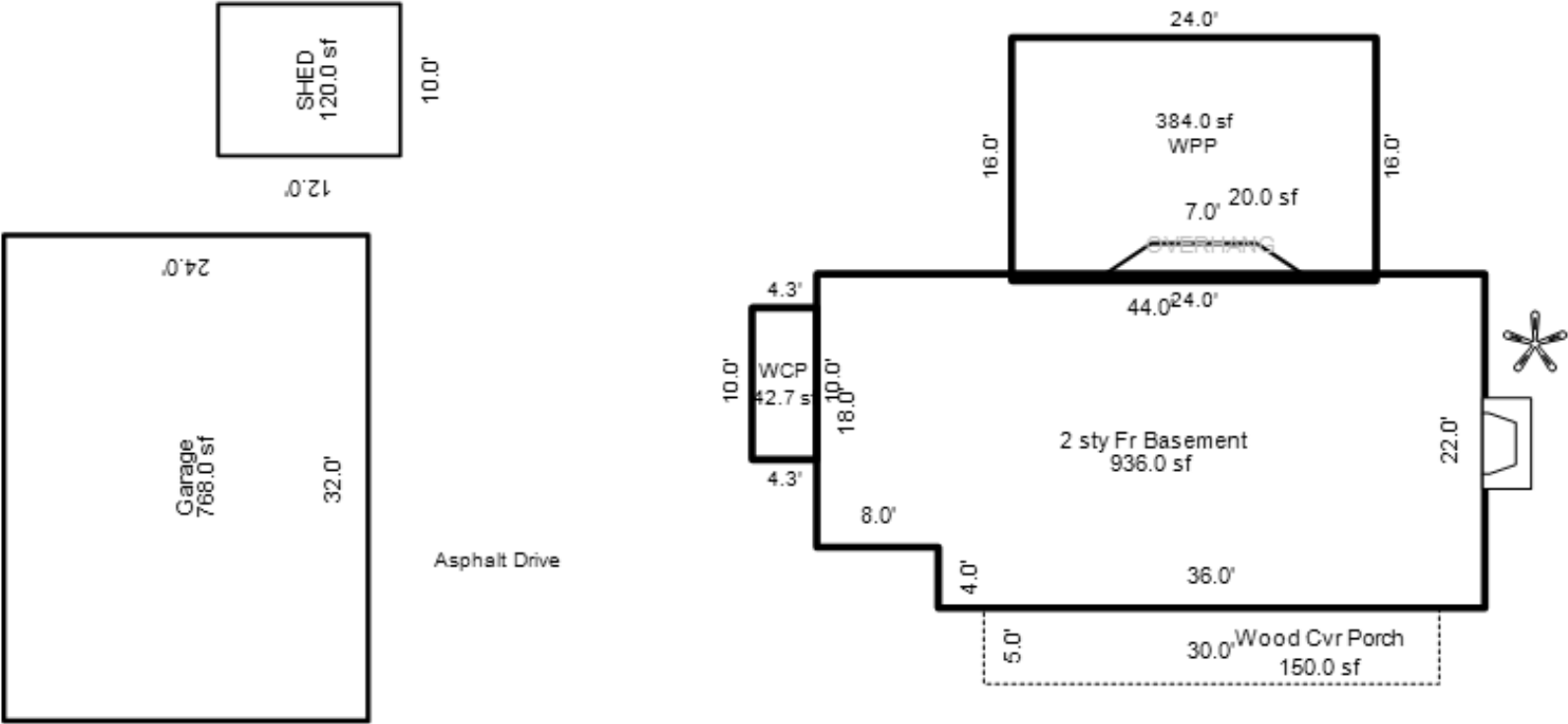
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-6 (	Building Permit(s)	Date	Number	Status					
6856 S WHEELER RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/20/2017	PE17-0370						
Owner's Name/Address		P.R.E. 100% 05/10/1994		Res. Add/Alter/Repair	07/11/2017	PB17-0352	100% FINIS					
HOLLENBECK WILLIAM R & HOLLENBECK CYNTHIA C 6856 S WHEELER RD MAPLE CITY MI 49664		MAP #: 2		DECK/PORCH	06/16/2017	LU17-14	100% FINIS					
Taxpayer's Name/Address		2025 Est TCV 562,632 TCV/TFA: 295.81		MECHANICAL	06/04/2004	PM04-0350						
NORTHWESTERN MORTGAGE COMPANY PO BOX 809 TRAVERSE CITY MI 49685		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
Tax Description		Public Improvements		* Factors *								
L247 P157 L275 P357&358/87 PRT OF SE 1/4 COM E 1/4 SEC COR TH S 1 DEG 14' 35" E 1319.00 FT FOR POB TH N 89 DEG 40' 55" W 271.96 FT TH N 1 DEG 14' 35" W 561.00 FT TH S 89 DEG 40' 55" E TOE SEC LN TH S ALG E SEC LN TO POB SEC 30 T29N R13W.		X	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
		X		A 100' @ 600/FF 271.96 561.00 0.7787 1.0882 600 100 138,279 272 Actual Front Feet, 3.50 Total Acres Total Est. Land Value = 138,279								
		X		Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	3.12	3500	0	0				
				Wood Frame	28.20	120	50	1,692				
				Wood Frame	32.53	80	50	1,301				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
				Total Estimated Land Improvements True Cash Value = 7,993								
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		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2025	69,100	212,200	281,300		129,290C		
		TPC 11/14/2017	INSPECTED		2024	43,000	218,800	261,800		125,403C		
		TPC 10/14/2013	INSPECTED		2023	34,400	203,900	238,300		119,432C		
		WAS 02/08/2008	INSPECTED		2022	27,500	149,900	177,400		113,745C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +10 Effec. Age: 35 Floor Area: 1,902 Total Base New : 337,148 Total Depr Cost: 219,137 Estimated T.C.V: 416,360			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:																								
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G																																		
Yr Built 1989		Remodeled 0	Ex	X	Ord	Min																																
Condition: Average		Size of Closets		Lg	X	Ord	Small																															
Room List		Doors	Solid	X	H.C.																																	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:																																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																		
Wood/Shingle Aluminum/Vinyl Brick		X	Drywall	No. of Elec. Outlets																																		
X		Insulation	(7) Excavation			Plumbing																																
(2) Windows		Basement: 936 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																																		
X	Many Avg.	X	Large Avg.	Basement																																		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Water/Sewer																																		
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish																																			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer																																		
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																			
X		Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																	
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																				
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>936</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>30</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>261,508</td> <td>169,972</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	936			1 Story	Siding	Overhang	30			Total:				261,508	169,972
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
2 Story	Siding	Basement	936																																			
1 Story	Siding	Overhang	30																																			
Total:				261,508	169,972																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1989  (11) Heating System: Forced Heat &amp; Cool  Ground Area = 936 SF Floor Area = 1902 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65  Building Areas  Other Additions/Adjustments  Plumbing  Average Fixture(s) 1 1,486 966  3 Fixture Bath 1 4,678 3,041  2 Fixture Bath 1 3,130 2,034  Water/Sewer  1000 Gal Septic 1 4,899 3,184  Water Well, 100 Feet 1 5,849 3,802  Porches  WCP (1 Story) 150 6,618 4,302  WCP (1 Story) 42 2,821 1,834  WPP 384 6,505 4,228  Garages  Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  Base Cost 768 27,548 17,906  Door Opener 1 550 357  Built-Ins  Appliance Allow. 1 2,786 1,811  Fireplaces  Exterior 2 Story 1 8,080 5,252  Deck  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																																						

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUNCAN	TOMPKINS	175,000	09/30/1998	WD	03-ARM'S LENGTH	488:728	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-6 (	Building Permit(s)	Date	Number	Status
3133 W CHENEY RD	School: GLEN LAKE COMMUNITY SCH DIST	Res. Solar Array	01/22/2024	PB24-0002	100% FINIS	
Owner's Name/Address	P.R.E. 100% 05/10/1994	Electrical	01/02/2024	PE24-0001	100% FINIS	
TOMPKINS SCOTT & MARY 3133 W CHENEY RD MAPLE CITY MI 49664	MAP #: 2	SOLAR	12/30/2023	LU23-40	100% FINIS	

2025 Est TCV 480,761 TCV/TFA: 317.12	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6					
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 100' @ 600/FF	405.00	561.01	0.7049	1.0882	600	100	186,410
405 Actual Front Feet, 5.22 Total Acres						Total Est. Land Value =	186,410

Land Improvement Cost Estimates							
Description	Rate	Size	% Good				Cash Value
D/W/P: Asphalt Paving	3.12	1587	0				0
Residential Local Cost Land Improvements							
Description	Rate	Size	% Good				Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100				1,500
Total Estimated Land Improvements True Cash Value =							1,500

Comments/Influences						
---------------------	--	--	--	--	--	--



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

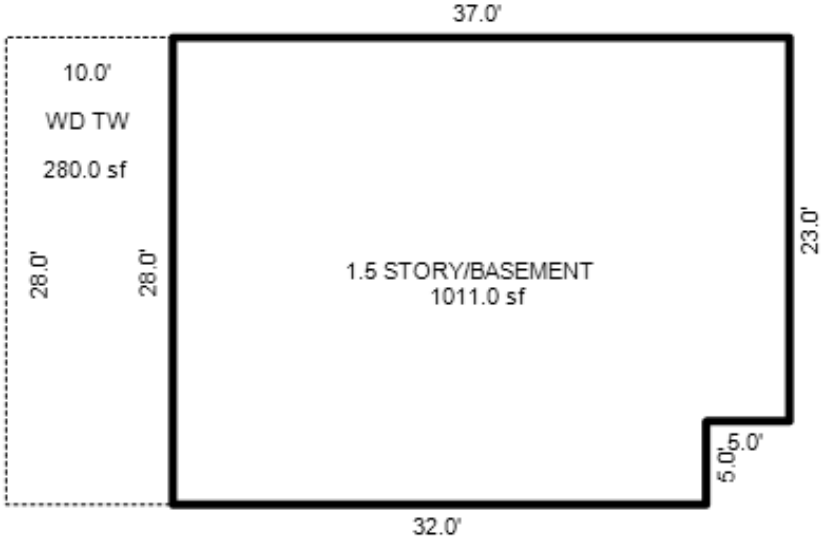
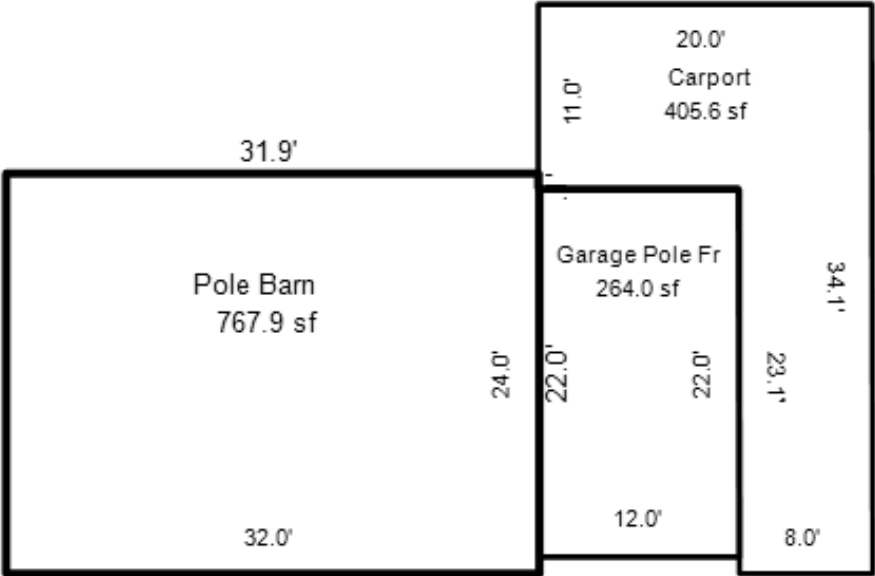
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	93,200	147,200	240,400			102,255C
2024	57,900	142,300	200,200			99,181C
2023	46,300	132,600	178,900			94,459C
2022	28,400	90,100	118,500			89,961C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 280	Type Treated Wood 32 Treated Wood	Year Built: 1985 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 1,516 Total Base New : 256,888 Total Depr Cost: 154,132 Estimated T.C.V: 292,851			E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1.5 STORY		Drywall Paneled	X Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1011 SF Floor Area = 1516 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,011 Total: 193,926 116,355					Carpport Area: 404 Roof: Aluminum		
Yr Built 1950	Remodeled 1979	Ex	Ord		X	Min	No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 892 3 Fixture Bath 1 4,678 2,807 Water/Sewer 1000 Gal Septic 1 4,899 2,939 Water Well, 100 Feet 1 5,849 3,509 Deck Treated Wood 280 5,205 3,123 Treated Wood 32 1,414 848 Garages Class: C Exterior: Pole (Unfinished) Base Cost 768 20,659 12,395 Class: C Exterior: Pole (Unfinished) Base Cost 264 10,058 6,035 Built-Ins Appliance Allow. 1 2,786 1,672 Carports Aluminum 404 5,927 3,556 Local Cost Items SOLAR POWER <150KW 1 1 1 *					
Condition: Average		Size of Closets			150 Amps Service			Lump Sum Items:			Totals: 256,888 154,132				
Room List		Doors	Solid	X	H.C.	(12) Electric			Totals: 256,888 154,132			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			
1 Basement 5 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets Many X Ave. Few								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	X Plaster		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer								
X	Insulation	(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1011 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
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	(9) Basement Finish													
X	Storms & Screens	(10) Floor Support													
(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		Joists: 2X10X16 Unsupported Len: Cntr.Sup:													

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



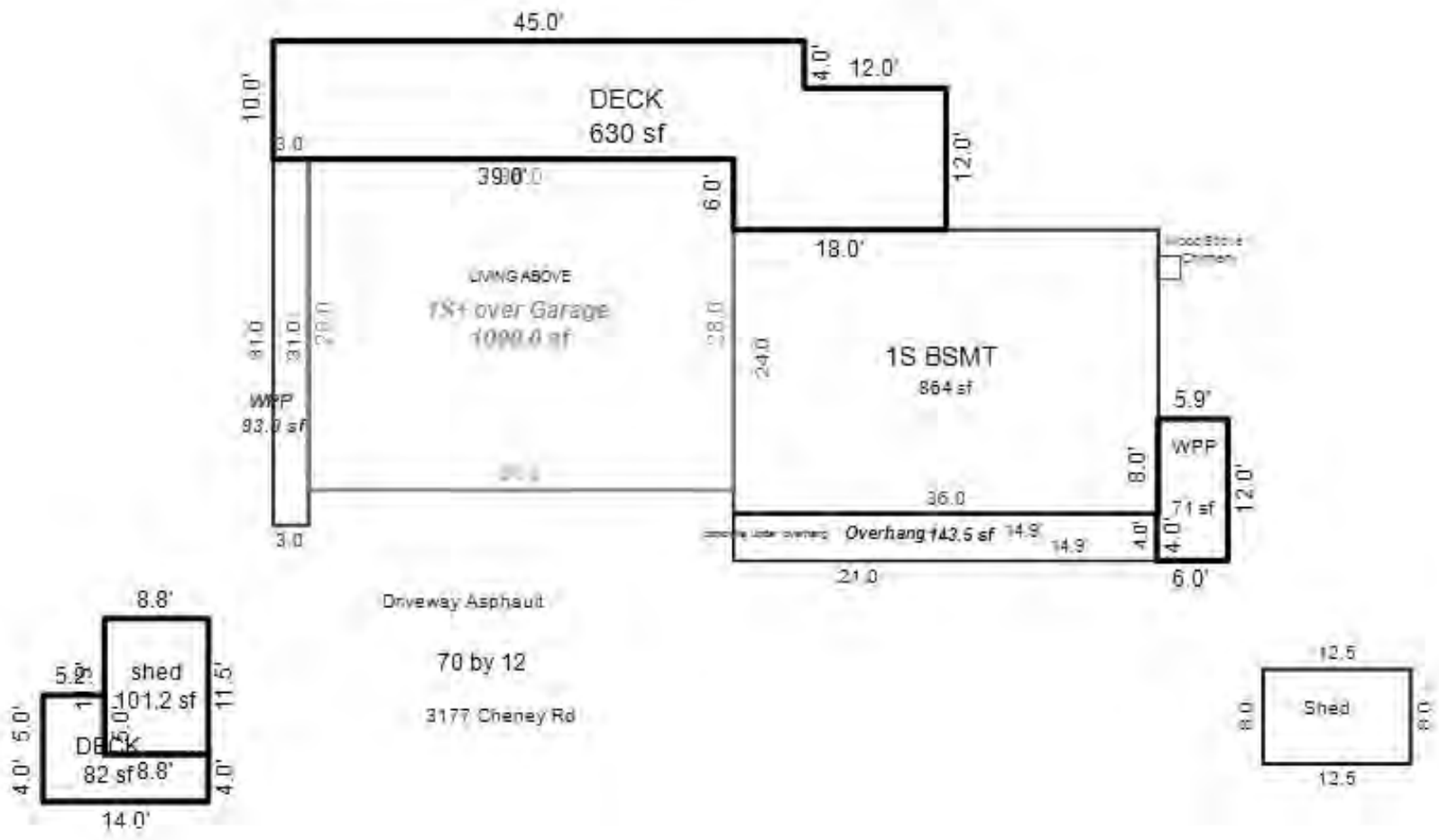
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
WINTZINGER JOHN	PEPPER ADAM & CARPENTER B	430,000	01/20/2023	WD	03-ARM'S LENGTH	2023000455	REAL PROPERTY STA	100.0	
BAARSTAD DAVID L & KATHLE	WINTZINGER JOHN	1	10/19/2022	QC	21-NOT USED/OTHER	2022005954	DEED	100.0	
JAL REALTY ROTH LLC	WINTZINGER JOHN	0	10/19/2022	OTH	21-NOT USED/OTHER	20J22005956	DEED	0.0	
BAARSTAD DAVID L & KATHLE	JAL REALTY ROTH LLC	161,721	04/20/2022	SD	10-FORECLOSURE	2022002803	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-6 (	Building Permit(s)	Date	Number	Status		
3177 W CHENEY RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	12/05/2023	PB23-0551	100% FINIS		
Owner's Name/Address		P.R.E. 100% 01/20/2023		ADDITION/ALTERATION	10/14/2023	LU23-33	100% FINIS		
PEPPER ADAM & CARPENTER BRIANNE 3177 W CHENEY RD MAPLE CITY MI 49664		MAP #: 2		Electrical	10/09/2023	PE23-0653	100% FINIS		
		2025 Est TCV 509,157 TCV/TFA: 252.68		Mechanical	10/09/2023	PM23-0778	100% FINIS		
		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				A 100' @ 600/FF 310.00 561.00 0.7536 1.0882 600 100 152,545					
				310 Actual Front Feet, 3.99 Total Acres Total Est. Land Value = 152,545					
				Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				D/W/P: Asphalt Paving	2.91	840	0	0	
				D/W/P: 3.5 Concrete	6.21	84	0	0	
				D/W/P: 3.5 Concrete	6.21	24	0	0	
				D/W/P: 3.5 Concrete	6.21	90	0	0	
				Wood Frame	25.82	100	50	1,291	
				Wood Frame	25.78	101	50	1,302	
				Total Estimated Land Improvements True Cash Value = 2,593					
		Topography of Site							
		Level							
		X	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	2025	76,300	178,300	254,600	233,727C
		TPC 12/20/2023	INSPECTED		2024	47,400	179,300	226,700	226,700S
		TPC 11/27/2022	INSPECTED		2023	37,900	161,000	198,900	198,900S
		TPC 05/02/2019	INSPECTED		2022	27,500	112,600	140,100	121,428C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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 1 Wood Stove Direct-Vented Ga	Area Type	Year Built: 1988 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G																																																																																																																																																																								
Building Style: 1 STORY		Trim & Decoration		Size of Closets																																																																																																																																																																										
Yr Built 1980	Remodeled 2023	Ex	X Ord	Min																																																																																																																																																																										
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	Basement 3 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																																																																																																																																																										
(1) Exterior		Kitchen: Hardwood Other: Other:		200 Amps Service																																																																																																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																																																																																																																																																																										
(2) Windows		X	Drywall	No. of Elec. Outlets																																																																																																																																																																										
Many Avg.	X Avg.	Large Avg.		Many	X Ave.	Few																																																																																																																																																																								
Few		Small		(13) Plumbing																																																																																																																																																																										
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X	Asphalt Shingle	(8) Basement		No. of Elec. Outlets																																																																																																																																																																										
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUNCAN	HOLLENBECK	25,000	03/06/1997	WD	03-ARM'S LENGTH	440:265	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-6 (	Building Permit(s)	Date	Number	Status
W CHENEY RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
HOLLENBECK WILLIAM R & CYNTHIA 6856 S WHEELER RD MAPLE CITY MI 49664	MAP #: 2					
	2025 Est TCV 104,972					

	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6					
	Public Improvements			* Factors * POWER LINE ROW					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				A 100' @ 600/FF	100.00	561.00	0.7414 1.0882	600 100	48,408
				A 100' @ 600/FF	231.00	561.00	0.7414 1.0882	600 50 SURPLUS: ZONING MIN 100'	
				331 Actual Front Feet, 4.26 Total Acres Total Est. Land Value = 104,320					

Tax Description				Land Improvement Cost Estimates				
L264 P927 L287 P772 L349 P750/92 L440 P265/97 RE-REVISED PARCEL 3 PRT SE 1/4 SEC 30 COM E 1/4 COR TH S 01 DEG 14'35" E 1319 FT TH N 89 DEG 40'55" W 271.96 FT TO POB TH N 89 DEG 40'55" W 331 FT TH N 01 DEG 14'35" W 561 FT TH S 89 DEG 40'55" E 331 FT TH S 01 DEG 14' 35" E 561 FT TO POB SEC 30 T29N R13W.	X			Description	Rate	Size % Good	Cash Value	
				Wood Frame	31.05	42 50	652	
				Total Estimated Land Improvements True Cash Value = 652				

Comments/Influences								
				Street Lights Standard Utilities Underground Utils.				



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

				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2025	52,200	300	52,500			19,364C
				2024	39,900	400	40,300			18,782C
				2023	31,900	300	32,200			17,888C
				2022	27,500	300	27,800			17,037C

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County of Leelanau, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DANIELS JASON L & ANGELA	SEYMOUR MICHAEL E	550,000	04/02/2023	WD	03-ARM'S LENGTH	2023001673	PROPERTY TRANSFER	100.0				
DANIELS HELEN R	DANIELS JASON L & ANGELA	0	11/29/2015	AFF	07-DEATH CERTIFICATE	1350P489	DEED	0.0				
DANIELS HELEN R TRUST	DANIELS HELEN R	0	06/23/2014	QC	09-FAMILY	1217P1	DEED	0.0				
DANIELS HELEN R	DANIELS HELEN R &	0	06/23/2014	QC	09-FAMILY	1217P3	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: AG (*	Building Permit(s)	Date	Number	Status				
S WHEELER RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 2		2025 Est TCV 560,000				
Owner's Name/Address		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
SEYMOUR MICHAEL E 7800 PENINSULA DR TRAVERSE CITY MI 49686		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L520 P533/99 SE 1/4 OF SE 1/4 SEC 30 T29N R13W 40 A.		Gravel Road		4019 SEC 1		14000	40.00 Acres	14000	100			560,000
Comments/Influences		Paved Road		40.00 Total Acres		Total Est. Land Value =						560,000
		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		2025	280,000	0	280,000			268,060C		
		TPC 04/02/2023 INSPECTED		2024	260,000	0	260,000			260,000S		
		TPC 04/28/2017 INSPECTED		2023	160,000	0	160,000			36,618C		
		TPC 09/30/2015 INSPECTED		2022	130,000	0	130,000			34,875C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNAPP DELBERT A & DIANE J	ASHMUN ROBERT	35,000	01/29/2014	WD	03-ARM'S LENGTH	1190P507	PROPERTY TRANSFER	100.0
KNAPP DELBERT A & DIANE J		0	10/24/2012	OTH	33-TO BE DETERMINED	1157P712	OTHER	0.0
BLUE CHIP LOG HOMES		66,000	10/01/2004	WD	03-ARM'S LENGTH		REALTOR	100.0
BLUE CHIP LOG HOMES	KNAPP DELBERT A & DIANE J	66,000	09/01/2004	WD	03-ARM'S LENGTH	821:404	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
6865 S GLEN LAKE VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	12/12/2019	PB19-0544	100% FINIS
	P.R.E. 100% 04/30/2014		Electrical	11/13/2019	PE19-0712	100% FINIS
Owner's Name/Address	MAP #: 2		SOLAR	10/29/2019	LU19-36	100% FINIS
ASHMUN ROBERT PO BOX 251 GLEN ARBOR MI 49636	2025 Est TCV 568,320 TCV/TFA: 337.88		Mechanical	10/22/2014	PM14-0523	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
Public Improvements			* Factors *		IRR SHAPE & RD EASEMENT	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 100' @ 600/FF	246.17	548.55	0.7983	1.0822	600 100	127,605
246 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =	127,605

X		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Concrete	7.01	88	0	0	
Total Estimated Land Improvements True Cash Value =					0

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

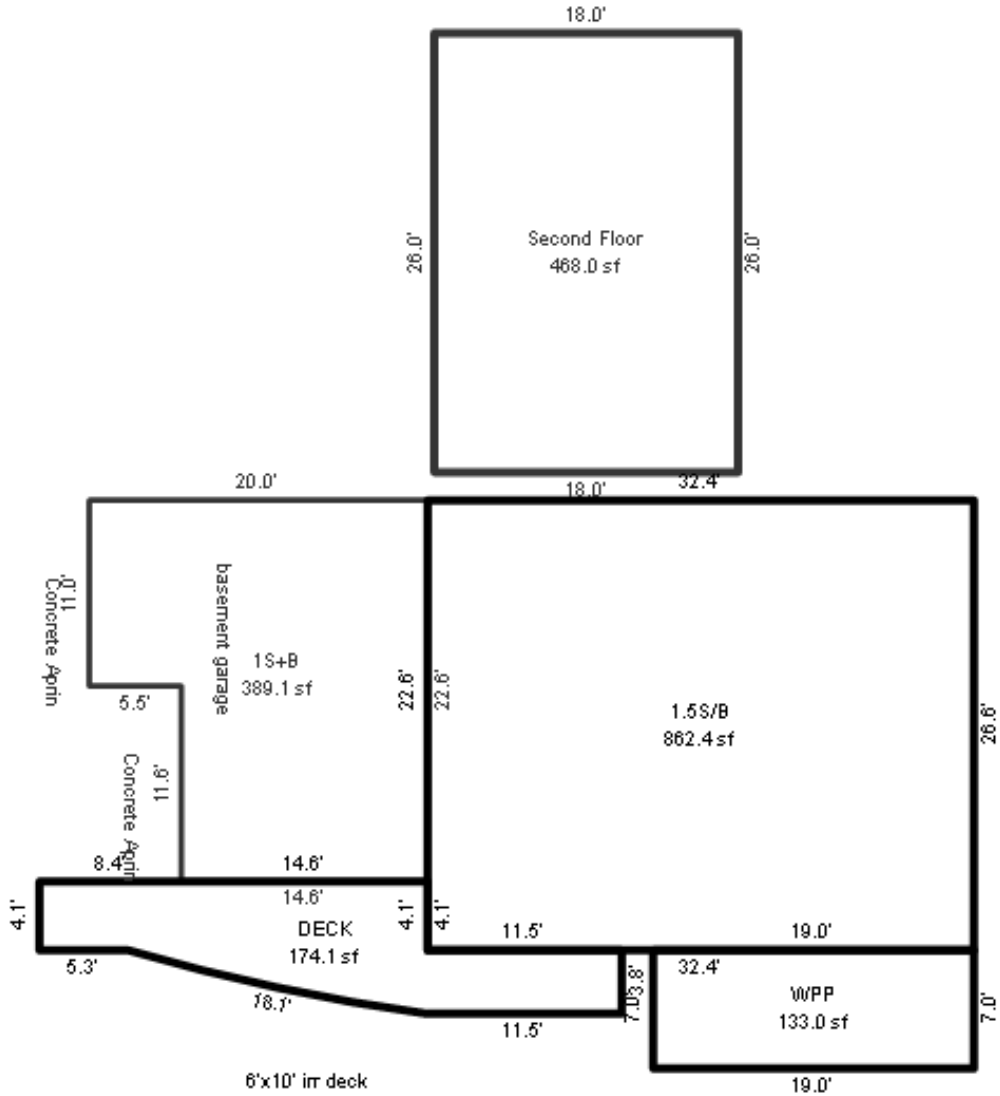


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	63,800	220,400	284,200			149,841C
TPC 05/05/2021	INSPECTED		2024	75,000	212,300	287,300			145,336C
TPC 12/07/2019	INSPECTED		2023	75,000	188,000	263,000			138,416C
TPC 10/11/2017	INSPECTED		2022	27,100	162,700	189,800			131,825C

\*\*\* Information herein deemed reliable 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 133 174	Type WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.900	Bsmnt Garage: 2 Car 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: C Effec. Age: 9 Floor Area: 1,682 Total Base New : 254,897 Total Depr Cost: 231,955 Estimated T.C.V: 440,715							
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C		Blt 2016											
Duplex		Drywall Paneled		(12) Electric			Ground Area = 1251 SF Floor Area = 1682 SF.			Building Areas		Plumbing											
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas			1.5 Story		Siding		Basement		862		218,457		198,795			
Building Style: 1.5 STORY		Ex Ord Min		No. of Elec. Outlets			Other Additions/Adjustments			1 Story		Siding		Basement		389		2		5,156		4,692	
Yr Built 2016	Remodeled 0	Size of Closets		Many Ave. Few			Plumbing			Average Fixture(s)		1		3 Fixture Bath		1,486		1,352					
Condition: Average		Lg Ord Small		(13) Plumbing			Water/Sewer			3 Fixture Bath		1		4,678		4,257							
Room List		Doors Solid H.C.		Average Fixture(s)			Public Water			2		2 Fixture Bath		Softener, Auto		1,352		1,352					
Basement		(5) Floors		3 Fixture Bath			Public Sewer			1		Softener, Manual		1,352		1,352							
1st Floor		Kitchen:		2 Fixture Bath			Water Well			1		Solar Water Heat		1,486		1,352							
2nd Floor		Other:		Softener, Auto			1000 Gal Septic			1		No Plumbing		4,899		4,458							
2 Bedrooms		Other:		Extra Toilet			Water Well, 100 Feet			1		Extra Sink		5,849		5,323							
(1) Exterior		(6) Ceilings		Extra Sink			Ceramic Tile Floor			133		Ceramic Tile Wains		3,576		3,254							
Wood/Shingle		No. of Elec. Outlets		Separate Shower			Ceramic Tub Alcove			174		Vent Fan		3,802		3,460							
Aluminum/Vinyl		Many Ave. Few		Vent Fan			Lump Sum Items:																
Brick		(7) Excavation		(14) Water/Sewer			SOLAR POWER <150KW			1		1		1		1		*					
Insulation		Basement: 1251 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water			Totals:			254,897		231,955											
(2) Windows		Many Avg. Few Large Avg. Small		Public Sewer			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																
Wood Sash		(8) Basement		Water Well																			
Metal Sash		Conc. Block		1000 Gal Septic																			
Vinyl Sash		Poured Conc.		2000 Gal Septic																			
Double Hung		Stone																					
Horiz. Slide		Treated Wood																					
Casement		Concrete Floor																					
Double Glass		(9) Basement Finish																					
Patio Doors		Joists:																					
Storms & Screens		Unsupported Len:																					
(3) Roof		Cntr.Sup:																					
Gable		Recreation SF																					
Hip		Living SF																					
Flat		Walkout Doors (B)																					
Asphalt Shingle		No Floor SF																					
Chimney:		Walkout Doors (A)																					

\*\*\* 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.
KNAPP DELBERT A & DIANE J	BOHMER LYNN ANN REVOCABLE	250,000	08/31/2005	WD	03-ARM'S LENGTH	870:319	OTHER	100.0
BLUE CHIP LOG HOMES	KNAPP DELBERT A & DIANE J	0	09/01/2004	WD	03-ARM'S LENGTH	821:404	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
6839 S GLEN LAKE VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/12/2006	PM06-0273	
	P.R.E. 100% 10/15/2014		Electrical	04/06/2006	PE06-0161	
Owner's Name/Address	MAP #: 2		Mechanical	03/20/2006	PM06-0153	
BOHMER LYNN ANN REVOCABLE TRUST 6839 S GLEN LAKE VIEW DR MAPLE CITY MI 49664	2025 Est TCV 1,050,499 TCV/TFA: 336.70		Mechanical	01/25/2006	PM06-0050	

X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 100' @ 3000/	92.58	1908.87	1.0077	1.1621	3000	100		325,256
93 Actual Front Feet, 4.06 Total Acres						Total Est. Land Value =		325,256

X		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value
X		D/W/P: Asphalt Paving				3.12	5000	0	0
X		Total Estimated Land Improvements		True Cash Value =				0	

X		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		Level		2025	162,600	362,600	525,200			359,040C
X		Rolling		2024	75,000	397,500	472,500			348,245C
X		Low		2023	75,000	365,700	440,700			331,662C
X		High		2022	60,000	309,900	369,900			315,869C
X		Landscaped								
X		Swamp								
X		Wooded								
X		Pond								
X		Waterfront								
X		Ravine								
X		Wetland								
X		Flood Plain								

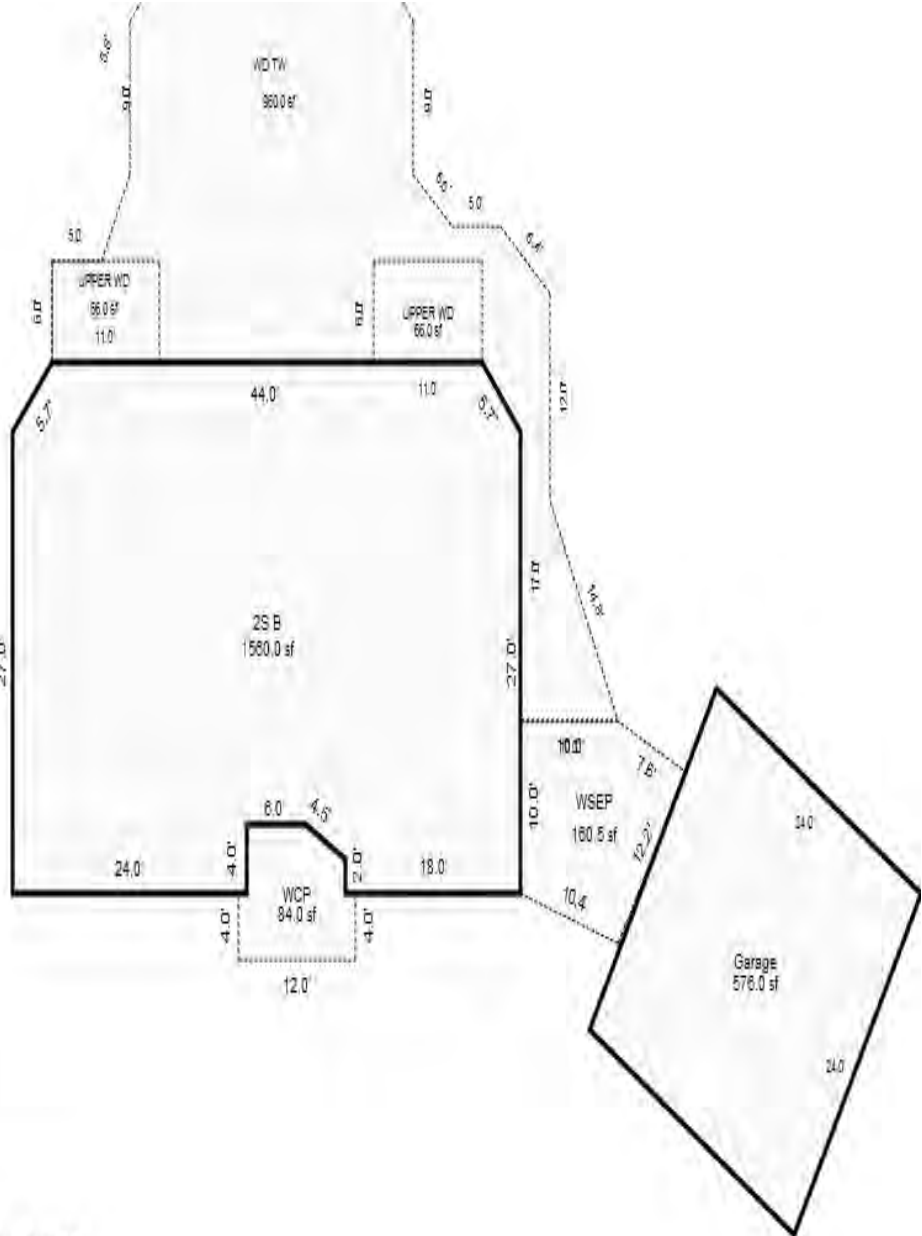


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2006 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 3,120 Total Base New : 477,171 Total Depr Cost: 381,707 Estimated T.C.V: 725,243		84 WCP (1 Story) 160 WSEP (1 Story) 960 Treated Wood 66 Treated Wood 66 Treated Wood		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1560 SF Floor Area = 3120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 1,560 Total: 395,185 316,117		E.C.F. X 1.900		Cls C 10 Blt 2006				
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Other Additions/Adjustments									
2006	0	Ex	X Ord	Min	0 Amps Service			Plumbing								
Condition: Average		Size of Closets		No. of Elec. Outlets			Average Fixture(s)									
Room List		Doors	Solid	X H.C.	Many	X Ave.	Few	1	3 Fixture Bath							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			2									
(1) Exterior		(6) Ceilings		(8) Basement			3 Fixture Bath									
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Basement: 1560 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(2) Windows		(7) Excavation		(9) Basement Finish			(14) Water/Sewer									
X	Many Avg. X Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(10) Floor Support			Garages									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Ceramic Tile Floor WSEP (1 Story) Deck Treated Wood Treated Wood Treated Wood			Garages									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 576 27,527 22,022 Common Wall: 1 Wall 1 -2,235 -1,788 Door Opener 1 550 440								
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Built-Ins									
							Appliance Allow. 1 2,786 2,229									
							Fireplaces									
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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



Sketch by Apex 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.
SCIORTINO DAVID F & ENRIQ	BURTON DAVID J & DIANE P	134,900	07/05/2011	WD	03-ARM'S LENGTH	1090/490	PROPERTY TRANSFER	100.0
KNAPP DELBERT A & DIANE J	SCIORTINO DAVID F & ENRIQ	250,000	12/30/2004	WD	03-ARM'S LENGTH	840:403	OTHER	100.0
BLUE CHIP LOG HOMES	KNAPP DELBERT A & DIANE J	0	09/01/2004	WD	03-ARM'S LENGTH	821:404	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
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6820 S GLEN LAKE VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/10/2017	PM17-0173	
	P.R.E. 100% 12/27/2017		Electrical	03/03/2017	PE17-0107	

Owner's Name/Address	MAP #: 2	Mechanical	Date	Number	Status
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BURTON DAVID J & DIANE P 6820 S GLEN LAKE VIEW DR MAPLE CITY MI 49664	2025 Est TCV 1,314,094 TCV/TFA: 526.27	Mechanical	02/24/2016	PM16-0128	
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X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6				
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

E 100' @ 3000/	100.00	651.77	0.9310	1.0437	3000	100	291,488
A 100' @ 600/FF	104.51	651.77	0.8362	1.1298	600	100	59,243
205 Actual Front Feet, 3.06 Total Acres						Total Est. Land Value =	350,731

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value

D/W/P: Asphalt Paving	3.12	3420	0	0
D/W/P: Flagstone/Sand	21.16	80	0	0
D/W/P: Flagstone/Sand	21.16	24	0	0
D/W/P: Flagstone/Sand	21.16	272	0	0

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

LAND IMPROVEMENTS 10	10,000.00	1	97	9,700
Total Estimated Land Improvements True Cash Value =				9,700

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

Who	When	What	2025	175,400	481,600	657,000		394,868C
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TPC 10/26/2016			2024	75,000	445,300	520,300		382,996C
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TPC 01/06/2016 INSPECTED			2023	75,000	395,000	470,000		364,759C
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TPC 12/17/2015 INSPECTED			2022	60,000	339,000	399,000		347,390C
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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		Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2015		X				
	Mobile Home	Insulation		Wood	Coal	Steam		Cook Top		Interior 2 Story			614	WCP			(1 Story)	Car Capacity:	
	Town Home	0	Front Overhang	Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			272	WCP			(1 Story)	Class: C	
	Duplex	0	Other Overhang	Forced Air w/ Ducts				Garbage Disposal		Two Sided			221	CCP			(1 Story)	Exterior: Siding	
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater		Exterior 1 Story	96	WPP	Brick Ven.: 0						
	Wood Frame	Drywall		Plaster		Electric Baseboard				Exterior 2 Story			Stone Ven.: 0						
		Paneled	Wood T&G		Elec. Ceil. Radiant			Vent Fan		Prefab 1 Story			Common Wall: 1 Wall						
	Building Style:	Trim & Decoration			Elec. Ceil. Radiant			Hot Tub		Prefab 2 Story			Foundation: 42 Inch						
	1 STORY	Size of Closets			Radiant (in-floor)			Unvented Hood		Heat Circulator			Finished?: Yes						
	Yr Built	Remodeled	Ex	Ord	Min	Electric Wall Heat				Intercom			Auto. Doors: 2						
2016	0				Space Heater			Jacuzzi Tub			Mech. Doors: 0								
Condition: Average		Lg			Ord	Small	Wall/Floor Furnace					Area: 1083							
Room List		Doors	Solid	H.C.	Central Air			Forced Heat & Cool					% Good: 0						
2 Basement		(5) Floors			Wood Furnace			Oven					Storage Area: 0						
1st Floor		Kitchen:			(12) Electric			Microwave					No Conc. Floor: 0						
2nd Floor		Other:			0 Amps Service			Standard Range					Bsmnt Garage:						
2 Bedrooms		Other:			No./Qual. of Fixtures			Self Clean Range					Carport Area:						
(1) Exterior		No. of Elec. Outlets			Ex.			Sauna					Roof:						
Wood/Shingle		Many			Ave.	Few	Trash Compactor												
Aluminum/Vinyl		(6) Ceilings			(13) Plumbing			Central Vacuum											
Brick		Average Fixture(s)			1			Security System											
Insulation		1			3 Fixture Bath			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls C 10 Blt 2016						
(2) Windows		Basement: 2497 S.F.			1			(11) Heating System: Forced Heat & Cool											
Many		Crawl: 0 S.F.			1			Ground Area = 2497 SF Floor Area = 2497 SF.											
Avg.		Slab: 0 S.F.			2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91											
Large		Height to Joists: 0.0			Softener, Auto			Building Areas											
Avg.		(8) Basement			Softener, Manual			Stories Exterior Foundation Size											
Few		Conc. Block			Solar Water Heat			1 Story Siding Basement											
Small		Poured Conc.			No Plumbing			2,497											
Wood Sash		Stone			Extra Toilet			Total: 379,833 345,637											
Metal Sash		Treated Wood			Extra Sink			Other Additions/Adjustments											
Vinyl Sash		Concrete Floor			Separate Shower			Basement, Outside Entrance, Below Grade											
Double Hung		(9) Basement Finish			Ceramic Tile Floor			Plumbing											
Horiz. Slide		1			Ceramic Tile Wains			Average Fixture(s)											
Casement		2			Ceramic Tub Alcove			2 Fixture Bath											
Double Glass		1			Vent Fan			Water/Sewer											
Patio Doors		(10) Floor Support			Lump Sum Items:			2000 Gal Septic											
Storms & Screens		Joists:			Public Water			Water Well											
(3) Roof		Unsuported Len:			Public Sewer			2000 Gal Septic											
Gable		Cntr.Sup:			1			1000 Gal Septic											
Hip					2			2000 Gal Septic											
Gambrel					1			Average Fixture(s)											
Mansard					1			Solar Water Heat											
Flat					1			No Plumbing											
Shed					1			Extra Toilet											
Asphalt Shingle					1			Extra Sink											
Chimney:					1			Separate Shower											
					1			Ceramic Tile Floor											
					1			Ceramic Tile Wains											
					1			Ceramic Tub Alcove											
					1			Vent Fan											
					1			Porches											
					1			WCP (1 Story)											
					1			WCP (1 Story)											
					1			CCP (1 Story)											
					1			WPP											
					1			Garages											
					1			Class: C Exterior: Siding Foundation: 42 Inch (Finished)											
					1			Common Wall: 1 Wall											
					1			Door Opener											
					1			Base Cost											
					1			Class: C Exterior: Siding Foundation: 42 Inch (Finished)											
					1			Common Wall: 1 Wall											
					1			Door Opener											
					1			Base Cost											
					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.
SORG DONALD A	SORG DONALD A & AMY	0	01/06/2021	QC	09-FAMILY	2021000607	OTHER	0.0
BARNELL BACON LIVING TRUS	SORG DONALD A	150,000	12/18/2020	WD	03-ARM'S LENGTH	2020008881	PROPERTY TRANSFER	100.0
IMBODEN JOHN K KATHLEEN O	BARNELL BACON LIVING TRUS	175,000	08/05/2015	WD	03-ARM'S LENGTH	1236P697	PROPERTY TRANSFER	100.0
BIRKMEIER RICHARD A &	IMBODEN JOHN K KATHLEEN O	217,000	06/20/2008	WD	03-ARM'S LENGTH	981/869	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: AG (*	Building Permit(s)	Date	Number	Status
S GLEN LAKE VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 2					
SORG DONALD A & AMY 1594 ROSEWOOD TERRACE DR BALLWIN MO 63021	2025 Est TCV 340,580					

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			E 100' @ 3000/	101.501321.82	0.9985 1.1202	3000 100	340,580	
			102 Actual Front Feet, 3.08 Total Acres				Total Est. Land Value =	340,580

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
L549 P719/00 SURVEY L8 P289&413&514&594 L838 P400/04 2003 SPLIT FROM 006-030-012-00 2005 DESCR REVISED PARCEL A-2 - PRT SE 1/4 OF SEC 30 COM AT S 1/4 COR SD SEC TH N 00 DEG 59'56" W 427.91 FT ALG N-S 1/4 LN SD SEC TO SLY R/W OF 33 FT WIDE EASEMENT TH N 79 DEG 30'23" E ALG SD R/W 78.65 FT TH ALG SD R/W 75.41 FT ALG ARC OF 238.50 FT RAD CRV TO RIGHT (CHORD=N 88 DEG 33'52" E 75.10 FT TO POB TH N 33.26 FT TH N 27 DEG 01'54" E 413.34 FT TH N 02 DEG 51'08" E 102.68 FT TH ALG ELY & SLY R/W LN OF 33 FT WIDE EASEMENT	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2025	170,300	0	170,300			68,200C
	X	Level	2024	75,000	0	75,000			66,150C
	X	Rolling	2023	75,000	0	75,000			63,000C
	X	Low	2022	60,000	0	60,000			60,000S
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

006-030-012-00 2005 DESCR REVISED PARCEL  
A-2 - PRT SE 1/4 OF SEC 30 COM AT S 1/4  
COR SD SEC TH N 00 DEG 59'56" W 427.91 FT  
ALG N-S 1/4 LN SD SEC TO SLY R/W OF 33 FT  
WIDE EASEMENT TH N 79 DEG 30'23" E ALG SD  
R/W 78.65 FT TH ALG SD R/W 75.41 FT ALG  
ARC OF 238.50 FT RAD CRV TO RIGHT  
(CHORD=N 88 DEG 33'52" E 75.10 FT TO POB  
TH N 33.26 FT TH N 27 DEG 01'54" E 413.34  
FT TH N 02 DEG 51'08" E 102.68 FT TH ALG  
ELY & SLY R/W LN OF 33 FT WIDE EASEMENT



184.30 FT ALG ARC  
RIGHT (CHORD=S 42  
TH S 04 DEG  
.58 FT ALG ARC OF  
T (CHORD=S 14 DEG  
34 DEG 48'03" E  
LG ARC OF 89.50  
RD=S 44 DEG  
N ON FILE\*\*\*

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOESSEL R J & J L REVOCA	WAASO KIMBERLY M	1,025,000	06/16/2022	WD	03-ARM'S LENGTH	2022005261	PROPERTY TRANSFER	100.0
RAYMOND ROBERT & JANET &	STOESSEL R J & J L REVOCA	50,000	07/20/2011	WD	03-ARM'S LENGTH	1091/702	DEED	9.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
6847 S GLEN LAKE VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 07/06/2022					
WAASO KIMBERLY M 6847 S GLEN LAKE VIEW DR MAPLE CITY MI 49664	MAP #: 2025 Est TCV 1,276,394 TCV/TFA: 571.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
	Public Improvements		* Factors * 4.29 A IRREGULAR			
L1091P702 SURVEY L10/464 A PARCEL OF LAND LOCATED IN PART OF THE SW1/4 OF THE SE1/4 SEC30,T29N,R13W, DESC AS: COM S 1/4 CNR OF SEC30; TH N 89°57'50" E 246.47 FT, ALONG THE S LINE OF SEC 30 TO POB; TH N 22°29'44" E, 346.43 FT; TH S 56°28'26" E, 38.77 FT; TH NETERLY, 255.16 FT, ALONG THE ARC OF A 91.50 FT RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 159°46'36", AND THE LONG CHORD OF WHICH BEARS NORTH 43°33'45" EAST, 180.16 FT; TH N 36°16'10" W 142.66 FT; N 68°17'22" E 211.37 FT; N 88°52'47" E, 99.76 FT; S 09°20'05" E 351.54 FT; S 88°05'25" W 150.00 FT; S 01°07'12" E 272.27 FT TO A	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Value
	Topography of Site		E 100' @ 3000/ 100.001868.72 1.0000 1.1596 3000 100 347,886 100 Actual Front Feet, 4.29 Total Acres Total Est. Land Value = 347,886		Land Improvement Cost Estimates	



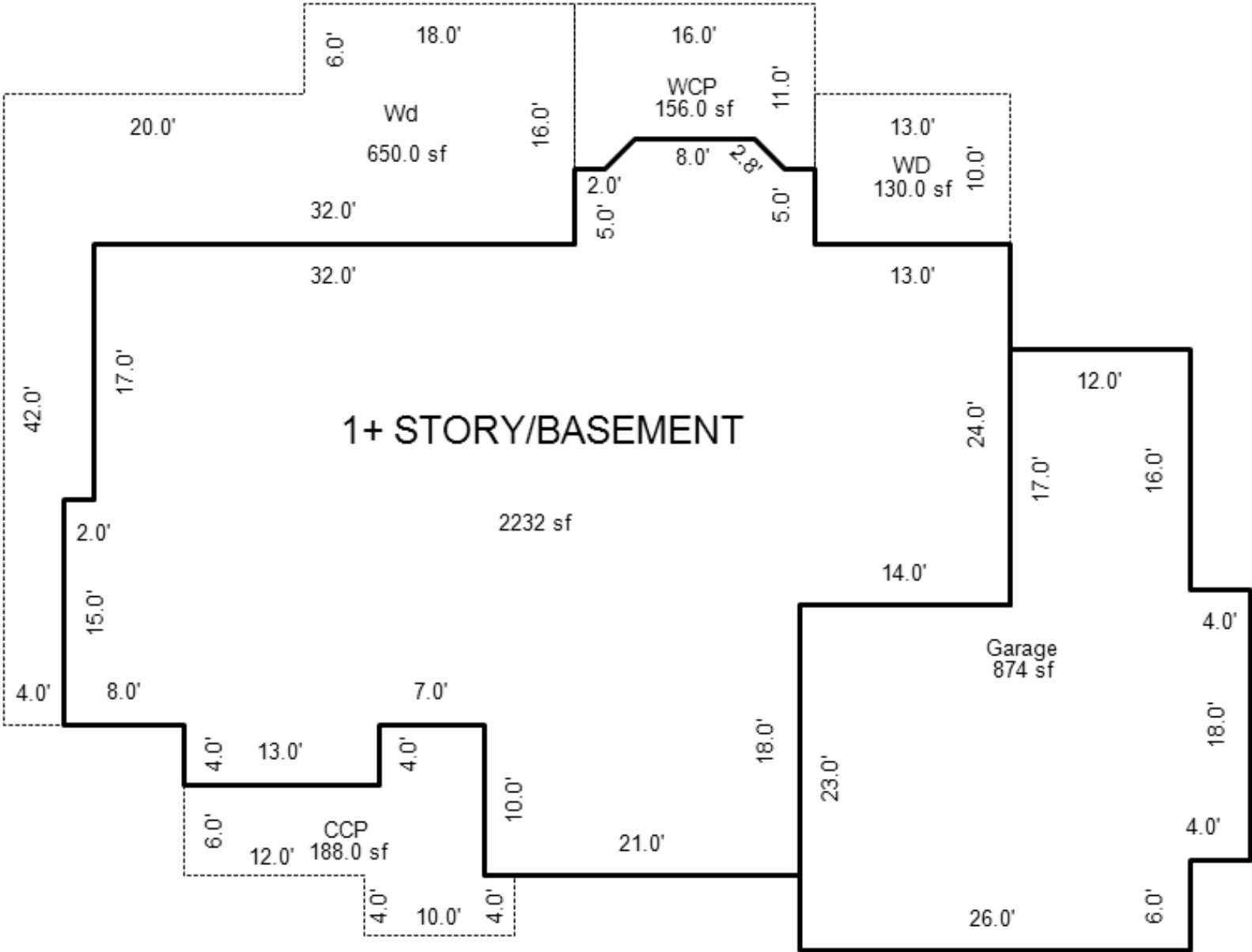
Residential Local Cost Land Improvements		Description	Rate	Size % Good	Cash Value	
LAND IMPROVEMENTS 5			5,000.00	1 100	5,000	
Total Estimated Land Improvements True Cash Value =					5,000	
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	173,900	464,300	638,200			534,130C
2024	75,000	450,700	525,700			518,070C
2023	75,000	418,400	493,400			493,400S
2022	60,000	295,700	355,700		355,700W	312,425C

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 874 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 2,232 Total Base New : 607,573 Total Depr Cost: 486,057 Estimated T.C.V: 923,508			E.C.F. X 1.900		Bsmnt Garage:			
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY (11) Heating System: Forced Heat & Cool Ground Area = 2232 SF Floor Area = 2232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Basement 2,232 Total: 418,930 335,143					Roof:			
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Other Additions/Adjustments									
2005	0	Ex	X Ord	Min	0 Amps Service			Recreation Room 1817 50,004 40,003 Basement, Outside Entrance, Above Grade 1 2,405 1,924								
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing									
Room List		Doors	Solid X	H.C.	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 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Water/Sewer									
(1) Exterior		Kitchen: Other: Other:		0			(14) Water/Sewer									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex. X Ord. Min			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(2) Windows		(7) Excavation		Basement: 2232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:									
X	Many Avg. X Few	Large Avg. Small	(8) Basement		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 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood 130 3,329 2,663 Treated Wood 650 9,575 7,660								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 874 51,592 41,274 Common Wall: 2 Wall 1 -6,271 -5,017 Door Opener 2 1,376 1,101									
(3) Roof		1817	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	(10) Floor Support			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		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.				
BOHMER CHRISTINE B TRUST	BOHMER CHRISTINE B & JEFF	0	10/29/2020	QC	09-FAMILY	2020007765	OTHER	0.0				
BOHMER CHRISTINE B & JEFF	BOHMER CHRISTINE N TRUST	0	10/29/2020	QC	09-FAMILY	2020007767	OTHER	0.0				
BOHMER JEFFREY & CHRISTIN	BOHMER CHRISTINE B TRUST	0	12/05/2017	WD	09-FAMILY	1317P835	PROPERTY TRANSFER	0.0				
WIESEN MATTHEW J & KATHRY	BOHMER JEFFREY & CHRISTIN	290,000	08/24/2012	WD	03-ARM'S LENGTH	1134P522	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*	Building Permit(s)	Date	Number	Status				
6803 S GLEN LAKE VIEW DR		School: GLEN LAKE COMMUNITY SCH DIST		GARAGE		09/29/2005	2029-05					
Owner's Name/Address		P.R.E. 0%		HOUSE		10/18/2004	2084					
BOHMER CHRISTINE N TRUST 811 N MAIN ST WHEATON IL 60187		MAP #: 2		2025 Est TCV 615,198 TCV/TFA: 386.19								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 100' @ 600/FF	204.51	638.99	0.8362	1.1242	600	100		115,358
				205 Actual Front Feet, 3.00 Total Acres Total Est. Land Value = 115,358								
				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										
		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	2025	57,700	249,900	307,600			187,763C	
				TPC 05/30/2021 INSPECTED	2024	35,800	252,700	288,500			182,118C	
				TPC 12/17/2015 INSPECTED	2023	28,700	249,300	278,000			173,446C	
				PSC 11/06/2011 DATA ENTER	2022	16,300	169,800	186,100			165,187C	



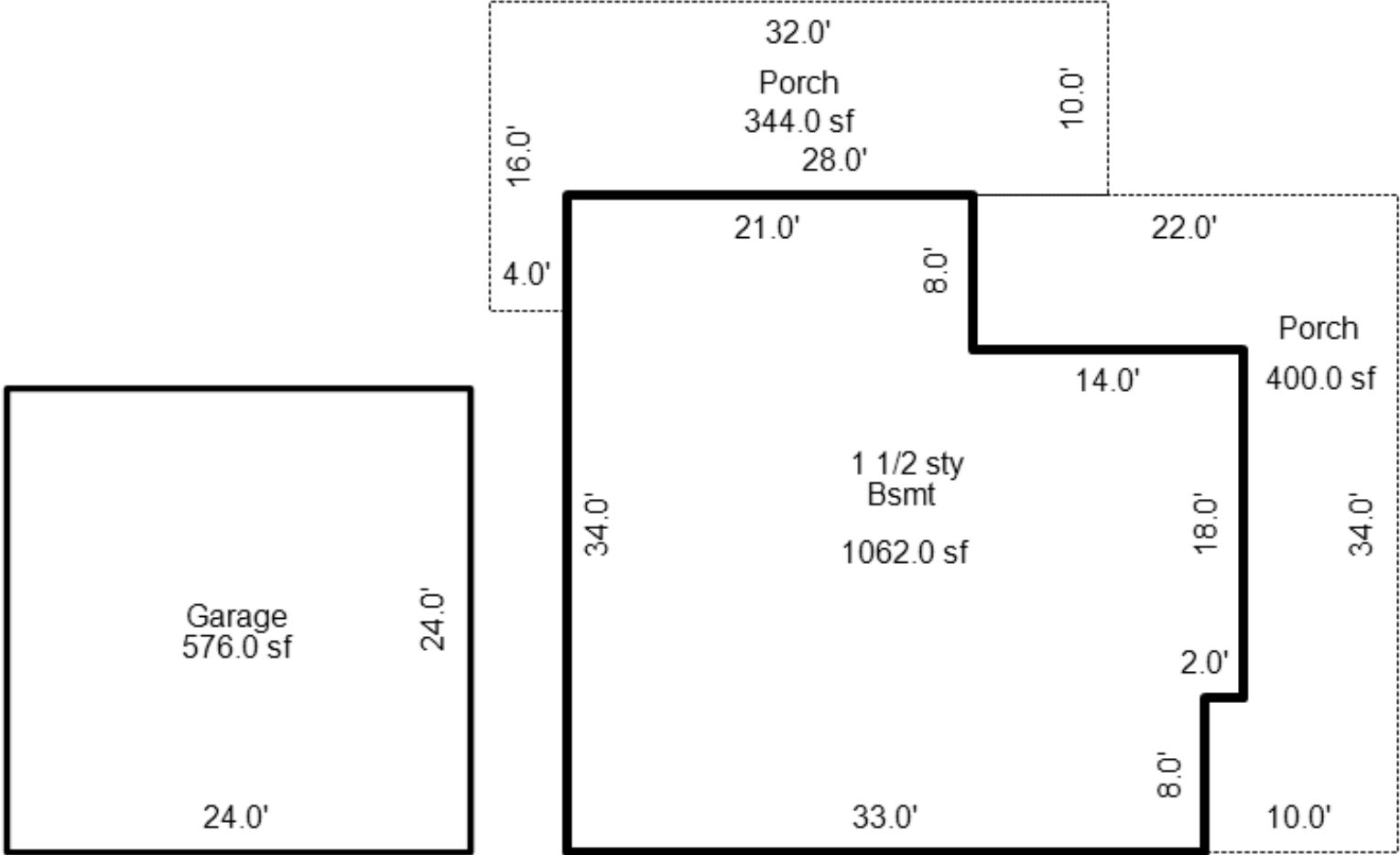
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 400 344	Type WCP (1 Story) WPP	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1,593 Total Base New : 333,607 Total Depr Cost: 260,442 Estimated T.C.V: 494,840			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration									
Yr Built 2004	Remodeled 0		Ex	X	Ord		Min	Size of Closets									
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.		(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Hardwood Other: Tile Other:			200 Amps Service										
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 2004						
X	Wood/Shingle Aluminum/Vinyl Brick	Ex. X Ord. Min			Many X Ave. Few			(11) Heating System: Forced Heat & Cool Ground Area = 1062 SF Floor Area = 1593 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
X	Insulation	(13) Plumbing			(14) Water/Sewer			Building Areas									
(2) Windows		Average Fixture(s)			Public Water			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. X Avg. Few Small	1 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1.5 Story Siding Basement 1,062 Total: 229,343 183,467									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1062 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Other Additions/Adjustments									
X	X	(8) Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Recreation Room Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 200 Feet Porches WCP (1 Story) WPP			1102 21,456 10,728 1 1,486 1,189 1 4,678 3,742 1 3,130 2,504 1 9,735 7,788 1 10,819 8,655 400 13,172 10,538 344 5,834 4,667						
(3) Roof		(9) Basement Finish			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Base Cost Door Opener Built-Ins Appliance Allow.			Base Cost 576 30,067 24,054 Door Opener 2 1,101 881 Built-Ins 1 2,786 2,229 Appliance Allow. 1 2,786 2,229									
X	Asphalt Shingle	(10) Floor Support			Totals: 333,607 260,442			Notes:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:			ECF (4031 RURAL) 1.900 => TCV: 494,840												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAYMOND RONALD & RAYMOND	SEYMOUR MICHAEL E	133,000	12/18/2015	WD	03-ARM'S LENGTH	1248P762	DEED	100.0
RAYMOND RONALD	STOESSEL R J & JEAN L TRU	50,000	07/02/2011	WD	03-ARM'S LENGTH	1091/702	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NONE	Building Permit(s)	Date	Number	Status
S WHEELER RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%				
Owner's Name/Address	MAP #:					
SEYMOUR MICHAEL E 7800 PENINSULA DR TRAVERSE CITY MI 49686-1632	2025 Est TCV 266,708					

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			4019 SEC 1	14000	19.00	Acres	14000 100	266,000
			19.00 Total Acres Total Est. Land Value =					266,000

Tax Description	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
L1248P762 ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL B: LOCATED IN PART OF THE SOUTH QUARTER OF SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FURNISHED: COMMENCING AT THE SOUTH QUARTER COMER OF SECTION 30; THENCE NORTH 89°05'50" EAST, 659.64 FEET ALONG THE SOUTH LINE OF SAID SECTION 30 TO THE POINT OF	Description			
	Water	50.59	28 50	708
	Total Estimated Land Improvements True Cash Value =			708

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	133,000	400	133,400			81,386C
Rolling	2024	123,500	400	123,900			78,939C
Low	2023	76,000	300	76,300			75,180C
High	2022	71,300	300	71,600			71,600S

LOCATED IN PART OF THE SOUTH QUARTER OF SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FURNISHED: COMMENCING AT THE SOUTH QUARTER COMER OF SECTION 30; THENCE NORTH 89°05'50" EAST, 659.64 FEET ALONG THE SOUTH LINE OF SAID SECTION 30 TO THE POINT OF



Comments/  
SPLIT ON  
12-52;

Point of Beginning  
ALONG  
LINE  
THE  
TO  
SECTION 30;  
15 FEET  
\*\*\*  
Waterfront  
Ravine  
Wetland  
Flood Plain

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RAYMOND MICHAEL	RAYMOND FAMILY LAKE HOUSE	0	01/19/2023	QC	09-FAMILY	2023000297	DEED	0.0				
RAYMOND MICHAEL T TRUST	RAYMOND MICHAEL	0	05/17/2019	QC	09-FAMILY	2019006337	OTHER	0.0				
RAYMOND MICHAEL T	RAYMOND MICHAEL T TRUST	0	05/22/2017	QC	09-FAMILY	1297P4	OTHER	0.0				
RAYMOND NANCY A	RAYMOND MICHAEL T	1	03/16/2017	WD	03-ARM'S LENGTH	1294P19	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)		Date	Number	Status			
6812 S GLEN LAKE VIEW DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/03/2018	PM18-0010	REVIEWED				
Owner's Name/Address		P.R.E. 0%		Res. Garage Detached		11/22/2016	PB16-0504	100% FINIS				
RAYMOND FAMILY LAKE HOUSE LLC C/O RAYMOND MICHAEL 750 WALLACE ST BIRMINGHAM MI 48009		MAP #: 2		GARAGE		09/26/2016	LU16-28	100% FINIS				
		2025 Est TCV 1,094,438 TCV/TFA: 585.89		Mechanical		12/03/2015	PM15-0637					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
2012 CORRECTED DESCRIPTION * AKA PARCEL A-7 PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 30, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN, MORE FULLY DESCRIBED AS: COMM AT SOUTH 1/4 CNR SECTION 30; THENCE NORTH 00°59'56" WEST, 499.56 FT ALONG NORTH AND SOUTH QUARTER LINE OF SAID SECTION; THENCE SOUTH 89°59'36" WEST, 147.17 FT TO POB, THENCE CONTINUING SOUTH 89°59'36" WEST, 277.73 FT; THENCE NORTH 21°31'10" EAST. 375.07		Public Improvements		* Factors *		IRR & 51 EASEMENT FRONTAGE						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		E 100' @ 3000/		100.00	1380.85	1.0000	1.1251	3000	100	337,518
		Paved Road		100 Actual Front Feet, 3.17 Total Acres						Total Est. Land Value =		337,518
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		Fencing: Wd, Split, 2 Rail		18.73	160	0	0			
		Sewer		D/W/P: Asphalt Paving		3.64	1925	0	0			
		Electric		D/W/P: 4in Ren. Conc.		10.34	300	0	0			
		Gas		Wood Frame		31.69	207	50	3,280			
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description		Rate	Size	% Good	Cash Value			
		Standard Utilities		LAND IMPROVEMENTS 75		7,500.00	1	100	7,500			
		Underground Utils.		Total Estimated Land Improvements True Cash Value =						10,780		
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2025	168,800	378,400	547,200			265,279C		
		Rolling		2024	75,000	350,300	425,300			257,303C		
		Low		2023	75,000	314,500	389,500			245,051C		
		High		2022	60,000	267,100	327,100			233,382C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	05/30/2021	INSPECTED								
		TPC	07/12/2017	INSPECTED								
		TPC	05/26/2016	INSPECTED								

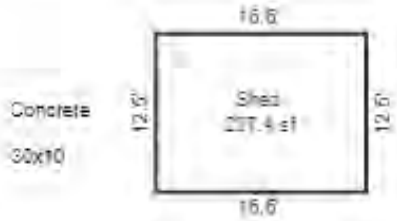
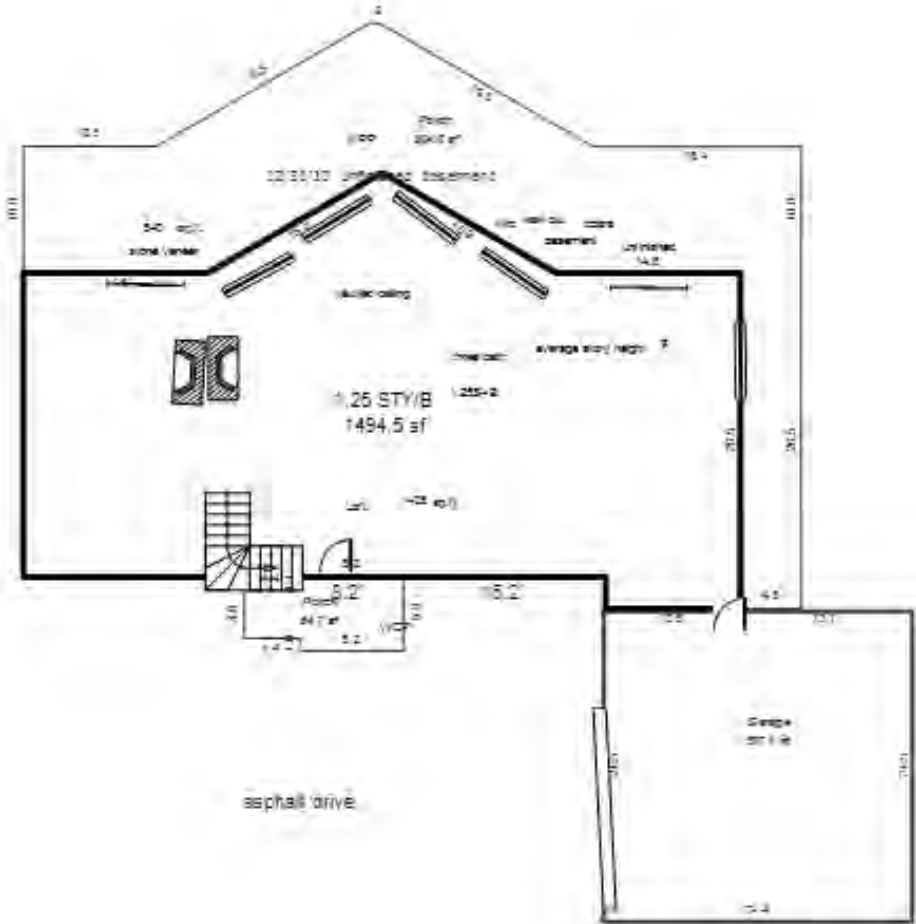


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	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: 597 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame		0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: BC Effec. Age: 15 Floor Area: 1,868 Total Base New : 462,004 Total Depr Cost: 392,705 Estimated T.C.V: 746,140		64 WCP (1 Story) 804 WPP		E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:	
	Building Style: 1.25 STORY		(4) Interior		Central Air Wood Furnace												
	Yr Built 2010	Remodeled 0	Drywall Paneled		(12) Electric												
	Condition: Average		Plaster Wood T&G		0 Amps Service												
	Room List		Trim & Decoration		No./Qual. of Fixtures												
			Ex Ord Min		Ex. Ord. Min												
			Size of Closets		No. of Elec. Outlets												
			Lg Ord Small		Many Ave. Few												
	Basement 1st Floor 1 2nd Floor 2 Bedrooms		(5) Floors		(13) Plumbing												
	(1) Exterior		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												
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(14) Water/Sewer												
	Insulation				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
	(2) Windows		(7) Excavation		Lump Sum Items:												
	Many Avg. Few Large Avg. Small		Basement: 1494 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish														
	Asphalt Shingle																
	Chimney:		(10) Floor Support														
			Joists: Unsupported Len: Cntr.Sup:														
	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2010 (11) Heating System: Forced Air w/ Ducts Ground Area = 1494 SF Floor Area = 1868 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,494 Total: 319,902 271,917 Other Additions/Adjustments Exterior Stone Veneer 540 25,364 21,559 Basement, Outside Entrance, Below Grade 2 7,238 6,152 Plumbing Average Fixture(s) 1 2,188 1,860 3 Fixture Bath 2 13,760 11,696 Water/Sewer 1000 Gal Septic 1 5,676 4,825 Ceramic Tile Floor 1 11,800 10,030 Porches WCP (1 Story) 64 4,714 4,007 WPP 804 16,578 14,091 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 597 39,235 33,350 Common Wall: 1 Wall 1 -3,139 -2,668 Door Opener 1 688 585 Built-Ins Appliance Allow. 1 4,003 3,403 Fireplaces Interior 2 Story 1 8,554 7,271 <<<<< 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.
KAISER JAMES C & MARIAN T	PALMER ANDREW R & KELTIE	259,900	09/30/2020	WD	03-ARM'S LENGTH	2020006736	PROPERTY TRANSFER	100.0
KAISER JAMES C & MARIAN T	KAISER JAMES C & MARIAN T	0	05/28/2008	QC	03-ARM'S LENGTH	979/561	DEED	0.0

Property Address: 3189 W TRUMBULL RD  
 Class: RESIDENTIAL-IMPRO Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 09/30/2020

Owner's Name/Address: PALMER ANDREW R & KELTIE  
 3189 W TRUMBULL RD  
 MAPLE CITY MI 49664  
 MAP #: 4  
 2025 Est TCV 482,014 TCV/TFA: 389.98

X Improved Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	406.00	536.45	0.7045	1.0761	600	100		184,677	
	Gravel Road	406 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	184,677

Tax Description: L208 P16 PRT OF NE 1/4 BEING ALL THAT PART OF THE N 1600.5 FT OF THE E 1567.50 FT OF NE 1/4 LYING SWLY OF TRUMBULL ROAD SEC 31 T29N R13W.

Comments/Influences	Public Improvements	Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: Asphalt Paving	3.12	600	0	0
	X	Sewer	D/W/P: 3.5 Concrete	6.63	390	0	0
	X	Electric	Metal Prefab	15.72	224	50	1,760
		Gas	Residential Local Cost Land Improvements				
		Curb	Description	Rate	Size	% Good	Cash Value
		Street Lights	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				6,760
		Underground Utils.					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	92,300	148,700	241,000			134,696C
Rolling	2024	54,900	128,400	183,300			130,646C
Low	2023	32,900	114,300	147,200			124,425C
High	2022	40,000	78,500	118,500			118,500S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/07/2020	INSPECTED	2024	54,900	128,400	183,300			130,646C
TPC	08/21/2019	INSPECTED	2023	32,900	114,300	147,200			124,425C
PSC	11/06/2011	INSPECTED	2022	40,000	78,500	118,500			118,500S

\*\*\* 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 X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 12 96	Type CCP (1 Story) CCP			Year Built: 1978 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G												
Building Style: 1 STORY		Trim & Decoration			X			Class: C Effec. Age: 35 Floor Area: 1,236 Total Base New : 235,284 Total Depr Cost: 152,935 Estimated T.C.V: 290,577			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
Yr Built 1978	Remodeled 0	Ex	X Ord		Min		Central Air Wood Furnace											
Condition: Average		Size of Closets			X			No Heating/Cooling										
Room List		Doors		Solid		H.C.	Central Air Wood Furnace											
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 1978				
(1) Exterior		Kitchen: Other: Other:			200 Amps Service			No./Qual. of Fixtures			Ground Area = 1236 SF			Floor Area = 1236 SF.				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas							
X	Insulation	X	Drywall				Many	X Ave.		Few	(13) Plumbing							
(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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Exterior Siding			Foundation Basement				
X	Many Avg. X Avg. Few	Basement: 1236 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Other Additions/Adjustments			Size 1,236			Cost New 188,682				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Plumbing			Average Fixture(s)			Total:			Depr. Cost 122,643				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)			1,486			966				
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1			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			4,678			3,041				
X	Asphalt Shingle	(9) Basement Finish			1			Water/Sewer			4,899			3,184				
Chimney: Metal		(10) Floor Support			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			5,849			3,802				
		Joists: 2X10X12 Unsupported Len: Cntr.Sup:			1			Porches			1,983			1,289				
					Lump Sum Items:			CPP CCP (1 Story)			609			396				
								Garages			26,467			17,204				
								Class: C Exterior: Siding Foundation: 42 Inch (Finished)			-2,705			-1,758				
								Base Cost			550			357				
								Common Wall: 1 Wall			2,786			1,811				
								Door Opener			235,284			152,935				
								Built-Ins			ECF (4031 RURAL) 1.900 => TCV:			290,577				
								Appliance Allow.										
								Notes:										

\*\*\* 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 DONALD M & SANDRA	MILLER FAMILY TRUST	100	09/01/2021	QC	09-FAMILY	2021007125	PROPERTY TRANSFER	0.0
RENTENBACH	MILLER	133,000	08/09/1993	WD	03-ARM'S LENGTH	368:505	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3178 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 4					
MILLER FAMILY TRUST PO BOX 196 GLEN ARBOR MI 49636	2025 Est TCV 544,921 TCV/TFA: 315.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L284 P556 L297 P278 L368 P505/93 ALL THAT PRT LYING NELY OF TRUMBULL RD DESC AS PRT NE 1/4 COM E 1/4 COR TH N 1084.62 FT TH N 50 DEG 14' W 965.68 FT FOR POB TH N 66 DEG 28' 30" W 500 FT TH S 23 DEG 23' W 325.48 FT TO C/L OF TRUMBULL RD TH ALG C/L S 54 DEG 06' 30" E 424.29 FT TH N 35 DEG 01' 50" E 424.89 FT TO POB SEC 31 T29N R13W.	X		Dirt Road	424.89	410.08	0.6965	1.0062	600	100	178,674
	X		Gravel Road	425				Total Est. Land Value =		178,674
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
	X		Street Lights							
	X		Standard Utilities							
	X		Underground Utils.							



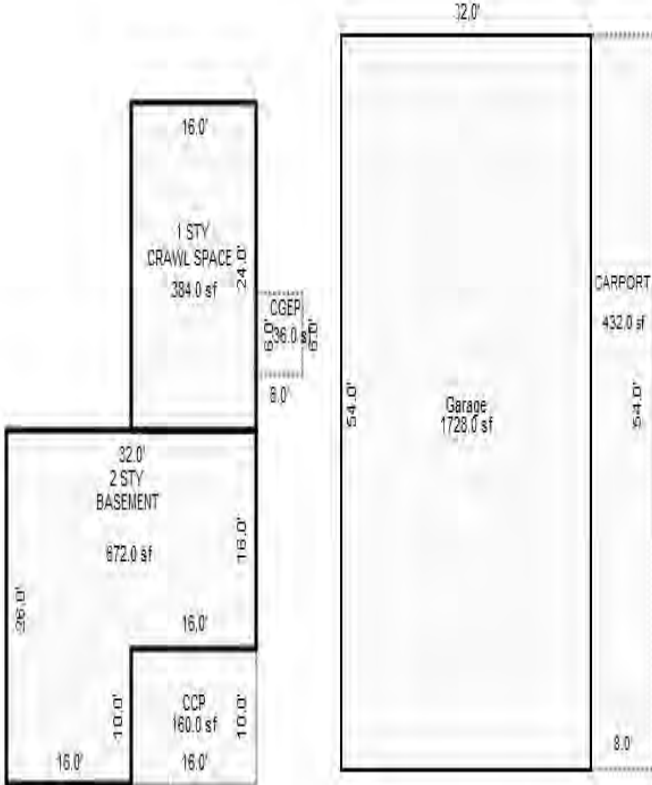
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Rolling	2025	89,300	183,200	272,500			117,827C
		X Low	2024	53,100	176,200	229,300			114,285C
		X High	2023	31,900	164,100	196,000			108,843C
		X Landscaped	2022	36,000	112,100	148,100			103,660C
		X Swamp							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Who When What	2025	89,300	183,200	272,500			117,827C
		WAS 11/26/2007 INSPECTED	2024	53,100	176,200	229,300			114,285C
			2023	31,900	164,100	196,000			108,843C
			2022	36,000	112,100	148,100			103,660C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(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 160 36	Type CCP (1 Story) CGEP (1 Story)	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1728 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Class: C Effec. Age: 40 Floor Area: 1,728 Total Base New : 314,149 Total Depr Cost: 190,130 Estimated T.C.V: 361,247		E.C.F. X 1.900		Bsmnt Garage:			
Building Style: 2 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C		Blt 1950				
Yr Built 1950	Remodeled 1979	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 1056 SF Floor Area = 1728 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Condition: Average		Lg		X	Ord	Small	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid	X	H.C.	(12) Electric			2 Story Siding Basement 672		Total: 217,152		130,292				
1	Basement	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Average Fixture(s)			1 Story Siding Crawl Space 384		Total: 217,152		130,292			
	1st Floor	Kitchen: Hardwood		Other: Carpeted			3 Fixture Bath			Other Additions/Adjustments		Plumbing					
	2nd Floor	Other: Carpeted		Other:			2 Fixture Bath			Average Fixture(s)		1		1,486 892			
3	Bedrooms	Other:					Softener, Auto			3 Fixture Bath		1		4,678 2,807			
(1) Exterior		(6) Ceilings		X Drywall			No Plumbing			Water/Sewer		1000 Gal Septic		1		4,899 2,939	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall					Extra Toilet			Porches		Water Well, 100 Feet		1		5,849 3,509	
X	Insulation	(7) Excavation		Basement: 672 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Sink			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(2) Windows		Basement: 672 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Separate Shower			Built-Ins		Appliance Allow.		1		2,786 1,672	
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		1728 61,811 37,087		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone			Public Water			Water Well		Carports		Comp.Shingle		432		7,128 5,916 *	
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor			1000 Gal Septic			2000 Gal Septic		Notes:		ECF (4031 RURAL) 1.900 => TC		361,247			
X	Storms & Screens	(9) Basement Finish			(10) Floor Support			Lump Sum Items:									
(3) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Block																	

\*\*\* 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.
LOPEZ	SCHOFIELD	36,000	07/03/1996	WD	03-ARM'S LENGTH	426:238	OTHER	0.0
EGAN	LOPEZ	14,500	04/30/1991	WD	03-ARM'S LENGTH	324:26	OTHER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 4

Owner's Name/Address: SCHOFIELD ROSS & SHERRY M  
 10910 EAGLES LANDING  
 TRAVERSE CITY MI 49686  
 2025 Est TCV 104,611

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

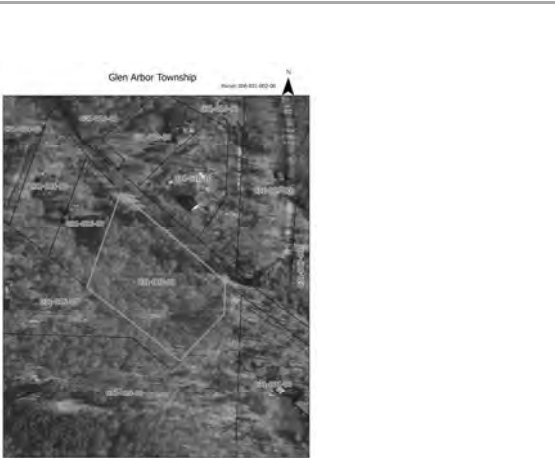
Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		A 100' @ 600/FF	200.00	307.00	0.7708	0.9360	600	100		86,570
	X		A 100' @ 600/FF	83.36	307.00	0.7708	0.9360	600	50	Surplus: Zoning 100 ft	1
283 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = 104,611											

Tax Description: L324 P26/91 L426 P238/96 PRT NW 1/4 OF NE 1/4 SEC 31 COM N 1/4 SEC COR TH S 633.5 FT TH E 247.5 FT TH S 53 DEG 20' E 268 FT TH S 53 DEG 20' E 264 FT TO POB TH S 53 DEG 20' E 307 FT TH N 41 DEG 30' E 171.3 FT TH N 113.8 FT TO C/L HWY TH N 52 DEG 40' W ON C/L TO PT N 17 DEG 30' E OF POB TH S 17 DEG 30' W 280 FT M/LTO POB SEC 31 T29N R13W.

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

Comments/Influences



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	52,300	0	52,300			17,277C
2024	31,100	0	31,100			16,758C
2023	18,600	0	18,600			15,960C
2022	15,200	0	15,200			15,200S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VEVANG CURTIS P & SUSAN W	WAHL BRIAN E & AMANDA Y	68,000	10/23/2020	WD	03-ARM'S LENGTH	2020007258	PROPERTY TRANSFER	100.0
VEVANG CURTIS P & SUSAN W		0	09/15/2007	QC	09-FAMILY	954/873	DEED	0.0
HOROSKO JAMES R & MARGARE	VEVANG CURTIS P & SUSAN W	10,500	05/26/1986	WD	03-ARM'S LENGTH	263P930	DEED	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 4

Owner's Name/Address: WAHL BRIAN E & AMANDA Y  
 3 OXFORD BLVD  
 PLEASANT RIDGE MI 48069  
 2025 Est TCV 130,915

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	A 100' @ 600/FF	287.52	381.42	0.7680	0.9882	600	100		130,915
	288 Actual Front Feet, 2.52 Total Acres Total Est. Land Value =								130,915

Tax Description: 2018 RECOMBINATION OF 2008 SPLIT PARCEL A (PER LIBER 4 PAGE 486) COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00DEG48'25" E 640.25 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 31; THENCE N89°11'35"E 247.50 FEET TO THE POINT OF BEGINNING; THENCE N00DEG48'25"W 423.48 FEET TO THE CENTERLINE OF TRUMBULL ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE ON THE ARC OF A 545.0 FOOT RADIUS CURVE TO THE RIGHT 261.26 FEET, THE CHORD OF WHICH BEARS 854°36'59" E 258.77 FEET; THENCE CONTINUING ALONG SAID

- 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



ERLINE T; THENCE TO THE POINT OF CONTAINING 2.52 GETHER WITH A 30' S AND EGRESS 486. SUBJECT TO N ON FILE\*\*\*

PIN -02 & -01 DUE WAY REQUIREMENTS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	65,500	0	65,500			36,941C
2024	63,800	0	63,800			35,831C
2023	50,100	0	50,100			34,125C
2022	32,500	0	32,500			32,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWIATEK JAYNE S	SWIATEK JAYNE B TRUST	0	03/17/2017	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
CHRISTIANSSEN	SWIATEK	134,800	06/24/1999	WD	03-ARM'S LENGTH	516:370	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3315 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	03/14/2016	L16 -024	100% FINIS
Owner's Name/Address	P.R.E. 0%					
SWIATEK JAYNE B TRUST 2280 ASHBROOK LN GRAYSLAKE IL 60030	MAP #: 4 2025 Est TCV 424,702 TCV/TFA: 268.80					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
		Public Improvements			* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L270 P840 L516 P370/99 AFF L565 P710/01 PRT OF NW 1/4 OF NE 1/4 SEC 31 COM N 1/4 COR THS 00 DEG 48' 25" E 640.25 FT TH N 89 DEG 11' 35" E 247.50 FT TH S 54 DEG 17' 53" E 252.21 FT TH N 16 DEG 38' 19" E 326.64 FT TO C/L TRUMBULL RD & FOR POB TH S 16 DEG 38' 19" W 326.64 FT TH S 54 DEG 17' 53" E 132.00 FT TH N 16 DEG 38' 19" E 292.26 FT TO C/L TRUMBULL RD TH ALG SD C/L N 47 DEG 41' 20" W 13.68 FT TH N 40 DEG 53' 00" W 133.27 FT TO POB SEC 31 T29N R13W.	X			A 100' @ 600/FF	132.00	309.00	0.9329	0.9375	600	100	69,272
				132 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 69,272							
	X			Land Improvement Cost Estimates							
				Description					Rate	Size % Good	Cash Value
				Fencing: Wd, Split, 2 Rail					18.73	60 0	0
				D/W/P: Asphalt Paving					3.64	1778 0	0
	X			Residential Local Cost Land Improvements							
				Description					Rate	Size % Good	Cash Value
				LAND IMPROVEMENTS 25					2,500.00	1 100	2,500
				Total Estimated Land Improvements True Cash Value = 2,500							



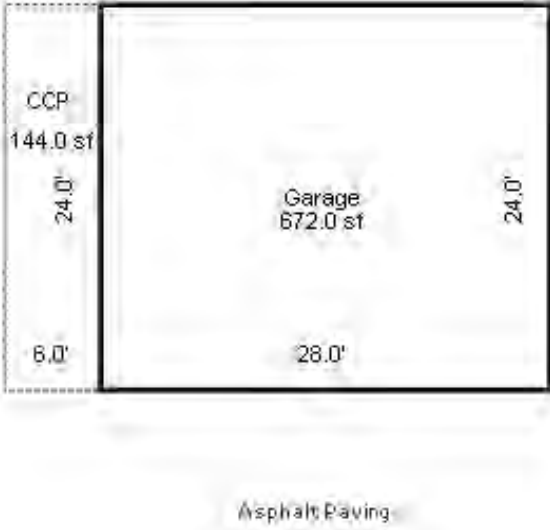
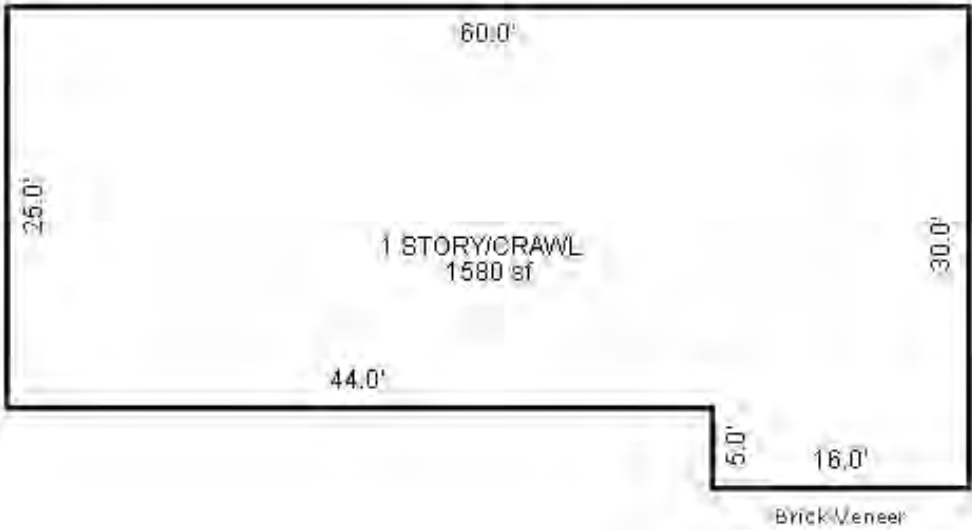
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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	34,600	177,800	212,400			119,539C
	X Rolling	2024	48,700	153,000	201,700			115,945C
	X High	2023	38,300	142,500	180,800			110,424C
	Landscaped	2022	16,300	103,000	119,300			105,166C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who When What							
	TPC 11/17/2016 INSPECTED							
	PSC 11/06/2011 DATA ENTER							
	WAS 06/25/2007 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	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 144 30	Type CCP (1 Story) Treated Wood	Year Built: 1990 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 84 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G									
Yr Built 1976		Remodeled 1989		Ex	X	Ord	Min						
Condition: Average		Size of Closets		Lg	X	Ord	Small						
Room List		Doors	Solid	X	H.C.								
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other: Ceramic Tile									
(1) Exterior													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures									
X	Insulation	X	Drywall	No. of Elec. Outlets									
(2) Windows		(7) Excavation		(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1580 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support											
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1580 SF Floor Area = 1580 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C		Blt 1976	
Stories Exterior Foundation Size Cost New Depr. Cost													
1 Story Siding Crawl Space 1,580										Total:		200,306 130,198	
Other Additions/Adjustments													
Exterior													
Stone Veneer										192		7,340 4,771	
Plumbing													
Average Fixture(s)										1		1,486 966	
3 Fixture Bath										1		4,678 3,041	
Water/Sewer													
1000 Gal Septic										1		4,899 3,184	
Water Well, 100 Feet										1		5,849 3,802	
Porches													
CCP (1 Story)										144		3,956 2,571	
Deck													
Treated Wood										30		1,355 881	
Garages													
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)													
Base Cost										672		39,729 33,372 *	
Door Opener										2		1,376 1,156	
Built-Ins													
Appliance Allow.										1		2,786 1,811	
Totals:										273,760		185,753	
Notes:													
										ECF (4031 RURAL) 1.900 =>		TCV: 352,930	

\*\*\* 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.
CADY SARA J	WIEGAND JOHN A & KATHRYN	129,500	01/09/2008	PTA	03-ARM'S LENGTH	965/74	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3297 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	02/17/2021	PB21-0025	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	01/22/2021	PM21-0062	100% FINIS
WIEGAND JOHN A & KATHRYN M 2740 HEMLOCK TOLEDO OH 43614	MAP #: 4		Plumbing	01/22/2021	PP21-0021	100% FINIS
	2025 Est TCV 335,676 TCV/TFA: 333.01		Electrical	01/13/2021	PE21-0020	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L282 P609/87 PRT OF NW 1/4 OF NE 1/4 SEC 31 COM AT N 1/4 POST TH S 633.5 FT TH E 247.5 FT TH S 53 DEG 20' E 400 FT TO POB TH S 53 DEG 20' E 132 FT TH N 17 DEG 30' E 280 FT M/L TO C/L HWY TH NLY & WLY ON C/L 132 FT M/L TO PT N 17 DEG 30' E FROM POB TH S 17 DEG 30' W 280 FT M/L TO POB SEC 31 T29N R13W .85 A M/L.	X	Dirt Road		A 100' @ 600/FF	100.00	280.50	0.9329	0.9151	600	100		51,224
	X	Gravel Road		A 100' @ 600/FF	32.00	280.50	0.9329	0.9151	600	50	SURPLUS: ZONING 100 FT	
	X	Paved Road		132 Actual Front Feet, 0.85 Total Acres Total Est. Land Value = 59,420								
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description					Rate	Size	% Good	Cash Value
	X	Water		D/W/P: Asphalt Paving					2.91	1608	0	0
	X	Sewer		D/W/P: 3.5 Concrete					6.21	64	0	0
	X	Electric		Residential Local Cost Land Improvements								
	X	Gas		Description					Rate	Size	% Good	Cash Value
	X	Curb		LAND IMPROVEMENTS 15					1,500.00	1	100	1,500
	X	Street Lights		Total Estimated Land Improvements True Cash Value = 1,500								
	X	Standard Utilities										
	X	Underground Utils.										



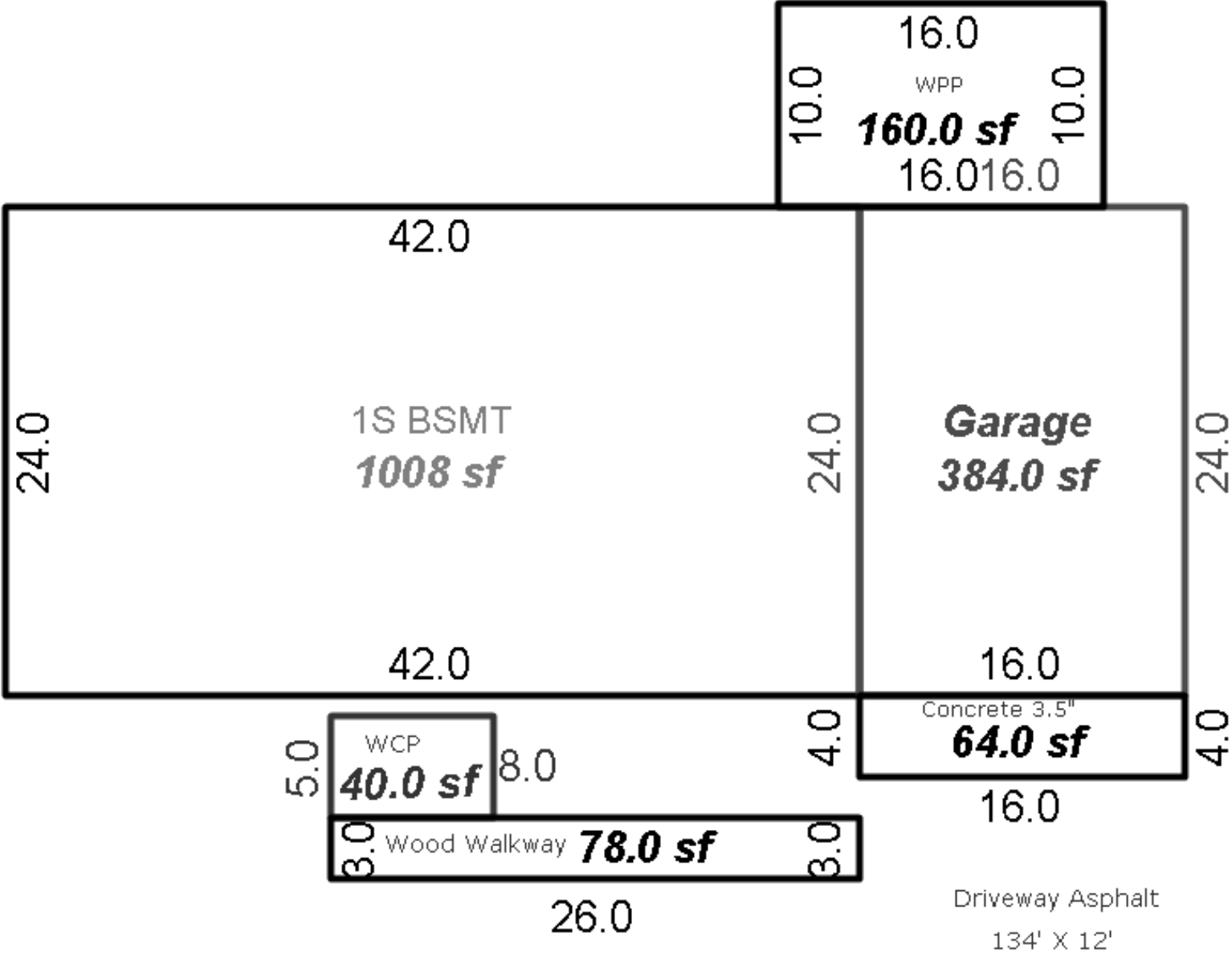
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	29,700	138,100	167,800			91,594C
Rolling	2024	17,700	118,800	136,500			88,840C
Low	2023	10,600	110,700	121,300			84,610C
High	2022	14,800	75,300	90,100			80,581C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC 05/05/2021	INSPECTED						
TPC 11/17/2016	INSPECTED						
PSC 11/06/2011	DATA ENTER						

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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	Type	Year Built: 1987 Car Capacity: 1 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % 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: CD Effec. Age: 25 Floor Area: 1,008 Total Base New : 192,815 Total Depr Cost: 144,609 Estimated T.C.V: 274,756		40	WCP (1 Story)	Bsmnt Garage:	
Building Style: 1 STORY		Ex X Ord Min		Size of Closets		Central Air Wood Furnace		E.C.F. X 1.900		78	Treated Wood	Carport Area:	
Yr Built 1987	Remodeled 2004	Lg X Ord Small		No./Qual. of Fixtures		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		160	Treated Wood	Cls CD Blt 1987	
Condition: Average		Doors Solid H.C.		Ex. X Ord. Min		200 Amps Service		Ground Area = 1008 SF Floor Area = 1008 SF.					
Room List		(5) Floors		No. of Elec. Outlets		No Heating/Cooling		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
1	Basement	Kitchen:		Many X Ave. Few		(13) Plumbing		Building Areas					
4	1st Floor	Other:		1 Average Fixture(s)		1		Stories Exterior Foundation Size Cost New Depr. Cost					
2	2nd Floor	Other:		2 3 Fixture Bath		2		1 Story Siding Basement 1,008					
3	Bedrooms	Other:		2 Fixture Bath		2		Total: 136,281 102,211					
(1) Exterior		(6) Ceilings		Softener, Auto		2		Other Additions/Adjustments					
Wood/Shingle		X Drywall		Softener, Manual		2		Recreation Room 880 16,421 12,316					
X Aluminum/Vinyl		X Drywall		Solar Water Heat		2		Plumbing					
X Brick		X Drywall		No Plumbing		2		Average Fixture(s) 1 1,238 928					
X Insulation		X Drywall		Extra Toilet		2		3 Fixture Bath 1 3,887 2,915					
(2) Windows		(7) Excavation		Extra Sink		2		Water/Sewer					
Many	Large	Basement: 1008 S.F.		Separate Shower		2		1000 Gal Septic 1 4,582 3,436					
X Avg.	X Avg.	Crawl: 0 S.F.		Extra Shower		2		Water Well, 100 Feet 1 5,680 4,260					
Few	Small	Slab: 0 S.F.		Ceramic Tile Floor		2		Porches					
Wood Sash		Height to Joists: 0.0		Ceramic Tile Wains		2		WCP (1 Story) 40 2,514 1,885					
X Metal Sash		(8) Basement		Ceramic Tub Alcove		2		Deck					
Vinyl Sash		Conc. Block		Vent Fan		2		Treated Wood 78 2,195 1,646					
X Double Hung		Poured Conc.		(14) Water/Sewer		2		Treated Wood 160 3,523 2,642					
Horiz. Slide		Stone		Public Water		2		Garages					
Casement		Treated Wood		Public Sewer		2		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
X Double Glass		X Concrete Floor		Water Well		2		Base Cost 384 17,076 12,807					
Patio Doors		(9) Basement Finish		1000 Gal Septic		2		Common Wall: 1 Wall 1 -2,529 -1,897					
Storms & Screens		880 Recreation SF		2000 Gal Septic		2		Built-Ins					
(3) Roof		Living SF		Lump Sum Items:		2		Appliance Allow. 1 1,947 1,460					
X	Gable	Walkout Doors (B) SF				2		Totals: 192,815 144,609					
	Hip	No Floor SF				2		Notes:					
	Flat	Walkout Doors (A) SF				2		ECF (4031 RURAL) 1.900 => TCY: 274,756					
X	Asphalt Shingle	(10) Floor Support				2							
Chimney: Metal		Joists: 2X10X16				2							
		Unsupported Len:				2							
		Cntr.Sup:				2							

\*\*\* 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.
LUKASEVICIUS BIRUTE K	SEYMOUR MICHAEL E	300,000	12/18/2015	WD	03-ARM'S LENGTH	1249P785	PROPERTY TRANSFER	0.0
LUKASEVICIUS BIRUTE K	SEYMOUR MICHAEL E	300,000	12/18/2015	WD	33-TO BE DETERMINED	1254P6	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SEYMOUR MICHAEL E 7800 PENINSULA DR TRAVERSE CITY MI 49686-1632	MAP #: 4					
	2025 Est TCV 77,871					

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 100' @ 600/FF	146.26	362.72	0.9093	0.9758	600	100	77,871	
			146 Actual Front Feet, 1.22 Total Acres							Total Est. Land Value =	77,871

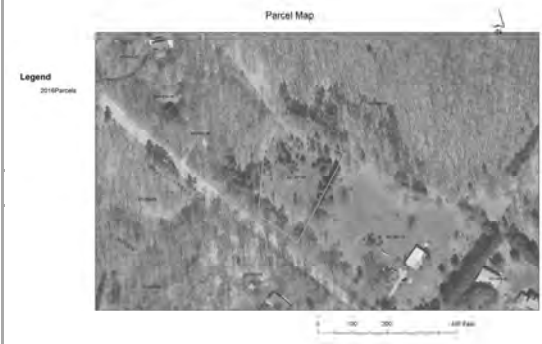
**Tax Description**  
 L1254P6 ALSO PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE ALONG THE EAST SECTION LINE NORTH 1084.62 FEET; THENCE NORTH 50°14' WEST, 965.68 FEET; THENCE NORTH 66°28'30" WEST, 500.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 66°28'30" WEST, 247.61 FEET; THENCE SOUTH 01 °29'30" WEST, 280.83 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TRUMBULL ROAD; THENCE ALONG SAID LINE SOUTH 54°06'30" EAST 146.26 FEET; THENCE NORTH 23°23'00" EAST, 291.68 FEET TO THE

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground 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
2025	38,900	0	38,900			15,047C
2024	23,200	0	23,200			14,595C
2023	13,900	0	13,900			13,900S
2022	15,600	0	15,600			15,600S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRIDLINE DAVID M & BARBAR	DEMARAY TIMOTHY P & JANIC	295,000	10/28/2016	WD	03-ARM'S LENGTH	1278P146	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3372 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DEMARAY TIMOTHY P & JANICE M 690 W BURNS LINE RD MELVIN MI 48454	MAP #: 4					
	2025 Est TCV 590,626 TCV/TFA: 349.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
	Public Improvements		* Factors *								
L256 P436 L284 P954 L289 P67/88 PRT NE 1/4 SEC 31 COM N 1/4 SEC COR TH S 165 FT TH E 247.5 FT FOR POB TH N 165 FT TH E 280.5 FT TH S TO C/L TRUMBULL RD TH NWLY ALG C/L TO POB SEC 31 T29N R13W.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Gravel Road	A 100' @ 600/FF	200.00	312.70	0.7731	0.9403	600	100		87,228
Comments/Influences	X	Paved Road	E 100' @ 3000/	80.00	312.70	0.9022	0.9698	3000	50	SURPLUS: ZONING 100 FT	10
	X	Storm Sewer	280 Actual Front Feet, 2.01 Total Acres						Total Est. Land Value =		192,216

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

Topography of Site	X	Electric	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Gas							
Level	X	Curb	2025	96,100	199,200	295,300			174,593C
	X	Street Lights	2024	76,400	171,800	248,200			169,344C
Rolling	X	Standard Utilities	2023	60,000	160,200	220,200			161,280C
	X	Underground Utils.	2022	43,800	109,800	153,600			153,600S

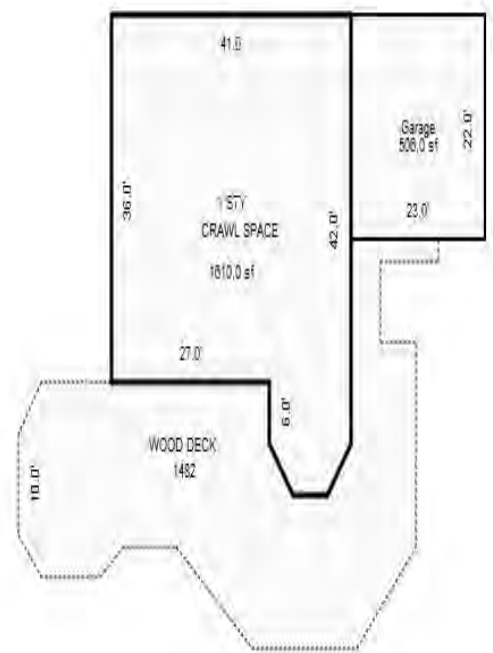


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1482	Type Treated Wood	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 1988	Remodeled 0	Trim & Decoration		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors		Solid	X	H.C.									
5	Basement	(5) Floors													
	1st Floor	Kitchen:													
	2nd Floor	Other: Carpeted													
	3 Bedrooms	Other:													
(1) Exterior		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall												
X	Insulation	(7) Excavation													
(2) Windows		Basement: 0 S.F. Crawl: 1688 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Many Avg.	X	Large Avg.												
	Few		Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	X	Gambrel Mansard Shed												
X	Asphalt Shingle	(10) Floor Support													
	Chimney: Brick	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1688 SF Floor Area = 1688 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C 10 Blt 1988					
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Brick Crawl Space 1,688										Total:		252,021 163,834			
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,486 966															
3 Fixture Bath 1 4,678 3,041															
Water/Sewer															
1000 Gal Septic 1 4,899 3,184															
Water Well, 100 Feet 1 5,849 3,802															
Garages															
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 506 20,518 13,337															
Common Wall: 1 Wall 1 -2,235 -1,453															
Door Opener 1 550 357															
Built-Ins															
Appliance Allow. 1 2,786 1,811															
Fireplaces															
Exterior 1 Story 1 6,559 4,263															
Deck															
Treated Wood 1482 19,385 12,600															
Totals:										316,496		205,742			
Notes:															
										ECF (4031 RURAL) 1.900 => TCV:		390,910			

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



VIEW

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.
LUKASEVICIUS BIRUTE K	SEYMOUR MICHAEL E	300,000	12/18/2015	WD	03-ARM'S LENGTH	1248P785 & L12	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3200 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/09/2024	PE24-0635	100% FINIS
Owner's Name/Address	P.R.E. 0%		Res. Garage Detached	04/09/2024	PB24-0095	100% FINIS
SEYMOUR MICHAEL E 7800 PENINSULA DR TRAVERSE CITY MI 49686-1632	MAP #: 4		DETACHED RESIDENTIAL EXTEN	02/29/2024	LU24-04	100% FINIS
	2025 Est TCV 896,905 TCV/TFA: 979.15		Electrical	06/04/2019	PE19-0279	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
L1248P785 THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH (ASSUMED) ALONG THE EAST LINE OF SAID SECTION 1084.62 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE CENTERLINE OF WHEELER ROAD; THENCE NORTH 50°14' WEST, 965.68 FEET; THENCE NORTH 66°28'30" WEST, 904.03 FEET; THENCE NORTH 01D29'30" EAST TO THE NORTH LINE OF SECTION 31; THENCE EASTERLY ALONG THE	X	Dirt Road		4019 SEC 1	14000	38.86 Acres	14000 100	544,040
	X	Gravel Road		38.86 Total Acres Total Est. Land Value =				544,040

Tax Description	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
L1248P785 THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH (ASSUMED) ALONG THE EAST LINE OF SAID SECTION 1084.62 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE CENTERLINE OF WHEELER ROAD; THENCE NORTH 50°14' WEST, 965.68 FEET; THENCE NORTH 66°28'30" WEST, 904.03 FEET; THENCE NORTH 01D29'30" EAST TO THE NORTH LINE OF SECTION 31; THENCE EASTERLY ALONG THE	X	Water	D/W/P: Flagstone/Sand	21.16	225 0	0
	X	Sewer	D/W/P: Crushed Rock	2.29	1000 50	1,145
	X	Electric	Wood Frame	25.17	192 50	2,416
			Total Estimated Land Improvements True Cash Value =			

Tax Description	X	Topography of Site			
		Level	Rolling	Low	High
L1248P785 THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH (ASSUMED) ALONG THE EAST LINE OF SAID SECTION 1084.62 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE CENTERLINE OF WHEELER ROAD; THENCE NORTH 50°14' WEST, 965.68 FEET; THENCE NORTH 66°28'30" WEST, 904.03 FEET; THENCE NORTH 01D29'30" EAST TO THE NORTH LINE OF SECTION 31; THENCE EASTERLY ALONG THE	X	Level	Rolling	Low	High
	X	Landscaped	Swamp	Wooded	Pond



Tax Description	X	When	What	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				2025	272,000	176,500
			2024		252,600	122,400	375,000			247,952C
			2023		155,400	115,200	270,600			236,145C
			2022		145,700	79,200	224,900			224,900S
			2024		252,600	122,400	375,000			247,952C

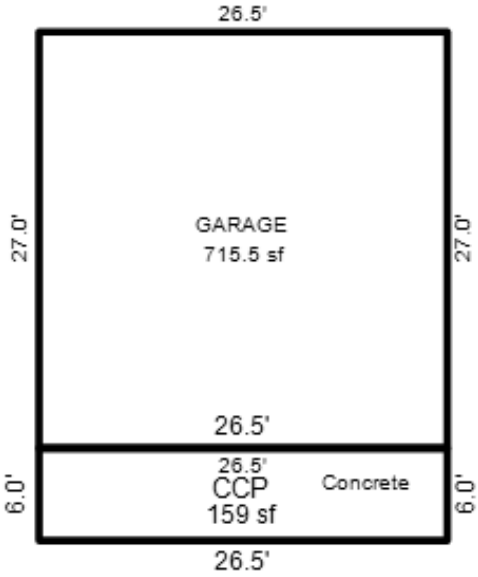
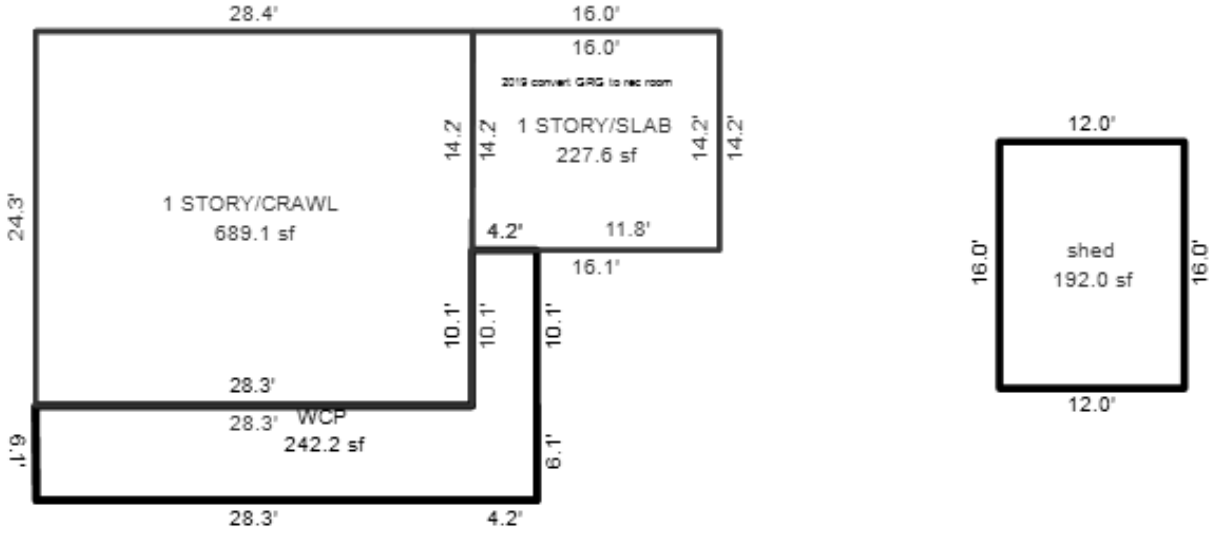
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 1 Wood Stove Direct-Vented Ga	Area 242 159	Type WCP (1 Story) CCP (1 Story)	Year Built: 2024 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: 715 % Good: 0 Storage Area: 0 No Conc. Floor: 0	242	WCP (1 Story)	159	CCP (1 Story)	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2019							
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 916 SF Floor Area = 916 SF.							
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas							
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost										
Building Style: 1 STORY		Ex Ord Min		No. of Elec. Outlets			1 Story Siding Slab			689 227							
Yr Built 2019		Lg Ord Small		(13) Plumbing			Other Additions/Adjustments										
Remodeled 0		Doors Solid 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			Plumbing			Average Fixture(s) 1 1,486 1,412							
Condition: Average		Size of Closets		1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			1000 Gal Septic 1 4,899 4,654 Water Well, 100 Feet 1 5,849 5,557							
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(14) Water/Sewer			Porches			WCP (1 Story) 242 9,029 8,578 CCP (1 Story) 159 4,325 4,109							
(1) Exterior		(5) Floors		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 715 35,178 33,419 Common Wall: 1 Wall 1 -2,705 -2,570 Door Opener 1 550 522							
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,786 2,647							
Insulation		(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Wood Stove 1 2,570 2,441							
(2) Windows		Basement: 0 S.F. Crawl: 689 S.F. Slab: 227 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			193,512 183,844							
Many Avg. Few Large Avg. Small		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4031 RURAL) 1.900 => TCY: 349,304							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Gambrel Mansard Shed		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney:				Public Water Public 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.
FOSMORE KENNETH L & RUTH	FOSMORE KENNETH L & RUTH	0	03/22/2022	WD	09-FAMILY	2022001877	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
FOSMORE KENNETH L & RUTH ANN 3145 W TRUMBULL RD MAPLE CITY MI 49664	MAP #: 4					
	2025 Est TCV 101,693					

	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A 100' @ 600/FF	100.00	575.72	0.7530	1.0953	600 100	49,489
				A 100' @ 600/FF	210.97	575.72	0.7530	1.0953	600 50 SURPLUS: ZONING 100' MIN	
				311 Actual Front Feet, 4.11 Total Acres					Total Est. Land Value =	101,693

Tax Description  
 L275 P877/87 2003 DESC REVISED PARCEL C: PRT OF NE 1/4 OF SEC 31 COM AT E 1/4 COR SD SEC TH N ALG E SEC LN 1084.62 FT FOR POB TH N 51 DEG 11'03" W 310.97 FT TH S 37 DEG 30'42" W 294.55 FT TO C/L TRUMBULL RD TH S 52 DEG 29'18" E ALG SD C/L 608.34 FT TO E SEC LN TH N ALG SD LN 488.48 FT TO POB SUBJECT TO EASEMENTS SEC 31 T29N R13W 4.11 A.

Comments/Influences  
 CNR NOT DESCRIBED ON DEED



- 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
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	07/23/2020	INSPECTED
PSC	11/06/2011	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	50,800	0	50,800			12,675C
2024	45,800	0	45,800			12,294C
2023	27,500	0	27,500			11,709C
2022	31,000	0	31,000			11,152C

\*\*\* 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 BRADLEY & JENNIFE		0	04/13/2009	OTH	33-TO BE DETERMINED	2009 1013-738	DEED	0.0
FOSMORE KENNETH L & RUTH	FOSMORE BRADLEY & JENNIFE	1	04/29/2004	WD	03-ARM'S LENGTH	801:383	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3121 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	08/19/2004	PE04-0476	
	P.R.E. 100% 11/28/2005		MECHANICAL	08/04/2004	PM04-0475	
Owner's Name/Address	MAP #: 4		Electrical	06/01/2004	PE04-0287	
FOSMORE BRADLEY & JENNIFER 3121 W TRUMBULL RD MAPLE CITY MI 49664	2025 Est TCV 1,015,606 TCV/TFA: 347.33		PLUMBING	05/25/2004	PP04-0168	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
	Public Improvements			* Factors *								
PER LDA/UNREC SURVEY L801 P383/04 2003 SPLIT FROM 006-031-009-20 PARCEL B- PRT OF NE 1/4 SEC 31 COM E 1/4 COR SD SEC TH N ALG E SEC LN 1084.62 FT TH N 51 DEG 11'03" W 310.97 FT TO POB TH CONT N 51 DEG 11'03" W 330.44 FT TH S 36 DEG 05'59" W 409.80 FT TO C/L TRUMBULL RD TH S 53 DEG 50'51" E ALG SD C/L 320.34 FT TH N 37 DEG 30'42" E 394.55 FT TO POB SEC 31 T29N R13W 3.00 A.	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			A 100' @ 600/FF	300.00	408.38	0.7477	1.0052	600	100		135,280
	Paved Road			A 100' @ 600/FF	20.00	408.38	0.7477	1.0052	600	50	SURPLUS: ZONING 100 FT	
	Storm Sewer			320 Actual Front Feet, 3.00 Total Acres Total Est. Land Value = 139,790								
	Sidewalk			Land Improvement Cost Estimates								
	Water			Description					Rate	Size % Good		Cash Value
	Sewer			Residential Local Cost Land Improvements								
	Electric			Description					Rate	Size % Good		Cash Value
	Gas			LAND IMPROVEMENTS 5 5,000.00 1 100 5,000								
	Curb			Total Estimated Land Improvements True Cash Value = 5,000								
	Street Lights											
	Standard Utilities											
	Underground Utils.											

Comments/Influences



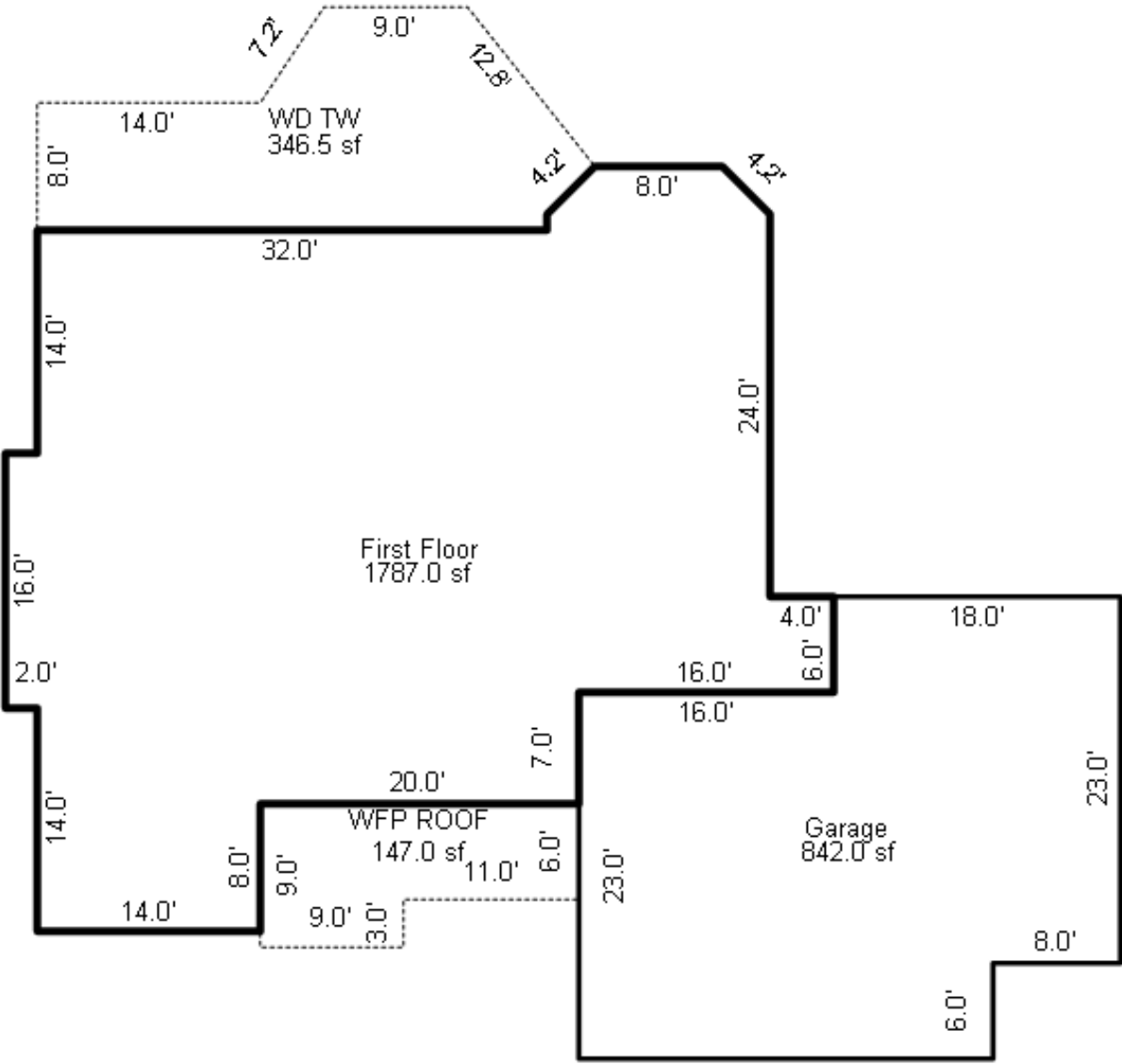
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling		2025	69,900	437,900	507,800			273,941C
Low	High		2024	41,600	376,900	418,500			265,705C
Landscaped	Swamp		2023	24,900	351,100	376,000			253,053C
Wooded	Pond		2022	30,000	238,700	268,700			241,003C
Waterfront	Ravine								
Wetland	Flood Plain								
Who	When	What							
WAS	11/26/2007	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 1 Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 842 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: BC Effec. Age: 20 Floor Area: 2,924 Total Base New : 572,907 Total Depr Cost: 458,324 Estimated T.C.V: 870,816			E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1.5 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			147 WCP (1 Story) 346 Treated Wood			Carport Area: Roof:			
Yr Built 2004	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC Blt 2004		
Condition: Average		Lg	X Ord	Small	No. of Elec. Outlets			Ground Area = 1787 SF Floor Area = 2924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas					
Room List		Doors	Solid	X H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Basement 1,787 244					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			200 Amps Service			1 1.5 Story Siding Overhang			Total: 422,432 337,945					
(1) Exterior		Kitchen: Other:			No./Qual. of Fixtures			Other Additions/Adjustments			Recreation Room 894 24,603 19,682					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			Exterior			Stone Veneer 40 1,879 1,503					
X	Insulation	X	Drywall	No. of Elec. Outlets			Basement, Outside Entrance, Below Grade			Plumbing						
(2) Windows		Other:			Many X Ave. Few			Plumbing			Average Fixture(s) 1 2,188 1,750					
X	Many Avg. X Avg. Few Small	(7) Excavation			(13) Plumbing			Water/Sewer			3 Fixture Bath 2 13,760 11,008					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1787 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			Water/Sewer			2 Fixture Bath 1 4,610 3,688					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Porches			1000 Gal Septic 1 5,676 4,541					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			WCP (1 Story) 147 8,392 6,714			Deck					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Lump Sum Items:			Treated Wood 346 6,332 5,066			Garages					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	894 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)						Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 842 42,108 33,686					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support						Common Wall: 1 Wall 1 -3,139 -2,511			Door Opener 2 1,376 1,101					
Chimney: Brick		Joists: I BEAM Unsupported Len: Cntr.Sup:						<<<<< 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.
FOSMORE KENNETH L & RUTH	FOSMORE KENNETH L & RUTH	0	03/22/2022	WD	09-FAMILY	2022001876	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3145 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/22/2024	PE24-0494	100% FINIS
Owner's Name/Address	P.R.E. 100% 05/10/1994		Mechanical	06/10/2024	PM24-0426	100% FINIS
FOSMORE KENNETH L & RUTH ANN 3145 W TRUMBULL RD MAPLE CITY MI 49664	MAP #: 4					
	2025 Est TCV 920,752 TCV/TFA: 295.87					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
L275 P876&877/87 2003 LDA/UNREC SURVEY PARCEL A: PRT OF NE 1/4 SEC 31 COM AT E 1/4 COR SD SEC TH N ALG E SEC LN 1084.62 FT TH N 51 DEG 11'03" W 641.41 FT FOR POB TH CONT N 51 DEG 11'03" W 317.77 FT TH S 35 DEG 22'13" W 424.89 FT TO C/L TRUMBULL RD TH S 53 DEG 54'01" E ALG C/L 312.00 FT TH N 36 DEG 05'59" E 409.80 FT TO POB SUBJECT TO EASEMENTS SEC 31 T29N R13W 3.01 A.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 100' @ 600/FF	300.00	420.24	0.7524	1.0124	600	100		137,118
			A 100' @ 600/FF	12.00	420.24	0.7524	1.0124	600	50	SURPLUS: ZONING 100 FT	
			312 Actual Front Feet, 3.01 Total Acres			Total Est. Land Value =					139,860
			Land Improvement Cost Estimates								
			Description				Rate	Size % Good		Cash Value	
			Residential Local Cost Land Improvements								
			Description				Rate	Size % Good		Cash Value	
			LAND IMPROVEMENTS 5				5,000.00	1 100		5,000	
			Total Estimated Land Improvements True Cash Value =							5,000	

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	69,900	390,500	460,400			252,965C
Rolling	2024	41,600	336,100	377,700		377,700A	245,359C
Low	2023	24,900	313,100	338,000	0M		0
High	2022	30,100	229,200	259,300	0M		0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

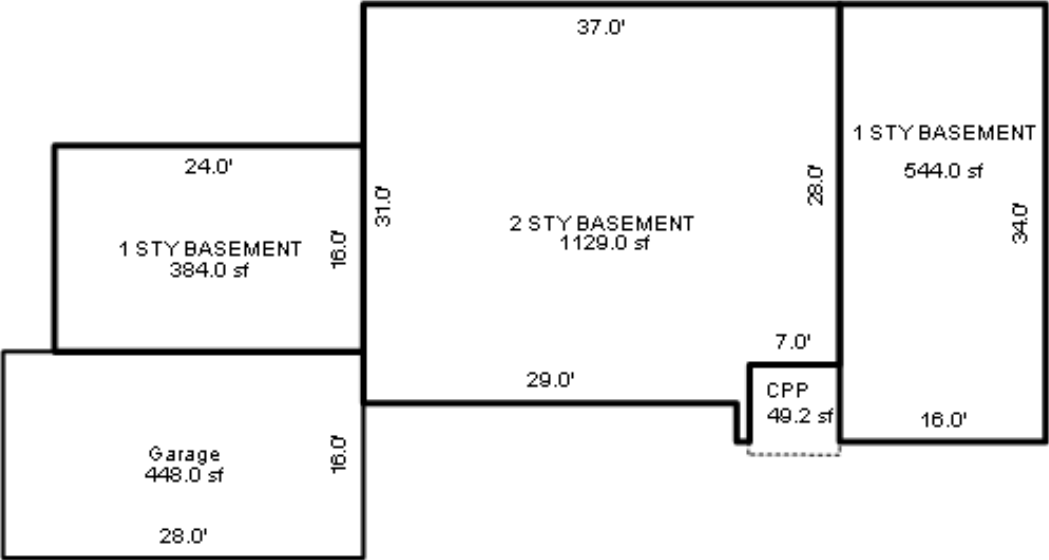
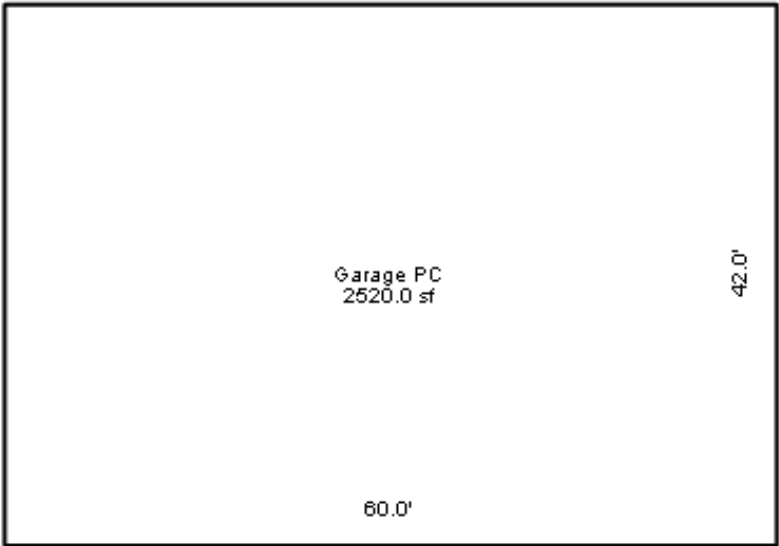
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County of Leelanau, Michigan

\*\*\* 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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42	Type CPP	Year Built: 1993 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 2 STORY		X	Drywall Paneled		Plaster Wood T&G											
Trim & Decoration		X	Ex		Ord		Min									
Yr Built 1993	Remodeled 0	Size of Closets		X	Lg		Ord		Small							
Condition: Average		Doors			Solid	X	H.C.									
Room List		(5) Floors		(12) Electric												
	Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls BC		Blt 1993				
(1) Exterior		(6) Ceilings		Ex. X Ord. Min		No. of Elec. Outlets		(11) Heating System: Forced Air w/ Ducts								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few		(13) Plumbing		Ground Area = 2012 SF Floor Area = 3112 SF.								
X	Insulation	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
(2) Windows		Basement: 2012 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				Building Areas								
X	Many Avg. X Few	(8) Basement		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				Stories Exterior Foundation Size Cost New Depr. Cost								
X	Large Avg. X Small	(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				2 Story Siding Basement 1,100								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		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 Story Siding Basement 384								
(3) Roof		(10) Floor Support		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 Story Siding Basement 528								
X	Gable Hip Flat	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				Total: 475,586 309,132								
X	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments								
X	Asphalt Shingle	Lump Sum Items:		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				Plumbing								
Chimney: Brick				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				Average Fixture(s) 3 Fixture Bath								
				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								
				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1000 Gal Septic Water Well, 100 Feet								
				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				Porches								
				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				CPP								
				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				Garages								
				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: 18 Inch (Unfinished)								
				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Base Cost								
				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				Common Wall: 1 Wall								
				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				Door Opener								
				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: Pole (Unfinished)								
				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Base Cost								
				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Built-Ins								
				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				Appliance Allow.								
				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								
				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				2nd on Same Stack								
				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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





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

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

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

3340 W TRUMBULL RD      School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address      P.R.E. 0%      MAP #: 4

CHENEY DAVID S      2025 Est TCV 403,772 TCV/TFA: 700.99

5230 W MACFARLANE RD      X Improved      Vacant      Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

GLEN ARBOR MI 49636      Public Improvements      \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 100' @ 3000/	100.00	589.61	0.8793	1.0333	3000	100		272,563
	262.01	589.61	0.9541	1.1019	0	100		0
362 Actual Front Feet, 4.90 Total Acres      Total Est. Land Value =								272,563

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

L253 P550 L301 P661-663/89 PRT OF NE 1/4 COM N 1/4 COR TH N 89 DEG 57' 50" E 544.50 FT ALG N SEC LN FOR POB TH S 00 DEG 02' 10" E 208.77 FT TH S 62 DEG 12' 50" E 362.01 FT TH S 48 DEG 53' 04" W 26.80 FT TH S 62 DEG 12' 50" E 229.58 FT TH S 00 DEG 02' 10" E 191.47 FT TH S 33 DEG 00' 00" W 165.72 FT TH S 52 DEG 57' 20" E 144.58 FT TH N 00 DEG 02' 10" W 920.06 FT TH S 89 DEG 57' 50" W 528.00 FT TO POB SUBJECT TO EASEMENT SEC 31 T29N R13W.

Land Improvement Cost Estimates      Description      Rate      Size % Good      Cash Value

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

LAND IMPROVEMENTS 15      1,500.00      1      100      1,500

Total Estimated Land Improvements True Cash Value = 1,500



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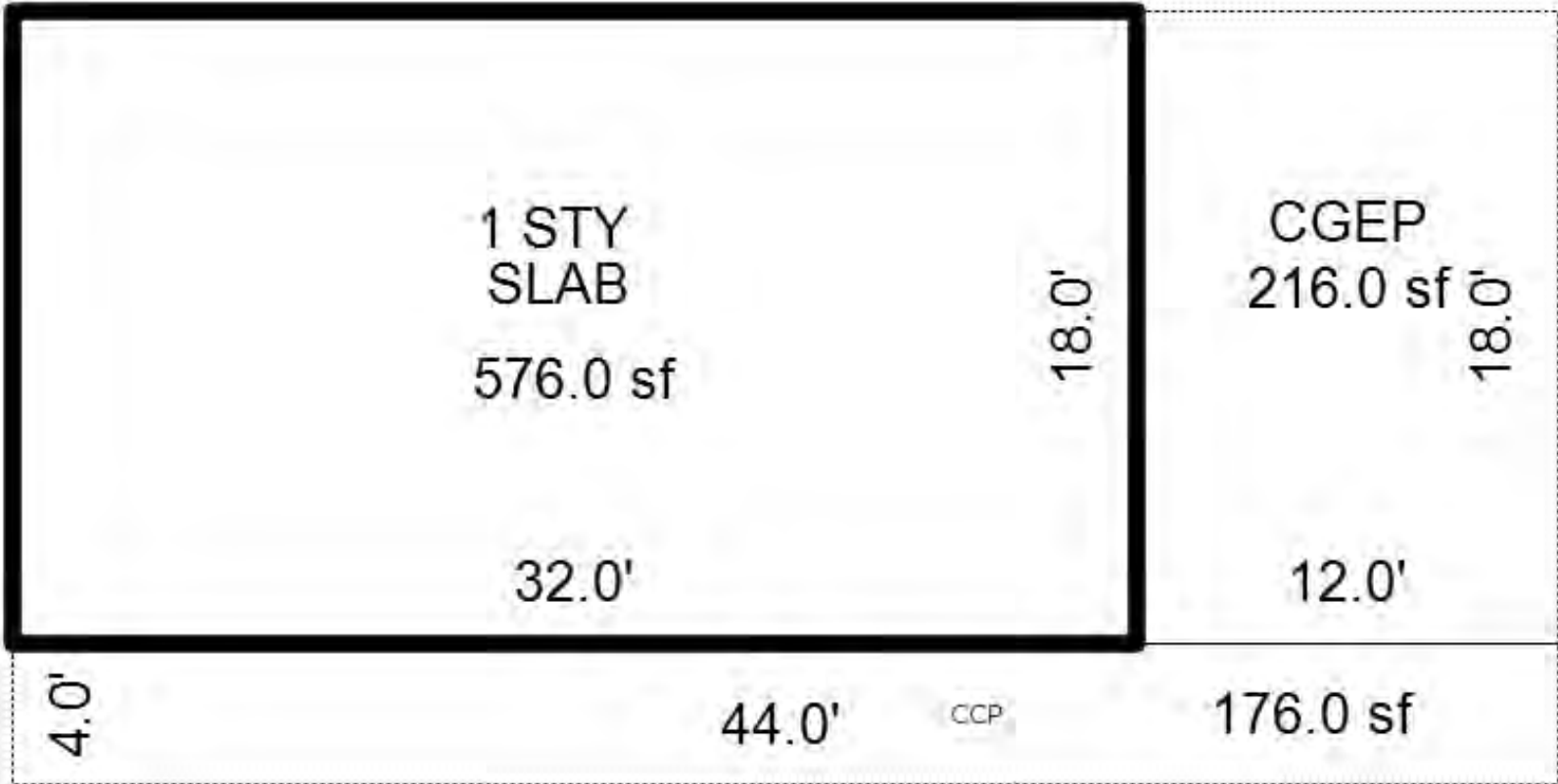
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	136,300	65,600	201,900			82,178C
Rolling	2024	124,200	60,800	185,000			79,708C
Low	2023	97,600	56,600	154,200			75,913C
High	2022	118,900	30,500	149,400			72,299C
Landscaped							
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	05/30/2021	INSPECTED	2024	124,200	60,800	185,000			79,708C
TPC	11/15/2018	INSPECTED	2023	97,600	56,600	154,200			75,913C
PSC	11/06/2011	DATA ENTER	2022	118,900	30,500	149,400			72,299C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 176	Type CGEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X									
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
Yr Built 1950	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: Ceramic Til Other: Carpeted Other:		100 Amps Service								
(1) Exterior		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	(6) Ceilings		X		Drywall		No. of Elec. Outlets		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 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)		
(2) Windows		Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Lump Sum Items:		Notes:		ECF (4031 RURAL) 1.900 => TCV: 129,709			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes:		ECF (4031 RURAL) 1.900 => TCV: 129,709			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (4031 RURAL) 1.900 => TCV: 129,709				
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (4031 RURAL) 1.900 => TCV: 129,709				

\*\*\* 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.
SHUTT DEBORAH LEE		0	08/08/2008	QC	09-FAMILY	985/413	DEED	0.0
SHUTT CLARK T & DEBORAH W	SHUTT DEBORAH LEE	0	08/31/2006	QC	09-FAMILY	914:123	OTHER	0.0
SHUTT DEBORAH LEE		0	07/09/2002	CD	09-FAMILY	985/414	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3280 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/09/2017	PE17-0011	
	P.R.E. 100% 05/10/1994					

Owner's Name/Address	MAP #: 4	2025 Est TCV 267,352 TCV/TFA: 278.49
SHUTT DEBORAH LEE 3280 TRUMBULL RD MAPLE CITY MI 49664		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6																																	
L270 P668 L914 P123/06 PRT OF NE 1/4 SEC 31 COM N 1/4 COR TH N 89 DEG 57' 50" E 544.50 FT ALG N SEC LN TH S 00 DEG 02' 10" E 459.66 FT TO C/L TRUMBULL RD TH ALG SD C/L S 40 DEG 53' 00" E 148.62 FT & S 47 DEG 41' 20" E 194.73 FT FOR POB TH N 45 DEG 22' 32" E 314.48 FT TH S 62 DEG 12' 50" E 42.86 FT TH S 00 DEG 02' 10" E 191.47 FT TH S 33 DEG 00' W 165.72 FT TO C/L TRUMBULL RD TH N 52 DEG 57' 20" W ALG SD C/L 215.00 FT TO POB SEC 31 T29N R13W.	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>A 100' @ 600/FF</td> <td>215.00</td> <td>222.87</td> <td>0.8258</td> <td>0.8640</td> <td>600</td> <td>100</td> <td></td> <td>92,040</td> </tr> <tr> <td colspan="8">215 Actual Front Feet, 1.10 Total Acres</td> <td>Total Est. Land Value = 92,040</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 100' @ 600/FF	215.00	222.87	0.8258	0.8640	600	100		92,040	215 Actual Front Feet, 1.10 Total Acres								Total Est. Land Value = 92,040
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																												
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			<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVEMENTS 15</td> <td>1,500.00</td> <td>1</td> <td>100</td> <td>1,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,500</td> </tr> </tbody> </table>							Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500	Total Estimated Land Improvements True Cash Value =				1,500		
Description	Rate	Size	% Good	Cash Value																																
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LAND IMPROVEMENTS 15	1,500.00	1	100	1,500																																
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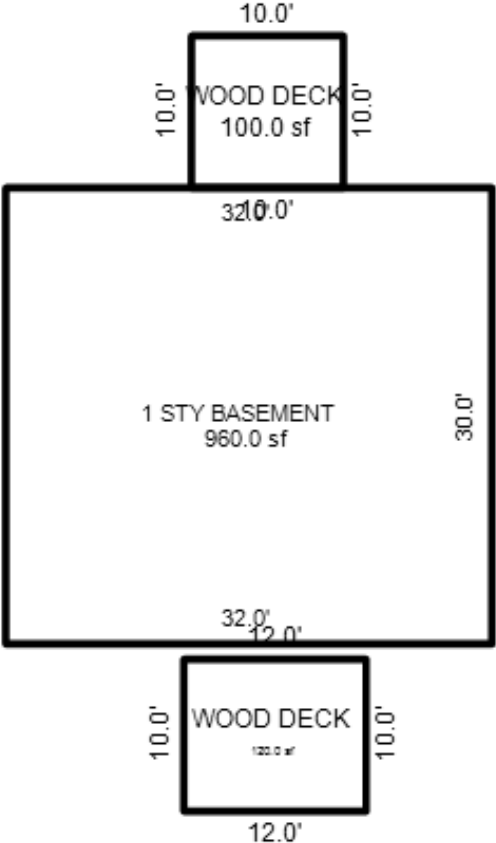
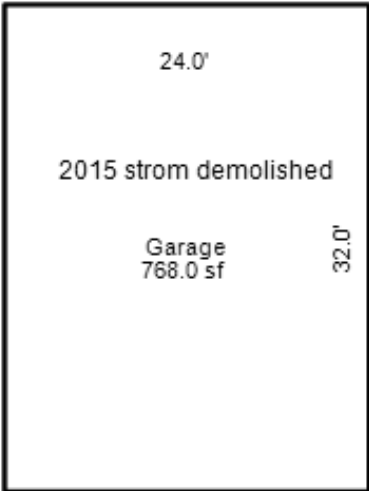
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2025	46,000	87,700	133,700			69,570C
TPC 04/27/2017 INSPECTED	2024	27,400	75,400	102,800			67,479C
TPC 11/17/2016 INSPECTED	2023	16,400	70,300	86,700			64,266C
TPC 09/30/2015 INSPECTED	2022	17,200	47,900	65,100			61,206C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 100 120	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 960 Total Base New : 152,468 Total Depr Cost: 91,480 Estimated T.C.V: 173,812		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 1980			
Yr Built 1980	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 960 SF Floor Area = 960 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas				
Condition: Average		Lg		X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 960		Total: 131,437 78,861			
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1 2,176 1,306			
Basement 4 1st Floor 1 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			150 Amps Service			Plumbing		Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		
(1) Exterior	(6) Ceilings		X Drywall			Many			X	Ave.	Few	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X 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			Deck			Treated Wood Treated Wood		100 2,508 1,505 120 2,900 1,740		Built-Ins Appliance Allow.	
(2) Windows	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			Average Fixture(s)		1 1,238 743		Water/Sewer	
X Many Avg. X Avg. Few Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s)		1 1,238 743		Water/Sewer	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Roof		Asphalt Shingle Metal			Chimney: Brick			Totals:			152,468 91,480		ECF (4031 RURAL) 1.900 => TCV: 173,812		Totals:	

\*\*\* 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.
CLEMENTSHAW IRISH LORI &	CRYAN SEAN L & IRISH LORI	0	07/11/2013	WD	03-ARM'S LENGTH	1172P217	PROPERTY TRANSFER	0.0
REED ALAN C & ANN	CLEMENTSHAW IRISH LORI &	275,000	11/11/2010	WD	03-ARM'S LENGTH	2010 1071-586W	PROPERTY TRANSFER	100.0
DEAN	REED	53,652	04/21/2000	LC	16-LC PAYOFF	541:918	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3276 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/12/2024	PM24-0440	100% FINIS
	P.R.E. 100% 05/13/2015		Res. Add/Alter/Repair	05/29/2024	PB24-0205	100% FINIS
Owner's Name/Address	MAP #: 4		Electrical	04/01/2024	PE24-0193	100% FINIS
CRYAN SEAN L & IRISH LORI C TRUST 3276 W TRUMBALL RD MAPLE CITY MI 49664	2025 Est TCV 635,127 TCV/TFA: 438.02		Mechanical	03/05/2024	PM24-0182	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X			Dirt Road	181.18	376.93	0.8619	0.9853	600	100	92,317
X			Gravel Road	181 Actual	Front Feet,	1.57	Total Acres	Total Est. Land Value =		92,317

Tax Description		Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
L320 P872 L421 P687 L541 P918 L550		D/W/P: Asphalt Paving	3.12	1100	0	0		
P260&261/00 PRT OF NE 1/4 COM N 1/4 COR		D/W/P: 3.5 Concrete	6.63	70	0	0		
SEC 31 TH N 89 DEG 57' 50" E 545.15 FT		Residential Local Cost Land Improvements						
ALG N LN SD SEC TH S 00 DEG 02' 10" E		Description	Rate	Size <td>% Good</td> <td colspan="2">Cash Value</td>	% Good	Cash Value		
208.77 FT TO POB TH S 62 DEG 14' 33" E		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000		
362.01 FT TH S 48 DEG 53' 04" W 224.13 FT		Total Estimated Land Improvements True Cash Value =					5,000	
TH S 58 DEG 10' 04" E 65.87 FT TH S 31								
DEG 38' 09" W 26.55 FT TH N 58 DEG 08'								
59" W 74.09 FT TH S 48 DEG 53' 04" W								
43.90 FT TO C/L TRUMBULL RD TH ALG SD C/L								
N 41 DEG 07' 07" W 148.55 FT TH N 00 DEG								
02' 10" W 251.18 FT TO POB SEC 31 T29N								
P13W 1 47 A								



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	46,200	271,400	317,600			227,939C
X	Rolling	2024	65,300	221,600	286,900			207,410C
X	Low	2023	51,300	190,300	241,600			172,486C
X	High	2022	44,800	129,800	174,600			164,273C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

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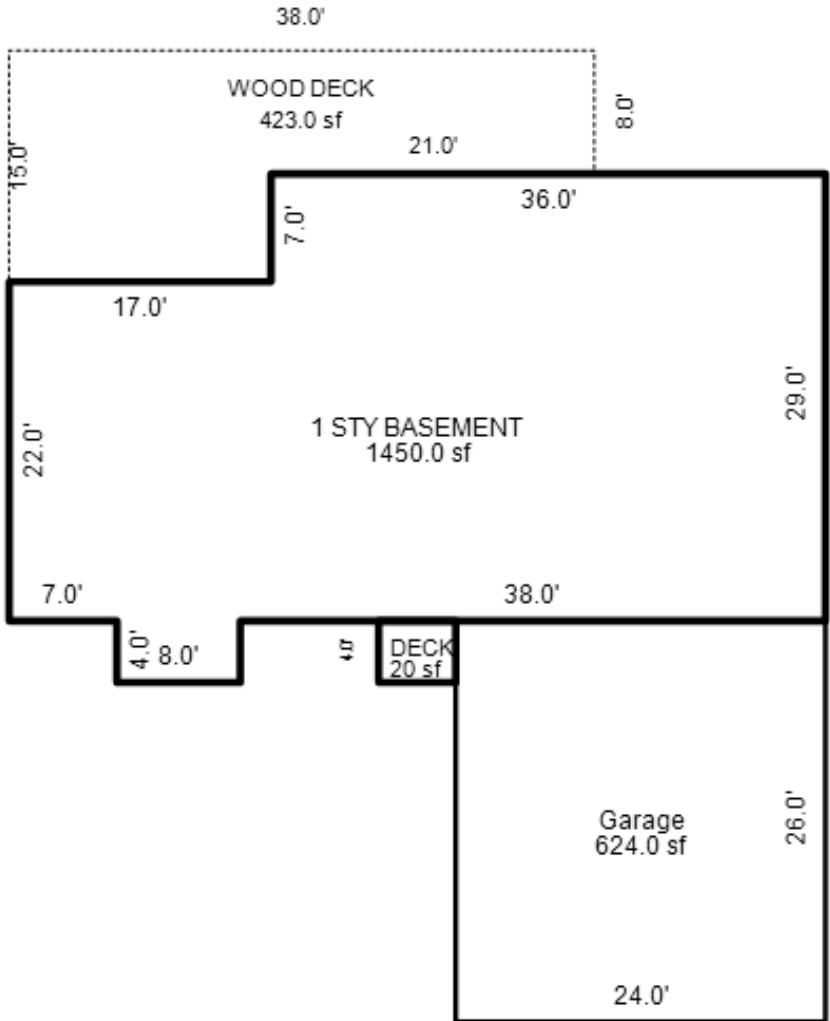
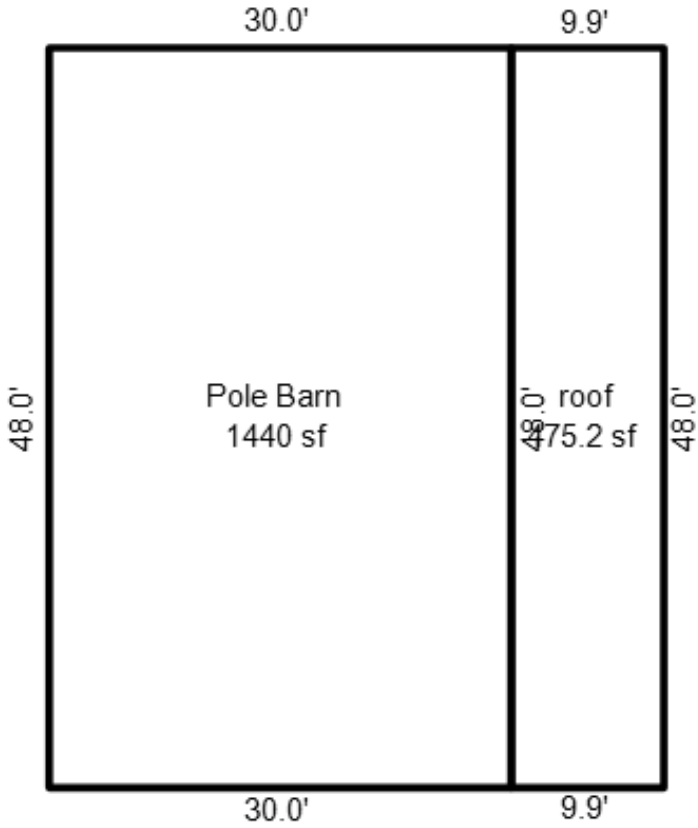
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/15/2024	INSPECTED	2024	65,300	221,600	286,900			207,410C
TPC	11/14/2023	INSPECTED	2023	51,300	190,300	241,600			172,486C
TPC	05/24/2023	INSPECTED	2022	44,800	129,800	174,600			164,273C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 423 20 475	Type WPP Treated Wood Roof Cover Onl	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 24 Floor Area: 1,450 Total Base New : 382,094 Total Depr Cost: 283,058 Estimated T.C.V: 537,810		E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10		Blt 2000			
Yr Built 2000 202	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 1450 SF		Floor Area = 1450 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76				
Condition: Average		Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1 Story Siding Basement		Total: 232,039		176,359				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Other Additions/Adjustments		Recreation Room 1450		28,232 14,116			
(1) Exterior		(6) Ceilings		Other: Carpeted			No. of Elec. Outlets			Plumbing		Average Fixture(s)		3 Fixture Bath			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
X	Insulation	(8) Basement		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
(2) Windows		(9) Basement Finish		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
(3) Roof		(11) Heating/Cooling		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		
X	Asphalt Shingle	(12) Electric		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
	Chimney: Brick	(13) Plumbing		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
		(14) Water/Sewer		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
		(15) Fireplaces		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
		(16) Porches/Decks		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			
		(17) Garage		Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath			

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



Asphalt Drive

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLMSTEAD MARGARET ETAL	TARR DAVID R & NANCY A	54,500	11/01/2000	WD	03-ARM'S LENGTH	558:897	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3300 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/11/2017	PM17-0476	100% FINIS
	P.R.E. 100% 06/12/2006		Electrical	09/18/2009	PE09-0302	100% FINIS
Owner's Name/Address	MAP #: 4		Res. Add/Alter/Repair	09/08/2009	PB09-0213	100% FINIS
TARR DAVID R & NANCY A 3300 W TRUMBULL RD MAPLE CITY MI 49664	2025 Est TCV 586,993 TCV/TFA: 316.27		LAND USE	09/03/2009	LU09-2170	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 100' @ 600/FF	194.58	185.59	0.8467	0.8253	600	100		81,582	
195 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	81,582	

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water	6.63	240	0	0				
Sewer	3.12	2475	0	0				
Electric	Residential Local Cost Land Improvements							
Gas								
Curb								
Street Lights	2,500.00	1	100	2,500				
Standard Utilities	Total Estimated Land Improvements True Cash Value =							2,500
Underground Utils.								

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	40,800	252,700	293,500			175,916C
X Rolling		2024	24,300	225,400	249,700			170,627C
Low		2023	14,600	215,000	229,600			162,502C
High		2022	19,900	146,200	166,100			154,764C
Landscaped								
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



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Who	When	What	2025	2024	2023	2022
TPC	05/30/2021	INSPECTED				
WAS	08/27/2007	APPRAISAL				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1			244 WCP (1 Story) 256 WPP 164 WSEP (1 Story) 21 WPP 347 Treated Wood						
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C +5 Effec. Age: 22 Floor Area: 1,856 Total Base New : 349,719 Total Depr Cost: 264,690 Estimated T.C.V: 502,911			E.C.F. X 1.900			Bsmnt Garage: 1 Car 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 = 1485 SF Floor Area = 1856 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78			Cls C 5 Blt 2003							
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											
Room List Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Hardwood Other: Carpeted Other:		(12) Electric 200 Amps Service			1.25 Story Siding Basement 1,485 Total: 262,158 204,489											
(1) Exterior		(6) Ceilings X Drywall		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 1485 28,913 14,456 Basement, Outside Entrance, Below Grade 1 2,578 2,011 Plumbing Average Fixture(s) 1 1,486 1,159 3 Fixture Bath 1 4,678 3,649 Water/Sewer 1000 Gal Septic 1 4,899 3,821 Water Well, 100 Feet 1 5,849 4,562											
(2) Windows X Many Avg. Few X Large Avg. Small		(7) Excavation Basement: 1485 S.F. Crawl: 0 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			Porches WCP (1 Story) 244 9,067 7,072 WPP 256 5,015 3,912 WSEP (1 Story) 164 8,825 6,883 WPP 21 1,120 874											
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		Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Basement Garage: 1 Car 1 2,617 2,041 Door Opener 1 550 429			Built-Ins Appliance Allow. 1 2,786 2,173											
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
(3) Roof X Gable Hip Flat X Gambrel Mansard Shed		1485 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																
Chimney: Metal		(10) Floor Support Joists: 2X10X16 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.
RAYMOND ROBERT G & JANET	RAYMOND RONALD & MARTHA	10	12/15/2011	QC	09-FAMILY	1110P723	DEED	100.0
RAYMOND ROBERT G & JANET	RAYMOND ROBERT G&JANET D	0	04/15/2002	QC	09-FAMILY		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3410 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	12/06/2021	PP21-0385	100% FINIS
	P.R.E. 100% 02/06/2009		HOUSE	09/08/1999	99-04	
Owner's Name/Address	MAP #: 4		2025 Est TCV 492,323 TCV/TFA: 280.53			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L1110P723 PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, BEGINNING AT THE NORTH Y. OF SECTION CORNER; THENCE SOUTH 165 FEET; THENCE EAST 264 FEET; THENCE NORTH 165 FEET; THENCE WEST 264 FEET ON THE NORTH SECTION LINE TO THE POINT OF BEGINNING. L549 P719 L549 P723/00 PRT NE 1/4 BEG N 1/4 SEC COR TH S 165 FT TH E 264 FT TH N 165 FT TH W 264 FT ON N SEC LN TO POB UNDIVIDED INTEREST SEC 31 T29N R13W 1 A M/L.	X		Dirt Road	200.00	165.00	0.7845	0.8014	600	100	75,446
	X		Gravel Road	64.00	165.00	0.7845	0.8014	600	50	SURPLUS: ZONING 100 FT 1
			264 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 87,517							

Tax Description	X	Electric	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
L1110P723 PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, BEGINNING AT THE NORTH Y. OF SECTION CORNER; THENCE SOUTH 165 FEET; THENCE EAST 264 FEET; THENCE NORTH 165 FEET; THENCE WEST 264 FEET ON THE NORTH SECTION LINE TO THE POINT OF BEGINNING. L549 P719 L549 P723/00 PRT NE 1/4 BEG N 1/4 SEC COR TH S 165 FT TH E 264 FT TH N 165 FT TH W 264 FT ON N SEC LN TO POB UNDIVIDED INTEREST SEC 31 T29N R13W 1 A M/L.	X		Residential Local Cost Land Improvements						
	X		Description	Rate	Size	% Good	Cash Value		
	X		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000		
			Total Estimated Land Improvements True Cash Value =				5,000		

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling			2025	43,800	202,400	246,200			150,943C
	X High		2024	65,700	175,600	241,300			146,405C
X Wooded			2023	51,600	172,200	223,800			139,434C
	X		2022	29,400	117,500	146,900			132,795C

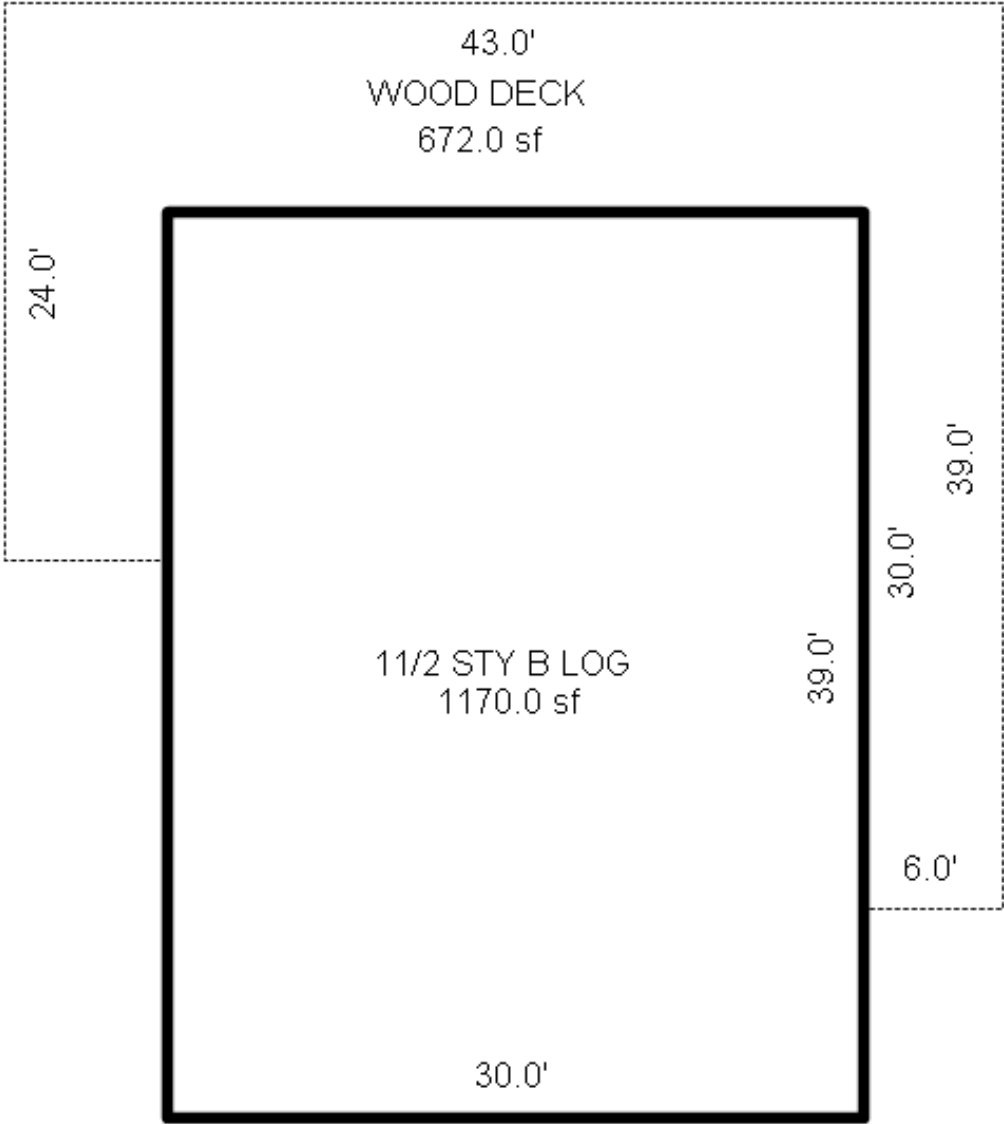


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 780 473	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 18 Floor Area: 1,755 Total Base New : 256,615 Total Depr Cost: 210,424 Estimated T.C.V: 399,806		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: LOG		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord		Small			
Yr Built 1999	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few			
Condition: Average		Size of Closets		Lg X Ord Small			Central Air Wood Furnace			200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
Room List		Doors	Solid	X	H.C.	(12) Electric			200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: 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		1 Average Fixture(s) 1 1,486 1,219 1 4,678 3,836		221,959 182,005		
(1) Exterior		(6) Ceilings		X Wood			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1170 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:						
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:									
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
X	Many Avg. X Avg. Few	Large Avg. Small		Basement: 1170 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1170 SF Floor Area = 1755 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Pine Logs Basement 1,170 Total: 221,959 182,005 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,219 3 Fixture Bath 1 4,678 3,836 Deck Treated Wood 473 7,336 6,016 Treated Wood 780 10,202 8,366 Fireplaces 2nd on Same Stack 1 4,395 3,604 Ceramic Tile Floor 1 6,559 5,378 Exterior 1 Story Totals: 256,615 210,424 Notes: ECF (4031 RURAL) 1.900 => TCY: 399,806																

\*\*\* 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 PETER	AWREY FAMILY TRUST	100,000	11/07/2023	WD	32-SPLIT VACANT	2023005418	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3437 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/25/2024	PM24-0947	0%
Owner's Name/Address	P.R.E. 0%		Plumbing	06/17/2024	PP24-0186	40%
AWREY FAMILY TRUST 7000 WINDCREST ST SE GRAND RAPIDS MI 49546	MAP #: 4		Res. Single Family Dwellin	04/11/2024	PB24-0120	40%
	2025 Est TCV 595,953 TCV/TFA: 231.80		Electrical	04/11/2024	PE24-0221	40%

X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
A 100' @ 600/FF 201.521476.35 0.8393 1.3861 600 100							140,661
202 Actual Front Feet, 6.83 Total Acres							Total Est. Land Value = 140,661

Tax Description  
 PARCEL OF SURVEY RECORDED DESCRIBED AS 006-031-013-00 AFTER TRANSFER: THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE ALONG THE NORTH-SOUTH 1/4 LINE, SOUTH 02°13'11" WEST, 176.14 FEET TO THE CENTERLINE OF TRUMBULL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH-SOUTH 1/4 LINE, SOUTH 02°13'11" WEST, 1828.98 FEET; THENCE SOUTH 87°14'42" EAST 230.65

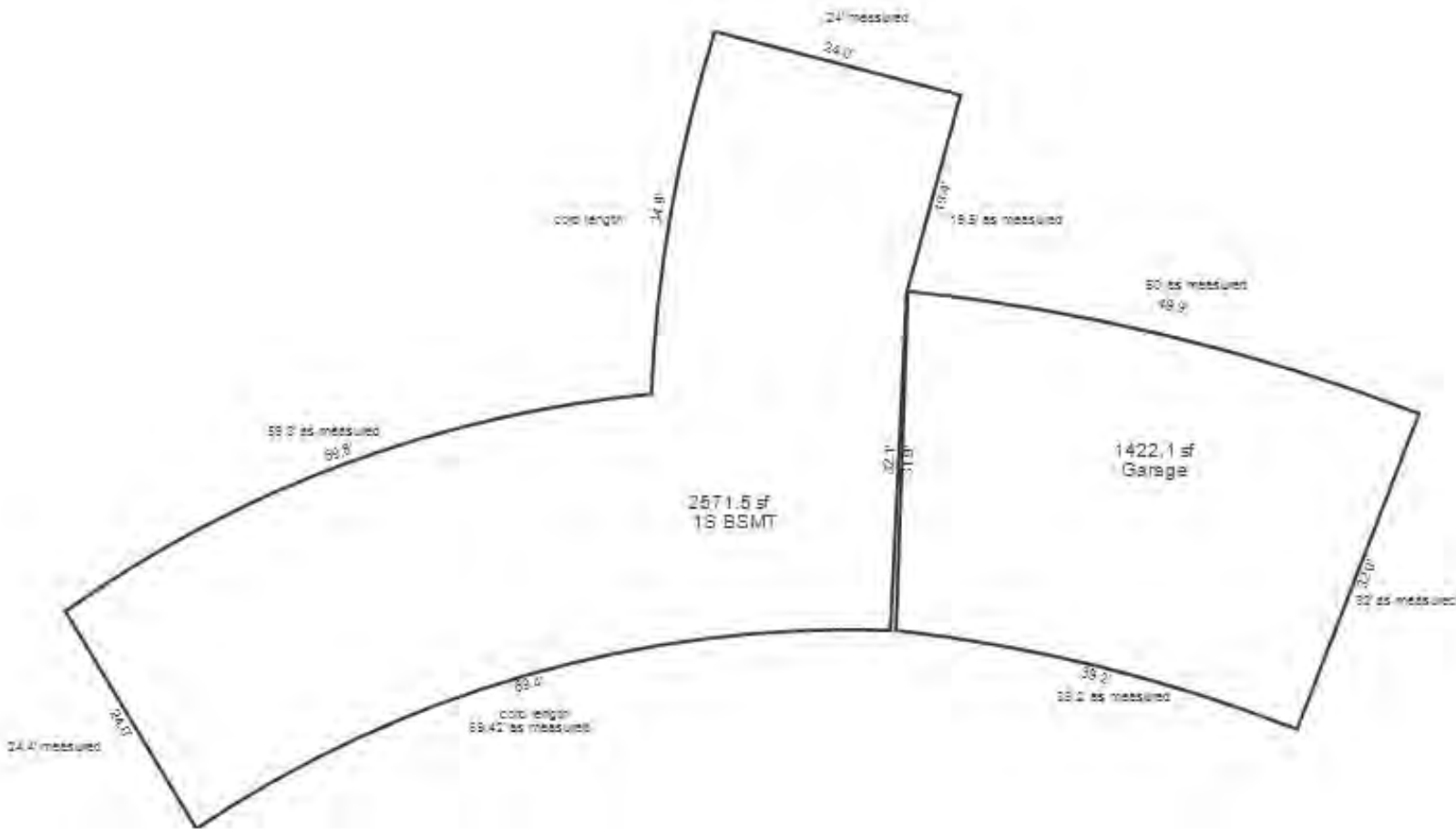


Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	70,300	227,700	298,000			273,785C
Rolling		2024	44,700	0	44,700			44,700S
Low		2023	0	0	0			0
High		2022	0	0	0			0
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
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	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: 2025 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: 1422 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2025	Remodeled 0	Condition: Average Part. Construct.: 40%	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:				
	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: 1 Floor Area: 2,571 Total Base New : 605,122 Total Depr Cost: 599,069 Estimated T.C.V: 1,138,231	
Wood Frame		(4) Interior		X			Central Air Wood Furnace			(12) Electric			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			0 Amps Service			Ex. Ord. Min			No. of Elec. Outlets		(11) Heating System: Forced Heat & Cool				
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Ground Area = 2571 SF Floor Area = 2571 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					
2025	0	Lg	Ord	Small	Doors Solid H.C.			Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			1 Story Siding Basement			Total: 455,414 450,858		Other Additions/Adjustments				
Basement	1st Floor	(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			Recreation Room 2256 62,085 61,464			Basement, Outside Entrance, Above Grade 1 2,405 2,381		Plumbing				
2nd Floor	Bedrooms	(7) Excavation		Basement: 2571 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Average Fixture(s)			Solar Water Heat		Water/Sewer				
(1) Exterior		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2000 Gal Septic 1 11,146 11,035			Water Well, 150 Feet 1 9,298 9,205		Garages	
Wood/Shingle	Aluminum/Vinyl	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			1 Average Fixture(s)			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			Common Wall: 1 Wall 1 -3,139 -3,108		Base Cost 1422 65,725 65,068		Totals: 605,122 599,069		
Brick	Insulation	(10) Floor Support		2256 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			1 3 Fixture Bath			Notes:			ECF (4031 RURAL) 1.900 => TCv: 1,138,231		40% Completed => Est. True Cash Value 2025 =				
(2) Windows		(14) Water/Sewer		1 2 Fixture Bath			Public Water			Public Sewer			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		
Many Avg. Few	Large Avg. Small	Joists: Unsupported Len: Cntr.Sup:		1 2 Fixture Bath			1 1000 Gal Septic			1 2000 Gal Septic			1 2000 Gal Septic		1 2000 Gal Septic		1 2000 Gal Septic		
Wood Sash	Metal Sash	Chimney:		1 2000 Gal Septic			1 1000 Gal Septic			1 2000 Gal Septic			1 2000 Gal Septic		1 2000 Gal Septic		1 2000 Gal Septic		
Vinyl Sash	Double Hung	*** Information herein deemed reliable but not guaranteed***		1 2000 Gal Septic			1 1000 Gal Septic			1 2000 Gal Septic			1 2000 Gal Septic		1 2000 Gal Septic		1 2000 Gal Septic		
Horiz. Slide Casement	Double Glass			1 2000 Gal Septic			1 1000 Gal Septic			1 2000 Gal Septic			1 2000 Gal Septic		1 2000 Gal Septic		1 2000 Gal Septic		
Patio Doors	Storms & Screens			1 2000 Gal Septic			1 1000 Gal Septic			1 2000 Gal Septic			1 2000 Gal Septic		1 2000 Gal Septic		1 2000 Gal Septic		
				1 2000 Gal Septic			1 1000 Gal Septic			1 2000 Gal Septic			1 2000 Gal Septic		1 2000 Gal Septic		1 2000 Gal Septic		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILCOX	QUINN	113,500	09/26/1997	WD	03-ARM'S LENGTH	454:290	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3395 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	07/28/2021	PM21-0619	100% FINIS	
Owner's Name/Address	P.R.E. 0%					
QUINN MAUREEN F 3317 KENMORE AVE DAYTON OH 45420	MAP #: 4					
	2025 Est TCV 363,675 TCV/TFA: 303.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L296 P847 L454 P290/97 PRT OF NE 1/4 SEC 31 COM N 1/4 COR TH S 165 FT TH E 48.61 FT FOR POB TH CONT E ALG C/L TRUMBULL RD 200.43 FT TH S 0 DEG 06'30" E 258.22 FT TH S 89 DEG 29' W 198.9 FT TH N TO POB SEC 31 T29N R13W.	X		Dirt Road	200.43	272.50	0.8404	0.9085	600	100	91,823
			Gravel Road	200 Actual Front Feet,	1.25 Total Acres	Total Est. Land Value =				91,823
			Paved Road	* Factors *						
			Storm Sewer	Description						
			Sidewalk	Rate						
			Water	Size % Good						Cash Value
			Sewer	Residential Local Cost Land Improvements						
			Electric	Description						
			Gas	Rate						
			Curb	Size % Good						Cash Value
			Street Lights	LAND IMPROVEMENTS 5						
			Standard Utilities	5,000.00						1 100
			Underground Utils.	Total Estimated Land Improvements True Cash Value =						5,000

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			MLS 124814 \$119,000		Level	2025	45,900	135,900	181,800
		Rolling	2024	27,300	117,200	144,500			103,587C
		Low	2023	16,400	109,300	125,700			98,655C
		High	2022	20,000	74,900	94,900			93,958C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



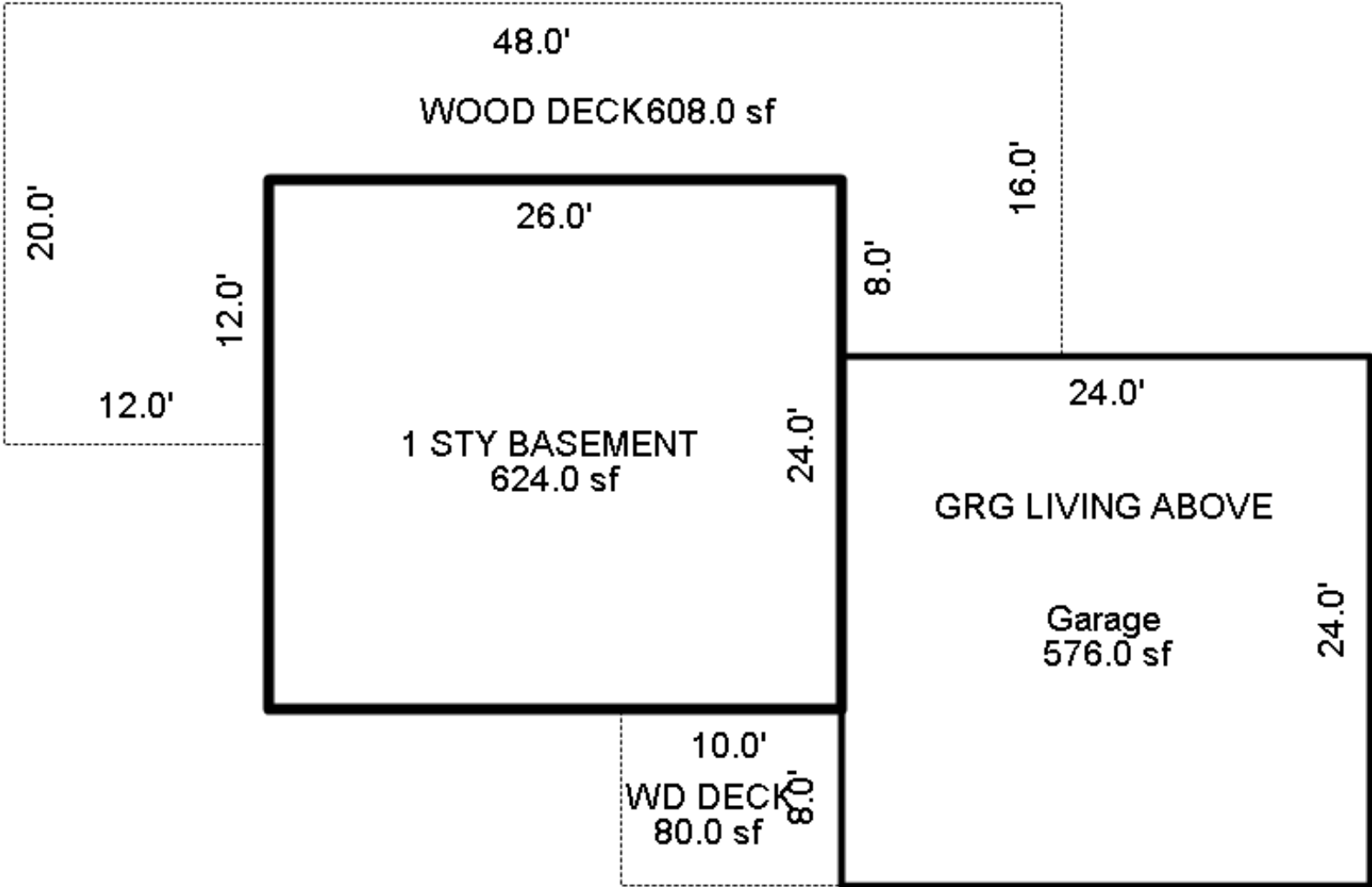
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/14/2018	INSPECTED	2024	27,300	117,200	144,500			103,587C
PSC	11/06/2011	DATA ENTER	2023	16,400	109,300	125,700			98,655C
WAS	08/27/2007	APPRAISAL	2022	20,000	74,900	94,900			93,958C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 1 Wood Stove Direct-Vented Ga	Area 80 608	Type Treated Wood Treated Wood	Year Built: 1980 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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																										
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																										
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	Size of Closets																									
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace																									
Room List		Doors	Solid	X	H.C.	(12) Electric																									
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		150 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1974																		
(1) Exterior	(6) Ceilings		No. of Elec. Outlets		Ex. X Ord. Min		No. of Elec. Outlets		(11) Heating System: Electric Baseboard		Ground Area = 624 SF		Floor Area = 1200 SF.																		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost																			
X	Insulation	(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 1000 Gal Septic 1 2000 Gal Septic		1 Story Siding Foundation 624 1 Story Siding Overhang 576		Total: 151,959		98,773																			
(2) Windows	Many Avg. X Few	Large Avg. Small	Basement: 624 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		2 5,156		3,351																		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		Plumbing		Average Fixture(s)		1 1,486		966																	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		3 Fixture Bath Water/Sewer		1000 Gal Septic Water Well, 100 Feet		1 4,899		3,184																	
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Deck		Treated Wood Treated Wood		80 2,280		1,482																	
X	Asphalt Shingle	Chimney: Brick		(14) Water/Sewer		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Garages		Base Cost		576 22,441		14,587																	
Condition: Average		Size of Closets		Lg X Ord Small		Public Water Public Sewer Water Well		Built-Ins		Appliance Allow.		1 2,786		1,811																	
Room List		Doors		Solid X H.C.		1000 Gal Septic 2000 Gal Septic		Fireplaces		Interior 2 Story Wood Stove		1 6,694		4,351																	
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		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		1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Interior 2 Story Wood Stove		1 2,570		1,670		<<<<< 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.
PATEL SAMIR S & DEEKO	PATEL SMIR S & DEEKO S TR	0	09/27/2022	WD	09-FAMILY	2023002836	PROPERTY TRANSFER	0.0
HEISER LOU & LYNN	PATEL SAMIR S & DEEKO	427,000	08/14/2017	WD	03-ARM'S LENGTH	1303P986	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3411 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
PATEL SMIR S & DEEKO S TRUST 28295 GOLF POINTE BLVD FARMINGTON MI 48331	MAP #: 4	2025 Est TCV 545,564 TCV/TFA: 460.78				

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road		200.00	200.81	0.8409	0.8417	600	100	84,939
X	Gravel Road		200 Actual Front Feet, 0.92 Total Acres						
X	Paved Road		Total Est. Land Value =						84,939

Tax Description			Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value				
X	D/W/P: Asphalt Paving	3.64	3270	0	0			
X	Sewer	41.64	80	50	1,665			
X	Wood Frame	Total Estimated Land Improvements True Cash Value =					1,665	

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	42,500	230,300	272,800			210,296C
X	Rolling		2024	62,300	210,500	272,800			203,973C
X	Low		2023	48,900	191,300	240,200			194,260C
X	High		2022	32,500	162,100	194,600			185,010C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/15/2024	INSPECTED	2024	62,300	210,500	272,800			203,973C
TPC	05/06/2018	INSPECTED	2023	48,900	191,300	240,200			194,260C
TPC	08/23/2017	INSPECTED	2022	32,500	162,100	194,600			185,010C

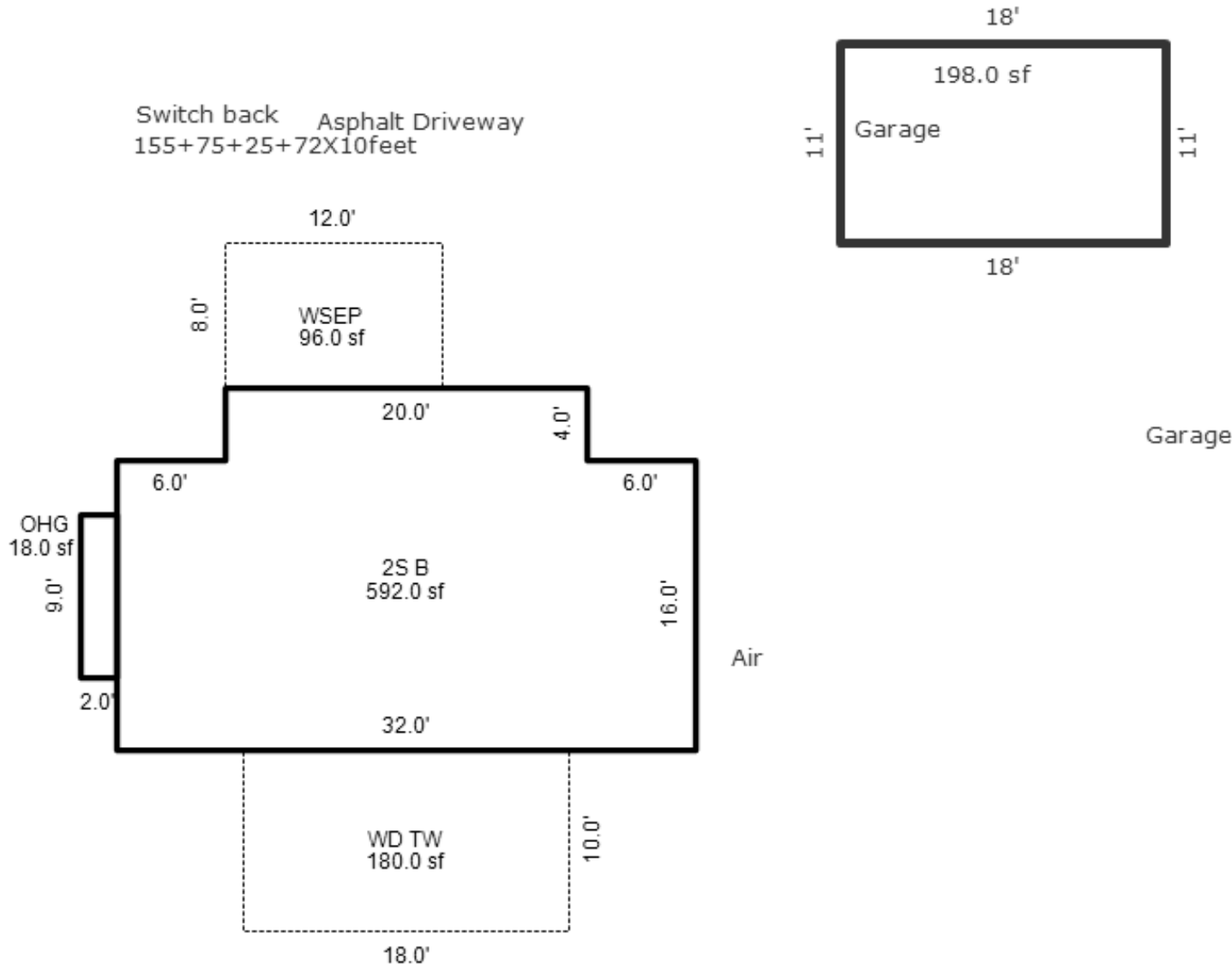
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 180	Type WSEP (1 Story) WPP	Year Built: 2007 Car Capacity: 1 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 198 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
	Building Style: 2 STORY	Drywall Paneled	Plaster Wood T&G		Trim & Decoration													
	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 3 Bedrooms	(5) Floors			Kitchen: Other: Other:													
	(1) Exterior	(6) Ceilings			No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	X	Ord.		Min									
	(2) Windows	(7) Excavation			No. of Elec. Outlets													
	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: 592 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing													
X	Gable Hip Flat	Gambrel Mansard Shed	592 1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Asphalt Shingle	(8) Basement			(14) Water/Sewer													
	Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		(9) Basement Finish			Lump Sum Items:													
		(10) Floor Support			Notes: ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 => TCY:													
		Joists: Unsupported Len: Cntr.Sup:			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 592 SF Floor Area = 1184 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 592 Total: 201,448 165,189 Other Additions/Adjustments Basement Living Area 592 31,944 26,194 Basement, Outside Entrance, Below Grade 1 3,619 2,968 Plumbing Average Fixture(s) 1 2,188 1,794 3 Fixture Bath 1 6,880 5,642 2 Fixture Bath 1 4,610 3,780 Water/Sewer 1000 Gal Septic 1 5,676 4,654 Water Well, 100 Feet 1 6,289 5,157 Porches WSEP (1 Story) 96 7,469 6,125 WPP 180 5,456 4,474 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 688 564 Base Cost 198 14,311 11,735 Built-Ins Appliance Allow. 1 4,003 3,282 Totals: 294,581 241,558													

\*\*\* 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.			
SHOFFNER JAY P JR & MARY	SHOFFNER JAY P JR & MARY	0	03/02/2023	QC	09-FAMILY	2023001098	PROPERTY TRANSFER	0.0			
SHOFFNER JAY P & MARY		0	09/23/2008	QC	33-TO BE DETERMINED	2008 989/292PO	DEED	0.0			
SHOFFNER JAY P & MARY	HEISER LOU & LYNN	0	11/29/2007	WD	03-ARM'S LENGTH	961/455	DEED	100.0			
WHISLER JUDITH TRUST	SHOFFNER JAY P & MARY	233,250	06/25/2004	WD	03-ARM'S LENGTH	811:79	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
3393 W TRUMBULL RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/13/2009	PM09-0192				
		P.R.E. 100% 11/14/2008		Mechanical		04/21/2009	PM09-0110				
Owner's Name/Address		MAP #: 4		Plumbing		03/03/2009	PP09-0021				
SHOFFNER JAY P JR & MARY LOUISE PO BOX 445 GLEN ARBOR MI 49636		2025 Est TCV 892,525 TCV/TFA: 337.95		Electrical		11/17/2008	PE08-0539				
		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 100' @ 600/FF	200.00	219.54	0.8409	0.8607	600	100	86,854
				200 Actual Front Feet, 1.01 Total Acres		Total Est. Land Value =				86,854	
Tax Description				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good			Cash Value	
				Fencing: Wd, Split, 2 Rail	18.73	90	50			843	
				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 =						5,843	
		Topography of Site									
		Level									
		X	Rolling								
		Low									
		High									
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	43,400	402,900	446,300		307,723C	
		TPC 10/30/2009 INSPECTED		2024	63,400	368,300	431,700			298,471C	
		WAS 01/16/2009 INSPECTED		2023	49,800	341,900	391,700			284,259C	
		WAS 01/05/2008 INSPECTED		2022	32,500	306,100	338,600			270,723C	

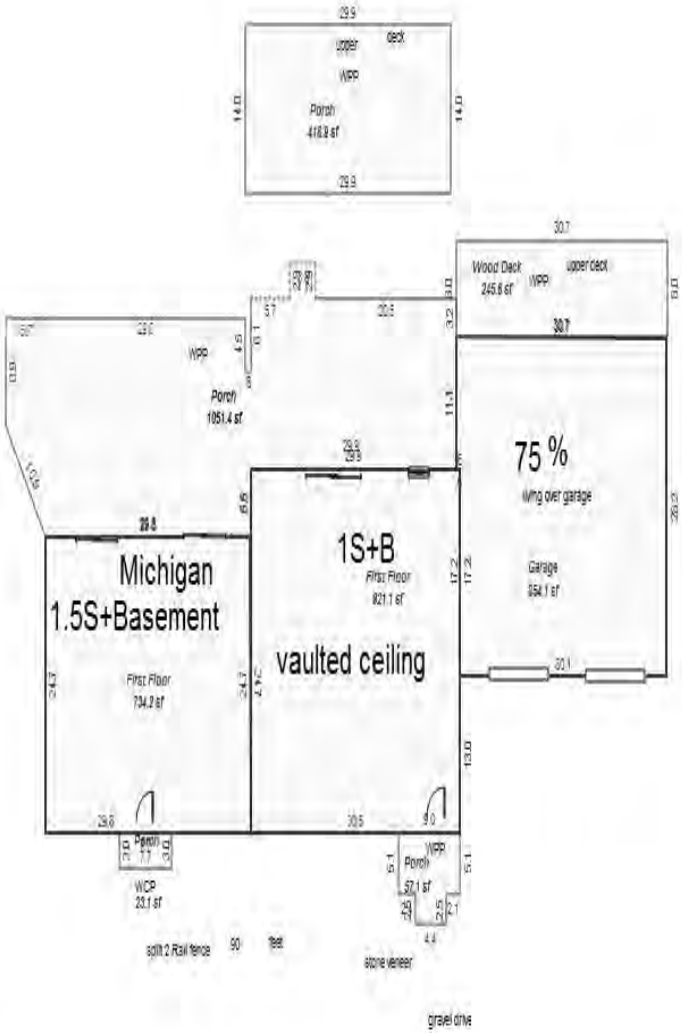


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2008 Car Capacity: 2 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: 575 % Good: 100 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: 25 Floor Area: 2,641 Total Base New : 557,590 Total Depr Cost: 420,962 Estimated T.C.V: 799,828			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1641 SF Floor Area = 2641 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls BC Blt 1973						
Yr Built 1973	Remodeled 2009	Ex	X Ord	Min	X (12) Electric 150 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			Total: 398,519 304,958					
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 1 2 Fixture Bath Softener, Auto 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: 921 25,346 12,673						
Room List 1 Basement 4 1st Floor 4 2nd Floor 4 Bedrooms		Doors Solid X H.C.		(7) Excavation Basement: 1641 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Total: 64 3,006 2,254						
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Stucco X Insulation		(6) Ceilings X Drywall		(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 1 2,188 1,641						
(2) Windows Many Avg. X Large Avg. Small X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(9) Basement Finish			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Total: 1 5,676 4,257						
(3) Roof X Gable Hip Flat X Asphalt Shingle		921 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Porches WPP 418 9,100 6,825 WPP 245 6,301 4,726 WCP (1 Story) 57 4,338 3,253 WPP 1051 21,672 16,254 WCP (1 Story) 23 2,045 1,534			Total: 1 3,619 2,714						
Chimney: Brick							Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Total: 1 2,188 1,641						

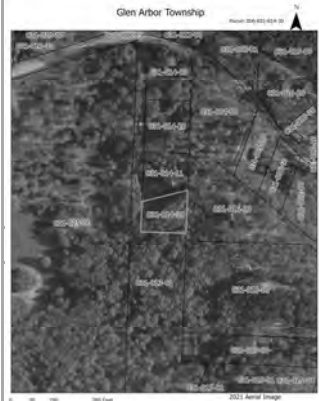
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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.	
HEISER LOU & LYNN	HILLS GRAHAM	60,000	03/15/2022	WD	03-ARM'S LENGTH	2022001720	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
W TRUMBULL RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		12/04/2024	PE24-0849	100% FINIS	
Owner's Name/Address		P.R.E. 0%		MAP #: 4		2025 Est TCV 68,153			
HILLS GRAHAM 3938 N QUAIL LN CHATTANOOGA TN 37415		Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6				
Tax Description		Public Improvements		* Factors *				Value	
PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTH % CORNER OF SAID SECTION 31; THENCE S00°00'29"E, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 31, 177.10 FEET (ALSO RECORDED AS S00°06'30"E, 177.49 FEET) TO THE OLD CENTERLINE OF TRUMBULL ROAD; THENCE S86°50'32"E, ALONG SAID OLD CENTERLINE, 49.29 FEET (ALSO RECORDED AS S86°56'33"E, 50.01 FEET AND 50.27 FEET); THENCE		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason				68,153	
ED AS SOUTH),		X	Gravel Road	A 100' @ 600/FF 149.00 201.30 0.9051 0.8423 600 100				68,153	
T OF BEGINNING;		X	Paved Road	130 Actual Front Feet, 0.73 Total Acres				Total Est. Land Value = 68,153	
99 FEET; THENCE		X	Storm Sewer	Land Improvement Cost Estimates					
CE S89°48'08"W,		X	Sidewalk	Description				Cash Value	
ED AS S89°33'30"W		X	Water	D/W/P: Asphalt Paving				0	
0°13'20"E (ALSO		X	Sewer	Rate 3.12 Size % Good 3270 0				0	
00 FEET TO THE		X	Electric	Total Estimated Land Improvements True Cash Value =				0	
DESCRIBED PARCEL			Gas						
N ON FILE***			Curb						
7 completed			Street Lights						
1-014-10;			Standard Utilities						
-014-11,			Underground Utils.						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan			Topography of Site						
			Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	34,100	0	34,100	34,100S
		TPC 11/15/2024	INSPECTED		2024	45,900	0	45,900	37,905C
		TPC 08/17/2021	INSPECTED		2023	36,100	0	36,100	36,100S
		TPC 05/06/2018	INSPECTED		2022	32,500	0	32,500	32,500S



Glen Arbor Township  
 ED AS SOUTH),  
 T OF BEGINNING;  
 99 FEET; THENCE  
 CE S89°48'08"W,  
 ED AS S89°33'30"W  
 0°13'20"E (ALSO  
 00 FEET TO THE  
 DESCRIBED PARCEL  
 N ON FILE\*\*\*

7 completed  
 ;  
 1-014-10;  
 -014-11,

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

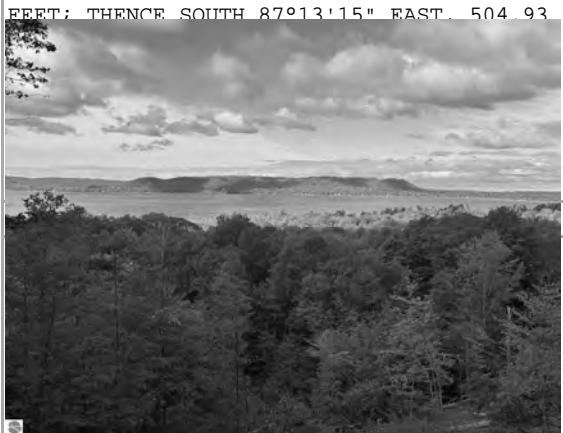
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FABER PETER	WEICK MARK C & MARGARET L	418,000	07/16/2024	WD	03-ARM'S LENGTH	2024003865	REALTOR	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W BIG SKY TRL	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 4					
WEICK MARK C & MARGARET L M TRUST 5776 S DUNNS FARM RD MAPLE CITY MI 49664		2025 Est TCV 400,400				

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			E 100' @ 3000/	136.06	477.03	0.9697 1.0116	3000 100	400,400
			136 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value = 400,400

Tax Description	X	Description	Rate	Size % Good	Cash Value
PARCEL A ON RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 230.65 FEET; THENCE NORTH 21°29'23" EAST, 269.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21 °29'23" EAST, 136.06 FEET; THENCE SOUTH 87°13'15" EAST, 504.93		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
	X	Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value =			0

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



Who	When	What	2025	2024	2023	2022
			200,200	200,200	0	0
				3,600	0	0
				203,800	0	0
					0	0
					0	0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FABER PETER	DUPONT KYLE & VIRGINIA SH	1,149,000	12/18/2023	WD	31-SPLIT IMPROVED	2023005551	PROPERTY TRANSFER	100.0

Property Address: 3186 W BIG SKY TRL  
 Class: RESIDENTIAL-IMPRO Zoning: R-2 ( Building Permit(s) Date Number Status

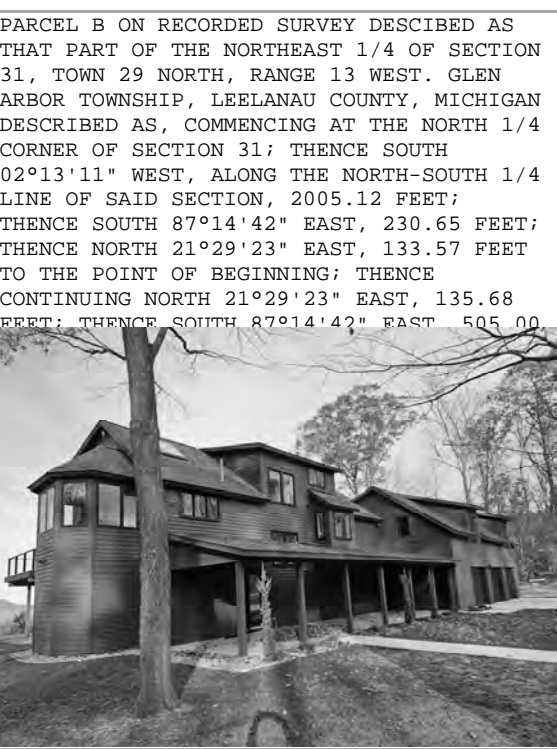
School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 12/27/2023

Owner's Name/Address: DUPONT KYLE & VIRGINIA SHERIDAN  
 3186 W BIG SKY TRL  
 MAPLE CITY MI 49664  
 MAP #: 4

2025 Est TCV 1,240,672 TCV/TFA: 321.42

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6						
Public Improvements			* Factors *						
	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: PARCEL B ON RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 230.65 FEET; THENCE NORTH 21°29'23" EAST, 133.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21°29'23" EAST, 135.68 FEET; THENCE SOUTH 87°14'42" EAST, 505.00 FEET.



Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: Asphalt Paving	3.12	5000	0	0
Residential Local Cost Land Improvements						
Description		Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 5		5,000.00	1	100	5,000	
Total Estimated Land Improvements True Cash Value =						5,000

Topography of Site

X	Level
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
2025	193,100	427,200	620,300			583,855C
2024	193,100	373,200	566,300			566,300S
2023	0	0	0			0
2022	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 534 178 390 533 732	Type WCP (1 Story) WPP WPP Treated Wood Treated Wood	Year Built: 1998 Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 960 % 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: 2 STORY																																								
Yr Built 1981	Remodeled 1999																																							
Condition: Average																																								
Room List		Doors		Solid			H.C.																																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric																																	
(1) Exterior							100 Amps Service																																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																				
X	Insulation	X	Drywall	No. of Elec. Outlets																																				
(2) Windows		(7) Excavation		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1160 S.F. Height to Joists: 0.0																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																																						
(3) Roof																																								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																					
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																				
Chimney: Brick				Lump Sum Items:																																				
				Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1160 SF Floor Area = 3860 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>2.5 Story</td> <td>Siding</td> <td>Slab</td> <td>1,160</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>960</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>433,039</td> <td>346,408</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2.5 Story	Siding	Slab	1,160			1 Story	Siding	Overhang	960			Total:				433,039	346,408	Class: C +10 Effec. Age: 20 Floor Area: 3,860 Total Base New : 558,924 Total Depr Cost: 447,117 Estimated T.C.V: 849,522 E.C.F. X 1.900	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																			
2.5 Story	Siding	Slab	1,160																																					
1 Story	Siding	Overhang	960																																					
Total:				433,039	346,408																																			
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,189 3 Fixture Bath 3 14,035 11,228 Water/Sewer 1000 Gal Septic 1 4,899 3,919 Water Well, 100 Feet 1 5,849 4,679 Porches WCP (1 Story) 534 17,531 14,025 WPP 178 4,311 3,449 WPP 390 6,607 5,286 Deck Treated Wood 533 7,931 6,345 Treated Wood 732 9,575 7,660 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 960 43,882 35,106 Common Wall: 1/2 Wall 1 -1,352 -1,082 Door Opener 3 1,651 1,321 Built-Ins Appliance Allow. 1 2,786 2,229																																								

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FABER PETER	GARVER MICHAEL & SUSAN	559,000	03/22/2024	WD	32-SPLIT VACANT	2024002085	PROPERTY TRANSFER	100.0

Property Address: W BIG SKY TRL  
 Class: RESIDENTIAL-VACAN Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 4

Owner's Name/Address: GARVER MICHAEL & SUSAN  
 7374 W ARBOR PINES DR  
 GLEN ARBOR MI 49636  
 2025 Est TCV 393,726

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

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

E 100' @ 3000/ 133.57 476.14 0.9715 1.0114 3000 100 393,726  
 134 Actual Front Feet, 1.46 Total Acres Total Est. Land Value = 393,726

Tax Description: PARCEL C OF RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 230.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°14'42" EAST, 505.00 FEET; THENCE NORTH 21°29'23" EAST, 133.57 FEET; THENCE NORTH 87°14'42" WEST, 505.00 FEET; THENCE SOUTH 21 °29'23" WEST, 133.57 FEET TO THE POINT OF BEGINNING

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

X Electric  
 Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	196,900	0	196,900			196,900S
2024	196,900	3,600	200,500			19,230C
2023	0	0	0			0
2022	0	0	0			0

Who When What

TPC 11/14/2023 INSPECTED

TPC 10/25/2022 INSPECTED

TPC 10/26/2016 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FABER PETER	GAFFKE BRADLEY A & LEAH A	178,000	04/03/2024	WD	03-ARM'S LENGTH	2024001875	PROPERTY TRANSFER	100.0

Property Address: W BIG SKY TRL  
 Class: RESIDENTIAL-VACAN Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 4

Owner's Name/Address: GAFFKE BRADLEY A & LEAH A  
 5147 HARVEY LAKE RD  
 HIGHLAND MI 48356

2025 Est TCV 165,221

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	A 100' @ 600/FF	383.50	407.77	0.7146	1.0048	600	100		165,221	
Gravel Road	384 Actual Front Feet, 3.59 Total Acres								Total Est. Land Value =	165,221

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	5000	0	0
Total Estimated Land Improvements True Cash Value =				0

Tax Description: SPLIT 08/28/2023 FROM 006-031-015-00, 006-031-013-00; PARCEL "D" THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02° 13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87° 14'42" EAST, 735.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87° 14'42" EAST. 474.90 FEET; THENCE NORTH

41.20 FEET; THENCE WEST, 405.09 INNING. LAND. SUBJECT TO NT 1.

3 completed ; 1-015-00, -013-01, 015-02, 015-04, 015-06,

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



Who	When	What
TPC	10/25/2022	INSPECTED
TPC	10/26/2016	INSPECTED
PSC	11/06/2011	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	82,600	0	82,600			82,600S
2024	74,000	3,600	77,600			2,256C
2023	0	0	0			0
2022	0	0	0			0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JANSMA TY & HANNAH	HARE FAMILY TRUST	199,000	08/07/2024	WD	03-ARM'S LENGTH	2024004295	PROPERTY TRANSFER	100.0
FABER PETER	JANSMA TY & HANNAH	185,750	05/24/2024	WD	32-SPLIT VACANT	2024002660	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W BIG SKY TRL	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 4	2025 Est TCV 164,526
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Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6
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HARE FAMILY TRUST	* Factors *			
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16115 LARCH WY	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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LYNNWOOD WA 98087	A 100' @ 600/FF	383.50	400.96	0.7146	1.0006	600	100	164,526
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Tax Description	Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk		Water		Sewer		Electric		Gas		Curb		Street Lights		Standard Utilities		Underground Utils.	
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PARCEL E OF RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'11" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'42" EAST, 1210.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°14'42" EAST, 497.28 FEET; THENCE NORTH 24°26'39" WEST, 431.02 FEET; THENCE NORTH 87°13'15" WEST, 303.85	Topography of Site		Level		Rolling		Low		High		Landscaped		Swamp		Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain	
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	2025	82,300	0	82,300			82,300S
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	2024	73,700	3,600	77,300			2,256C
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	2023	0	0	0			0
--	------	---	---	---	--	--	---

	2022	0	0	0			0
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Who	When	What	2025	82,300	0	82,300		82,300S
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TPC 08/07/2024 INSPECTED	2024	73,700	3,600	77,300			2,256C
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TPC 10/25/2022 INSPECTED	2023	0	0	0			0
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TPC 10/26/2016 INSPECTED	2022	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.
FABER PETER	CHATEAU HAFELI LLC	149,000	02/08/2024	WD	32-SPLIT VACANT	2024000682	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W BIG SKY TRL	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 4					
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CHATEAU HAFELI LLC 13387 BLUE SHORE DR TRAVERSE CITY MI 49686	2025 Est TCV 127,248					
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Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 100' @ 600/FF	223.77	722.20	0.8176	1.1592	600	100	127,248
224 Actual Front Feet, 3.71 Total Acres						Total Est. Land Value =	127,248

Tax Description PARCEL F ON RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'1111 WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'4211 EAST, 1707.83 FEET; THENCE NORTH 24°26'3911 WEST, 90.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 24°26'3911 WEST, 340.78 FEET; THENCE SOUTH 87°13'1511 EAST	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer					
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.					



		Topography of Site					
	X	Level 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
2025	63,600	0	63,600			63,600S
2024	69,500	3,600	73,100			2,256C
2023	0	0	0			0
2022	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.
FABER PETER	STOUTLAND PAGE O	149,900	05/03/2024	WD	32-SPLIT VACANT	2024002142	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3119 W BIG SKY TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/03/2024	PM24-0981	0%
Owner's Name/Address	P.R.E. 0%		Res. Single Family Dwellin	10/08/2024	PB24-0510	20%
STOUTLAND PAGE O 6374 S DUNNS FARM RD MAPLE CITY MI 49664	MAP #: 4		Electrical	09/26/2024	PE24-0681	0%
	2025 Est TCV 195,477 TCV/TFA: 174.38		Mechanical	09/24/2024	PM24-0709	0%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 100' @ 600/FF	295.72	310.81	0.7626	0.9389	600	100	127,034
			296 Actual Front Feet, 2.11 Total Acres Total Est. Land Value =							127,034

PARCEL G OF THE RECORDED SURVEY DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31; THENCE SOUTH 02°13'1111 WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 2005.12 FEET; THENCE SOUTH 87°14'4211 EAST, 1707.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°14'4211 EAST, 612.35 FEET; THENCE NORTH 47°59'0211 EAST 144.36 FEET TO THE



- 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
2025	63,500	34,200	97,700			97,700S
2024	56,900	3,600	60,500			2,256C
2023	0	0	0			0
2022	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2025 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 638 % 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: 1 Floor Area: 1,121 Total Base New : 181,930 Total Depr Cost: 180,112 Estimated T.C.V: 342,213								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.900			Bsmnt Garage:		Carport Area: Roof:			
Yr Built 2025	Remodeled 0	Ex	Ord	Min	Size of Closets										
Condition: Average Part. Construct.: 20%		Lg	Ord	Small	Central Air Wood Furnace										
Room List		Doors	Solid	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service								
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1121 SF Floor Area = 1121 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C Blt 2025				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many Ave. Few			Building Areas								
(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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 483 1 Story Siding Blt-in Gar. 638 Total: 141,511 140,097								
Many Avg. Few	Large Avg. Small	Basement: 483 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 150 Feet Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Totals: 181,930 180,112			1 2,578 2,552 1 -4,678 -4,631 1 9,735 9,638 1 8,655 8,568								
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			Notes:								
X	Gable Hip Flat	Gambrel Mansard Shed	1 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			ECF (4031 RURAL) 1.900 => TCv: 342,213 20% Completed => Est. True Cash Value 2025 =								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIKOLAITIS NANCY & HINDS	MIKOLAITIS NANCY & HINDS	0	01/04/2024	QC	09-FAMILY	2024000105	PROPERTY TRANSFER	0.0
LOPEZ	MIKOLAITIS	170,000	06/23/1995	WD	03-ARM'S LENGTH	406:1	OTHER	0.0
HOROSKO	LOPEZ	90,000	02/19/1991	LC	16-LC PAYOFF	321:255	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3313 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/28/2018	PM18-0970	100% FINIS
	P.R.E. 100% 05/07/2001		Electrical	08/24/2007	PE07-0430	100% FINIS
Owner's Name/Address	MAP #: 4					
MIKOLAITIS NANCY & HINDS WILLIAM 3313 W TRUMBULL RD MAPLE CITY MI 49664	2025 Est TCV 694,830 TCV/TFA: 485.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6																																										
L252 P245 L321 P255-258 L371 P294-295/93L406 P1/95 2002 COMBINED 017-00 INTO 016-00 PRT NW 1/4 OF NE 1/4 SEC 31 COM AT N 1/4 COR SEC 31 TH S 00 DEG 48'25" E 640.25 FT AL N-S 1/4 LN TH N 89 DEG 11'35" E 247.50 FT FOR POB TH S 54 DEG 17' 53" E 830.59 FT TH S 40 DEG 36'20" W 32.50 FT TH N 54 DEG 17'53" W 134.47 FT TH S 89 DEG 02'05" W 537.99 FT TH N 00 DEG 48'25" 440.0 FT TO POB TOGETHER WITH EASEMENT SEC 31 T29N R13W 3.1 A.	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>E 100' @ 3000/</td> <td>100.00</td> <td>306.90</td> <td>0.8623</td> <td>0.9680</td> <td>3000</td> <td>100</td> <td></td> <td>250,401</td> </tr> <tr> <td>A 100' @ 600/FF</td> <td>340.00</td> <td>306.90</td> <td>0.6905</td> <td>0.9359</td> <td>600</td> <td>50</td> <td>SURPLUS: ZONING 100' MIN</td> <td></td> </tr> <tr> <td colspan="8">440 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 316,314</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	E 100' @ 3000/	100.00	306.90	0.8623	0.9680	3000	100		250,401	A 100' @ 600/FF	340.00	306.90	0.6905	0.9359	600	50	SURPLUS: ZONING 100' MIN		440 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 316,314
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																					
E 100' @ 3000/	100.00	306.90	0.8623	0.9680	3000	100		250,401																																					
A 100' @ 600/FF	340.00	306.90	0.6905	0.9359	600	50	SURPLUS: ZONING 100' MIN																																						
440 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 316,314																																					
	X		<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.63</td> <td>240</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p style="text-align: center;">Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVEMENTS 25</td> <td>2,500.00</td> <td>1</td> <td>100</td> <td>2,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,500</td> </tr> </tbody> </table>							Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.63	240	0	0	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											
Description	Rate	Size	% Good	Cash Value																																									
D/W/P: 3.5 Concrete	6.63	240	0	0																																									
Description	Rate	Size	% Good	Cash Value																																									
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500																																									
Total Estimated Land Improvements True Cash Value =				2,500																																									



Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level							
	X Rolling							
	X Low							
	X High							
	Landscaped							
	Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What	2025	158,200	189,200	347,400		160,553C
WAS	08/27/2007	INSPECTED	2024	127,400	162,900	290,300		155,726C
			2023	100,100	151,800	251,900		148,311C
			2022	88,000	103,300	191,300		141,249C

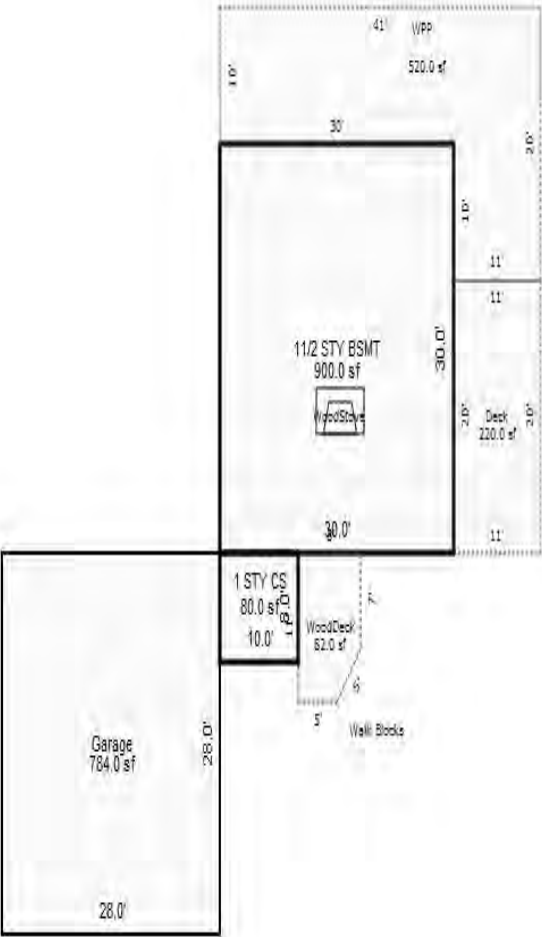
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 520 220 82	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 89 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																														
Building Style: 1.5 STORY																																					
Yr Built 1981	Remodeled 1991	Ex	X Ord	Min	Size of Closets																																
Condition: Average		Lg	X Ord	Small																																	
Room List		Doors	Solid	X H.C.	Central Air Wood Furnace																																
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors			(12) Electric																																
(1) Exterior		Kitchen: Other: Carpeted Other:			150 Amps Service																																
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures																																
X Insulation		X Drywall			Ex. X Ord. Min																																
(2) Windows		No. of Elec. Outlets			Many X Ave. Few																																
X Many Avg. X Avg. Few Small		(7) Excavation			(13) Plumbing																																
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 900 S.F. Crawl: 80 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
(3) Roof		(8) Basement			(14) Water/Sewer																																
X Gable Hip Flat		870 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																
X Asphalt Shingle		(9) Basement Finish			Lump Sum Items:																																
Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																			
		(10) Floor Support																																			
		Joists: Unsupported Len: Cntr.Sup:																																			
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 980 SF Floor Area = 1430 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>900</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>80</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>203,519</td> <td>132,299</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 870 16,939 11,010 Basement, Outside Entrance, Below Grade 1 2,578 1,676 Plumbing Average Fixture(s) 1 1,486 966 3 Fixture Bath 1 4,678 3,041 Water/Sewer 1000 Gal Septic 1 4,899 3,184 Water Well, 100 Feet 1 5,849 3,802 Porches WPP 520 8,772 5,702 Deck Treated Wood 220 4,446 2,890 Treated Wood 82 2,314 1,504 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 784 27,926 24,854 * Built-Ins Appliance Allow. 1 2,786 1,811 Fireplaces Interior 1 Story 1 5,376 3,494 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	900			1 Story	Siding	Crawl Space	80			Total:				203,519	132,299
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.5 Story	Siding	Basement	900																																		
1 Story	Siding	Crawl Space	80																																		
Total:				203,519	132,299																																

\*\*\* 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.				
HEATH FREDERICK WEYMAN	MACHUTA JOSEPH & TOOSLEY	185,000	01/02/2018	WD	09-FAMILY	1317P281	PROPERTY TRANSFER	0.0				
HEATH FREDERICK W & JO AN	HEATH FREDERICK WEYMAN	0	08/16/2016	WD	09-FAMILY	1270P106	DEED	0.0				
HEATH	HEATH	34,000	08/05/1992	WD	03-ARM'S LENGTH	346:531	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
3235 W TRUMBULL RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Garage Detached		12/13/2024	PB24-0643	0%				
Owner's Name/Address		P.R.E. 100% 11/03/2021		ACCESSORY BLDG		11/19/2024	LU24-134	0%				
MACHUTA JOSEPH & TOOSLEY ADAM PO BOX 309 GLEN ARBOR MI 49636		MAP #: 4		Mechanical		06/11/2024	PM24-0435	100% FINIS				
		2025 Est TCY 1,097,717 TCY/TFA: 490.05		Electrical		05/13/2024	PE24-0303	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
L93 P77 L346 P530-531/92 PRT OF NE 1/4 BEG AT PT 1488.5 FT S OF & 247.5 FT E OF N 1/4 COR TH E 825 FT TH N 580.00 FT TO C/L HWY TH N 52 DEG 40' W 41.3FT TH S 113.8 FT TH S 41 DEG 30' W 204.3 FT TH N 53 DEG 20' W 134.47 FT TH W 550 FT TO PT 247.5 FT E OF N-S 1/4 LN TH S 414.97 FT TO POB SEC 31 T29N R13W 7.86 A.		Public Improvements		* Factors * VIEW FRONTAGE								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		E 100' @ 3000/	100.00	822.98	0.8674	1.0683	3000	100		277,984
		Paved Road		A 100' @ 600/FF	314.97	822.98	0.7006	1.1977	600	50	SURPLUS: ZONING 100' MIN	
		Storm Sewer		415 Actual Front Feet, 7.84 Total Acres Total Est. Land Value = 357,274								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description				Rate	Size	% Good	Cash Value	
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description				Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVEMENTS 25				2,500.00	1	100	2,500	
		Curb		Total Estimated Land Improvements True Cash Value =							2,500	
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	178,600	370,300	548,900			286,491C		
		Low		2024	148,100	321,800	469,900			277,877C		
		High		2023	116,400	302,800	419,200			264,645C		
		Landscaped		2022	98,200	207,800	306,000			252,043C		
		Swamp										
		X 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	2025	178,600	370,300	548,900			286,491C	
		TPC 12/27/2024 INSPECTED		2024	148,100	321,800	469,900			277,877C		
		TPC 11/15/2024 INSPECTED		2023	116,400	302,800	419,200			264,645C		
		TPC 05/30/2021 INSPECTED		2022	98,200	207,800	306,000			252,043C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 280 48	Type WPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: BC Effec. Age: 5 Floor Area: 2,240 Total Base New : 408,831 Total Depr Cost: 388,391 Estimated T.C.V: 737,943		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1546 SF Floor Area = 2240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas		Cls BC Blt 2020			
Yr Built 2020	Remodeled 0	Ex	Ord		Min	No./Qual. of Fixtures			Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets			0 Amps Service			No. of Elec. Outlets			2 Story Siding Crawl Space 694					
Room List		Doors	Solid	H.C.	(12) Electric			Many Ave. Few			1 Story Siding Basement 852					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			(13) Plumbing			Total: 361,028 342,976					
(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			(14) Water/Sewer			Other Additions/Adjustments Basement, Outside Entrance, Above Grade 1 2,405 2,285					
X	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation	(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Plumbing					
(2) Windows		(8) Basement			Lump Sum Items:			Water/Sewer			Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet Porches WPP 280 6,507 6,182 WCP (1 Story) 48 3,820 3,629					
	Many Avg. Few	Large Avg. Small	Basement: 852 S.F. Crawl: 694 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Appliance Allow. Fireplaces Prefab 2 Story Local Cost Items GENERATOR			Built-Ins					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			1000 Gal Septic			Notes:			Totals: 408,831 388,391		*			
(3) Roof		(10) Floor Support			ECF (4031 RURAL) 1.900 => TCV: 737,943											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)													
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DURKEE TINA G	DURKEE DARRELL G	0	03/24/2003	QC	06-COURT JUDGEMENT	730P189	OTHER	0.0
PRATT WILLIAM H	DURKEE G DURKEE & TINA G	89,000	10/06/1995	WD	03-ARM'S LENGTH	411:543	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3213 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/04/2008	PE08-0205	
	P.R.E. 100% 01/14/1999		MECHANICAL	10/09/2002	PM02-0718	
Owner's Name/Address	MAP #: 4		2025 Est TCV 569,528 TCV/TFA: 556.18			

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
E 100' @ 3000/	112.00	825.00	0.9887	1.0686	3000 100	354,996
112 Actual Front Feet, 2.12 Total Acres						Total Est. Land Value = 354,996

Tax Description	X	Land Improvement Cost Estimates			
Description		Rate	Size % Good	Cash Value	
L307 P781-782 L411 P543-544/95 L730 P189/03 PRT OF THE NE 1/4 BEG AT PT 1600.5 FT S & 247.5 FT E OF N 1/4 POST TH E 825 FT TH N 112 FT TH W 825 FT TH S 112 FT TO POB SEC 31 T29N R13W 2.25 A.	X				
Comments/Influences	X	Residential Local Cost Land Improvements			
MLS 106570 \$92,500	X	Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
	X	Total Estimated Land Improvements True Cash Value = 1,500			



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

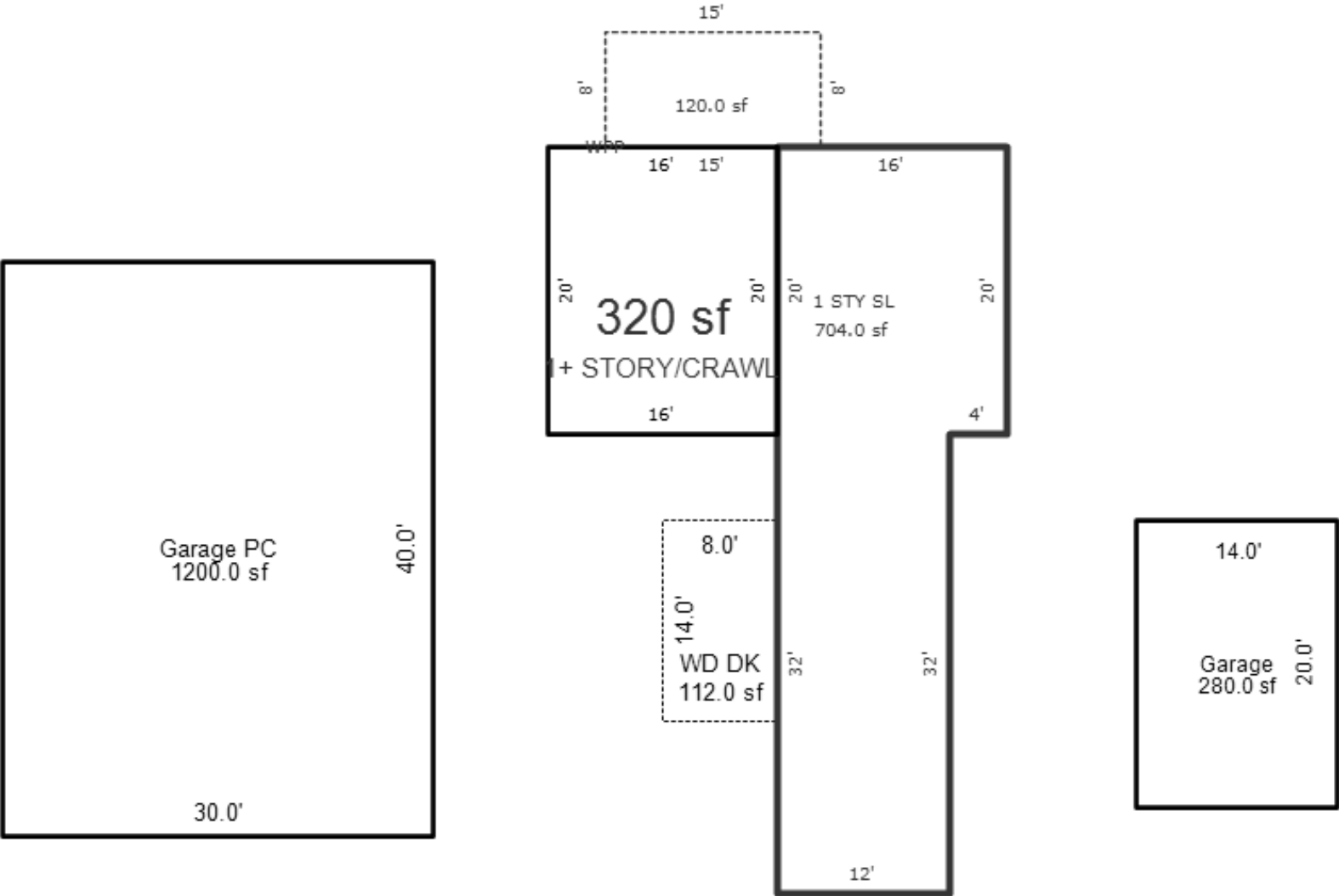
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	177,500	107,300	284,800			90,366C
2024	52,000	98,800	150,800			87,649C
2023	40,800	90,900	131,700			83,476C
2022	44,800	61,800	106,600			79,501C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 112	Type WPP Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration							
	Building Style: 1 STORY				Ex	X	Ord		Min							
	Yr Built 1940	Remodeled 1969														
	Condition: Average															
	Room List	Doors														
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors														
	(1) Exterior	Kitchen: Other: Carpeted Other:														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Insulation	X	Drywall													
	(2) Windows	(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 320 S.F. Slab: 704 S.F. Height to Joists: 0.0														
	(3) Roof	(8) Basement														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(9) Basement Finish														
	Chimney: Brick	(10) Floor Support														
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		(12) Electric														
		100 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(13) Plumbing														
		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		(15) Fireplaces														
		Class: CD Effec. Age: 40 Floor Area: 1,024 Total Base New : 177,269 Total Depr Cost: 112,122 Estimated T.C.V: 213,032														
		Class: CD Effec. Age: 40 Floor Area: 1,024 Total Base New : 177,269 Total Depr Cost: 112,122 Estimated T.C.V: 213,032														
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas														
		Stories Exterior Foundation Size Cost New Depr. Cost														
		1 Story Siding Slab 704														
		1 Story Siding Crawl Space 320														
		Total: 118,648 71,188														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s) 1 1,238 743														
		2 Fixture Bath 1 2,614 1,568														
		Water/Sewer														
		1000 Gal Septic 1 4,582 2,749														
		Water Well, 100 Feet 1 5,680 3,408														
		Porches														
		WPP 120 2,970 1,782														
		Deck														
		Treated Wood 112 2,747 1,648														
		Garages														
		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost 280 12,412 7,447														
		Door Opener 1 489 293														
		Class: CD Exterior: Pole (Unfinished)														
		Door Opener 1 489 440														
		Base Cost 1200 26,100 23,490 *														
		No Concrete Floor 1200 -7,380 -6,642														
		Built-Ins														
		Appliance Allow. 1 1,947 1,168														
		<<<<< 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.
ZBOYAN DORTHY Y	BRAVATA LINDA & ROY ZBOYA	0	01/01/2020	PTA	09-FAMILY	DEATH	PROPERTY TRANSFER	0.0
FLYNN ROBERT R & BETTIE J	ZBOYAN DOROTHY R & ZBOYAN	9,900	05/16/1987	WD	03-ARM'S LENGTH	275P720	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7398 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/14/2023	PE23-0568	100% FINIS
	P.R.E. 0%		Mechanical	12/05/2014	PM14-0640	100% FINIS
Owner's Name/Address	MAP #: 4					
BRAVATA LINDA & ZBOYAN ROY 8490 DYGERT DR SE ALTO MI 49302	2025 Est TCV 303,366 TCV/TFA: 383.04					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L275 P720&721/87 L172 P29 L174 P631 PRT E 1/2 OF NW 1/4 COM AT INTER W 1/8 LN & C/L CO RD TH SELY ON C/L 417.1 FT FOR POB TH W 295.2 FT TH S 231 FT TH E 437 FT TH NWLY ON C/L HWY TO POB SEC 31 T29N R13W 2 A.	X			A 100' @ 600/FF	231.00	366.00	0.8111	0.9780	600 100	109,955
				231 Actual Front Feet, 1.94 Total Acres Total Est. Land Value =						109,955

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

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2024	73,500	83,300	156,800			68,957C
														2023	57,800	77,500	135,300			65,674C
														2022	53,900	52,800	106,700			62,547C

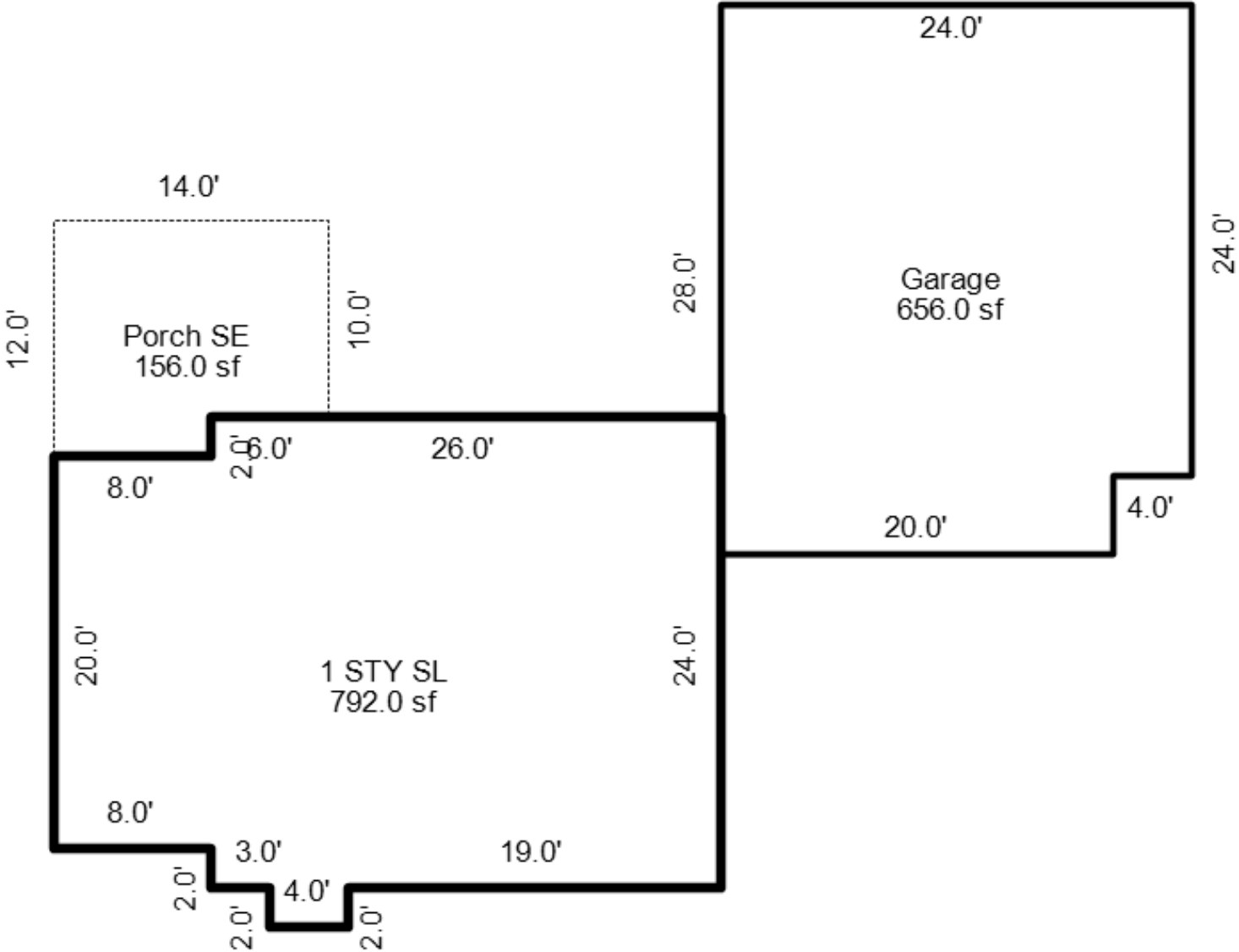


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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: 1988 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 656 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			168 WSEP (1 Story)		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 792 Total Base New : 163,097 Total Depr Cost: 101,006 Estimated T.C.V: 191,911		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 Single Family 1 STORY		Cls		C	Blt	1965						
1965	1988	Lg		X	Ord	Small	Ex.			X	Ord.	Min	Total		105,777	63,466						
Condition: Average		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 792 SF		Floor Area = 792 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas						
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			Many			X	Ave.	Few	Stories		Exterior	Foundation	Size	Cost New	Depr. Cost			
3	Basement	Kitchens:		Other: Carpeted			Average Fixture(s)			1 Story		Siding	Slab	792	Total:	105,777	63,466					
1	1st Floor	Kitchen:		Other: Carpeted			3 Fixture Bath			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,486	892				
1	2nd Floor	Kitchen:		Other: Carpeted			2 Fixture Bath			Water/Sewer		Solar Water Heat		1000 Gal Septic		1	4,899	2,939				
1	Bedrooms	Kitchen:		Other: Carpeted			Softener, Auto			Porches		Water Well, 100 Feet		1		5,849	3,509					
(1) Exterior		(6) Ceilings		X Drywall X Wood			(13) Plumbing			WSEP (1 Story)		168		8,993		8,543	*					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 792 S.F. Height to Joists: 0.0			1 Average Fixture(s)			Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		656	27,381	16,429		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 3 Fixture Bath			Built-Ins		Appliance Allow.		1		2,786	1,672					
(2) Windows		Many Avg.		X	Avg.	Large Small	1 2 Fixture Bath			Fireplaces		Interior 1 Story		1		5,376	3,226					
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Notes:		ECF (4031 RURAL) 1.900 =>		TCV:		191,911						
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 2000 Gal Septic			Lump Sum Items:												
X	Asphalt Shingle																					
Chimney: Metal																						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZBOYAN ROY W & NIXON JONE	ZBOYAN-NIXON TRUST	0	10/15/2021	WD	09-FAMILY	2021008995	PROPERTY TRANSFER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 5

Owner's Name/Address: ZBOYAN-NIXON TRUST  
 10677 JOANN ST  
 WILLIS TX 77318

2025 Est TCV 90,603

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

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

A 100' @ 600/FF 165.00 463.00 0.8823 1.0372 600 100 90,603  
 165 Actual Front Feet, 1.75 Total Acres Total Est. Land Value = 90,603

Tax Description: L244 P386 L298 P455 L400 P161/95 PARCEL C  
 PRT NW 1/4 COM NW SEC COR TH S 88 DEG 18' 50" E ALG N SEC LN 1791.54 FT TH S0 DEG 55' 40" E 21.97.69 FT FOR POB TH S 88 DEG 53' 50" E 467.92 FT TO C/L OF CO RD 675 TH SLY ALG SD C/L S 3 DEG 06' 45"W 150.00 FT TH S 9 DEG 38' 40" W ALG SD C/L 16.28 FT TH N 88 DEG 53' 50" W 459.68 FT TH N 0 DEG 55' 40" E 165.00 FT TO POB SURVEY REC IN L3 P261-262 SEC 31 T29N R13W.

Comments/Influences: Topography of Site

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

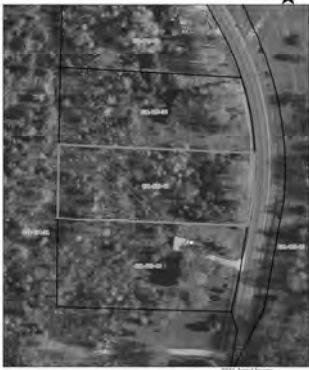
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	45,300	0	45,300			16,937C
2024	50,700	0	50,700			16,428C
2023	39,800	0	39,800			15,646C
2022	30,600	0	30,600			14,901C

Who When What

TPC 04/30/2021 INSPECTED  
 PSC 11/06/2011 DATA ENTER  
 TPC 12/11/2011 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESEN LAURA A	WIESEN LAURA A	0	10/29/2020	WD	09-FAMILY	2020007348	PROPERTY TRANSFER	0.0
PICARD	WIESEN	169,900	07/16/2002	WD	03-ARM'S LENGTH	654:106	OTHER	0.0
MORRISON	PICARD	70,445	08/21/1992	WD	03-ARM'S LENGTH	347:422	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7574 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/12/2011	PM11-0440	
	P.R.E. 100% 09/13/1994					
Owner's Name/Address	MAP #: 5					
WIESEN LAURA A 7574 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 315,254 TC/TFA: 285.56					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L401 P411&530 L510 P482 L654 P106/02 PARCEL B - PRT NW 1/4 SEC 31 COM AT NW COR SEC 31 TH S 88 DEG 18'50" E 1791.54 FT TH S 0 DEG 55' 40" W 2362.69 FT FOR POB TH S 88 DEG 53'50" E 459.68 FT TH S 9 DEG 38'40" W ALG C/L CO RD 675 202.24 FT TH N 88 DEG 53' 50" W 428.96 FT TH N 0 DEG 55'40" E 200 FT TO POB SURVEY REC IN L3 P261-262 SEC 31 T29N R13W.	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			
			D/W/P: Brick on Sand	16.66	153 0			0			
			Residential Local Cost Land Improvements								
			Description	Rate	Size % Good			Cash Value			
			LAND IMPROVEMENTS 5	5,000.00	1 100			5,000			
			Total Estimated Land Improvements True Cash Value =							5,000	

Comments/Influences



Topography of Site		
X	Level	
	Rolling	
	Low	
X	High	
	Landscaped	
	Swamp	
X	Wooded	
	Pond	
	Waterfront	
	Ravine	
X	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
			2025	51,800	105,800	157,600			99,511C
TPC	11/05/2020	INSPECTED	2024	73,000	91,400	164,400			96,519C
PSC	11/06/2011	DATA ENTER	2023	57,400	85,200	142,600			91,923C
WAS	11/11/2007	INSPECTED	2022	35,600	58,600	94,200			87,546C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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		Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: 1975 Car Capacity: 3 Class: CD		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	24 16 130 57	CPP CCP (1 Story) Pine Pine	Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1975	Remodeled 0	Trim & Decoration		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior			Kitchen: Linoleum Other: Carpeted Other:	150	Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Insulation	X	Drywall	Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. X Few	X	Large Avg. Small	Many	X	Ave.	Few									
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Double Hung Horiz. Slide Casement	(8) Basement		1	Average Fixture(s)											
X	Double Glass Patio Doors Storms & Screens	X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	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											
(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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls	CD	Blt	1975			
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 1,104										Total:		129,413	84,118			
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1	1,238	805				
Water/Sewer																
1000 Gal Septic										1	4,582	2,978				
Water Well, 100 Feet										1	5,680	3,692				
Deck																
Pine										130	2,453	1,594				
Pine										57	1,497	973				
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost										768	18,394	11,956				
Built-Ins																
Appliance Allow.										1	1,947	1,266				
Garbage Disposal										1	216	140				
Vented Hood										1	487	317				
Porches																
CPP										24	638	415				
CCP (1 Story)										16	760	494				
Totals:											167,305	108,748				
Notes:																
ECF (4031 RURAL) 1.900 => TCY:												206,621				

\*\*\* 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.
ZBOYAN ROY W & NIXON JONE	ZBOYAN-NIXON TRUST	0	10/15/2021	WD	09-FAMILY	2021008995	DEED	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 5

Owner's Name/Address: ZBOYAN-NIXON TRUST  
 10677 JOANN ST  
 WILLIS TX 77318

2025 Est TCV 89,961

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

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

A 100' @ 600/FF 165.00 450.00 0.8823 1.0299 600 100 89,961  
 165 Actual Front Feet, 1.71 Total Acres Total Est. Land Value = 89,961

Tax Description: L298 P455&456 SURVEY L3 P261-262 L400  
 P161-162/95 PARCEL D - PRT NW 1/4 SEC 31  
 COM NW SEC COR TH S 88 DEG 18' 50" E ALG  
 N SEC LN 1791.54 FT TH S 0 DEG 55' 40" W  
 2032.69 FT FOR POB TH S 88 DEG 53' 50" E  
 433.79 FT TO C/L CO RD 675 TH SLY ALG SD  
 C/L 169.05 FT TH N 88 DEG 53' 50" W  
 467.92 FT TH N 0 DEG 55' 40" E 165.00 FT  
 TO POB SEC 31 T29N R13W.

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.

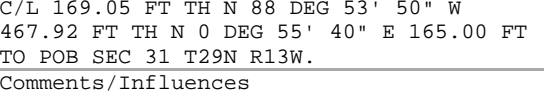
Topography of Site: X Level  
 X Rolling  
 X Low  
 X High  
 X Landscaped  
 X Swamp  
 X Wooded  
 X Pond  
 X Waterfront  
 X Ravine  
 X Wetland  
 X Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	45,000	0	45,000			16,937C
2024	50,400	0	50,400			16,428C
2023	39,600	0	39,600			15,646C
2022	29,700	0	29,700			14,901C

Who When What

TPC 04/30/2021 INSPECTED  
 PSC 11/06/2011 DATA ENTER  
 TPC 12/11/2011 INSPECTED

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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: AG (*	Building Permit(s)	Date	Number	Status
W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SCHOFIELD ROSS & SHERRY 10910 EAGLES LANDING TRAVERSE CITY MI 49686	MAP #: 5					
	2025 Est TCV 129,780					

	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
Tax Description	Public Improvements			* Factors *			
				Description	Frontage	Depth	Rate %Adj. Reason Value
				A 100' @ 600/FF	257.56	512.45	0.7894 1.0639 600 100 129,780
				258 Actual Front Feet, 3.03 Total Acres			Total Est. Land Value = 129,780

L305 P375&457/89 L602 P740/01 L607  
P344/01 PRT OF NW 1/4 SEC 31 COM N 1/4  
SEC COR TH S 89 DEG 56' 35" W ALG N SEC  
LN 860.00 FT FOR POB TH S 00 DEG 51' 20"  
E 497.41 FT TO C/L TRUMBULL RD TH S 67  
DEG 53' 40" W ALG SD C/L 257.56 FT TH N 0  
DEG 51' 20" W 594.05 FT TO N SEC LN TH N  
89 DEG 56' 35" E ALG N SEC LN 240.11 FT  
TO POB SEC 31 T29N R13W.

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

Topography of Site

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



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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	64,900	0	64,900			26,256C
		TPC 06/30/2022 INSPECTED	2024	40,300	0	40,300			25,467C
		TPC 05/30/2021 INSPECTED	2023	32,200	0	32,200			24,255C
		TPC 04/15/2015 INSPECTED	2022	23,100	0	23,100			23,100S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LAKE DOUGLAS G & MARY D	LAKE DOUGLAS G & MARY D	0	08/05/2020	QC	03-ARM'S LENGTH	2020005432	PROPERTY TRANSFER	0.0			
HARDING KRISTIN W TRUST	LAKE DOUGLAS G & MARY D	516,000	07/15/2010	WD	03-ARM'S LENGTH	2010 1053-908W	PROPERTY TRANSFER	100.0			
NIELSEN STEPHEN L TRUST	HARDING KRISTIN W TRUST	620,000	08/10/2004	WD	03-ARM'S LENGTH	817:340	OTHER	100.0			
KNAPP	NIELSEN	600,000	07/13/2000	WD	03-ARM'S LENGTH	550:31	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)		Date	Number	Status		
3552 W TRUMBULL RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/10/2006	PM06-0380				
		P.R.E. 100% 08/14/2010									
Owner's Name/Address		MAP #: 5									
LAKE DOUGLAS G & MARY D 3552 W TRUMBULL RD MAPLE CITY MI 49664		2025 Est TCV 977,732 TCV/TFA: 267.51									
		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 100' @ 600/FF	195.26	669.26	0.8460	1.1373	600	100	112,718
				195 Actual Front Feet, 3.00 Total Acres			Total Est. Land Value =		112,718		
Tax Description				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Fencing: Wd, Picket, 30-40	13.86	311	50	2,155			
				Fencing: Wire Mesh, #11	3.28	889	50	1,458			
				D/W/P: 3.5 Concrete	6.63	1112	0	0			
				D/W/P: Asphalt Paving	3.12	2200	0	0			
				D/W/P: Patio Blocks	15.72	607	0	0			
				Wood Frame	26.77	154	50	2,061			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 10	10,000.00	1	100	10,000			
				Total Estimated Land Improvements True Cash Value =			15,674				
Comments/Influences		Topography of Site									
MLS 1619801 \$649,000											
		X Level									
		X Rolling									
		Low									
		High									
		Landsaped									
		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	2025	56,400	432,500	488,900			329,522C
		TPC 03/14/2009 INSPECTED			2024	50,400	419,100	469,500			319,614C
		WAS 08/27/2007 INSPECTED			2023	40,300	390,600	430,900			304,395C
					2022	22,900	267,000	289,900			289,900S



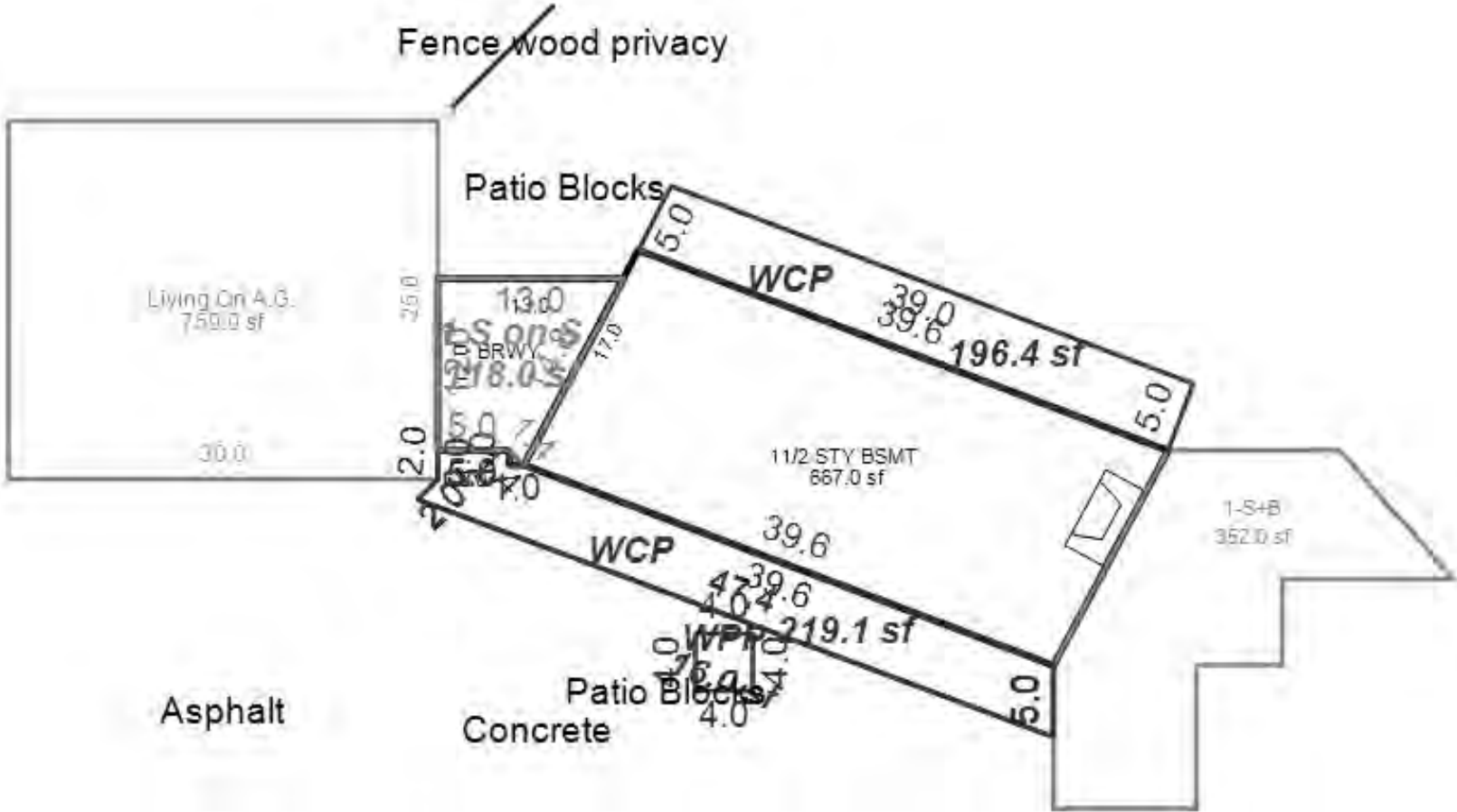
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	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 315 246 27	Type WCP (1 Story) WCP (1 Story) WPP	Year Built: 1999 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 747 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G				1												
Building Style: 1.25 STORY		Trim & Decoration		X			Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 3,655 Total Base New : 558,806 Total Depr Cost: 447,021 Estimated T.C.V: 849,340			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:						
Yr Built 1999	Remodeled 2005	Ex	X	Ord		Min	No Heating/Cooling			Floor Area: 3,655												
Condition: Average		Size of Closets		Lg	X	Ord		Small	Total Base New : 558,806			E.C.F. X 1.900										
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Depr Cost: 447,021												
1	Basement	(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls C 10 Blt 1999												
	1st Floor	Kitchen:		Ex.	X	Ord.		Min	(11) Heating System: Forced Heat & Cool													
	2nd Floor	Other: Carpeted		No. of Elec. Outlets			Ground Area = 2319 SF Floor Area = 3655 SF.															
4	Bedrooms	Other:		Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80													
(1) Exterior		(6) Ceilings		(13) Plumbing			Building Areas															
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost															
X	Insulation	(7) Excavation		1	3 Fixture Bath		1.25 Story Siding Basement 2,319															
(2) Windows		Basement: 2319 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		4	2 Fixture Bath Softener, Auto 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 747															
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			0.5 Story Siding Overhang 18															
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			Other Additions/Adjustments Exterior Stone Veneer 10 382 306 Plumbing Average Fixture(s) 1 1,486 1,189 3 Fixture Bath 3 14,035 11,228 Water/Sewer 1000 Gal Septic 1 4,899 3,919 Water Well, 100 Feet 1 5,849 4,679 Porches WCP (1 Story) 315 10,395 8,316 WCP (1 Story) 246 9,104 7,283 WPP 27 1,456 1,165 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 747 36,274 29,019 Common Wall: 1/2 Wall 1 -1,352 -1,082 Door Opener 2 1,101 881															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Porches WCP (1 Story) 315 10,395 8,316 WCP (1 Story) 246 9,104 7,283 WPP 27 1,456 1,165 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 747 36,274 29,019 Common Wall: 1/2 Wall 1 -1,352 -1,082 Door Opener 2 1,101 881 Built-Ins Appliance Allow. 1 2,786 2,229															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:														
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1 1			1000 Gal Septic 2000 Gal Septic															
Chimney: Metal				1			2000 Gal Septic															

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAUMDRAHER GARY	BAUMDRAHER GARY & GEORGE	1	04/12/2019	QC	09-FAMILY	1356P860	OTHER	0.0
BAUMDRAHER & HENNING-BAUM	BAUMDRAHER GARY	0	07/10/2015	QC	09-FAMILY	1235P461	OTHER	0.0
BAUMDRAHER GARY R	BAUMDRAHER GARY & HENNING	0	03/31/2004	QC	09-FAMILY	796:438	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
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3600 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/12/2015	PM15-0378	
	P.R.E. 100% 05/10/1994		Mechanical	07/21/2015	PM15-0334	

Owner's Name/Address	MAP #: 5	GARAGE POLE CONSTRUCTION	05/31/2006	PBO6-0211	100% FINIS
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BAUMDRAHER GARY & GEORGE NANCY JEAN 3600 W TRUMBULL RD MAPLE CITY MI 49664	2025 Est TCV 332,558 TCV/TFA: 339.34	Post Frame Building	05/25/2006	PB06-0211	
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X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
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Public Improvements	* Factors *				
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L305 P376/89 L796 P438/04 PRT NW 1/4 SEC 31COM N 1/4 COR SD SEC TH ALG N SEC LN S 89 DEG 56' 35" W 1100.11 FT TO POB TH S 0 DEG 51' 20" E 594.05 FT TO C/L TRUMBULL RD TH ALG SD C/L S 67 DEG 53' 40" W 247.46 FT TH ALG SD C/L S 67 DEG 53' 10" W 136.43 FT TH N 0 DEG 49' 15" W 738.09 FT TH ALG SD N SEC LN N 89 DEG 56' 35" E 357.22 FT TO POB SEC 31 T29N R13W.	A 100' @ 600/FF	100.00	619.55	0.7144	1.1156	600	100		47,819
	A 100' @ 600/FF	283.89	619.55	0.7144	1.1156	600	50	SURPLUS: ZONING	67,877
	384 Actual Front Feet, 5.46 Total Acres				Total Est. Land Value =				115,696

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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X	Dirt Road					
X	Gravel Road					
X	Paved Road					
X	Storm Sewer					
X	Sidewalk					
X	Water					
X	Sewer		28.20	120	50	1,692
X	Electric					
X	Gas					
X	Curb					
X	Street Lights					
X	Standard Utilities					
X	Underground Utils.					

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
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	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =					3,192

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	57,800	108,500	166,300			77,078C
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2024	47,400	93,500	140,900			74,761C
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2023	37,900	87,100	125,000			71,201C
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2022	40,500	59,400	99,900			67,811C
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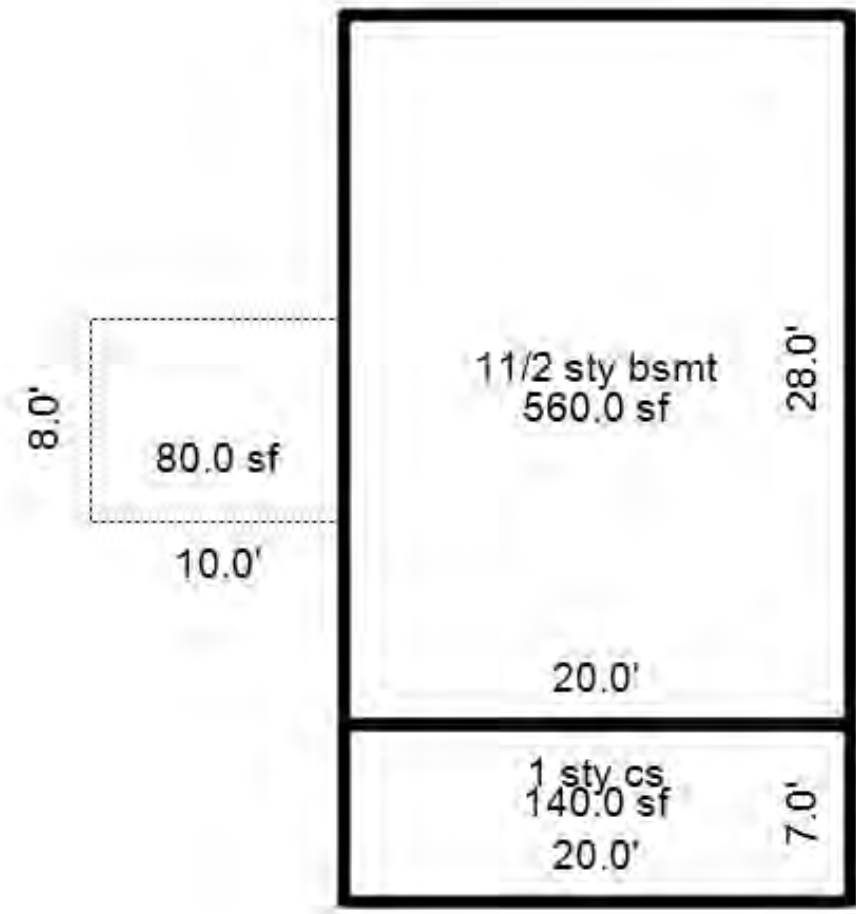
Who	When	What
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TPC 05/30/2021	INSPECTED	
TPC 05/09/2019	INSPECTED	
TPC 04/15/2015	INSPECTED	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 12 Front Overhang 12 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 324 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			80 WGEP (1 Story)		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Trim & Decoration		Ex X Ord Min			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 45 Floor Area: 980 Total Base New : 204,461 Total Depr Cost: 112,458 Estimated T.C.V: 213,670						
Yr Built 1900	Remodeled 1984	Size of Closets		Lg X Ord Small			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 700 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls C 5 Blt 1900			
Condition: Average		Doors		Solid X H.C.			No./Qual. of Fixtures			Building Areas			Total: 140,347		77,196	
Room List		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
1	Basement						Ex. X Ord. Min			1.5 Story Siding Basement 560						
4	1st Floor						Many X Ave. Few			140						
3	2nd Floor						(13) Plumbing			1 Story Siding Crawl Space 140						
3	Bedrooms						1 Average Fixture(s)			Total: 140,347						
(1) Exterior		(6) Ceilings		X Drywall			1 3 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick						2 Fixture Bath			Plumbing						
X	Insulation						Softener, Auto			Average Fixture(s)			1 1,486		817	
(2) Windows		(7) Excavation		Basement: 560 S.F. Crawl: 140 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Manual			Water/Sewer						
X	Many Avg. Few	X	Large Avg. Small				Solar Water Heat			2000 Gal Septic						
X	Wood Sash Metal Sash Vinyl Sash						No Plumbing			Water Well, 100 Feet						
X	Double Hung Horiz. Slide Casement						Extra Toilet			Porches						
X	Double Glass Patio Doors Storms & Screens						Extra Sink			WGEP (1 Story)			80 8,358		4,597	
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages						
X	Gable Hip Flat						Gambrel Mansard Shed			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Asphalt Shingle									Class: C Exterior: Pole (Unfinished)						
Chimney: Brick		(9) Basement Finish								Base Cost			324 15,241		8,383	
		(10) Floor Support								Base Cost			768 20,659		11,362	
										Built-Ins						
										Appliance Allow.			1 2,786		1,532	
										Notes:			Totals: 204,461		112,458	
										ECF (4031 RURAL) 1.900 => TCV:					213,670	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GORRELL GERALD A TRUST	SICILIANO LYNN E & BAKER	0	02/08/2021	QC	09-FAMILY	2021001248	PROPERTY TRANSFER	0.0
GORRELL GERALD A TRUST	GORRELL GERALD A TRUST	0	06/24/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
GORRELL GERALD A & JANICE	GORRELL GERALD A TRUST	0	06/11/2004	QC	09-FAMILY	2021001246	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
3596 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/02/2024	PM23-1174	100% FINIS

Owner's Name/Address	MAP #: 5
SICILIANO LYNN E & BAKER SUSAN L 24168 ROCKFORD ST DEARBORN MI 48124	2025 Est TCV 488,336 TCV/TFA: 283.92

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6
L247 P754 L286 P819/88 PRT OF NW 1/4 SEC 31 COM N 1/4 COR TH S 89 DEG 56' 35" W 51' 20" E 376.72 FT TH S 67 DEG 53' 40" W ALG C/L TRUMBULL RD 321.86FT TH N 0 DEG 51' 20" W 497.41 FT TH N 89 DEG 56' 35" E ALG N SEC LN 300.00 FT TO POB SEC 31 T29N R13W.	X		

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road		A 100' @ 600/FF	314.00	436.00	0.7512	1.0218	600	100		144,612	
Gravel Road		314 Actual Front Feet, 3.14 Total Acres								Total Est. Land Value =	144,612

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

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	72,300	171,900	244,200			107,963C
2024	44,900	159,400	204,300			104,717C
2023	35,900	148,600	184,500			99,731C
2022	24,000	101,400	125,400			94,982C

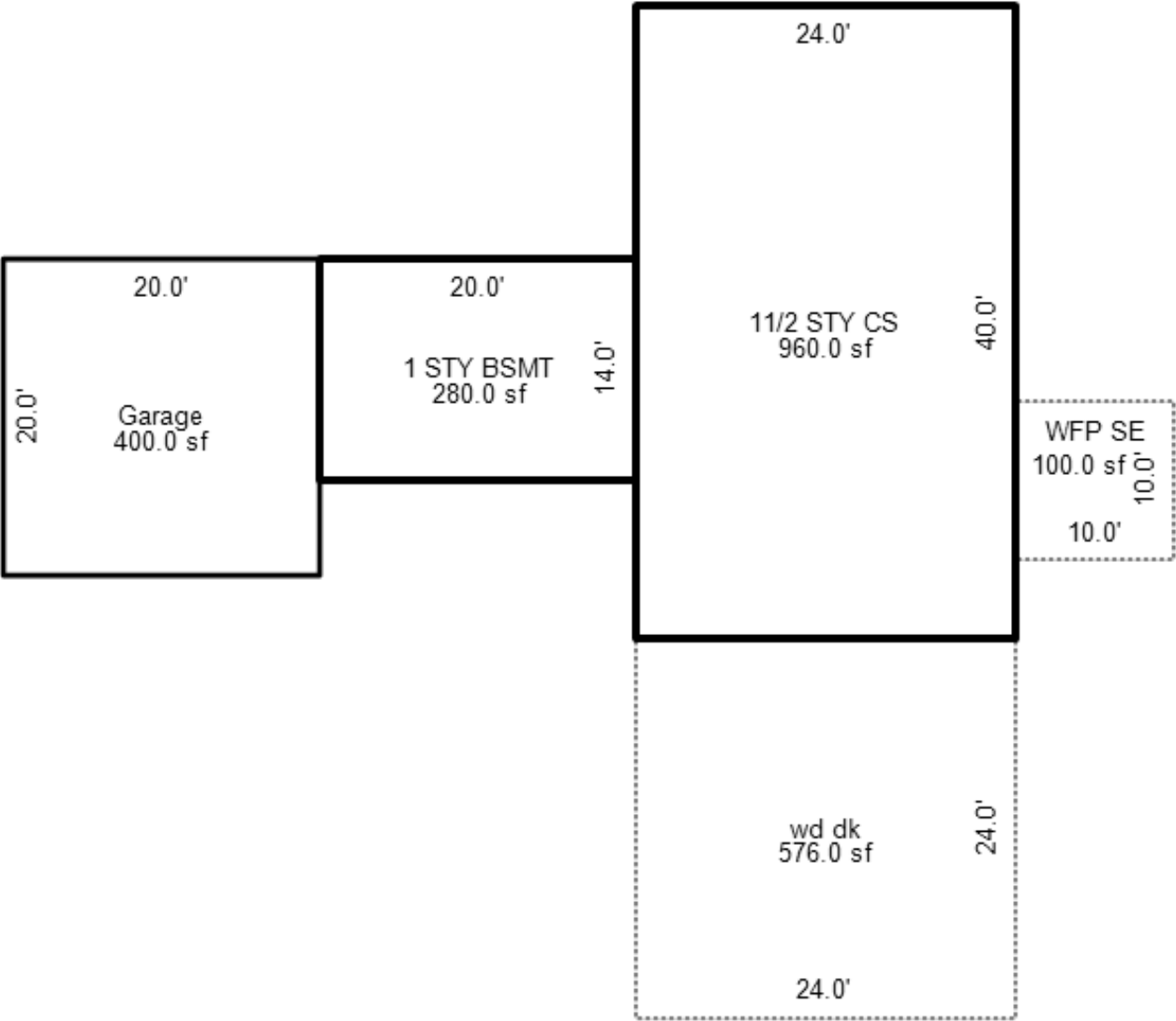
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 100 576	Type WSEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1.5 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Class: C +5 Effec. Age: 35 Floor Area: 1,720 Total Base New : 274,258 Total Depr Cost: 178,276 Estimated T.C.V: 338,724		Cls C 5 Blt 1988		Roof:	
Yr Built 1988	Remodeled 1991	Ex	X	Ord	Min	100 Amps Service			Ground Area = 1240 SF Floor Area = 1720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Storage Area: 0		No Conc. Floor: 0	
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Total: 220,795		Depr. Cost 143,525			
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments		Total: 220,795		Depr. Cost 143,525		
Basement 6 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Total: 220,795		Depr. Cost 143,525		
(1) Exterior	(6) Ceilings		Basement: 280 S.F. Crawl: 960 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			Water/Sewer		Total: 220,795		Depr. Cost 143,525		
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches		Total: 220,795		Depr. Cost 143,525		
X Insulation	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:			Deck		Total: 220,795		Depr. Cost 143,525		
(2) Windows	Many Avg. X Avg. Few Small		(9) Basement Finish			Notes:			Treated Wood		Total: 220,795		Depr. Cost 143,525		
X Many Avg. X Avg. Few Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Garages		Total: 220,795		Depr. Cost 143,525		
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Base Cost Common Wall: 1 Wall			Built-Ins		Total: 220,795		Depr. Cost 143,525		
X Gable Hip Flat	Gambrel Mansard Shed		Chimney: Brick			Appliance Allow. Fireplaces Wood Stove			Totals:		Total: 220,795		Depr. Cost 143,525		
X Asphalt Shingle	Chimney: Brick		ECF (4031 RURAL) 1.900 => TC			Totals:			Total: 220,795		Depr. Cost 143,525				

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



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

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

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 7

Owner's Name/Address: JOHNSON JAMES D & JOHNSON SARAH E  
 2830 W PINENUT CT RENO NV 89509

2025 Est TCV 1,075,060

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Public Improvements		* Factors *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4019 SEC 1 PRT OF>80	14000	76.79	Acres	14000	100	1,075,060
76.79 Total Acres					Total Est. Land Value =	1,075,060

Tax Description  
 L281 P315 L282 P340/87 L650 P954/02 BEG SE COR SEC 31 TH N 1 DEG 14' 20" E 1322.54 FT ALG E SEC LN TH N 88 DEG 44' 20" W 2647.68 FT ALG S 1/8 LN TH S 0 DEG 59' 40" W 83.82 FT TH S 88 DEG 31' 54" E132.88 FT TH S 0 DEG 59' 40" W 1247.37 FT TH S 88 DEG 56' 50" E 2509.14 FT TO POB TOGETHER WITH EASEMENT SEC 31 T29N R13W. 76.79 A.

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

Comments/Influences

Topography of Site

- X Level
- Rolling
- 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
2025	537,500	0	537,500			39,541C
2024	384,000	0	384,000			38,353C
2023	230,400	0	230,400			36,527C
2022	192,000	0	192,000			34,788C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: AG (*)	Building Permit(s)	Date	Number	Status			
S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
DUTMERS FAMILY PARTNERSHIP 7706 S DUNNS FARM RD MAPLE CITY MI 49664		MAP #: 7		2025 Est TCV 560,000							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE						
NW 1/4 OF SE 1/4 SEC 31 T29N R13W. 40 A.		Public Improvements		* Factors *							
Comments/Influences		X		Description		Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Dirt Road		4019 SEC 1		14000	40.00 Acres	14000	100		560,000
		Gravel Road					40.00 Total Acres			Total Est. Land Value =	560,000
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X		Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
				Year		Land Value		Building Value		Assessed Value	
				Who		When		What		Taxable Value	
				2025		280,000		0		280,000	
				2024		260,000		0		260,000	
				2023		160,000		0		160,000	
				2022		130,000		0		130,000	
				TPC 04/25/2019		INSPECTED				70,878C	
				TPC 10/12/2016		INSPECTED				68,747C	
				WAS 02/07/2009		INSPECTED				65,474C	
										62,357C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTMERS ET AL	JOHNSON	10	11/26/1990	WD	03-ARM'S LENGTH	318:131	OTHER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 5,6

Owner's Name/Address: JOHNSON FAMILY PARTNERSHIP EAST  
 JOHNSON GEORGE  
 4505 S YOSEMITE ST UNIT 104  
 DENVER CO 80237-2533

2025 Est TCV 1,000,160  
 Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front Depth	Rate	%Adj. Reason	
L318 P131/90 L319 P490-492/91 PRT E 1/2 OF NW 1/4 SEC 31 EXC PRT LYING N OF TRUMBULL RD & EXC PRT LYING W OF CO RD 675 ALSO PRT GOVT LOT 3 DESCRIBED AS COM N 1/4 COR SD SEC TH S 00 DEG 59' 40" W 177.33 FT ALG N-S 1/4 LN SD SEC TO C/L TRUMBULL RD & POB TH WLY 163.91 FT ALG SD C/L & ARC OF CURVE TO LEFT CH-S 78 DEG 29' 57" W 163.30 FT TH S 69 DEG 44' 37" W 1256.47 FT ALG SD C/L TH S 01 DEG 02' 04" W 824.53 FT ALG W 1/8 LN SD SEC TO C/L CO RD 675 TH ALG SD C/L S 44 DEG 40' 50" E 378.54 FT TH SELY ALG ARC OF CURVE TO RIGHT 626.35 FT CH-S 17 DEG 27'50" E 603.06 FT TH S 09 DEG 45' 10" W 795.70 FT TH S 88 DEG 31' 54" E 990.39 FT TH N 00	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	4019 SEC 1 PRT OF>80	14000	71.44 Acres	14000	100	2.26 ACRE SITE 0 100* 1,000,160
		* denotes lines that do not contribute to the total acreage calculation. 102 Actual Front Feet, 71.44 Total Acres Total Est. Land Value = 1,000,160						

Topography of Site  
 X Level  
 X Rolling  
 X 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
2025	500,100	0	500,100			51,560C
2024	357,200	0	357,200			50,010C
2023	214,300	0	214,300			47,629C
2022	178,600	0	178,600			45,361C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENDERSON-CHENEY TRUST &	ROWAN TREE HOLDING LLC	0	04/05/2024	WD	16-LC PAYOFF	2024002020	DEED	0.0
SIEBROS LLC	HENDERSON-CHENEY SHIRLEY	0	04/05/2024	WD	16-LC PAYOFF	2024002018	DEED	0.0
CHENEY SHIRLEY TRUST	ROWAN TREE HOLDINGS LLC	144,000	01/09/2024	MLC	09-FAMILY	2024000456	PROPERTY TRANSFER	50.0
CHENEY SHIRLEY	CHENEY SHIRLEY TR & BERNIS	0	09/14/2010	QC	09-FAMILY	2010 1065-111Q	DEED	50.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: AG (*	Building Permit(s)	Date	Number	Status
7097 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/17/2024	PE24-0645	100% FINIS
	P.R.E. 20% 01/09/2024		WELL/SEPTIC	09/25/2012	2012-158	100% FINIS
Owner's Name/Address	MAP #: 5		MECHANICAL	10/28/2002	PM02-0783	
ROWAN TREE HOLDING LLC 7097 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 671,107 TCV/TFA: 135.09					

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 100' @ 600/FF	472.58	543.83	0.6782	1.0798	600 100	207,663
473 Actual Front Feet, 5.90 Total Acres						Total Est. Land Value = 207,663

Tax Description	Level	Rate	Size % Good	Cash Value
L366 P710 L492 P169/98 L648 P602/02 2007 DESC REVISED (SPLIT 026-50) PARCEL A - PRT NW 1/4 SEC 31 COM NW COR SEC 31 TH S 88 DEG 18' 50" E ALG N LN SD SEC 1014.80 FT TO POB TH CONT S 88 DEG 18' 50" E ALG SD LN 462.88 FT TH S 48 DEG 01' 53" W 521.46 FT TH S 11 DEG 46' 58" E 250.14 FT TH S 68 DEG 33' 30" W 220.54 FT TO C/L CO RD 675 TH N 44 DEG 47' 55" W ALG C/L CO RD 675 241.45 FT TH N 45 DEG 37' 37" W 137.12 FT TH N 39 DEG 54' 10" E 551.45 FT TO POB SEC 31 T29N R13W 5.90 A	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2.97 6.67	1817 50 1025 50	2,698 3,418 6,116

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



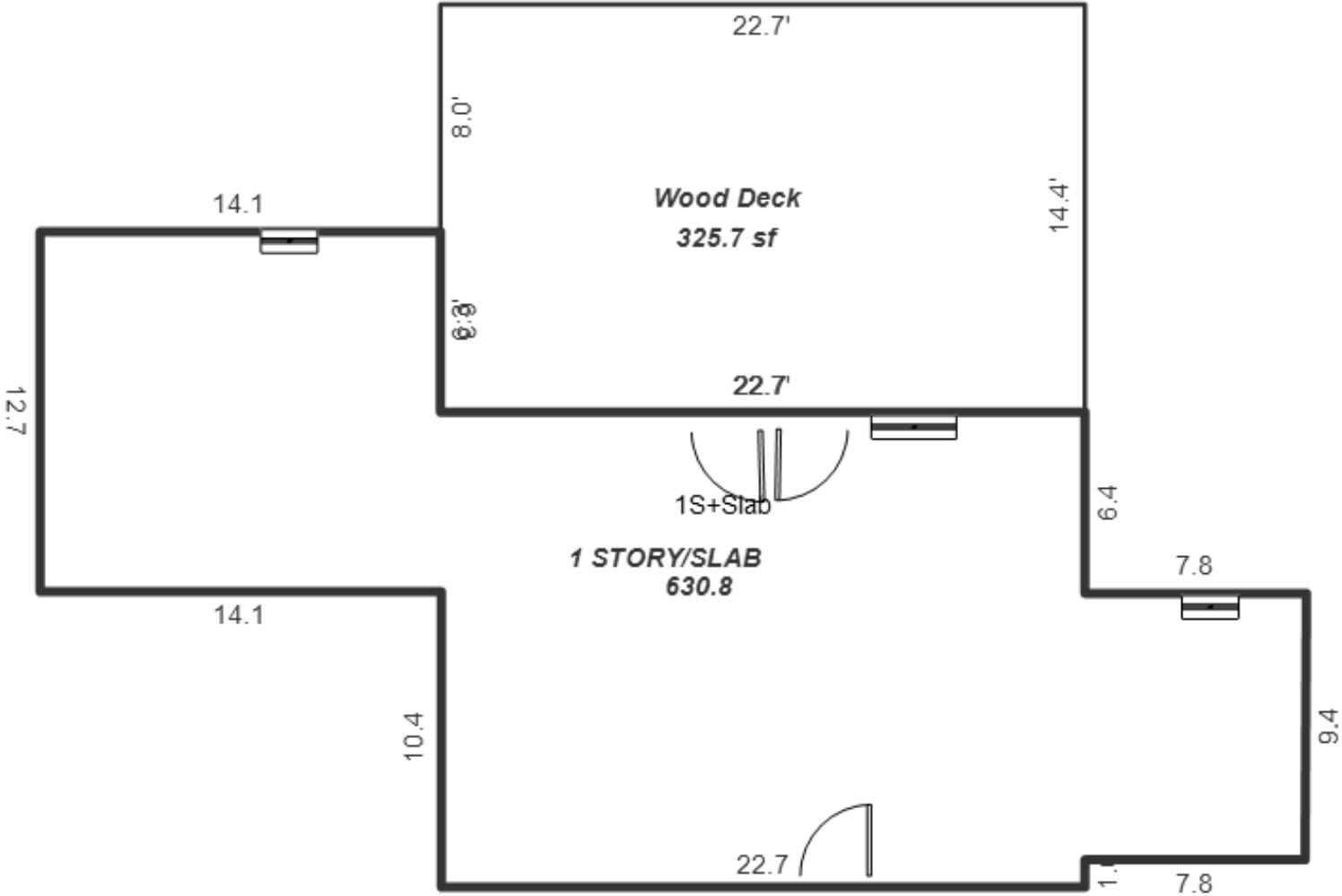
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	103,800	231,800	335,600			292,558S
TPC 07/20/2017	INSPECTED		2024	134,600	204,700	339,300			242,015C
TPC 11/29/2012	INSPECTED		2023	134,600	188,600	323,200			230,491C
TPC 01/15/2010	INSPECTED		2022	122,400	150,300	272,700			219,516C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 325	Type Treated Wood	Year Built: 1953 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 406 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.700	Bsmnt Garage:	Carport Area: 187 Roof: Tar & Gravel		
	Mobile Home													0 Front Overhang	X
Town Home	0 Other Overhang	(4) Interior	Central Air Wood Furnace	(12) Electric	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/o Ducts Ground Area = 630 SF Floor Area = 630 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	Cls CD	Blt 1953								
Duplex	Wood Frame							Drywall Paneled	Plaster Wood T&G	0 Amps Service	Building Areas	Size of Closets	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets
A-Frame		Trim & Decoration	Ex Ord Min	Lg Ord Small	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets								
Yr Built 1953	Remodeled 2011							Condition: Average	Room List	(5) Floors	Kitchen: Other: Other:	(6) Ceilings	(7) Excavation	(8) Basement	(9) Basement Finish
		Basement 1st Floor 2nd Floor Bedrooms	Basement: 0 S.F. Crawl: 0 S.F. Slab: 630 S.F. Height to Joists: 0.0	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(1) Exterior	Insulation						(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Notes: ECF (2201 COMMERCIAL) 1.700 => TCY: 121,020						
		Wood/Shingle Aluminum/Vinyl Brick	Basement 1st Floor 2nd Floor Bedrooms	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Notes: ECF (2201 COMMERCIAL) 1.700 => TCY: 121,020									
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: 630 S.F. Height to Joists: 0.0						(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Notes: ECF (2201 COMMERCIAL) 1.700 => TCY: 121,020						
		(2) Windows	Many Avg. Few Large Avg. Small	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Notes: ECF (2201 COMMERCIAL) 1.700 => TCY: 121,020									
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: 630 S.F. Height to Joists: 0.0						(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Notes: ECF (2201 COMMERCIAL) 1.700 => TCY: 121,020						
		(3) Roof	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Notes: ECF (2201 COMMERCIAL) 1.700 => TCY: 121,020									
Asphalt Shingle	Basement: 0 S.F. Crawl: 0 S.F. Slab: 630 S.F. Height to Joists: 0.0						(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Notes: ECF (2201 COMMERCIAL) 1.700 => TCY: 121,020						
		Chimney:	Basement: 0 S.F. Crawl: 0 S.F. Slab: 630 S.F. Height to Joists: 0.0	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Notes: ECF (2201 COMMERCIAL) 1.700 => TCY: 121,020									

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



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



Desc. of Bldg/Section: 40\*25 APARTMENT  
 Calculator Occupancy: Multiple Residences

Class: D,Siding		Construction Cost				
Floor Area: 1,000	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 4,338	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 8	Heat#1: Wall or Floor Furnace					100
Bsmnt Wall Hght	Heat#2: Wall or Floor Furnace					0%
Depr. Table : 2.25%	Ave. SqFt/Story: 1000					
Effective Age : 22	Total # Units: 1					
Physical %Good: 60	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1953 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:						

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

Class: D,Siding Quality: Low Cost  
 Total Floor Area: 1000 # of Units: 1

Base Rate for Upper Floors = 62.56

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.94 100%  
 Adjusted Square Foot Cost for Upper Floors = 65.50

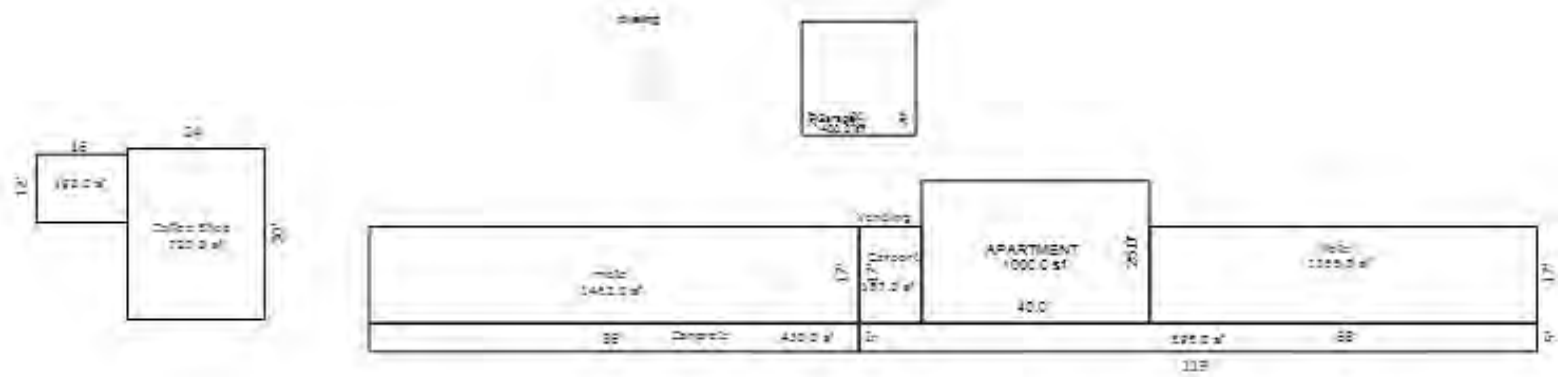
Total Floor Area: 1,000 Base Cost New of Upper Floors = 65,500

Reproduction/Replacement Cost = 65,500  
 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 39,300

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 58,950  
 Replacement Cost/Floor Area= 65.50 Est. TCV/Floor Area= 58.95

(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				
			2-Piece Baths	Water Heaters		Armored Cable	Mercury				
			Shower Stalls	Wash Fountains		Non-Metalic	Sodium Vapor				
			Toilets	Water Softeners		Bus Duct	Transformer				
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness	Bsmnt Insul.	
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:					
			Gas Oil	Coal Stoker	Hand Fired Boiler						
(6) Ceiling:											

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



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

Desc. of Bldg/Section: 17\*86 NW WING  
 Calculator Occupancy: Motels

Class: D	Construction Cost					
Floor Area: 1,462	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 4,338	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 8	Heat#1: Wall or Floor Furnace 100					
Bsmnt Wall Hght	Heat#2: Zoned A.C. Warm & Cooled Air 0%					
Depr. Table : 2%	Ave. SqFt/Story: 1462					
Effective Age : 25	Total # Units: 8					
Physical %Good: 60	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:					
	Area:					
Type:						

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

Class: D Quality: Low Cost  
 Total Floor Area: 1462 # of Units: 8

Base Rate for Upper Floors = 76.12

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.94 100%  
 Adjusted Square Foot Cost for Upper Floors = 79.06

Total Floor Area: 1,462 Base Cost New of Upper Floors = 115,585

Reproduction/Replacement Cost = 115,585  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 69,351

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 104,027  
 Replacement Cost/Floor Area= 79.06 Est. TCV/Floor Area= 71.15

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

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

Desc. of Bldg/Section: CAFE' Calculator Occupancy: Restaurants		<<<< Calculator Cost Computations >>>>	
Class: D		Class: D Quality: Low Cost	
Floor Area: 720		Stories: 1 Story Height: 8 Perimeter: 108	
Gross Bldg Area: 4,338		Base Rate for Upper Floors = 135.81	
Stories Above Grd: 1		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.74 100%	
Average Sty Hght : 8		Adjusted Square Foot Cost for Upper Floors = 140.55	
Bsmnt Wall Hght		Total Floor Area: 720 Base Cost New of Upper Floors = 101,196	
Depr. Table : 3%		Reproduction/Replacement Cost = 101,196	
Effective Age : 17		Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
Physical %Good: 60		Total Depreciated Cost = 60,718	
Func. %Good : 100		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 3 = 91,076	
Economic %Good: 100		Replacement Cost/Floor Area= 140.55 Est. TCV/Floor Area= 126.49	
1953 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
Overall Bldg Height		*** Basement Info ***	
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:			
Footings		Many Above Ave. Average Typical Few None		Fixtures:			
X Poured Conc Brick/Stone Block		Total Fixtures		Few Average Many Unfinished Typical			
(3) Frame:		3-Piece Baths Urinals		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
		2-Piece Baths Wash Bowls				(40) Exterior Wall:	
		Shower Stalls Water Heaters				Thickness Bsmnt Insul.	
		Toilets Water Softeners					
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil Coal Stoker Hand Fired Boiler					
(6) Ceiling:							

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

Desc. of Bldg/Section: SE WING Calculator Occupancy: Motels				<<<<<< Calculator Cost Computations >>>>>> Class: D Quality: Low Cost Total Floor Area: 1156 # of Units: 3													
Class: D Floor Area: 1,156 Gross Bldg Area: 4,338 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost High Above Ave. Ave. X Low				Base Rate for Upper Floors = 76.12  (10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.94 100% Adjusted Square Foot Cost for Upper Floors = 79.06									
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Wall or Floor Furnace 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 1156 Total # Units: 3 Has Elevators:				Total Floor Area: 1,156 Base Cost New of Upper Floors = 91,394  Reproduction/Replacement Cost = 91,394 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 54,836									
Year Built Remodeled		Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 4 = 82,255 Replacement Cost/Floor Area= 79.06 Est. TCV/Floor Area= 71.15									
Comments:				*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type:									
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:		Footings		(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	(40) Exterior Wall:				
(3) Frame:				Total Fixtures		Urinals		Flex Conduit		Incandescent		Mercury Transformer					
(4) Floor Structure:				3-Piece Baths		Wash Bowls		Armored Cable		Fluorescent		Sodium Vapor		Thickness		Bsmnt Insul.	
(5) Floor Cover:				2-Piece Baths		Water Heaters		Non-Metalic		Mercury		Sodium Vapor		(13) Roof Structure: Slope=0			
(6) Ceiling:				Shower Stalls		Wash Fountains		Bus Duct		Transformer		Boiler					
(6) Ceiling:				Toilets		Water Softeners		(14) Roof Cover:									
(9) Sprinklers:				(10) Heating and Cooling:													
				Gas Oil		Coal Stoker		Hand Fired Boiler									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIELAFF DONALD JAMES		0	09/25/2009	OTH	33-TO BE DETERMINED	2009 1028-798E	DEED	0.0
SIELAFF DONALD JAMES		0	09/25/2009	OTH	33-TO BE DETERMINED	2009 1028-8011	DEED	0.0
CHENEY SHIRLEY		0	07/01/2009	OTH	33-TO BE DETERMINED	2009 1021-156	DEED	0.0
SIEBROS LLC	SIELAFF DONALD JAMES	0	11/22/2006	QC	09-FAMILY	922:556	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
7099 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	11/02/2009	PB09-0279	100% FINIS
	P.R.E. 100% 03/12/2007		LAND USE	10/13/2009	LU09-2175	100% FINIS

Owner's Name/Address	MAP #: 5	ELECTRICAL	05/29/2002	PE02-0268
SIELAFF DONALD JAMES PO BOX 334 GLEN ARBOR MI 49636	2025 Est TCV 274,146 TCV/TFA: 335.96	MECHANICAL	05/29/2002	PM02-0326

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
L366 P710 L492 P169/98 L648 P602/02 SURVEY L9 P365 L922 P556/06 2006 SPLIT FROM 006-031-026-00 PARCEL B - PRT OF NW 1/4 SEC 31COM AT NW COR SEC 31 TH S 88 DEG 18'50" E ALG N SEC LN 1477.68 FT TO POB TH S 00 DEG 55'20" W 464.95 FT TH S 68 DEG 36'30" W 360.33 FT TH N 11 DEG 46'58" W 250.14 FT TH N 48 DEG 01'53" E 521.46 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 31 T29N R13W 3.04 A M/L.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			4019 SEC 1	14000	3.04 Acres	14000	100	0	100*		0
			* denotes lines that do not contribute to the total acreage calculation.								
			263 Actual Front Feet, 3.04 Total Acres Total Est. Land Value = 42,560								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
			Total Estimated Land Improvements True Cash Value = 5,000								

Comments/Influences



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

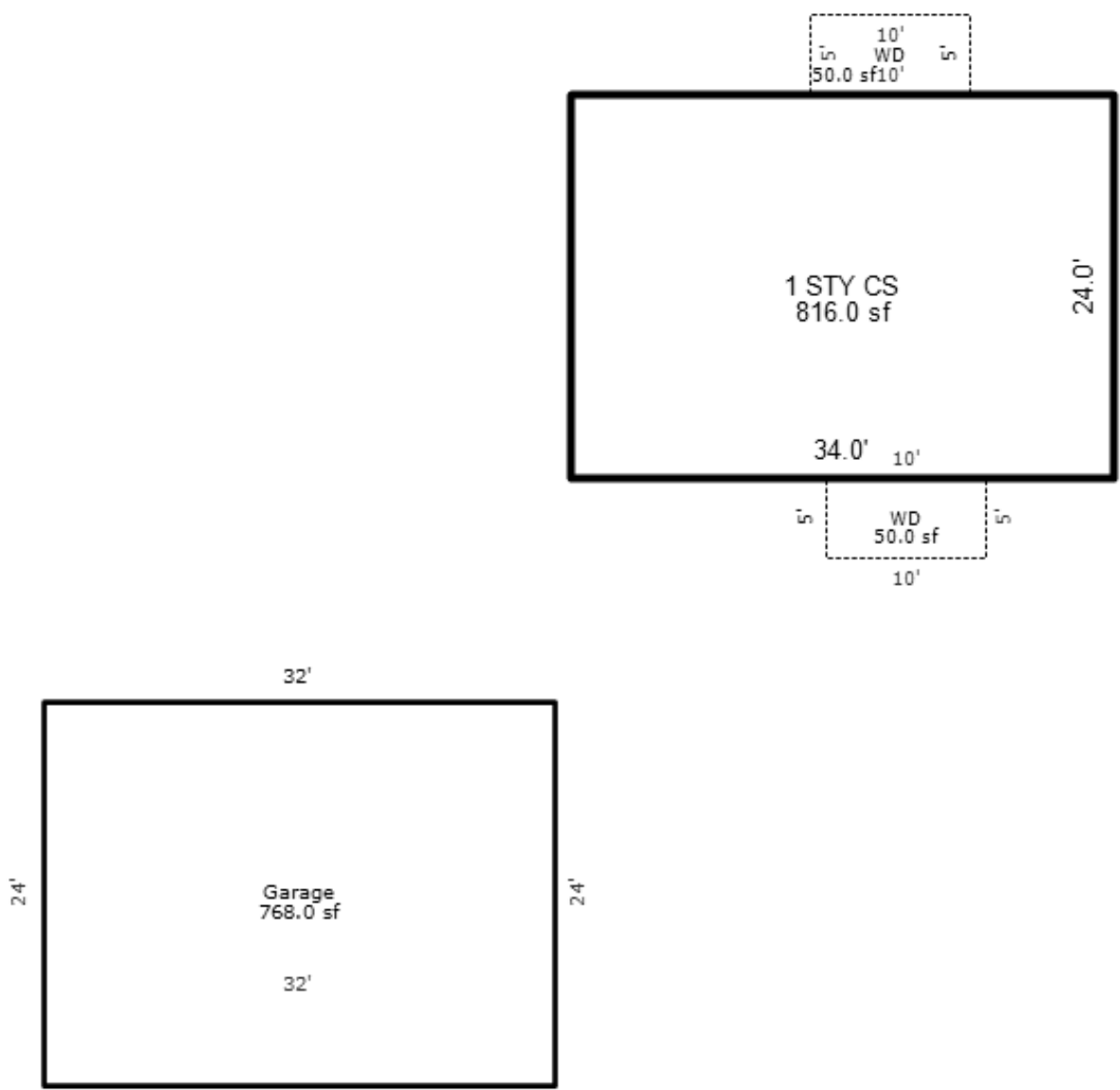
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	21,300	115,800	137,100			98,456C
2024	23,200	107,900	131,100			95,496C
2023	23,200	100,600	123,800			90,949C
2022	19,900	69,000	88,900			86,619C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 50	Type Treated Wood	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																							
Building Style: 1 STORY																																
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets																									
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																									
Room List		Doors		Solid	X	H.C.	(12) Electric																									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile			200 Amps Service																									
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X	Drywall		(13) Plumbing																									
X	Insulation	(7) Excavation		1	Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
(2) Windows		Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																											
X	Asphalt Shingle	Chimney: Metal																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas											Cls CD		Blt 0																			
<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>816</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>99,526</td> <td>79,621</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	816			Total:				99,526	79,621				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	816																													
Total:				99,526	79,621																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,238 990 Water/Sewer 1000 Gal Septic 1 4,582 3,666 Water Well, 200 Feet 1 10,447 8,358 Deck Treated Wood 50 1,724 1,379 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 27,441 21,953 Built-Ins Appliance Allow. 1 1,947 1,558 Fireplaces Wood Stove 1 2,164 1,731 Totals: 149,069 119,256																																
Notes:											ECF (4031 RURAL) 1.900 => TCY:		226,586																			

\*\*\* 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.
HARBOR ISLAND SUB LAND OW	BWR ASSOCIATION LLC	0	07/10/2008	QC	33-TO BE DETERMINED	2008 984/525	DEED	0.0
DILLEY JANETTE F	BWR ASSOCIATION LLC	175,000	10/01/2007	WD	03-ARM'S LENGTH	955:835	PROPERTY TRANSFER	100.0
SIELAFF	DILLEY	76,000	05/11/2001	WD	03-ARM'S LENGTH	581:621	PROPERTY TRANSFER	0.0
BRITTEN	SIELAFF	35,000	09/11/1993	LC	16-LC PAYOFF	370:327	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7167 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/04/2008	PE08-0376	
	P.R.E. 0%		DEMOLITION	07/18/2008	PB08-71802	100% FINIS
Owner's Name/Address	MAP #: 5		Demolish	07/08/2008	PB08-0240	

Owner's Name/Address	2025 Est TCY 0	WELL/SEPTIC	Date	Number	Status
BWR ASSOCIATION LLC ROWE DAVID PO BOX 5817 TRAVERSE CITY MI 49696			05/30/2008	L08-055	100% FINIS

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6
L370 P327 L383 P914 L410 P619/95 L581 P621/01 L616 P762/01 PARCEL 2 - PRT GOVT LOT 1 SEC 31 COM AT NW COR SD SEC TH E ALG N SEC LN 1199.82 FT TH S 929.90 FT TO INTERSECTION TRUMBULL RD & CO RD 675 FOR POB TH N 67 DEG 56'25" E ALG C/L TRUMBULL RD 314.15 FT TH S 46 DEG 29'15" E 195.66 FT TH S 43 DEG 30' 45" W 286.00 FT TH N 56 DEG 29'15" W ALG C/L CO RD 675 325.00 FT TO POB SEC 31 T29N R13W.		X		

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		A 100' @ 600/FF	325.52	133.82	0.7445	0.7605	600	100		110,585
		326 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	110,585

Comments/Influences

DRAINFIELD L979P689

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
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	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.
PLOWMAN GORDON & DORIS KR	PARHAM JOHN & KROIS DINA	165,000	06/20/2008	WD	03-ARM'S LENGTH	981/845	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7207 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/22/2022	PM22-0723	100% FINIS
Owner's Name/Address	P.R.E. 0% Cond. 1st		Plumbing	08/02/2022	PP22-0249	100% FINIS
PARHAM JOHN & KROIS DINA M 3037 PINTO CIRCLE LANSING MI 48906	MAP #: 5		Res. Add/Alter/Repair	07/29/2022	PB22-0213	100% FINIS
	2025 Est TCV 405,499 TCV/TFA: 281.79		Electrical	06/28/2022	PE22-0430	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6									
	Public Improvements			* Factors *									
PARCEL 1-B THAT PART OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER AT SAID SECTION; THENCE EAST, ALONG THE NORTH LINE AT SAID SECTION, 1199.99 FEET; THENCE SOUTH 929.99 FEET TO THE INTERSECTION OF WEST TRUMBULL ROAD AND SOUTH DUNNS FARM ROAD; THENCE SOUTH 46'28'20" EAST, ALONG THE CENTERLINE OF SAID SOUTH DUNNS FARM ROAD, 434'.44 TEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 46'28'20" EAST				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				A 100' @ 600/FF	100.00	343.65	0.9822	0.9628	600	100			56,738
				A 100' @ 600/FF	7.44	34.65	0.9822	0.5425	600	50	SURPLUS: ZONING 100 FT		
				107 Actual Front Feet, 0.80 Total Acres				Total Est. Land Value =					57,927

PARCEL 1-B THAT PART OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER AT SAID SECTION; THENCE EAST, ALONG THE NORTH LINE AT SAID SECTION, 1199.99 FEET; THENCE SOUTH 929.99 FEET TO THE INTERSECTION OF WEST TRUMBULL ROAD AND SOUTH DUNNS FARM ROAD; THENCE SOUTH 46'28'20" EAST, ALONG THE CENTERLINE OF SAID SOUTH DUNNS FARM ROAD, 434'.44 TEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 46'28'20" EAST



Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Fencing: Wd, Basket, 5 ft.	34.53	80 50	1,381
D/W/P: 4in Concrete	7.01	117 0	0
D/W/P: Crushed Rock	2.29	32 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =			3,881

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	29,000	173,700	202,700			137,100C
Rolling		2024	40,200	149,700	189,900			132,978C
Low		2023	31,600	150,800	182,400			126,646C
High		2022	25,900	77,600	103,500			87,378C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

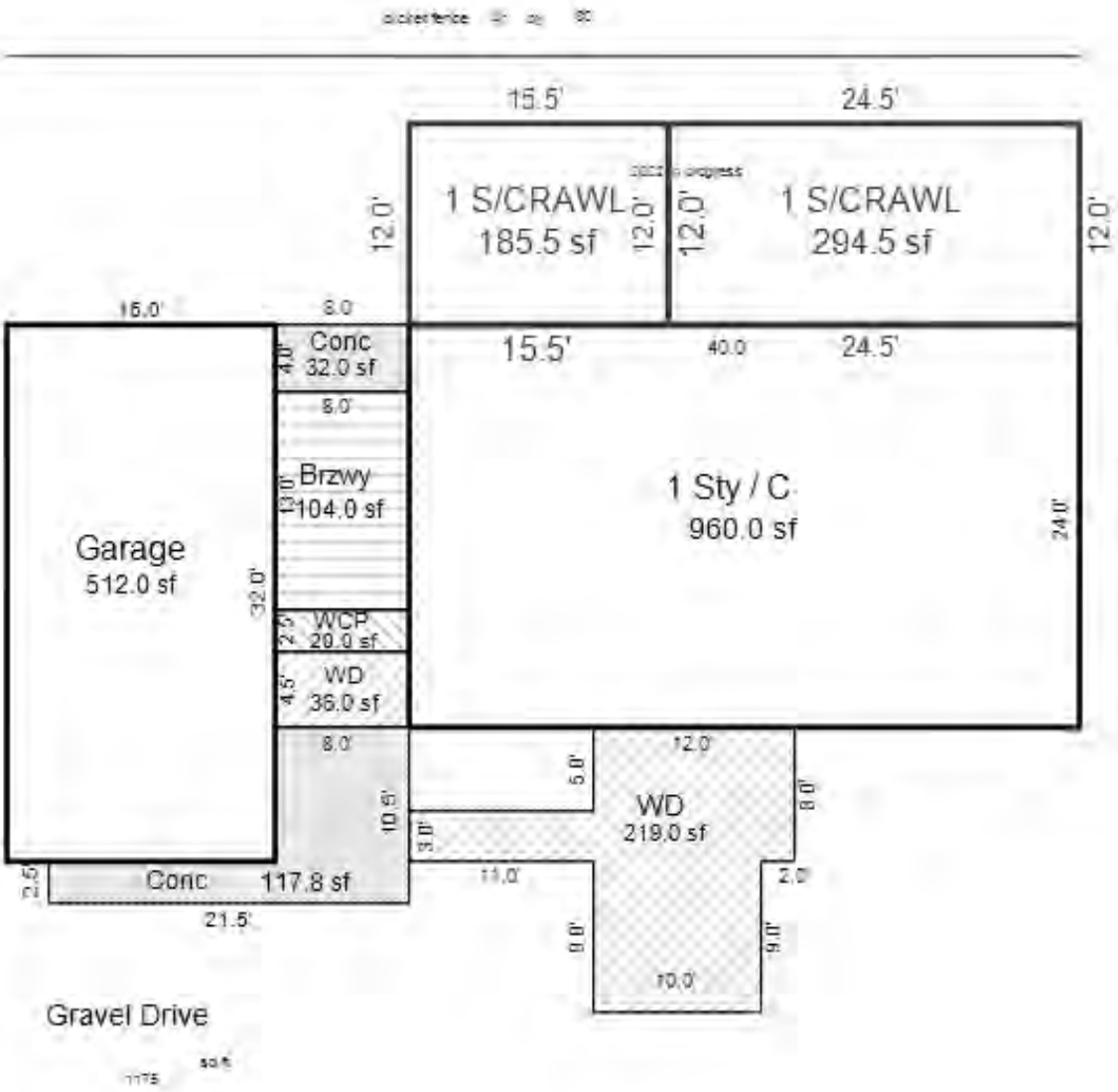
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/24/2023	INSPECTED		2024	40,200	149,700	189,900			132,978C
TPC 12/08/2022	INSPECTED		2023	31,600	150,800	182,400			126,646C
TPC 04/15/2015	INSPECTED		2022	25,900	77,600	103,500			87,378C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 512 % 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									20 WCP (1 Story) 148 WGEP (1 Story) 36 Treated Wood 219 Treated Wood 12 Treated Wood 104 Brzwy, FW																														
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G																																							
Yr Built 1989 200		Remodeled 2023		Ex	X	Ord		Min																																				
Condition: Average		Size of Closets		Lg	X	Ord		Small																																				
Room List		Doors		Solid	X	H.C.																																						
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:																																								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																																									
X	Insulation	(7) Excavation		No. of Elec. Outlets																																								
(2) Windows		Many		Large																																								
X	Avg.	X		Avg.																																								
	Few			Small																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																																								
			Basement: 0 S.F. Crawl: 1439 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)																																							
				2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																							
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																								
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well																																							
				1	1000 Gal Septic 2000 Gal Septic																																							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																								
	Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																									
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>960</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>479</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>185,513</td> <td>129,858</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	960			1 Story	Siding	Crawl Space	479			Total:				185,513	129,858	Class: C Effec. Age: 30 Floor Area: 1,439 Total Base New : 258,418 Total Depr Cost: 180,890 Estimated T.C.V: 343,691		E.C.F. X 1.900		Cls C Blt 1989	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1 Story	Siding	Crawl Space	960																																									
1 Story	Siding	Crawl Space	479																																									
Total:				185,513	129,858																																							
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1439 SF Floor Area = 1439 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,040 3 Fixture Bath 1 4,678 3,275 Water/Sewer 1000 Gal Septic 1 4,899 3,429 Water Well, 100 Feet 1 5,849 4,094 Porches Ceramic Tile Floor 148 12,476 8,733 WCP (1 Story) 20 1,520 1,064 Deck Treated Wood 36 1,520 1,064 Treated Wood 219 4,433 3,103 Treated Wood 12 552 386 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 512 20,685 14,479 Common Wall: 1/2 Wall 1 -1,114 -780 Door Opener 1 550 385 Built-Ins Appliance Allow. 1 2,786 1,950																																												
<<<< 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.
PLOWMAN GORDON & DORIS	WHITALL ROBERT W & OWENS	80,000	07/17/2014	WD	03-ARM'S LENGTH	1204P74	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7189 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/16/2022	PB22-0386	100% FINIS
Owner's Name/Address	P.R.E. 0% Cond. 2nd		Electrical	07/29/2022	PE22-0553	100% FINIS
WHITALL ROBERT W & OWENS SHIRLEY M PO BOX 1805 ROYAL OAK MI 48068	MAP #: 5		Res. Add/Alter/Repair	09/23/2021	PB21-0389	100% FINIS
	2025 Est TCV 145,651 TCV/TFA: 617.17		ADDITION/ALTERATION	08/05/2021	LU21-25	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 100' @ 600/FF	100.00	278.93	0.9785	0.9138	600	100		53,651
			A 100' @ 600/FF	9.08	278.93	0.9785	0.9138	600	50	SURPLUS: ZONING 100 FT	
			109 Actual Front Feet, 0.70 Total Acres			Total Est. Land Value =				56,086	

**Tax Description**  
 PARCEL 1-A THAT PART OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 1199.99 FEET; THENCE SOUTH 929.99 FEET TO THE INTERSECTION OF WEST TRUMBULL ROAD AND SOUTH DUNNS FARM ROAD; THENCE SOUTH 46'28'20" EAST, ALONG THE CENTERLINE OF SAID SOUTH DUNNS FARM ROAD, 325.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 46'28'20" EAST



Public Improvements	Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value
Dirt Road					D/W/P: Crushed Rock	2.13	2500	0	0
Gravel Road					Residential Local Cost Land Improvements				
Paved Road					Description	Rate	Size	% Good	Cash Value
Storm Sewer					LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Sidewalk					Total Estimated Land Improvements True Cash Value =			1,500	
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	28,000	44,800	72,800			68,104C
Rolling	2024	39,300	38,600	77,900			66,057C
Low	2023	30,800	23,800	54,600			50,340C
High	2022	26,100	19,200	45,300			45,300S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

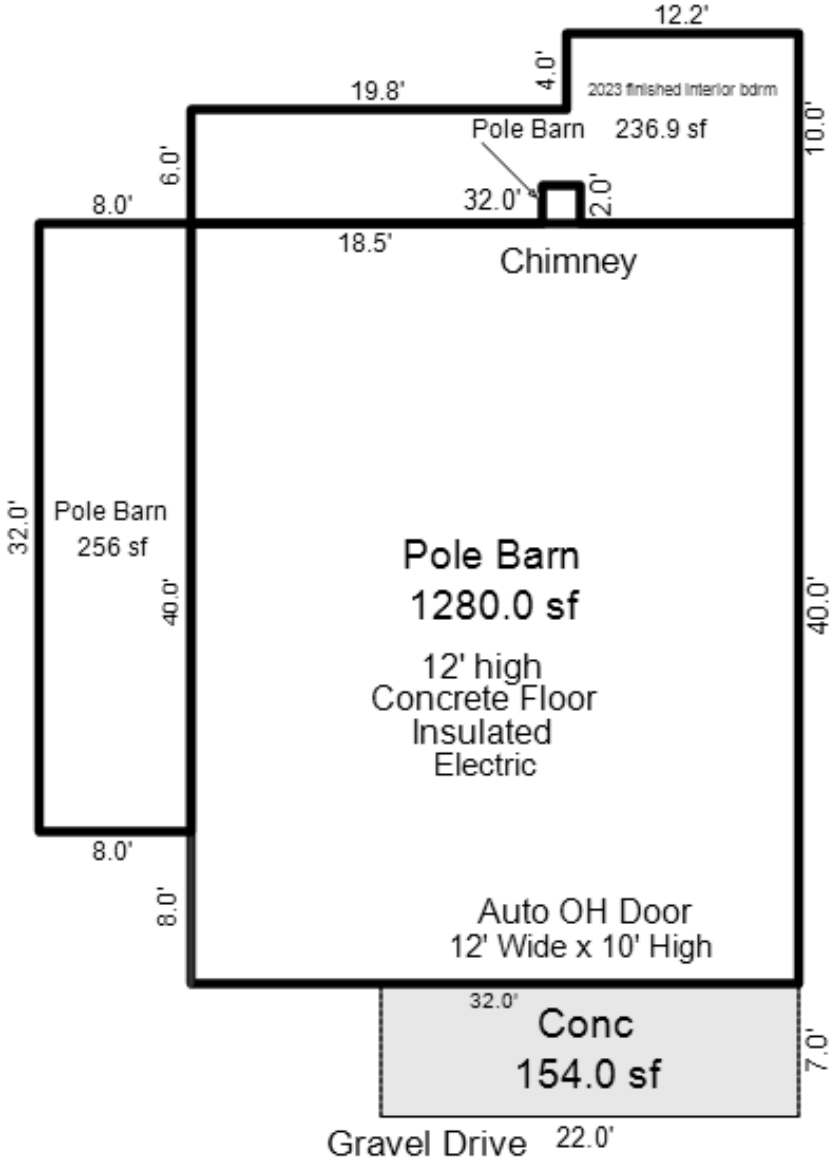
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/08/2022	INSPECTED	2024	39,300	38,600	77,900			66,057C
TPC	11/16/2021	INSPECTED	2023	30,800	23,800	54,600			50,340C
TPC	10/25/2016	INSPECTED	2022	26,100	19,200	45,300			45,300S


\*\*\* 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	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: 2021 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1536 % 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										
	Building Style: 1 STORY	X	Drywall Paneled		Plaster Wood T&G										
	Yr Built 1989 202	Remodeled 2023	Ex	X	Ord	Min									
	Condition: Average														
	Room List	Doors			Solid	X	H.C.								
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors													
	(1) Exterior	Kitchen: Other: Carpeted Other:													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings													
X	Insulation	X	Drywall												
	(2) Windows	(7) Excavation													
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 236 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(9) Basement Finish													
	Chimney: Brick	(10) Floor Support	Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
		(11) Electric													
		100	Amps Service												
		No./Qual. of Fixtures													
		Ex.	X	Ord.	Min										
		No. of Elec. Outlets													
		Many	X	Ave.	Few										
		(13) Plumbing													
		1	Average Fixture(s)												
		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer													
		1	Public Water												
		1	Public Sewer												
		1	Water Well												
		1	1000 Gal Septic												
		1	2000 Gal Septic												
		Lump Sum Items:													
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY													
		(11) Heating System: Wall/Floor Furnace													
		Ground Area = 236 SF Floor Area = 236 SF.													
		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65													
		Building Areas													
		Stories Exterior Foundation Size Cost New Depr. Cost													
		1 Story Siding Slab 236 Total: 29,252 19,014													
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s)													
		Water/Sewer													
		1000 Gal Septic													
		Water Well, 100 Feet													
		Built-Ins													
		Appliance Allow.													
		Garages													
		Class: D Exterior: Pole (Unfinished)													
		Base Cost													
		1536													
		Totals: 71,309													
		Notes: POLE													
		ECF (4031 RURAL) 1.900 => TCV:													

\*\*\* 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: COMMERCIAL-IMPROV		Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3615 W TRUMBULL RD		School: GLEN LAKE COMMUNITY SCH DIST						
Owner's Name/Address		P.R.E. 0%						
CENTURYTEL CENTURY TELEPHONE SUBSTATION		MAP #: 5		2025 Est TCV 0				
		Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
Tax Description		Public Improvements		* Factors *		TRIANGLE SHAPED LOT		
L347 P879-880/92 L866 P385&387/05 PRT GOVT LOT 1 SEC 31 COM NW COR SD SEC TH E 1199.82 FT ALG N LN SD SEC TH S 929.90 FT TH N 67 DEG 56' 25" E 648.15 FT ALG C/L TRUMBULL RD TH S 00 DEG 38' 35" E 35.45 FT ALG E LN SD GOVT LOT 1 TO POB TH CONT S 00 DEG 38' 35" E 100 FT TH N 44 DEG 31' 27" W 100.74 FT TH N 67 DEG 56' 25" E 75 FT ALG R/W SD TRUMBULL RD TO POB SEC 31 T29N R13W.		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 A 100' @ 600/FF 75.00 100.00 1.0746 0.7071 75 Actual Front Feet, 0.17 Total Acres		Rate %Adj. Reason Value 600 100 SHAPE ISSUES - TRIANGLE Total Est. Land Value = 34,193		
Comments/Influences		Topography of Site		Level				
STATE ASSESSED WIRED COMMUNICATION, RAILROAD AND CAR LINE ENTITIES WIRED TWO-WAY COMMUNICATION RAILROAD AND		Rolling		Low				
		High		Landscaped				
		Swamp		Wooded				
		Pond		Waterfront				
		Ravine		Wetland				
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review
		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT
					2024	EXEMPT	EXEMPT	EXEMPT
					2023	0	0	0
					2022	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.
MCNAMARA SEAN & ALYSHA	MILES ANTHONY & CLARA	550,000	05/16/2022	WD	03-ARM'S LENGTH	2022002954	PROPERTY TRANSFER	100.0
WHITE FAMILY TRUST	MCNAMARA SEAN & ALYSHA	485,000	08/04/2021	WD	03-ARM'S LENGTH	2021006530	PROPERTY TRANSFER	100.0
WHITE DAVID & MARY	WHITE FAMILY TRUST	1	08/14/2018	WD	09-FAMILY	1338P816	PROPERTY TRANSFER	0.0
SHAW DONALD J & SHARON K	WHITE DAVID & MARY	177,500	09/04/2015	WD	03-ARM'S LENGTH	1239P198	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3631 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/28/2016	PM16-0362	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 5	2025 Est TCV 449,500 TCV/TFA: 432.21
MILES ANTHONY & CLARA 1588 BERKSHIRE RD COLUMBUS OH 43221		

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 100' @ 600/FF	300.10	188.76	0.7598	0.8288	600 100	113,387
300 Actual Front Feet, 1.30 Total Acres						Total Est. Land Value = 113,387

Tax Description	Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,473

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



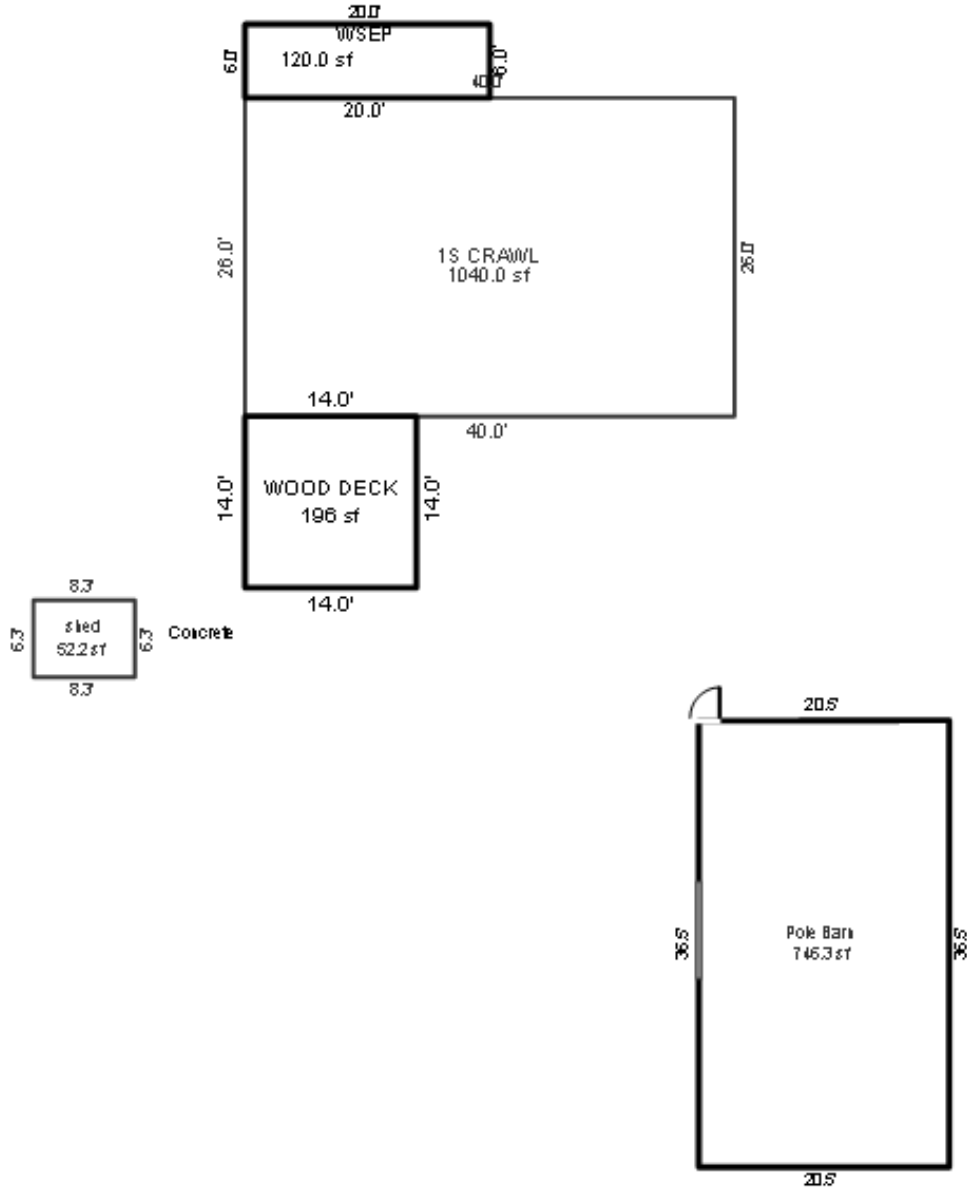
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	56,700	168,100	224,800			218,242C
TPC 04/13/2022	INSPECTED		2024	85,100	144,700	229,800			211,680C
TPC 04/15/2015	INSPECTED		2023	66,900	134,700	201,600			201,600S
WAS 11/26/2007	INSPECTED		2022	26,600	91,700	118,300			118,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 196	Type WSEP (1 Story) Treated Wood	Year Built: Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 746 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Class: C +10 Effec. Age: 12 Floor Area: 1,040 Total Base New : 199,549 Total Depr Cost: 175,600 Estimated T.C.V: 333,640		E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 1993							
Yr Built 1993	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1040 SF Floor Area = 1040 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Building Areas							
Room List		Lg	X Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
4	Basement	Doors		Solid	X	H.C.	1 Average Fixture(s)			1 Story Siding Crawl Space 1,040							
4	1st Floor	(5) Floors		Kitchen:			1 3 Fixture Bath			Other Additions/Adjustments							
3	2nd Floor	Other: Carpeted		Other:			2 Fixture Bath			Plumbing							
3	Bedrooms	Other:					Softener, Auto			Average Fixture(s)							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Softener, Manual			Water/Sewer							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Solar Water Heat							
X	Insulation	(7) Excavation		(14) Water/Sewer			No Plumbing			Water Well, 100 Feet							
(2) Windows		Basement: 0 S.F.		Public Water			Extra Toilet			Porches							
X	Many Avg. Few	X	Large Avg. Small	Crawl: 1040 S.F.			Extra Sink			WSEP (1 Story)							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Slab: 0 S.F.		Water Well			Separate Shower			Deck							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Height to Joists: 0.0		1000 Gal Septic			Ceramic Tile Floor			Treated Wood							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2000 Gal Septic			Ceramic Tile Wains			Garages							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone		Lump Sum Items:			Ceramic Tub Alcove			Class: C Exterior: Pole (Unfinished)							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor					Vent Fan			Base Cost							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish								Built-Ins							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Appliance Allow.							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support								Notes:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:								ECF (4031 RURAL) 1.900 => TCV:							
X	Asphalt Shingle	Chimney: Metal								Totals:							

\*\*\* 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.			
DAVIS WILLIAM K & JANET B	NEW NEIGHBORHOOD LODGING	332,000	11/16/2017	WD	03-ARM'S LENGTH	1313P753	PROPERTY TRANSFER	100.0			
WILMA E DAVIS TRUST	DAVIS WILLIAM K	0	04/03/1999	QC	09-FAMILY	509P499	OTHER	0.0			
DAVIS WILLIAM K & JANET B	DAVIS WILLIAM K & JANET B	0	04/03/1999	QC	09-FAMILY	509P503	DEED	0.0			
DAVIS WILMA E TRUST	DAVIS WILMA E TRUST	0	11/22/1991	QC	09-FAMILY	332P202	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)	Date	Number	Status			
3656 W TRUMBULL RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		02/04/2025	PB24-0651	0%			
Owner's Name/Address		P.R.E. 0%		Mechanical		12/23/2024	PM24-1039	0%			
NEW NEIGHBORHOOD LODGING LLC PO BOX 677 GLEN ARBOR MI 49636		MAP #: 5		Plumbing		12/23/2024	PP24-0407	0%			
		2025 Est TCV 718,413 TCV/TFA: 440.20		ACCESSORY BLDG		09/26/2024	LU24-64	0%			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 100' @ 600/FF 338.00 901.74 0.7375 1.2253 600 100 DUNNS RD FF 183,271							
		Paved Road		338 Actual Front Feet, 7.00 Total Acres Total Est. Land Value = 183,271							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	8.24	450	0	0			
		Sewer		D/W/P: Asphalt Paving	3.12	9500	0	0			
		X	Electric	Wood Frame	24.58	224	50	2,753			
		X	Gas	Residential Local Cost Land Improvements							
		X	Curb	Description	Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 7,753							
		Underground Utils.									
		Topography of Site									
		X	Level								
		X	Rolling								
		Low									
		High									
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	91,600	267,600	359,200		208,876C	
		TPC 06/23/2022 INSPECTED			2024	100,000	230,700	330,700		202,596C	
		TPC 11/12/2018 INSPECTED			2023	80,000	214,900	294,900		192,949C	
		TPC 07/14/2017 INSPECTED			2022	42,000	146,800	188,800		183,761C	

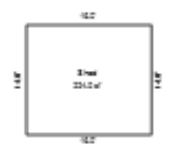
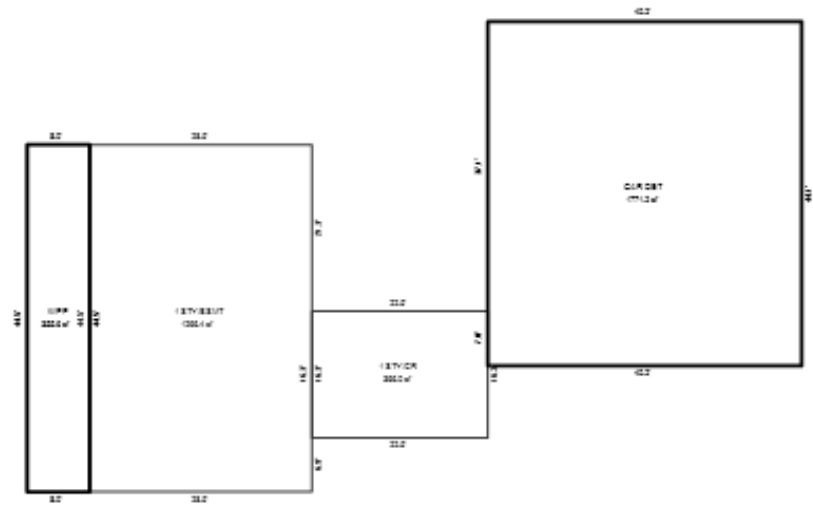


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 355	Type WPP	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1771 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																															
Building Style: 1 STORY																																								
Yr Built 1970	Remodeled 1981	Ex	X	Ord		Min	Size of Closets																																	
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																																	
Room List		Doors		Solid	X	H.C.	(12) Electric																																	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Carpeted Other: Carpeted Other:			200 Amps Service																																	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C -5 Blt 1970																											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,266</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>366</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>217,706</td> <td>130,592</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,266			1 Story	Siding	Crawl Space	366			Total:				217,706	130,592		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																			
1 Story	Siding	Basement	1,266																																					
1 Story	Siding	Crawl Space	366																																					
Total:				217,706	130,592																																			
X	Insulation	(7) Excavation			Average Fixture(s)			(13) Plumbing			Other Additions/Adjustments																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1266 S.F. Crawl: 366 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			Recreation Room 1232		23,987		14,392																									
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			Water/Sewer			Plumbing																													
(2) Windows		(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Public Water Public Sewer Water Well			Average Fixture(s)																													
(3) Roof		1232 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic 2000 Gal Septic			3 Fixture Bath		1,486		892																									
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Water/Sewer		3		14,035		8,421																								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			1000 Gal Septic		4,899		2,939																									
Chimney: Brick					1			2000 Gal Septic			Water Well, 100 Feet		5,849		3,509																									
					1			2000 Gal Septic			Porches WPP		355		6,017		3,610																							
					1			2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		1		-1,352		-811																							
					1			2000 Gal Septic			Common Wall: 1/2 Wall		2		1,101		661																							
					1			2000 Gal Septic			Door Opener		2		1,101		661																							
					1			2000 Gal Septic			Base Cost		1771		63,349		38,009																							
					1			2000 Gal Septic			Class: BC Exterior: Pole (Unfinished)		3276		105,029		63,017																							
					1			2000 Gal Septic			Base Cost		3276		105,029		63,017																							
					1			2000 Gal Septic			Built-Ins		1		2,786		1,672																							
					1			2000 Gal Septic			Appliance Allow.		1		2,786		1,672																							
					1			2000 Gal Septic			Fireplaces		2		13,389		8,033																							
					1			2000 Gal Septic			Interior 2 Story		2		13,389		8,033																							
					1			2000 Gal Septic			<<<< 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.
MANNERS MICHAEL J	DONOVAN KIM D	137,000	06/26/2006	WD	03-ARM'S LENGTH	906:794	OTHER	100.0
BRODHAGEN	MANNERS	91,000	10/20/1998	WD	03-ARM'S LENGTH	490:749	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
7007 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/28/2016	PM16-0070	
	P.R.E. 100% 07/17/2006					
Owner's Name/Address	MAP #: 5					
DONOVAN KIM D 7007 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 235,437 TCV/TFA: 272.50					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L253 P717 L286 P245/88 L290 P942/88 L490 P749/98 L906 P794/06 PRT OF NW 1/4 SEC 31 COM AT NW COR SEC TH E 129.50 FT TO C/L CO RD 675 TH S 48 DEG 47'15" E ON C/L 337.57 FT TO P.C. CURVE 1 DEG BEARING RIGHT TH ON CURVE 142.43 FT TO POB TH ALG C/L RD ON 1 DEG CURVE TO RIGHT 70 FT TH N 41 DEG 12'45" W 483.55 FT TO N LN OF SEC TH W 93.05 FT TH S 41 DEG 12'45" W 421.63 FT TO POB SEC 31 T29N R13W .83 A M/L.	X			Dirt Road	70.00	516.50	1.0933	1.0660	600	100	48,947
	X			Gravel Road	70 Actual	Front Feet,	0.83	Total Acres	Total Est. Land Value =		48,947
	X			Paved Road							
	X			Storm Sewer							
	X			Sidewalk							
	X			Water							
	X			Fencing: Wd, Split, 6 ft.	28.76	163	50			2,344	
	X			Sewer	2.91	3330	50			4,845	
	X			Electric	31.41	64	50			1,005	
	X			Gas							
	X			Residential Local Cost Land Improvements							
	X			Curb							
	X			Street Lights							
	X			Standard Utilities							
	X			Underground Utils.							
				LAND IMPROVEMENTS 25		2,500.00	1	100			2,500
				Total Estimated Land Improvements True Cash Value =						10,694	



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	24,500	93,200	117,700			72,044C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded		2024	15,200	95,400	110,600			69,878C
	Pond								
	Waterfront								
	Ravine								
X	Wetland		2023	12,200	88,800	101,000			66,551C
	Flood Plain								
			2022	17,500	61,500	79,000			63,382C

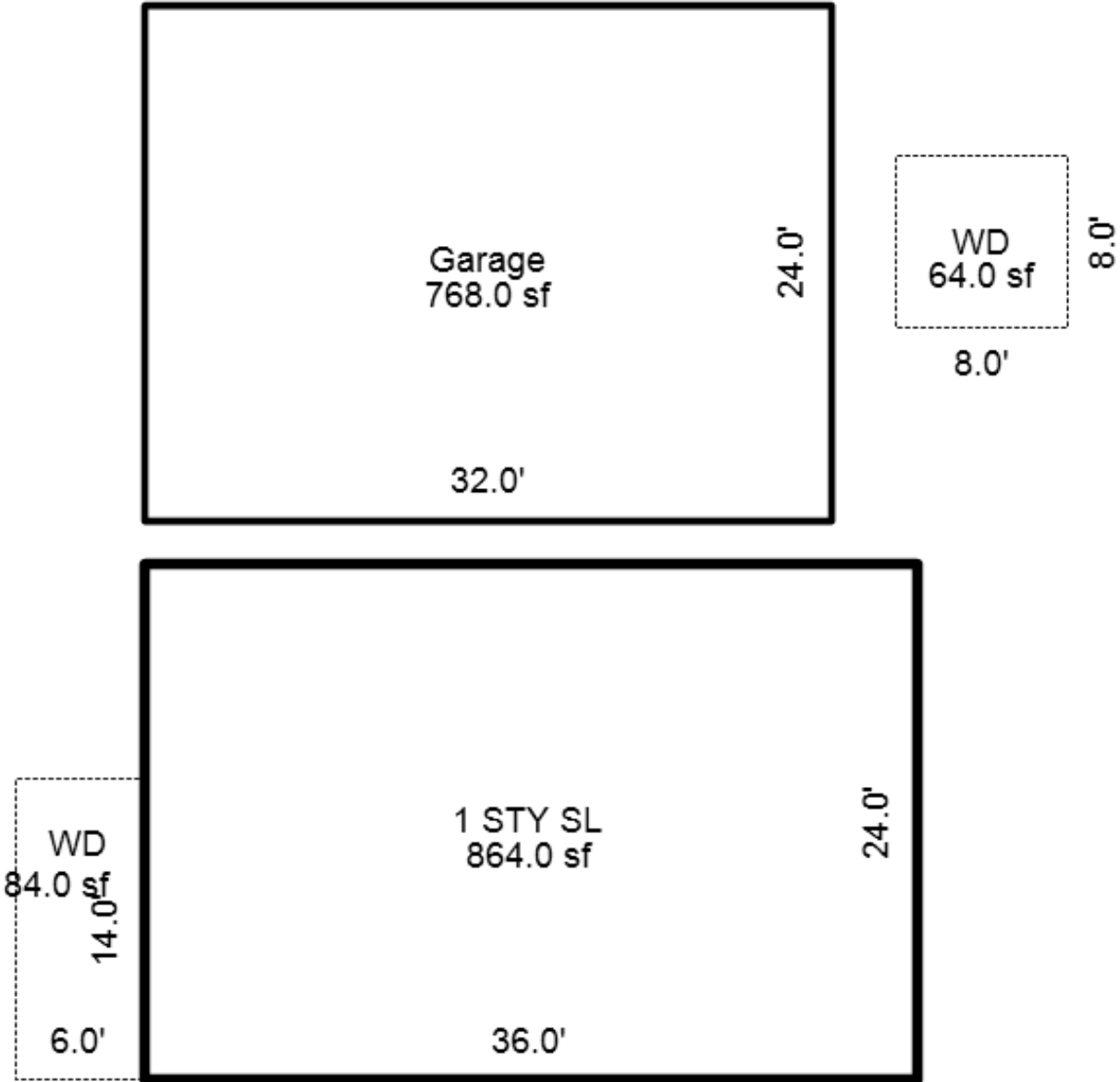
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	Type Treated Wood	Year Built: 1995 Car Capacity: 1.5 Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 89 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Ex X Ord Min			No. Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 864 Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
Yr Built 1970	Remodeled 1987	Size of Closets		Lg X Ord Small			Wall/Floor Furnace Forced Heat & Cool Heat Pump			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
Condition: Average		Doors		Solid X H.C.			Central Air Wood Furnace			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
Room List		(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			(12) Electric			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
4	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchens: Vinyl Other: Carpeted Other:		180 Amps Service			No./Qual. of Fixtures			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
(1) Exterior		Ex. X Ord. Min		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(6) Ceilings		Many X Ave. Few			Building Areas			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	(2) Windows	X Drywall		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	Many Avg. X Large Avg. X Small	(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 864 101,418 65,922			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0		(14) Water/Sewer			Other Additions/Adjustments			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	(3) Roof	(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	Many Avg. X Large Avg. X Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Notes:			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 : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	Gable Hip Flat	Gambrel Mansard Shed		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			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
X	Asphalt Shingle	(10) Floor Support		Notes:			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 : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Total Base New : 135,552 Total Depr Cost: 92,524 Estimated T.C.V: 175,796		Storage Area: 0 No Conc. Floor: 0			

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





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

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

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 5

Owner's Name/Address: WHITAKER KEITH W  
 4866 PINEHURST  
 BRIGHTON MI 48116  
 2025 Est TCV 47,289

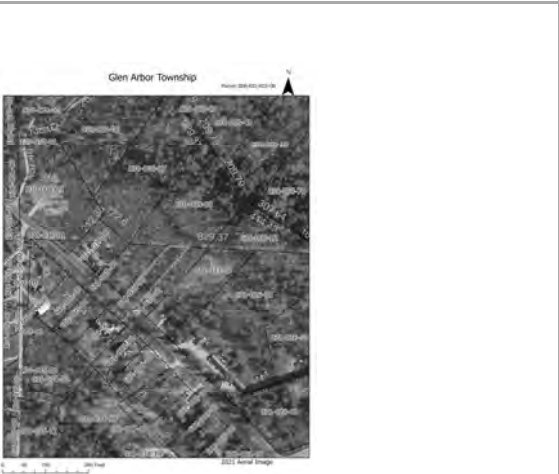
Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6  
 Improved X Vacant

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	70.00	450.00	1.0933	1.0299	600	100		47,289
70 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								47,289

Tax Description  
 L230 P228 L347 P676/92 PRT OF NW 1/4 COM AT NW COR SEC 31 TH E 129.5 FT TO C/L CO HWY 675 TH S 48 DEG 47' 15" E ON C/L 337.57 FT TO P.C. 1 DEG CURVE BEARING RIGHT TH ON CURVE 72.43 FT TO POB TH ON CURVE 70.00 FT TH N 41 DEG 12' 45" E 421.63 FT TO N SEC LN TH W 93.05 FT TH S 41 DEG 12' 45" W 359.71 FT TO POB SEC 31 T29N R13W .72 A M/L.

- 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.

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
2025	23,600	0	23,600			10,768C
2024	24,500	0	24,500			10,445C
2023	19,600	0	19,600			9,948C
2022	17,500	0	17,500			9,475C

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

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

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 5

Owner's Name/Address: STACER JEFFREY  
 10410 E RIVERSHORE DR SE  
 ALTO MI 49302-9578  
 2025 Est TCV 40,827

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 100' @ 600/FF	70.00	250.00	1.0933	0.8891	600	100		40,827
70 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 40,827											

Tax Description: L490 P921/98 L503 P243/00 DC L639 P472  
 PRT OF GOVT LOT 2 SEC 31 COM AT PT OF INTERSECTION OF E LN GOVT LOT 2 & C/L CO RD 675 TH NWLY ON C/L 230 FT AS POB TH CONT NWLY ON C/L 70.00 FT TH AT RT ANGLES TO C/L NELY TO E LN GOVT LOT 2 TH SLY ON E LN LOT 2 70 FT M/L TO INTERSECT LN DRAWN AT RT ANGLES NELY FR POB TH SWLY TO POB SEC 31 T29N R13W .35 A M/L.

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		
Underground Utils.		

Comments/Influences

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	20,400	0	20,400			13,748C
2024	28,100	0	28,100			13,335C
2023	22,100	0	22,100			12,700C
2022	17,500	0	17,500			12,096C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSMORE BRAD & JENNIFER	LEWIS DONALD J	205,000	06/01/2004	WD	03-ARM'S LENGTH	807:154	OTHER	100.0
FOSMORE	FOSMORE	105,000	03/14/1995	WD	03-ARM'S LENGTH	401:241	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
7063 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/22/2023	PM23-0545	100% FINIS
	P.R.E. 100% 07/05/2018		Electrical	12/07/2022	PE22-0912	100% FINIS
Owner's Name/Address	MAP #: 5		LAND DESCRIPTION CHANGE	09/19/2019	PL19-29	100% FINIS
LEWIS DONALD J PO BOX 202 GLEN ARBOR MI 49636	2025 Est TCV 439,878 TCV/TFA: 275.27		Res. Add/Alter/Repair	04/21/2015	PB15-0083	100% FINIS

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6																			
		Public	Improvements		* Factors *																			
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value														
2020000714 L509 P073/99 L401 P241/95 L807 P154/04 PRT NW 1/4 SEC 31 COM NW SEC COR TH E 129.5 FT TO C/L CO RD TH ALG C/L S 48 DEG 47'15" E 337.57 FT TO P.C. OF 1 DEG CURVE TO RIGHT TH 212.43 FT ALG SD CURV TO POB TH CONT ALG SD CURVE 150 FT TH N 41 DEG 13'13" E 619.67 FT TH W ALG N SEC LN 199.4 FT TH S 41 DEG 12' 45" W 483.55 FT TO POB SEC 31 T29N R13W.	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  
FOR ZONING: CONSOLIDATED WITH 030-008-12



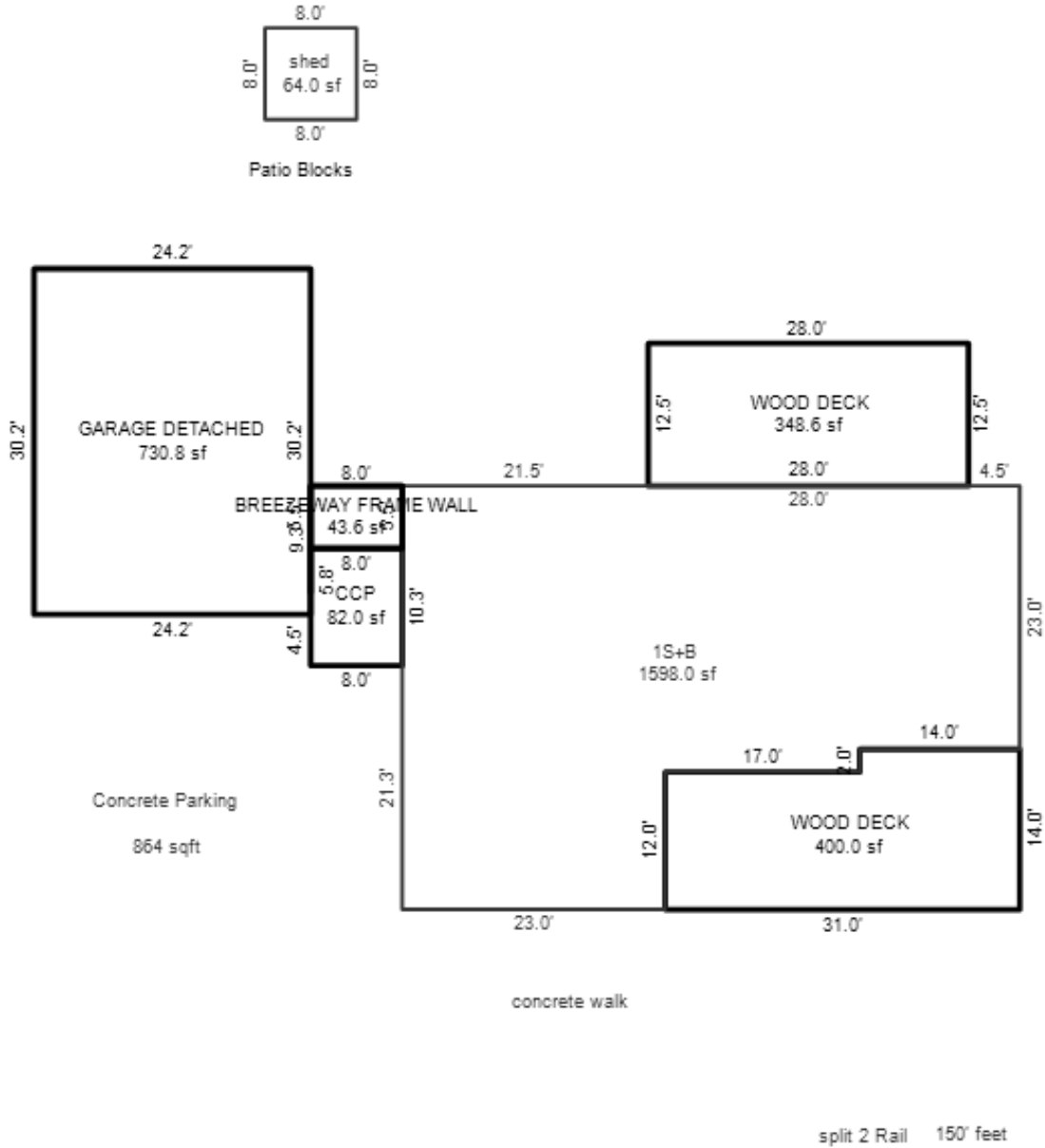
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	36,700	183,200	219,900			116,022C
X Rolling	2024	38,000	157,800	195,800			112,534C
X Low	2023	30,400	147,000	177,400			107,176C
X High	2022	31,300	100,100	131,400			102,073C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC	01/06/2016	INSPECTED					
TPC	09/24/2015	INSPECTED					
WAS	11/11/2007	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 82 400 348 43	Type CCP (1 Story) Treated Wood Treated Wood Brzwy, FW	Year Built: 1977 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 730 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration										
Building Style: 1 STORY																	
Yr Built 1964	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small											
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace										
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric										
(1) Exterior					150			Amps Service									
		No./Qual. of Fixtures															
		Ex.	X	Ord.		Min											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets													
X	Insulation	X	Drywall				Many	X	Ave.		Few						
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1598 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			(14) Water/Sewer										
(3) Roof				1			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support											
X	Asphalt Shingle			Lump Sum Items:													
Chimney: Brick				Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls C		Blt 1964					
(11) Heating System: Forced Air w/ Ducts										Floor Area = 1598 SF		Floor Area = 1598 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	Basement	1,598												
		Total:				229,048	148,881										
Other Additions/Adjustments																	
Plumbing																	
		Average Fixture(s)		1		1,486		966									
		3 Fixture Bath		1		4,678		3,041									
		Water/Sewer		1		4,899		3,184									
		1000 Gal Septic		1		5,849		3,802									
		Water Well, 100 Feet															
		Porches		82		2,374		1,543									
		CCP (1 Story)															
		Deck		400		6,568		4,269									
		Treated Wood		348		5,996		3,897									
		Treated Wood															
Garages																	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																	
		Base Cost		730		26,601		17,291									
		Door Opener		1		550		357									
Built-Ins																	
		Appliance Allow.		1		2,786		1,811									
		Breezeways															
		Frame Wall		43		2,980		1,937									
Local Cost Items																	
		GENERATOR		1		1		1								*	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON PETER F TRUST	ANDERSON PETER F TRUST	0	12/23/2021	OTH	07-DEATH CERTIFICATE	PRE RESCIND	DEED	0.0
ANDERSON PETER F	ANDERSON PETER F TRUST	1	10/27/2021	WD	09-FAMILY	2021008516	PROPERTY TRANSFER	0.0
JOHNSON FAY A & BERNADINE	ANDERSON PETER F & KAREN	35,000	03/04/1988	WD	03-ARM'S LENGTH	286P957	DEED	0.0

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

Owner's Name/Address	MAP #: 7					
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ANDERSON PETER F TRUST ANDERSON FORD T TRUSTEE PO BOX 304 GLEN ARBOR MI 49636	2025 Est TCV 560,000					
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Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

X	Dirt Road						
---	-----------	--	--	--	--	--	--

X	Gravel Road						
---	-------------	--	--	--	--	--	--

X	Paved Road						
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X	Storm Sewer						
---	-------------	--	--	--	--	--	--

X	Sidewalk						
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X	Water						
---	-------	--	--	--	--	--	--

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

X	Level						
---	-------	--	--	--	--	--	--

X	Rolling						
---	---------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

X	Wetland						
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X	Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	280,000	0	280,000			44,160C
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2024	260,000	0	260,000			42,833C
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2023	160,000	0	160,000			40,794C
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2022	130,000	0	130,000			38,852C
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County of Leelanau, Michigan

Who	When	What
TPC	04/25/2019	INSPECTED
TPC	12/13/2017	INSPECTED
WAS	09/18/2007	INSPECTED



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN DAVID B	WHITE DAVID & MARY FAMILY	525,000	09/17/2021	WD	03-ARM'S LENGTH	2021007415	PROPERTY TRANSFER	100.0
BROWN DAVID B	BOYER MICHAEL J & DEBRA K	0	06/11/2014	OTH	33-TO BE DETERMINED	1203P596	DEED	0.0
BLANKSMA EMERY JR & SHARO	BROWN DAVID B	410,000	12/10/2013	WD	03-ARM'S LENGTH	1187P75	PROPERTY TRANSFER	100.0
BLANKSMA EMERY JR & SHARO	BWR ASSOCIATION	0	03/13/2008	QC	33-TO BE DETERMINED	2008 972/868	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3710 W GLENWAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/24/2024	PM24-0733	100% FINIS
	P.R.E. 0%		Electrical	09/04/2024	PE24-0621	100% FINIS
Owner's Name/Address	MAP #: 5		Res. Add/Alter/Repair	08/01/2024	PB24-0370	100% FINIS
WHITE DAVID & MARY FAMILY TRUST 504 S YORK ST ELMHURST IL 60126	2025 Est TCV 811,900 TCV/TFA: 435.10					

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
D 100' @ 1300/	234.00	428.15	0.8085	1.0930	1300	100	BROOKS LAKE	268,828
234 Actual Front Feet, 2.30 Total Acres			Total Est. Land Value =		268,828			

Tax Description	X	Description	Rate	Size % Good	Cash Value
L1187P57 PARCEL A THAT PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 31, TOWN 29 NORTH RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE WEST SECTION LINE SOUTH 00°16'15" WEST, 279.45 FEET; THENCE ALONG THE BOUNDARY LINE OF THE PLAT OF DEERWOOD ACRES, SOUTH 50°13'55" EAST, 306.77 FEET; THENCE SOUTH 4R30'55" EAST, 421.06 FEET; THENCE SOUTH 44°47'55" EAST, 444.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°47'55" EAST, 108.82 FEET; THENCE NORTH 45°12'05" EAST, 267.00 FEET; THENCE	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			



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	134,400	271,600	406,000			262,913C
2024	124,100	233,800	357,900			255,008C
2023	103,400	217,900	321,300			242,865C
2022	82,800	148,500	231,300			231,300S

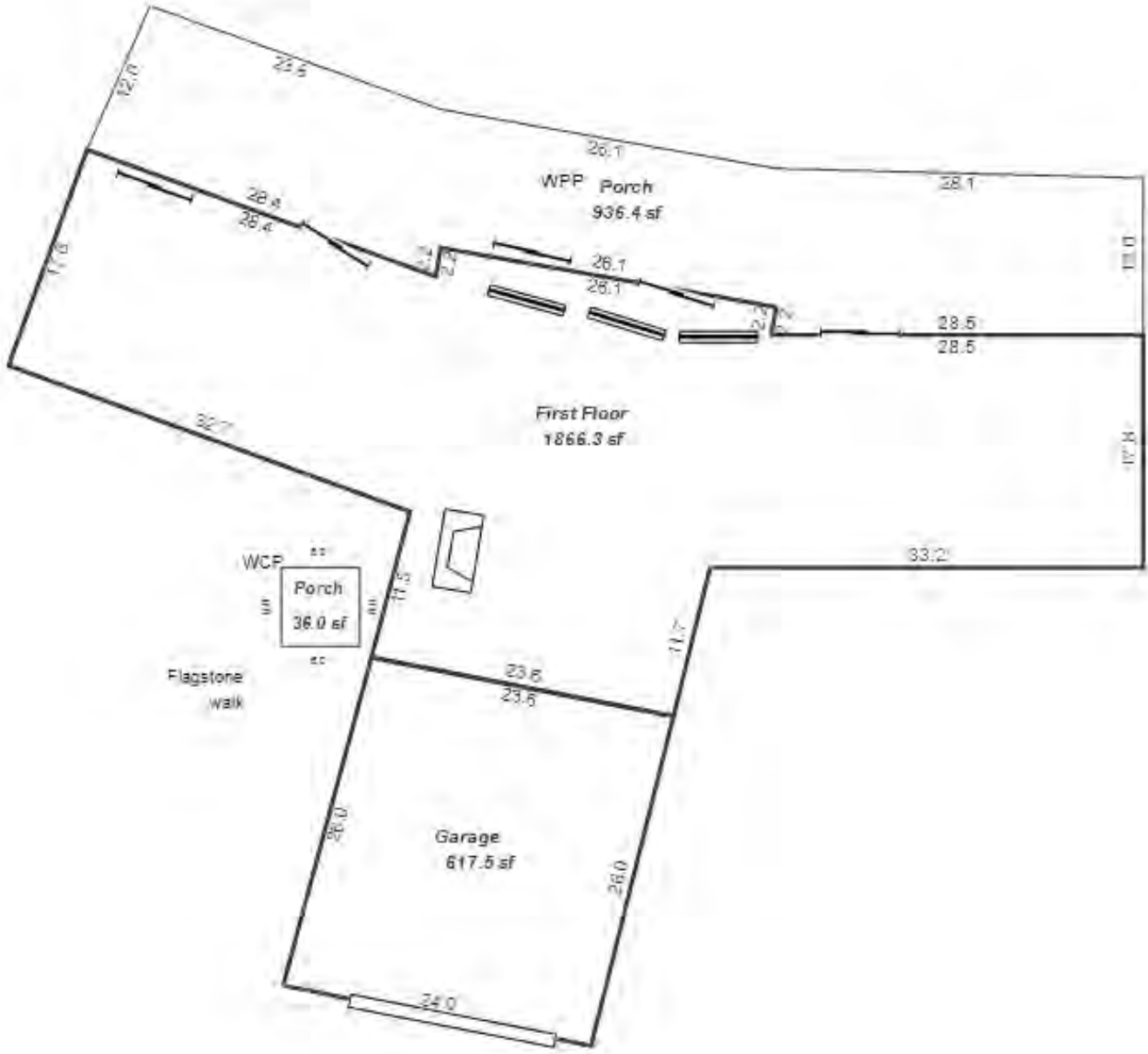
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 936	Type WPP WPP	Year Built: 2001 Car Capacity: 2.5 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: 617 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior	X Drywall Paneled				Plaster Wood T&G									
	Building Style: 1 STORY	Trim & Decoration														
	Yr Built 2000	Remodeled 0	Ex	X	Ord		Min									
	Condition: Average	Size of Closets														
		Lg	X	Ord			Small									
	Room List	Doors		Solid			H.C.									
	Basement 4 1st Floor 2nd Floor 3 Bedrooms	(5) Floors														
	(1) Exterior	Kitchen: Other: Carpeted Other:														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Insulation	X	Drywall													
	(2) Windows	(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1866 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X		(8) Basement														
			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	(10) Floor Support														
	Chimney: Stone	Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:														
		Notes:														
		ECF (4031 RURAL) 1.900 => TCY:														
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1866 SF Floor Area = 1866 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,866 Total: 255,992 225,273 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,308 3 Fixture Bath 1 4,678 4,117 Water/Sewer 1000 Gal Septic 1 4,899 4,311 Water Well, 100 Feet 1 5,849 5,147 Porches WPP 36 1,765 1,553 WPP 936 14,939 13,146 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 617 26,198 23,054 Common Wall: 1 Wall 1 -2,705 -2,380 Door Opener 1 550 484 Built-Ins Appliance Allow. 1 2,786 2,452 Fireplaces Interior 1 Story 1 5,376 4,731 Totals: 321,813 283,196														

\*\*\* 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.
BROWN ALICE J TRUST	BROWN DAVID	1	06/11/2019	QC	03-ARM'S LENGTH	1363P781	PROPERTY TRANSFER	100.0
BROWN ALICE J TRUST	BROWN ALICE J FAMILY TRUS	0	03/04/2011	QC	09-FAMILY	L1080P446	PROPERTY TRANSFER	0.0
GLENN & KRULL	BROWN	269,500	10/15/1998	WD	03-ARM'S LENGTH	490:221	PROPERTY TRANSFER	0.0
MEINHARD	GLENN & KRULL	47,500	10/03/1997	LC	16-LC PAYOFF	455:129	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3700 W GLENWAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	03/03/2020	PB19-0601	100% FINIS
	P.R.E. 100% 09/29/2021		Accessory Building	12/14/2019	LU19-43	100% FINIS
Owner's Name/Address	MAP #: 5		GARAGE	10/21/2011	11-0322	100% FINIS
BROWN DAVID 3700 W GLENWAY LN MAPLE CITY MI 49664	2025 Est TCV 764,281 TCV/TFA: 454.93		Res. Garage, Detached	10/21/2011	PB11-0322	

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		D 100' @ 1300/	113.60	410.00	0.9686	1.0812	1300	100	BROOKS LAKE	154,665
	Gravel Road		114 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	154,665

Tax Description											
L455 P129 L490 P221 L541 P766/00 PRT GOVT LOT 1 & 2 SEC 31 COM NW COR SD SEC TH ALG W LN S 0 DEG 16'15" W 279.45 FT TH ALG PLAT OF DEERWOOD ACRES S 50 DEG 13'55" E 306.77 FT TH S 47 DEG 30' 55" E 421.06 FT TH S 44 DEG 47'55" E 312.58 FT TO POB TH S 44 DEG 47'55" E 132 FT TH S 42 DEG 01'58" W 404.66 FT TH ALG SHR BROOK LAKE N 38 DEG 45'40" W 12 FT TH N 54 DEG 25'10" W 113.18 FT TH N 39 DEG 17'10" W 14.86 FT TH N 43 DEG 00'50" E 420.6 FT TO POB SUBJECT TO & TOGETHER WITH NON-EXCLUSIVE EASEMENT SEC 31 T29N R13W.											
X	Dirt Road		Land Improvement Cost Estimates								
X	Gravel Road		Description	Rate	Size	% Good	Cash Value				
X	Paved Road		Fencing: Wd, Solid, 6 ft.	31.10	80	50	1,244				
X	Storm Sewer		D/W/P: 4in Ren. Conc.	8.24	1200	0	0				
X	Sidewalk		D/W/P: 4in Ren. Conc.	8.24	2800	0	0				
X	Water		Wood Frame	29.04	100	50	1,452				
X	Sewer		Residential Local Cost Land Improvements								
X	Electric		Description	Rate	Size	% Good	Cash Value				
X	Gas		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
X	Curb		Total Estimated Land Improvements True Cash Value =							10,196	
X	Street Lights										
X	Standard Utilities										
X	Underground Utils.										

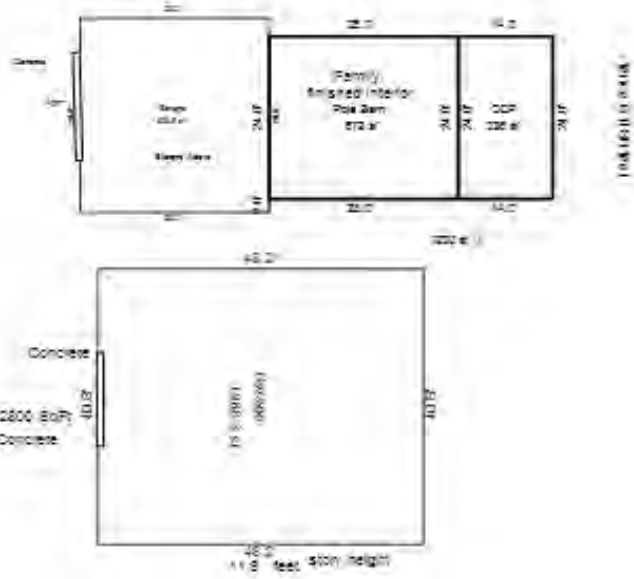
Comments/Influences										
Topography of Site										
X	Level									
X	Rolling									
X	Low									
X	High									
X	Landscaped									
X	Swamp									
X	Wooded									
X	Pond									
X	Waterfront									
X	Ravine									
X	Wetland									
X	Flood Plain									

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	77,300	304,800	382,100			261,837C
2024	71,400	262,800	334,200			253,965C
2023	59,500	244,900	304,400			241,872C
2022	64,100	169,200	233,300			230,355C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 482 143 336 322 292	Type WPP WPP CCP (1 Story) Treated Wood Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1477 % Good: 0 Storage Area: 392 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Class: C +10 Effec. Age: 20 Floor Area: 1,680 Total Base New : 394,358 Total Depr Cost: 315,484 Estimated T.C.V: 599,420	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 1998			
Yr Built 1998	Remodeled 0	Ex	X Ord	Min	(12) Electric			200 Amps Service			Ground Area = 1680 SF Floor Area = 1680 SF.					
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas			
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Carpeted Other:		Ex. X Ord. Min			Average Fixture(s)			1 Story Siding Crawl Space 1,680					
(1) Exterior		(6) Ceilings	Other:		Many X Ave. Few			3 Fixture Bath			Total: 240,859 192,684					
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall	Height to Joists: 0.0		(13) Plumbing			2 Average Fixture(s)			Other Additions/Adjustments					
X	Insulation	(7) Excavation	Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F.		1 Average Fixture(s)			3 Fixture Bath			Plumbing					
(2) Windows		(8) Basement	Height to Joists: 0.0		2 3 Fixture Bath			Softener, Auto			Average Fixture(s)					
X	Many Avg. Few	X Large Avg. Small	Height to Joists: 0.0		2 2 Fixture Bath			Softener, Manual			3 Fixture Bath					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish	Height to Joists: 0.0		2 No Plumbing			Solar Water Heat			Water/Sewer					
(3) Roof		(10) Floor Support	Height to Joists: 0.0		2 Extra Toilet			No Plumbing			1000 Gal Septic					
X	Gable Hip Flat	X Gambrel Mansard Shed	Height to Joists: 0.0		2 Extra Sink			Extra Toilet			Water Well, 100 Feet					
X	Asphalt Shingle	Chimney: Stone	Height to Joists: 0.0		2 Separate Shower			Extra Sink			Porches					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Height to Joists: 0.0		2 Ceramic Tile Floor			Separate Shower			WPP					
X	Asphalt Shingle	Chimney: Stone	Height to Joists: 0.0		2 Ceramic Tile Wains			Ceramic Tile Floor			WPP					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Height to Joists: 0.0		2 Ceramic Tub Alcove			Ceramic Tile Floor			CCP (1 Story)					
X	Asphalt Shingle	Chimney: Stone	Height to Joists: 0.0		2 Vent Fan			Ceramic Tub Alcove			Foundation: Shallow					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Deck					
X	Asphalt Shingle	Chimney: Stone	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Treated Wood					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Treated Wood					
X	Asphalt Shingle	Chimney: Stone	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Garages					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Class: C Exterior: Pole (Finished)					
X	Asphalt Shingle	Chimney: Stone	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Storage Over Garage					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Door Opener					
X	Asphalt Shingle	Chimney: Stone	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Base Cost					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Height to Joists: 0.0		2 Vent Fan			Vent Fan			1477 47,382 37,906					
X	Asphalt Shingle	Chimney: Stone	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Class: C Exterior: Pole (Unfinished)					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Height to Joists: 0.0		2 Vent Fan			Vent Fan			Door Opener					
X	Asphalt Shingle	Chimney: Stone	Height to Joists: 0.0		2 Vent Fan			Vent Fan			1 550 440					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Height to Joists: 0.0		2 Vent Fan			Vent Fan			<<<<< 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.
PENTECOST MELORA L	KASMERKY JOHN T & HEATHE	330,000	04/23/2004	WD	03-ARM'S LENGTH	800:986	OTHER	100.0
MEINHARD	PENTECOST	49,900	01/22/1998	WD	03-ARM'S LENGTH	463:687	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3690 W GLENWAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/24/2019	PM19-0436	100% FINIS

Owner's Name/Address	MAP #: 5	2025 Est TCV 646,411 TCV/TFA: 433.25
KASMERKY JOHN T & HEATHER T 3690 W GLENWAY LN MAPLE CITY MI 49664		

X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6
		* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L463 P687/98 SURVEY L8 P236 L800 P986/04	Dirt Road	110.00	1552.32	0.9765	1.5082	1300	100		210,597

X	Gravel Road	110 Actual Front Feet, 3.92 Total Acres	Total Est. Land Value =	210,597
	Paved Road			

X	Storm Sewer	Land Improvement Cost Estimates
	Sidewalk <td>Description </td>	Description
	Water <td>Rate </td>	Rate
	Sewer <td>Size % Good </td>	Size % Good
	Electric <td>Cash Value </td>	Cash Value
	Gas <td>15.72</td>	15.72
	Curb <td>252 0</td>	252 0
	Street Lights <td>0</td>	0
	Standard Utilities <td>Residential Local Cost Land Improvements</td>	Residential Local Cost Land Improvements
	Underground Utils. <td>Description </td>	Description
		Rate
		Size % Good
		Cash Value
		5,000.00
		1 100
		5,000
		Total Estimated Land Improvements True Cash Value =
		5,000

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



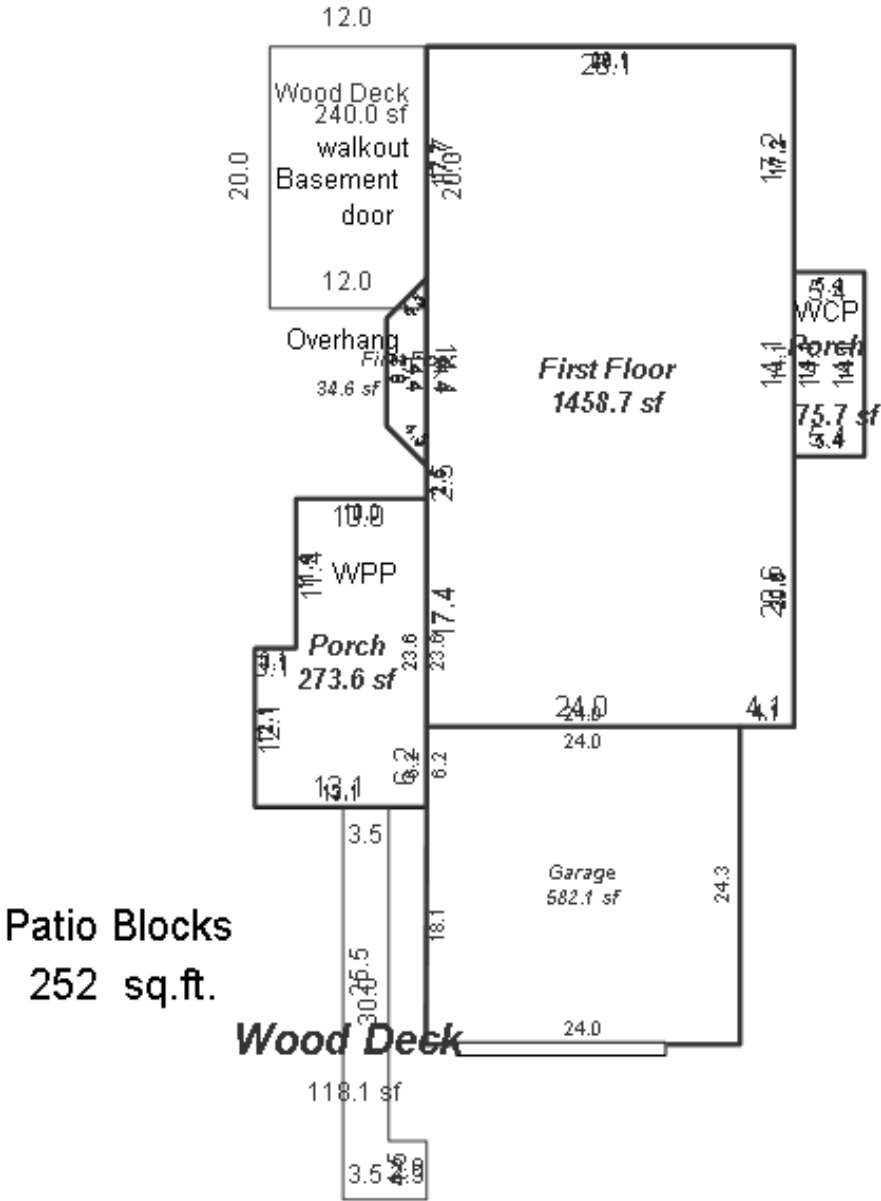
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	105,300	217,900	323,200			206,353C
2024	92,800	187,700	280,500			200,149C
2023	77,300	175,000	252,300			190,619C
2022	63,000	119,400	182,400			181,542C

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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: 1998 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								75 273 240 118	WCP (1 Story) WPP Composite Treated Wood		
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 1,492 Total Base New : 311,795 Total Depr Cost: 226,744 Estimated T.C.V: 430,814			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1998	Remodeled 0	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1458 SF Floor Area = 1492 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C		Blt 1998				
Condition: Average		Lg X Ord Small		150 Amps Service			Building Areas			Cost New		Depr. Cost				
Room List		Doors Solid X H.C.		No./Qual. of Fixtures			Stories Exterior Foundation Size									
1 Basement 2 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Ex. X Ord. Min			1 Story Siding Basement 1,458									
(1) Exterior		Kitchen: Linoleum Other: Hardwood Other: Carpeted		No. of Elec. Outlets			1 Story Siding Overhang 34			Total: 214,920		161,189				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Other Additions/Adjustments			Recreation Room 1458		28,387 14,193				
X	Insulation	X Drywall		(13) Plumbing			Plumbing			Basement, Outside Entrance, Below Grade 1		2,578 1,933				
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 1		4,899 3,674				
X	Many Avg. Few	X	Large Avg. Small	Basement: 1458 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Water Well, 100 Feet 1		5,849 4,387				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WCP (1 Story) 75		4,114 3,085				
X	Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:			Deck			WPP 273		5,072 3,804				
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Garages			Treated Wood 118		2,930 2,197				
(3) Roof		1458 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Composite 240		4,834 3,625				
X	Gable Hip Flat	Gambrel Mansard Shed					Base Cost 576			Common Wall: 1 Wall 1		-2,235 -1,676				
X	Asphalt Shingle	(10) Floor Support					Door Opener 1					550 412				
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					<<<<< 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.
PENTECOST MELORA L	KASMERKY JOHN T & HEATHE	0	04/23/2004	WD	03-ARM'S LENGTH	800:986	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W GLENWAY LN	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 5					
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KASMERKY JOHN T & HEATHER T 3690 W GLENWAY LN MAPLE CITY MI 49664	2025 Est TCV 125,740					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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	X	Dirt Road		D 100' @ 1300/	76.50	586.49	1.0693	1.1825	1300 100	BROOKS LAKE	125,740
--	---	-----------	--	----------------	-------	--------	--------	--------	----------	-------------	---------

		Gravel Road		77 Actual Front Feet, 1.03 Total Acres		Total Est. Land Value =				125,740
--	--	-------------	--	----------------------------------------	--	-------------------------	--	--	--	---------

	X	Paved Road								
--	---	------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

	X	Rolling								
--	---	---------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

	Who	When	What	2025	62,900	0	62,900			38,925C
--	-----	------	------	------	--------	---	--------	--	--	---------

			TPC 06/27/2019 INSPECTED	2024	58,000	0	58,000			37,755C
--	--	--	--------------------------	------	--------	---	--------	--	--	---------

			WAS 11/09/2009 INSPECTED	2023	48,400	0	48,400			35,958C
--	--	--	--------------------------	------	--------	---	--------	--	--	---------

			TPC 12/11/2011 INSPECTED	2022	45,900	0	45,900			34,246C
--	--	--	--------------------------	------	--------	---	--------	--	--	---------



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

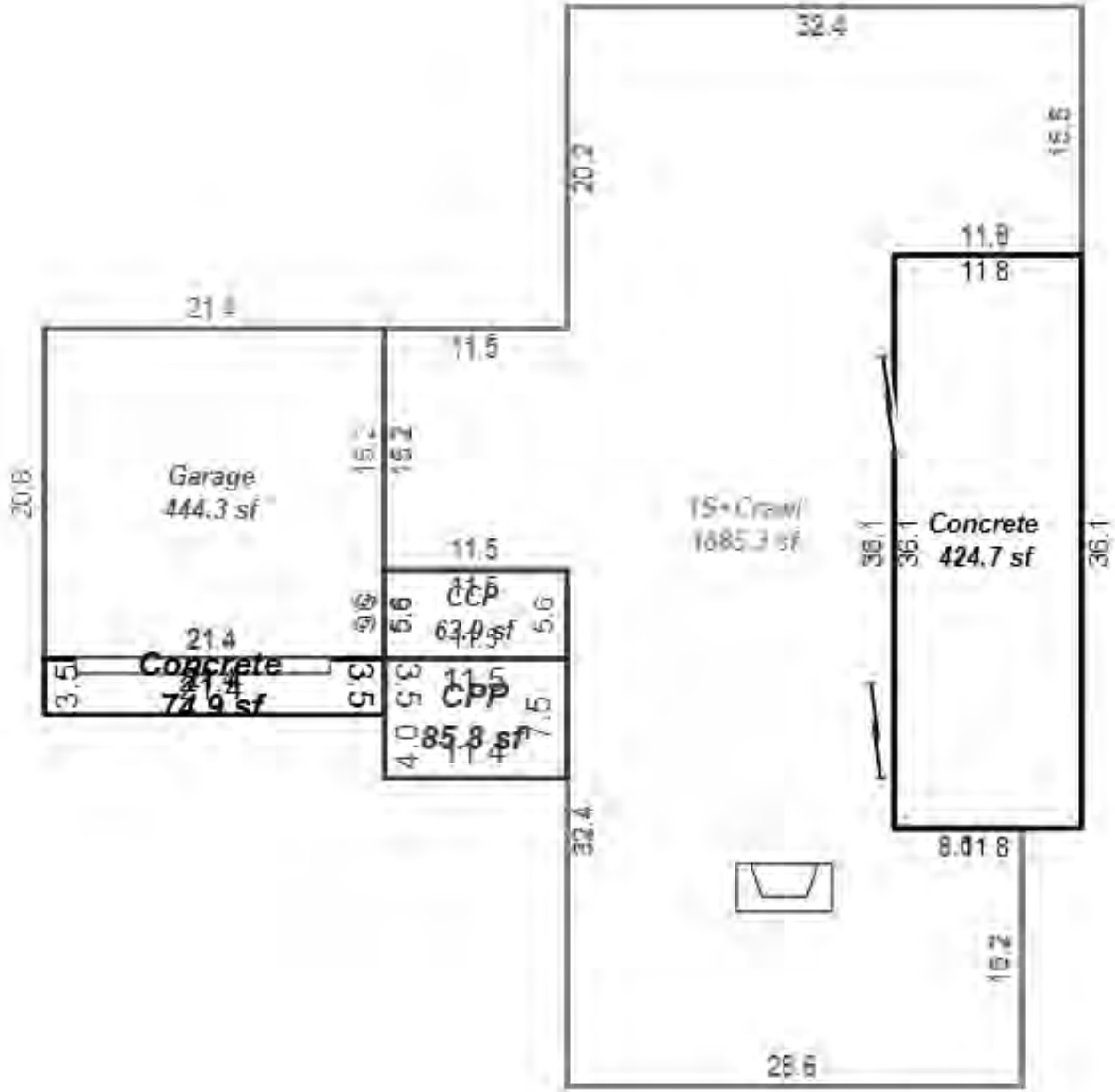
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HAMPTON WILLIAM P TRUST	DUFF JAMES G & BEVERLY L	2,300,000	10/07/2024	WD	03-ARM'S LENGTH	2024004794	PROPERTY TRANSFER	100.0			
HAMPTON WILLIAM P TRUST	HAMPTON WILLIAM P TRUST	0	08/23/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0			
HAMPTON ELIZABETH B	HAMPTON WILLIAM P	0	01/11/1993	QC	09-FAMILY	356P685	OTHER	0.0			
MOODY BIBLE INSTITUTE OF	HAMPTON WILLIAM P & ELIZ	65,000	08/17/1977	WD	03-ARM'S LENGTH	192P854	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7212 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/15/2016	PM16-0387				
		P.R.E. 100% 10/16/2024									
Owner's Name/Address		MAP #: 5		2025 Est TCV 1,988,271 TCV/TFA: 1054.7							
		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP A 20000	100.00	300.56	1.0000	0.8095	20000	100	1,618,973
				100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =	1,618,973	
Tax Description		Dirt Road		Land Improvement Cost Estimates							
L1327P346 AFF EASEMENT L175 P374 L356		Gravel Road		Description		Rate	Size	% Good	Cash Value		
P685 L366 P549/93 PRT GOVT LOT 2 COM AT		Paved Road		D/W/P: 3.5 Concrete		6.21	424	0	0		
NW SEC COR TH S 1394.91 FT TH ALG SHR AS		Storm Sewer		Residential Local Cost Land Improvements							
FOLLOWS: S 17 DEG 50' E 135.27 FT, S 30		Sidewalk		Description		Rate	Size	% Good	Cash Value		
DEG 12' 45" E 145.53 FT, S 35 DEG 40' 15"		Water		LAND IMPROVEMENTS 5		5,000.00	1	100	5,000		
E 136.42 FT,S 42 DEG 49' E 214.0 FT, S 52		Sewer		Total Estimated Land Improvements True Cash Value = 5,000							
DEG 38' 30" E 138.51 FT, S 36 DEG 44' E		Electric									
540.76 FT, S 40 DEG 43' 45" E 281.17 FT		Gas									
TO POB TH LEAVING SHR N 58 DEG 20' 05" E		Curb									
172.18FT TH N 20 DEG 01' 40" E 27.33 FT		Street Lights									
TH S 43 DEG 30' 45" E 17.31 FT TO PT "A"		Standard Utilities									
TH N63 DEG 34' 05" E 180.32 FT TH S 8 DEG		Underground Utils.									
58' 45" E ALG CREEK 67 22 FT TH S 7 DEG		Topography of Site									
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Rolling		2025	809,500	184,600	994,100			994,100S	
		Low		2024	641,900	181,600	823,500		823,500A	314,798C	
		High		2023	596,100	137,100	733,200			299,808C	
		Landscaped		2022	474,700	112,600	587,300			285,532C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC 04/22/2024	INSPECTED								
		TPC 10/22/2018	INSPECTED								
		TPC 04/25/2012	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 85	Type CCP (1 Story) CPP	Year Built: 1958 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 444 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Class: CD Effec. Age: 45 Floor Area: 1,885 Total Base New : 245,315 Total Depr Cost: 134,925 Estimated T.C.V: 364,298			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1958	Remodeled 1977	Ex	X Ord	Min	(12) Electric 150 Amps Service			No./Qual. of Fixtures X Ex. Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,885 Total: 204,884 112,687			Cls CD Blt 1958				
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets X Many Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,238 681 3 Fixture Bath 1 3,887 2,138 Water/Sewer 1000 Gal Septic 1 4,582 2,520 Water Well, 100 Feet 1 5,680 3,124 Porches CCP (1 Story) 60 1,642 903 CPP 85 1,661 914 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 444 16,632 9,148 Common Wall: 1 Wall 1 -2,060 -1,133 Door Opener 1 489 269 Built-Ins Appliance Allow. 1 1,947 1,071 Fireplaces Interior 1 Story 1 4,733 2,603 Totals: 245,315 134,925			Notes: ECF (4080 BIG GLEN) 2.700 => TCY: 364,298					
Room List		Doors	Solid X H.C.	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:														
7	Basement	(5) Floors		(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:														
1st Floor		Kitchen: Hardwood Other: Carpeted Other: Hardwood																
2nd Floor		(6) Ceilings X Drywall																
3 Bedrooms		(7) Excavation Basement: 0 S.F. Crawl: 1885 S.F. Slab: 0 S.F. Height to Joists: 0.0																
(1) Exterior		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
Wood/Shingle		(9) Basement Finish																
Aluminum/Vinyl																		
Brick																		
X Stone																		
X Insulation																		
(2) Windows																		
X Many	X Large																	
Avg.	X Avg.																	
Few	Small																	
X Wood Sash																		
Metal Sash																		
Vinyl Sash																		
X Double Hung																		
Horiz. Slide																		
Casement																		
Double Glass																		
Patio Doors																		
X Storms & Screens																		
(3) Roof																		
X Gable	X Gambrel																	
Hip	Mansard																	
Flat	Shed																	
X Asphalt Shingle																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DUFF JAMES G & BEVERLY L	DUFF JAMES G & BEVERLY L	0	12/01/2016	QC	09-FAMILY	1280P7	PROPERTY TRANSFER	0.0				
DUFF JAMES G & BEVERLY L	LEELANAU CONSERVANCY 9ACR	0	09/25/2014	OTH	03-ARM'S LENGTH	1210P109	OTHER	0.0				
DUFF JAMES G & BEVERLY L		0	09/02/2010	OTH	33-TO BE DETERMINED	L10P33	DEED	0.0				
MEINHARD ESTATE	DUFF JAMES G & BEVERLY L	0	11/16/2009	QC	09-FAMILY	2009 1033-427Q	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7200 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		FENCE		08/03/2018	LU18-19	100% FINIS				
		P.R.E. 100% 01/16/2008		DEQ WATER RESOURCES DIVISI		10/04/2010	10450053	INSPECTED				
Owner's Name/Address		MAP #: 5		Mechanical		08/12/2008	PM08-0331					
DUFF JAMES G & BEVERLY L 7200 S DUNNS FARM RD MAPLE CITY MI 49664		2025 Est TCV 7,249,293 TCV/TFA: 991.02		Plumbing		08/12/2008	PP08-0172					
		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors * GLEN LAKE FRONTAGE								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 20000	196.51	696.70	0.8966	0.9988	20000	100		3,519,710
				OFF WATER RURAL TYPE	11.06 Acres		14000	100				154,798
				OFF WATER CONSERVATION EA	9.14 Acres		1200	100				10,968
				197 Actual Front Feet, 23.34 Total Acres Total Est. Land Value = 3,685,476								
Tax Description				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good				Cash Value	
				Fencing: Wd, Split, 3 Rail	22.27	100	50				1,113	
				Fencing: Wd, Solid, 6 ft.	38.30	142	50				2,719	
				Fencing: Wd, Solid, 5 ft.	34.22	33	50				564	
				D/W/P: Asphalt Paving	3.96	660	50				1,307	
				D/W/P: Asphalt Paving	3.96	1400	50				2,772	
				D/W/P: Asphalt Paving	3.96	17000	50				33,660	
				D/W/P: Asphalt Paving	3.96	2250	50				4,455	
				Wood Frame	57.79	28	50				809	
				Wood Frame	46.55	84	50				1,955	
				Total Estimated Land Improvements True Cash Value = 49,354								
		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	2025	1,842,700	1,781,900	3,624,600			2,159,320C	
		TPC 11/10/2022 INSPECTED			2024	1,356,000	2,166,400	3,522,400			2,094,394C	
		TPC 10/17/2018 INSPECTED			2023	1,262,100	1,634,000	2,896,100			1,994,661C	
		TPC 04/25/2012 INSPECTED			2022	889,500	1,409,600	2,299,100			1,899,678C	

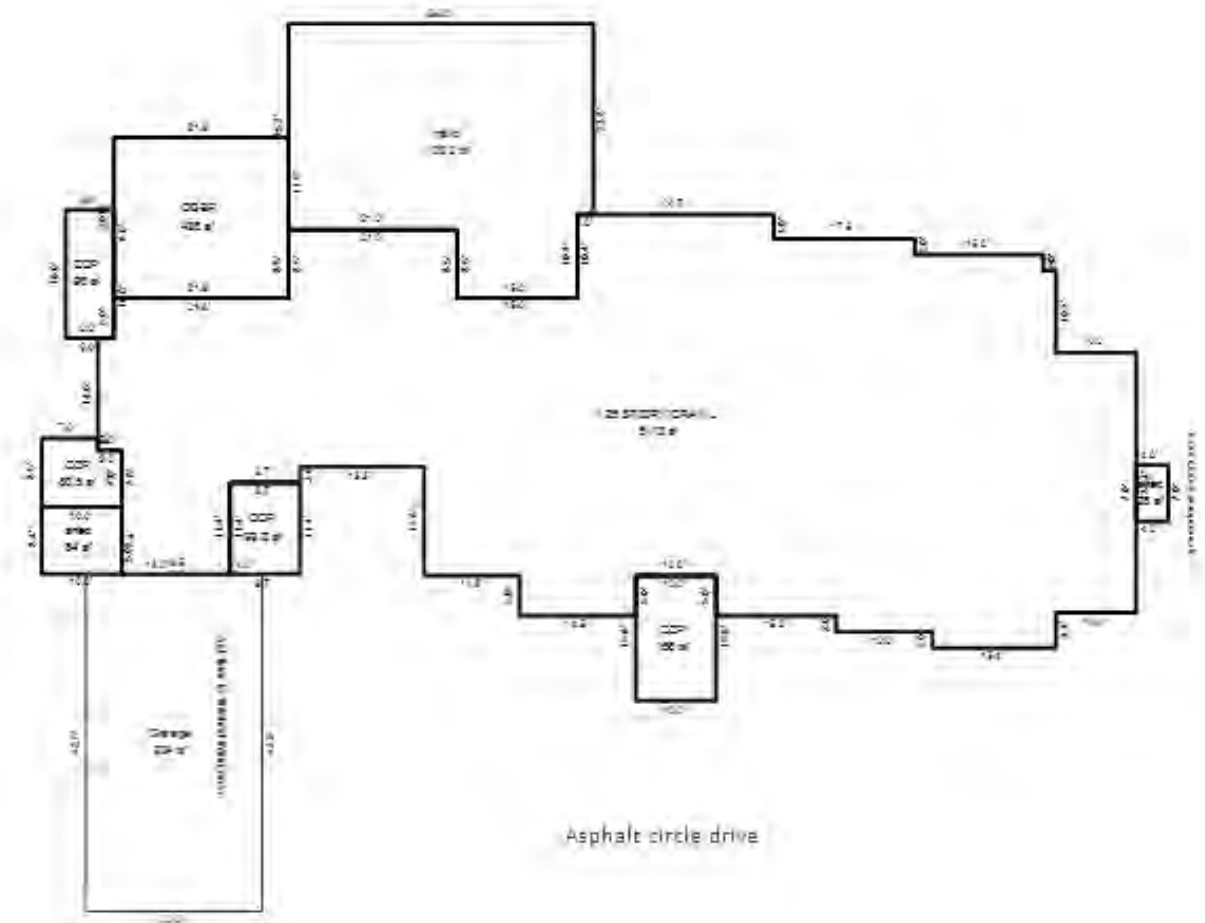


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 Car Capacity: 3.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 966 % 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: B +10 Effec. Age: 18 Floor Area: 7,315 Total Base New : 1,587,403 Total Depr Cost: 1,301,653 Estimated T.C.V: 3,514,463	156 99 80 96 436 1100	CCP (1 Story) CCP (1 Story) CCP (1 Story) CCP (1 Story) CGEP (1 Story) CPP				
Building Style: 1.25 STORY		X	Drywall Paneled	X	Plaster Wood T&G												
Yr Built 2004		Remodeled 0		X	Ex	Ord	Min										
Condition: Average				Size of Closets													
Room List		X	Lg	Ord	Small												
16 6		Basement 1st Floor 2nd Floor Bedrooms		X	Solid		H.C.										
(1) Exterior		(5) Floors															
X		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X		Insulation	X	Wood													
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 5113 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle Wood Shake	(10) Floor Support															
Chimney: Stone		Joists: 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)																
7	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
		(14) Water/Sewer															
1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
		Lump Sum Items:															
		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY															
		(11) Heating System: Forced Heat & Cool															
		Ground Area = 5113 SF Floor Area = 7315 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82															
		Building Areas															
	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost											
1.25 Story	Siding	Crawl Space	5,113														
1 Story	Siding	Overhang	924														
	Total:		1,226,807		1,005,965												
		Other Additions/Adjustments															
		Plumbing															
	Average Fixture(s)		1	3,337	2,736												
	3 Fixture Bath		6	63,160	51,791												
		Water/Sewer															
	2000 Gal Septic		2	24,012	19,690												
	Water Well, 200 Feet		1	12,442	10,202												
		Porches															
	CCP (1 Story)		156	6,087	4,991												
	CCP (1 Story)		99	3,975	3,259												
	CCP (1 Story)		80	3,282	2,691												
	CCP (1 Story)		96	3,868	3,172												
	CGEP (1 Story)		436	36,358	29,814												
	CPP		1100	18,304	15,009												
		Garages															
		Class: B Exterior: Siding Foundation: 42 Inch (Finished)															
	Base Cost		966	64,732	53,080												
	Common Wall: 1 Wall		1	-3,672	-3,011												
	Door Opener		3	2,312	1,896												
		Class: B Exterior: Siding Foundation: 42 Inch (Finished)															
	Door Opener		3	2,312	1,896												
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



to house #7212

Asphalt Drive  
road 3miles x 11 feet

Stone pillars at drive entrance

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ESTATE OF MEINHARD WILLIA	DUFF JAMES G & BEVERLY L	25,000	12/16/2009	WD	03-ARM'S LENGTH	1033/427	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NONE	Building Permit(s)	Date	Number	Status
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S BIRCHWAY DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 09/21/2011					

Owner's Name/Address	MAP #:
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DUFF JAMES G & BEVERLY L 7200 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 27,868
-------------------------------------------------------------------------	---------------------

Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
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Public Improvements	* Factors *
Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 20000 33.00 356.00 1.0000 0.8445 20000 5 NORTH CHANNEL PROPERTY - W 33 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 27,868	

**Tax Description**  
 PART OF GOV LOTS 1 & 2 SEC 31, T29 N, R13 W, DESC AS: A 33 FT WIDE PARCEL OF LAND BETWEEN WATERS OF GLEN LAKE & BROOK HARBOR LAKE, BEARING A BOAT CHANNEL WITH MAINTENANCE LANE, DESC AS FOLLOWS: COM AT NW CNR POST OF SEC 31, TH S 1394.91 FT ON THE WESTERN SEC LINE TO MEANDER POST ON THE SHORELINE OF GLEN LAKE, TH S 17° 50' E, 135.27 FT, TH S 30° 12'45" E, 101.54 FT, TO POB, TH S 33.04 FEET, TH N57° 01' 30" E, 355.34 FT, ALONG NORTHERLY LINE OF HARBOR ISLAND SUB TO SHORE OF BROOK HARBOR LAKE, TH N 23° 38' 10" W, 33 FT

- 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



MENT MARKING THE ESORT, TH S 54° O POB. SAID PARCEL S ON GLEN LAKE, CHANNEL EASEMENT S.

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	13,900	0	13,900			13,098C
PSC	08/02/2017	INSPECTED	2024	14,400	0	14,400			12,705C
			2023	12,100	0	12,100			12,100S
			2022	12,400	0	12,400			12,400S

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



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

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 5

Owner's Name/Address: BROOKHAVEN LTD  
 C/O CARL BARNES TREASURER  
 44 RIDGEMOOR DR  
 ST LOUIS MO 63105

2025 Est TCV 135,508

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Improved X Vacant \* Factors \*

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

X Dirt Road A 100' @ 600/FF 300.00 363.00 0.7488 0.9760 600 100 131,561

X Gravel Road A 100' @ 600/FF 18.00 363.00 0.7488 0.9760 600 50 SURPLUS: ZONING 100 FT

X Paved Road 318 Actual Front Feet, 2.65 Total Acres Total Est. Land Value = 135,508

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
2025	67,800	0	67,800			30,803C
2024	60,700	0	60,700			29,877C
2023	48,500	0	48,500			28,455C
2022	57,200	0	57,200			27,100C

Who When What

TPC 05/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED

TPC 10/26/2016 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROOKHAVEN LTD	C&U POSTER ADVERTISING CO	0	12/21/2020	QC	09-FAMILY	2020009094	PROPERTY TRANSFER	0.0
THOMAS N J LIVING TRUST	C&U POSTER ADVERTISING CO	0	06/28/1996	WD	16-LC PAYOFF	L1188P573	DEED	0.0
THOMAS N J LIVING TRUST	C&U POSTER ADVERTISING CO	0	05/30/1995	WD	16-LC PAYOFF	364P670 & L118	DEED	0.0
THOMAS N J LIVING TRUST	C&U POSTER ADVERTISING CO	0	06/14/1994	WD	16-LC PAYOFF	L1188P565	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7281 S BROOKS RD	School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING	05/13/2004	PP04-0150	
	P.R.E. 0%		ELECTRICAL	05/07/2004	PE04-0236	
Owner's Name/Address	MAP #: 5		Res. Add/Alter/Repair	04/05/2004	PB04-0074	
C&U POSTER ADVERTISING CO POPE KIP 1806 MAYNARD DR CHAMPAIGN IL 61822	2025 Est TCV 2,896,815 TCV/TFA: 1449.8		ADDITION/ALTERATION	02/08/2004	2045	

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 20000	100.00	378.25	0.8923	0.8574	20000	100		1,529,989	
GROUP A 20000	100.38	378.25	0.8923	0.8574	20000	50	SURPLUS: ZONING	767,902	
200 Actual Front Feet, 1.74 Total Acres			Total Est. Land Value =					2,297,891	

Tax Description			Land Improvement Cost Estimates				Residential Local Cost Land Improvements			
Description	Rate	Size	% Good	Cash Value		Description	Rate	Size	% Good	Cash Value
X Dirt Road	6.63	500	0	0		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
X Gravel Road	3.12	4275	0	0		Total Estimated Land Improvements True Cash Value = 8,453				
X Paved Road	27.95	126	50	1,761						
X Storm Sewer	28.20	120	50	1,692						
X Sidewalk										
X Water Sewer										
X Electric										
X Gas										
X Curb										
X Street Lights										
X Standard Utilities										
X Underground Utils.										



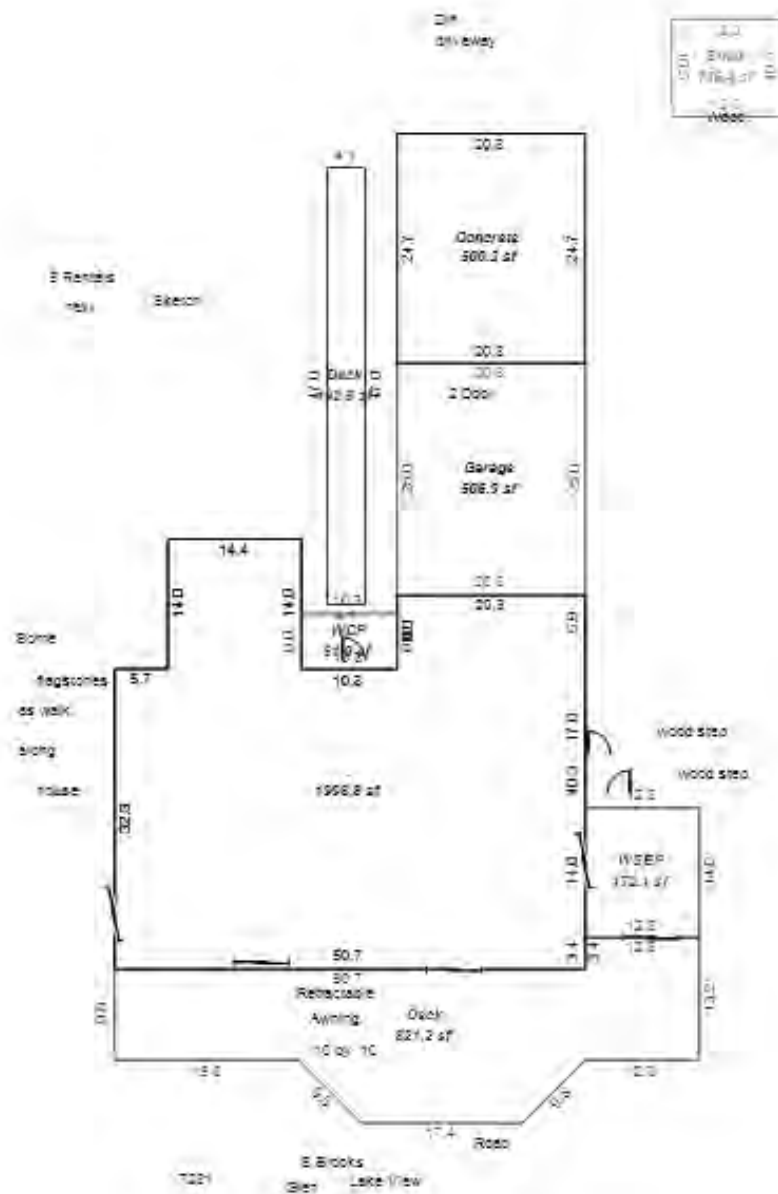
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	1,148,900	299,500	1,448,400			274,662C
TPC 10/23/2018	INSPECTED		2024	1,145,100	294,600	1,439,700			266,404C
TPC 12/31/2015	INSPECTED		2023	1,063,300	222,400	1,285,700			253,719C
WAS 09/30/2007	INSPECTED		2022	799,200	182,500	981,700			241,638C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 506 % 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.		Central Air Wood Furnace																																																											
Building Style: 1 STORY		Yr Built Remodeled 1950 1981		Condition: Average		Room List		Basement 7 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(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		1 Public Water 1 Public Sewer 1 Water Well 4 1000 Gal Septic 4 2000 Gal Septic	Lump Sum Items:																																														
(1) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 1998 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1998 SF Floor Area = 1998 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,998		Total: 259,230 168,487		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 966		Water/Sewer		1000 Gal Septic 4 19,595 12,737		Water Well, 100 Feet 1 5,849 3,802		Porches		WSEP (1 Story) 172 9,157 5,952		WCP (1 Story) 61 3,587 2,332		Deck		Treated Wood w/Roof (Deck Portion) 60 1,972 1,282		Treated Wood w/Roof (Roof portion) 60 1,172 762		Treated Wood 102 2,613 1,698		Treated Wood 821 10,739 6,980		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 506 20,518 13,337		Common Wall: 1 Wall 1 -2,235 -1,453		Built-Ins		Appliance Allow. 1 2,786 1,811		Totals: 336,469 218,693		Notes: 7281 HOUSE		ECF (4080 BIG GLEN) 2.700 => TCV: 590,471	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 1998 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1998 SF Floor Area = 1998 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,998		Total: 259,230 168,487		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 966		Water/Sewer		1000 Gal Septic 4 19,595 12,737		Water Well, 100 Feet 1 5,849 3,802		Porches		WSEP (1 Story) 172 9,157 5,952		WCP (1 Story) 61 3,587 2,332		Deck		Treated Wood w/Roof (Deck Portion) 60 1,972 1,282		Treated Wood w/Roof (Roof portion) 60 1,172 762		Treated Wood 102 2,613 1,698		Treated Wood 821 10,739 6,980		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 506 20,518 13,337		Common Wall: 1 Wall 1 -2,235 -1,453		Built-Ins		Appliance Allow. 1 2,786 1,811		Totals: 336,469 218,693		Notes: 7281 HOUSE		ECF (4080 BIG GLEN) 2.700 => TCV: 590,471	
(2) Windows		(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 1998 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1998 SF Floor Area = 1998 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,998		Total: 259,230 168,487		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 966		Water/Sewer		1000 Gal Septic 4 19,595 12,737		Water Well, 100 Feet 1 5,849 3,802		Porches		WSEP (1 Story) 172 9,157 5,952		WCP (1 Story) 61 3,587 2,332		Deck		Treated Wood w/Roof (Deck Portion) 60 1,972 1,282		Treated Wood w/Roof (Roof portion) 60 1,172 762		Treated Wood 102 2,613 1,698		Treated Wood 821 10,739 6,980		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 506 20,518 13,337		Common Wall: 1 Wall 1 -2,235 -1,453		Built-Ins		Appliance Allow. 1 2,786 1,811		Totals: 336,469 218,693		Notes: 7281 HOUSE		ECF (4080 BIG GLEN) 2.700 => TCV: 590,471	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1998 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1998 SF Floor Area = 1998 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,998		Total: 259,230 168,487		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 966		Water/Sewer		1000 Gal Septic 4 19,595 12,737		Water Well, 100 Feet 1 5,849 3,802		Porches		WSEP (1 Story) 172 9,157 5,952		WCP (1 Story) 61 3,587 2,332		Deck		Treated Wood w/Roof (Deck Portion) 60 1,972 1,282		Treated Wood w/Roof (Roof portion) 60 1,172 762		Treated Wood 102 2,613 1,698		Treated Wood 821 10,739 6,980		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 506 20,518 13,337		Common Wall: 1 Wall 1 -2,235 -1,453		Built-Ins		Appliance Allow. 1 2,786 1,811		Totals: 336,469 218,693		Notes: 7281 HOUSE		ECF (4080 BIG GLEN) 2.700 => TCV: 590,471					
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1998 SF Floor Area = 1998 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,998		Total: 259,230 168,487		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 966		Water/Sewer		1000 Gal Septic 4 19,595 12,737		Water Well, 100 Feet 1 5,849 3,802		Porches		WSEP (1 Story) 172 9,157 5,952		WCP (1 Story) 61 3,587 2,332		Deck		Treated Wood w/Roof (Deck Portion) 60 1,972 1,282		Treated Wood w/Roof (Roof portion) 60 1,172 762		Treated Wood 102 2,613 1,698		Treated Wood 821 10,739 6,980		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 506 20,518 13,337		Common Wall: 1 Wall 1 -2,235 -1,453		Built-Ins		Appliance Allow. 1 2,786 1,811		Totals: 336,469 218,693		Notes: 7281 HOUSE		ECF (4080 BIG GLEN) 2.700 => TCV: 590,471									
(3) Roof		(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:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1998 SF Floor Area = 1998 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,998		Total: 259,230 168,487		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 966		Water/Sewer		1000 Gal Septic 4 19,595 12,737		Water Well, 100 Feet 1 5,849 3,802		Porches		WSEP (1 Story) 172 9,157 5,952		WCP (1 Story) 61 3,587 2,332		Deck		Treated Wood w/Roof (Deck Portion) 60 1,972 1,282		Treated Wood w/Roof (Roof portion) 60 1,172 762		Treated Wood 102 2,613 1,698		Treated Wood 821 10,739 6,980		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 506 20,518 13,337		Common Wall: 1 Wall 1 -2,235 -1,453		Built-Ins		Appliance Allow. 1 2,786 1,811		Totals: 336,469 218,693		Notes: 7281 HOUSE		ECF (4080 BIG GLEN) 2.700 => TCV: 590,471									
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:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1998 SF Floor Area = 1998 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,998		Total: 259,230 168,487		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 966		Water/Sewer		1000 Gal Septic 4 19,595 12,737		Water Well, 100 Feet 1 5,849 3,802		Porches		WSEP (1 Story) 172 9,157 5,952		WCP (1 Story) 61 3,587 2,332		Deck		Treated Wood w/Roof (Deck Portion) 60 1,972 1,282		Treated Wood w/Roof (Roof portion) 60 1,172 762		Treated Wood 102 2,613 1,698		Treated Wood 821 10,739 6,980		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 506 20,518 13,337		Common Wall: 1 Wall 1 -2,235 -1,453		Built-Ins		Appliance Allow. 1 2,786 1,811		Totals: 336,469 218,693		Notes: 7281 HOUSE		ECF (4080 BIG GLEN) 2.700 => TCV: 590,471														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1998 SF Floor Area = 1998 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,998		Total: 259,230 168,487		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 966		Water/Sewer		1000 Gal Septic 4 19,595 12,737		Water Well, 100 Feet 1 5,849 3,802		Porches		WSEP (1 Story) 172 9,157 5,952		WCP (1 Story) 61 3,587 2,332		Deck		Treated Wood w/Roof (Deck Portion) 60 1,972 1,282		Treated Wood w/Roof (Roof portion) 60 1,172 762		Treated Wood 102 2,613 1,698		Treated Wood 821 10,739 6,980		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 506 20,518 13,337		Common Wall: 1 Wall 1 -2,235 -1,453		Built-Ins		Appliance Allow. 1 2,786 1,811		Totals: 336,469 218,693		Notes: 7281 HOUSE		ECF (4080 BIG GLEN) 2.700 => TCV: 590,471																	
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1998 SF Floor Area = 1998 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,998		Total: 259,230 168,487		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 966		Water/Sewer		1000 Gal Septic 4 19,595 12,737		Water Well, 100 Feet 1 5,849 3,802		Porches		WSEP (1 Story) 172 9,157 5,952		WCP (1 Story) 61 3,587 2,332		Deck		Treated Wood w/Roof (Deck Portion) 60 1,972 1,282		Treated Wood w/Roof (Roof portion) 60 1,172 762		Treated Wood 102 2,613 1,698		Treated Wood 821 10,739 6,980		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 506 20,518 13,337		Common Wall: 1 Wall 1 -2,235 -1,453		Built-Ins		Appliance Allow. 1 2,786 1,811		Totals: 336,469 218,693		Notes: 7281 HOUSE		ECF (4080 BIG GLEN) 2.700 => TCV: 590,471																	

\*\*\* 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.
C&U POSTER ADVERTISING CO	BROOKHAVEN LTD	0	12/21/2020	QC	09-FAMILY	2020009095	PROPERTY TRANSFER	0.0
THOMAS NORMA J LIVING TRU	BROOKHAVEN LTD	0	08/14/1989	WD	03-ARM'S LENGTH	L1190P573 & P5	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7273 S BROOKS RD 5	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/18/2020	PE20-0186	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	05/18/2020	PE20-0187	100% FINIS
BROOKHAVEN LTD 44 RIDGEMOOR DR SAINT LOUIS MO 63105	MAP #:		Electrical	10/19/2018	PE18-0638	100% FINIS
	2025 Est TCV 951,464 TCV/TFA: 333.50		Electrical	10/09/2018	PE18-0605	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
	Public Improvements			* Factors *								
(SECTION 31 ONLY-AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT)	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A PARCEL OF LAND IN SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 THENCE SOUTH 01°18'26" WEST, 707.60 FEET ALONG THE WEST LINE OF SECTION 31 (BEING THE EAST LINE OF SECTION 36) AND THE CENTERLINE OF BROOKS ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 76°49'22" EAST, 186.11 FEET THENCE SOUTH 0 1 ° 16'39" WEST. 99. 90 FEET;	Gravel Road			D 100' @ 1300/	704.00	240.69	0.6139	0.9464	1300	100		531,752
	Paved Road			704 Actual Front Feet, 3.89 Total Acres Total Est. Land Value = 531,752								
	Storm Sewer			Land Improvement Cost Estimates								
	Sidewalk			Description					Rate	Size	% Good	Cash Value
	Water			Wood Frame					25.07	96	50	1,203
	Sewer			Total Estimated Land Improvements True Cash Value = 1,203								
	Electric											
	Gas											
	Curb											
	Street Lights											
	Standard Utilities											
	Underground Utils.											

(SECTION 31 ONLY-AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT)  
 A PARCEL OF LAND IN SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 THENCE SOUTH 01°18'26" WEST, 707.60 FEET ALONG THE WEST LINE OF SECTION 31 (BEING THE EAST LINE OF SECTION 36) AND THE CENTERLINE OF BROOKS ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 76°49'22" EAST, 186.11 FEET THENCE SOUTH 0 1 ° 16'39" WEST. 99. 90 FEET;



EAST, 424.58  
 '43" WEST, 100.05  
 3'24" WEST, 52.29  
 '13" WEST, 175.43  
 '55" WEST, 80.00  
 '13" WEST, 60.00  
 '59" WEST, 55.00  
 '00" WEST, 23.20  
 N ON FILE\*\*\*

GLEN  
 0 completed ;  
 1-035-10;  
 -035-11;

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

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	10/24/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	265,900	209,800	475,700			239,634C
2024	245,400	206,800	452,200			232,429C
2023	204,500	158,600	363,100			221,361C
2022	123,200	181,500	304,700			210,820C

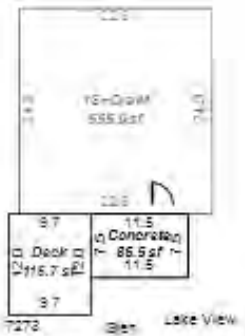
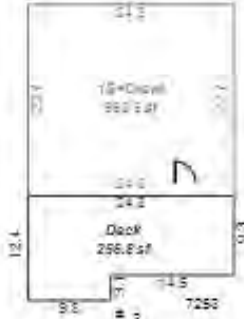
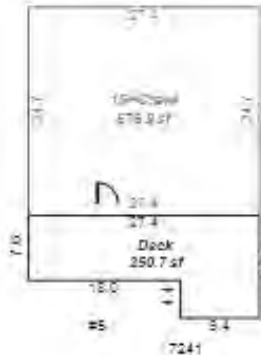
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 86 116	Type CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 35 Floor Area: 559 Total Base New : 73,328 Total Depr Cost: 47,664 Estimated T.C.V: 81,028			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 559 SF Floor Area = 559 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls D Blt 1950				
Yr Built 1950 UNI	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets		60 Amps Service			Plumbing			Other Additions/Adjustments		Total:		66,365 43,138			
Room List		Doors	Solid	X	H.C.	(12) Electric			Plumbing		Deck		Built-Ins		Notes: 7273 UNIT1		
3	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Tile Other:			No. of Elec. Outlets			Plumbing		Plumbing		Porches		CPP	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Deck		Plumbing		Porches		CPP	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 559 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Deck		Plumbing		Porches		CPP	
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 559 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Deck		Plumbing		Porches		CPP	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 559 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Deck		Plumbing		Porches		CPP	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Basement: 0 S.F. Crawl: 559 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Deck		Plumbing		Porches		CPP	
(3) Roof		(10) Floor Support		Basement: 0 S.F. Crawl: 559 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Deck		Plumbing		Porches		CPP	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Deck		Plumbing		Porches		CPP		
X	Asphalt Shingle	(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Deck		Plumbing		Porches		CPP	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Deck		Plumbing		Porches		CPP	
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Deck		Plumbing		Porches		CPP	

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□ wood sheds  
 8x10  
 Asphalt  
 Tennis Court  
 85  
 45  
 50%  
 (Good)



Block Haven  
 Rentals

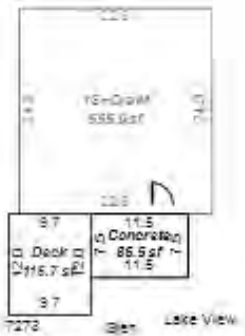
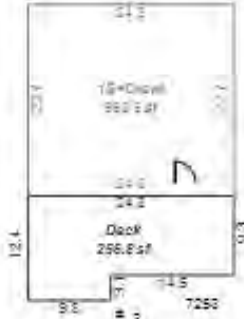
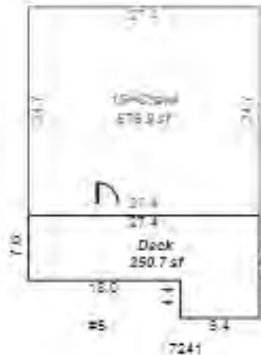
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90	Type CSEP (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											
Building Style: 1 STORY		X	Drywall		Plaster Wood T&G											
Yr Built 1950 UNI		Remodeled 0	Ex	Ord	X	Min										
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors	Lg	Ord	X	Small										
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Tile Other:											
(1) Exterior		(6) Ceilings			(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				60 Amps Service											
(2) Windows		(7) Excavation			No./Qual. of Fixtures											
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 536 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex.	Ord.	X	Min								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			No. of Elec. Outlets											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many	Ave.	X	Few								
(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) 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			(14) Water/Sewer											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
		Lump Sum Items:			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 536 SF Floor Area = 536 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 536 Total: 64,089 41,659 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,032 671 Porches CSEP (1 Story) 90 3,653 2,374 Built-Ins Appliance Allow. 1 1,650 1,072 Totals: 70,424 45,776 Notes: 7261 UNIT 2 ECF (2201 COMMERCIAL) 1.700 => TCV: 77,819											

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



□ wood sheds  
 8x10  
 Asphalt  
 Tennis Court  
 85  
 45  
 50%  
 (Good)



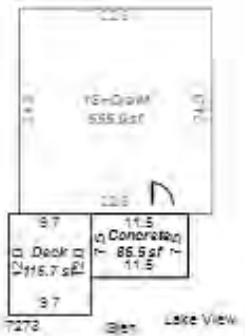
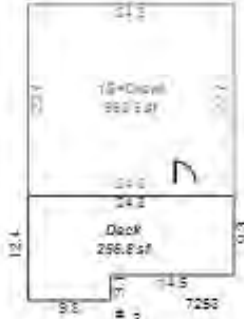
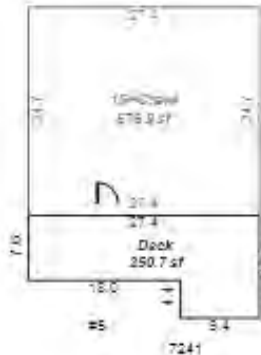
Block Haven  
 Rentals

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: 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	X	Paneled		Plaster Wood T&G								
Yr Built 1950 UNI		Remodeled 0	Ex	Ord	X	Min									
Condition: Average		Trim & Decoration			Size of Closets										
Room List		Doors	Lg	Ord	X	Small									
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Tile Other:										
(1) Exterior		(6) Ceilings			(12) Electric										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No./Qual. of Fixtures			60 Amps Service										
(2) Windows		No. of Elec. Outlets			Ex. Ord. X Min										
	Many Avg. Few		Large Avg. Small		Many Ave. X Few										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(13) Plumbing										
(3) Roof		Basement: 0 S.F. Crawl: 553 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										
X	Gable Hip Flat		Large Avg. Small		(14) Water/Sewer										
X	Asphalt Shingle	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney: Brick		(9) Basement Finish			Lump Sum Items:										
		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
					Joists: Unsupported Len: Cntr.Sup:										
Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 553 SF Floor Area = 553 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 553 Total: 65,774 42,754 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,032 671 Deck Treated Wood 256 4,682 3,043 Built-Ins Appliance Allow. 1 1,650 1,072 Totals: 73,138 47,540 Notes: 7253 UNIT 3 ECF (2201 COMMERCIAL) 1.700 => TCV: 80,818										E.C.F. X 1.700		Cls D Blt 1950			

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□ wood sheds  
 8x10  
 Asphalt  
 Tennis Court  
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 50%  
 (Good)



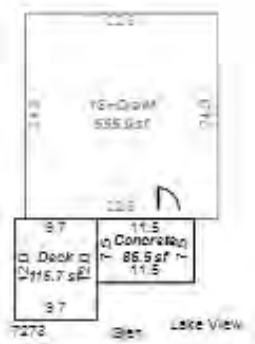
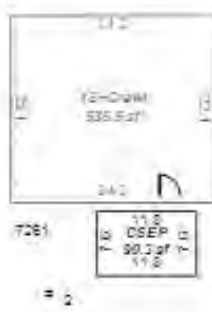
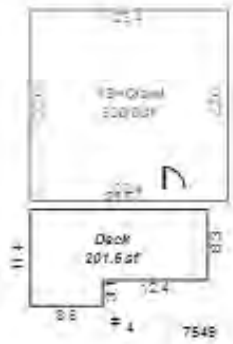
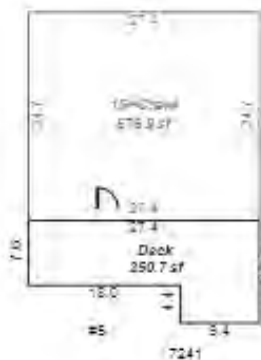
Block Haven  
 Rentals

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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 201	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																												
Building Style: 1 STORY		X	Drywall	X	Paneled		Plaster Wood T&G																										
Yr Built 1950 UNI		Remodeled 0	Ex	Ord	X	Min																											
Condition: Average		Trim & Decoration			Lg	Ord	X	Small																									
Room List		Doors	Solid	X	H.C.																												
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Tile Other:																												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. Ord. X Min																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			No. of Elec. Outlets Many Ave. X Few																												
(2) Windows		(8) Basement			(13) Plumbing																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 530 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(14) Water/Sewer																												
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																												
X	Gable Hip Flat	X	Gambrel Mansard Shed		Lump Sum Items:																												
X	Asphalt Shingle	(10) Floor Support			Chimney: Brick																												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Notes: 7549 UNIT 4  ECF (2201 COMMERCIAL) 1.700 => TCV: 77,536																												
Cost Est. for Res. Bldg: 4 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 530 SF Floor Area = 530 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>530</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>63,490</td> <td>41,269</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	530			Total:				63,490	41,269	E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	530																														
Total:				63,490	41,269																												

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 8x10  
 Asphalt  
 Tennis Court  
 85' by 45' (Good)  
 50%

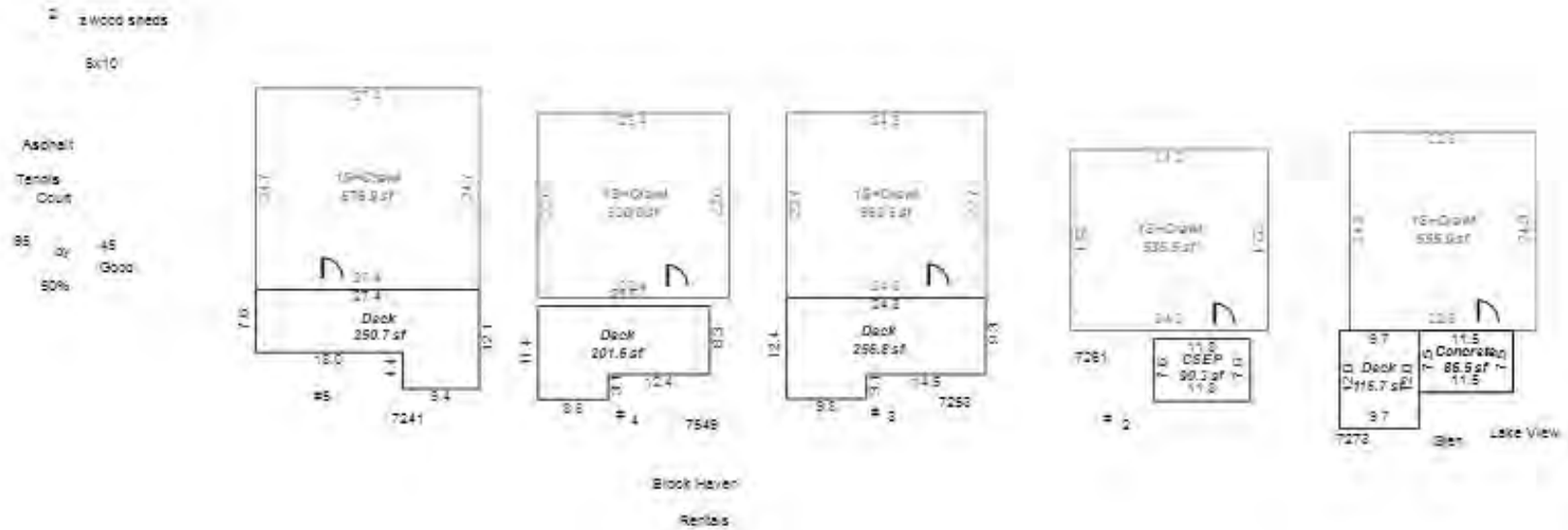


Block Haven  
 Rentals

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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 250	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1 STORY		X	Drywall		Plaster Wood T&G										
Yr Built 1950 UNI		Remodeled 0	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: Tile Other:											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex.	Ord.	X	Min								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many	Ave.	X	Few					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 675 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 5 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 675 SF Floor Area = 675 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 675 Total: 82,321 53,507 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,238 805 Deck Treated Wood 250 4,715 3,065 Built-Ins Appliance Allow. 1 1,947 1,266 Totals: 90,221 58,643 Notes: 7241 UNIT 5 ECF (2201 COMMERCIAL) 1.700 => TCV: 99,694										E.C.F. X 1.700		Cls CD Blt 1950			

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



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Desc. of Bldg/Section: OLD TENNIS COURT Calculator Occupancy: 0	
Class: C Floor Area Gross Bldg Area Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
Overall Bldg Height	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average

<<<<< Segregated Cost Computations >>>>>	
Costs taken from Segregated Cost Section 2: Multiples & Motels	
Item Description	Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost
Architectural Multiplier: 0.00	Total Cost New = 0
Reproduction/Replacement Cost = 0	
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0	Total Depreciated Cost = 0
Unit in Place Items	Rate Quantity Arch %Good Depr.Cost
/CI17/SPOC/TENC/ASPCA	7.47 7200 1.00 2 1,076
ECF (2201 COMMERCIAL)	1.500 => TCV of Bldg: 1 = 1,614

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

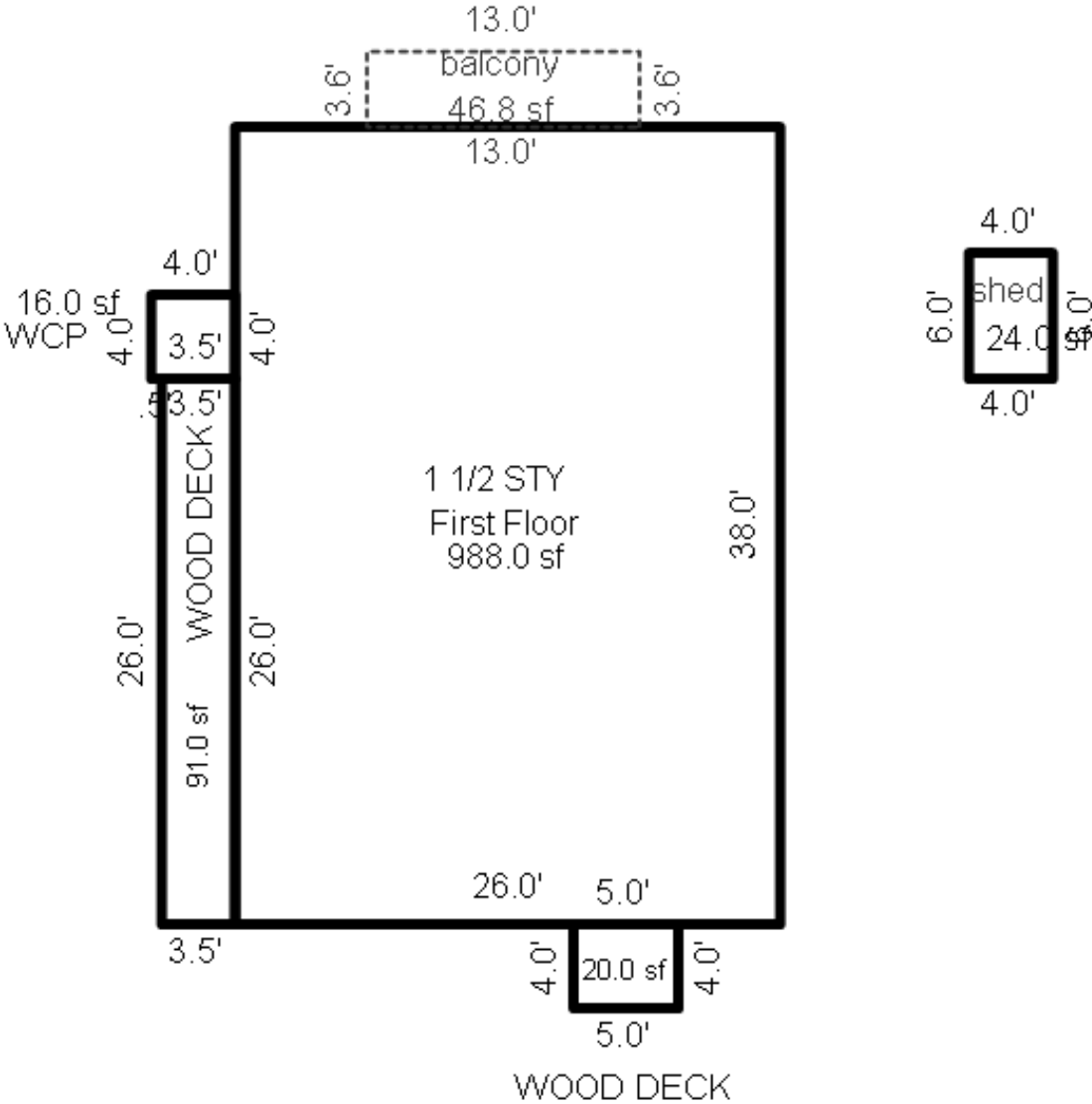
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ALDERMAN WILLIE & IRENE R	LINK MARY & ALDERMAN WILL	0	02/06/2016	QC	09-FAMILY	1252P670	PROPERTY TRANSFER	79.2					
ALDERMAN WILLIAM & ALDERM	BROOK PINES LLC	0	02/06/2016	QC	09-FAMILY	1252P676	PROPERTY TRANSFER	0.0					
LINK MARY	BROOK PINES LLC	0	02/06/2016	QC	09-FAMILY	1252P673	DEED	0.0					
ALDERMAN IRENE F	ALDERMAN WILLIE & IRENE T	0	04/02/2006	AFF	07-DEATH CERTIFICATE	1251P647	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status					
3707 W GLENWAY LN		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 0%											
BROOK PINES LLC C/O ALDERMAN LINK MARY 23080 FLEMING DR FARMINGTON MI 48335		MAP #: 5		2025 Est TCV 589,060 TCV/TFA: 311.01									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
L231 P558 L538 P637/00 DC L595 P298/01 PRT GOVT LOT 2 SEC 31 COM AT W MEANDER POST TH S 88 DEG 48' E 724.54 FT TO SE COR GOVTLOT 2 TH N 0 DEG 34' 30" E 1130.37 FT TO INTER WITH SWLY R/W CO RD 675 TH N 44 DEG 48' 30" W 803.73 FT TO SELY SIDE BDY OF PVT RD TH S 49 DEG 10' 30" W 271.04 FT FOR POB TH S 45 DEG 36' 30" E 168.70 FT TH CONT S 45 DEG 36' 30" E 73.00 FT TH S 41 DEG 28' 00" W 283.17 FT TO SHR BROOKS LAKE TH N 67 DEG 13' 40" W 20.00 FT ALG SHR TH N 72 DEG 47' W 200 FT ALG SHR TH N 40 DEG 14' E 20 30 FT TH		X		Public Improvements		* Factors *							
		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		D 100' @ 1300/		220.00	279.97	0.8211	0.9829	1300	100	BROOKS LAKE	230,812
		Paved Road		220 Actual Front Feet, 1.41 Total Acres		Total Est. Land Value =						230,812	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate	Size	% Good			Cash Value		
		Water		Wood Frame		39.52	24	50			474		
		Sewer		Residential Local Cost Land Improvements									
		X Electric		Description		Rate	Size	% Good			Cash Value		
		Gas		LAND IMPROVEMENTS 25		2,500.00	1	100			2,500		
		Curb		Total Estimated Land Improvements True Cash Value =								2,974	
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2025	115,400	179,100	294,500		206,040C					
TPC	10/22/2018	INSPECTED	2024	106,500	154,300	260,800		199,845C					
WAS	02/11/2008	INSPECTED	2023	88,800	143,700	232,500		190,329C					
WAS	12/09/2007	INSPECTED	2022	99,000	97,800	196,800		181,266C					

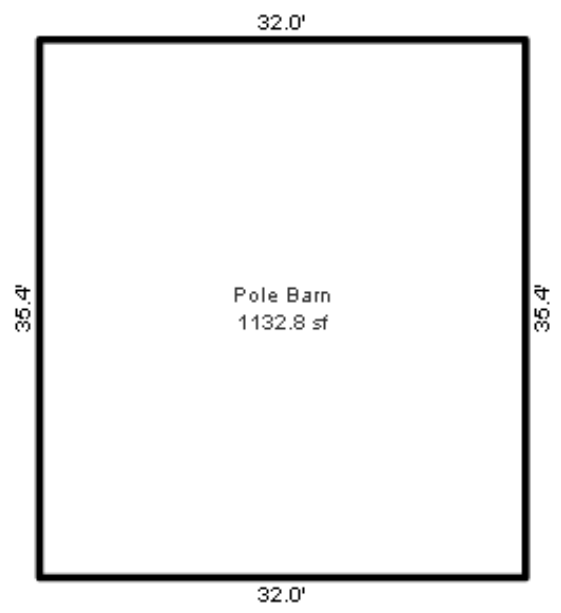
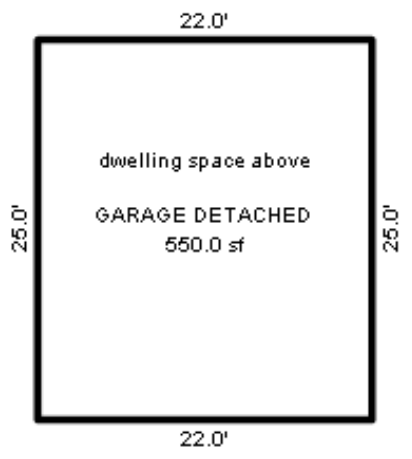
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





\*\*\* 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.
BERNSEN JENNIFER K AKA SZ	SZEEZIL JENNIFER BERNSEN	0	11/04/2020	QC	09-FAMILY	2020008032	OTHER	0.0
HOOPER STEPHEN H	BERNSEN JENNIFER K	142,900	12/01/2006	WD	03-ARM'S LENGTH	923:703	OTHER	100.0
WATSON	HOOPER	78,000	02/24/1999	WD	03-ARM'S LENGTH	504:549	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
6965 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Garage Detached	11/12/2015	PB15-0437	100% FINIS
	P.R.E. 100% 10/12/2022		Electrical	02/09/2007	PE07-0083	
Owner's Name/Address	MAP #: 5,2					
SZEEZIL JENNIFER BERNSEN 6965 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 316,948 TCV/TFA: 347.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6											
					* Factors *										
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L504 P549/99 L923 P703/06 PRT OF NW 1/4 OF SEC 31 & PRT OF SW 1/4 SEC 30 COM SW SEC COR SEC 30 TH N 89 DEG 56' 35" E ALG S SEC LN 262.63 FT FOR POB TH N 38 DEG 01' 30" E 135.25 FT TH S 51 DEG 58' 30" E 172.60 FT TH S 39 DEG 46' 05" W 212.35 FT TO C/L CO RD 675 TH NWLY ALG SD C/L 172.6 FT TH N 38 DEG 01' 30" E 77.10 FT TO POB SECS 30 & 31 T29N R13W.	X			Dirt Road	100.00	212.00	0.8726	0.8532	600	100		44,673			
	X			Gravel Road	72.46	212.00	0.8726	0.8532	600	50	SURPLUS: ZONING 100 FT	1			
	X			Paved Road	172 Actual Front Feet, 0.84 Total Acres							Total Est. Land Value =	60,858		
	X			Storm Sewer	Land Improvement Cost Estimates										
	X			Sidewalk	Description							Rate	Size % Good	Cash Value	
	X			Water	D/W/P: Crushed Rock							2.29	2200	0	0
	X			Sewer	Wood Frame							24.16	264	50	3,189
	X			Electric	Wood Frame							32.53	80	50	1,301
	X			Gas	Residential Local Cost Land Improvements							Description			
	X			Curb	LAND IMPROVEMENTS 25							2,500.00	1	100	2,500
	X			Street Lights	Total Estimated Land Improvements True Cash Value =										
	X			Standard Utilities											
	X			Underground Utils.											



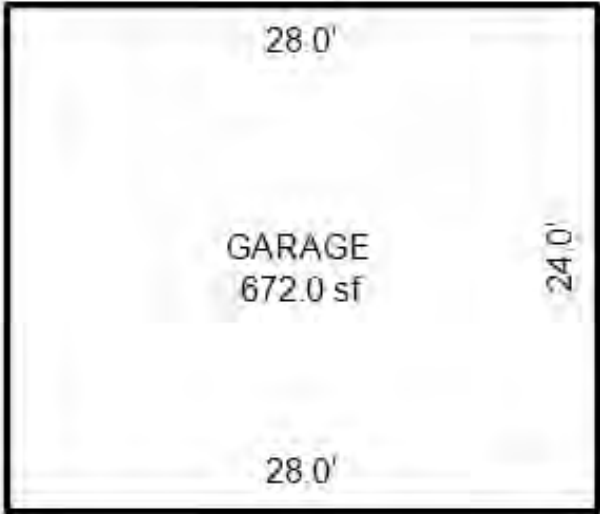
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	30,400	128,100	158,500			86,217C
Rolling	2024	23,900	110,700	134,600			83,625C
Low	2023	19,100	103,100	122,200			79,643C
X High	2022	15,500	70,800	86,300		86,300W	75,851C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	10/25/2016	INSPECTED					
TPC	08/27/2015	INSPECTED					
WAS	11/11/2007	INSPECTED					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type CPP	Year Built: 1958 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 900 % 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: 912 Total Base New : 201,699 Total Depr Cost: 131,105 Estimated T.C.V: 249,100		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1958			
Yr Built	Remodeled	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 912 SF Floor Area = 912 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
1958	200	1971	Size of Closets			120 Amps Service			1 Story Siding Basement		912		141,832		92,191			
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Other Additions/Adjustments		Total:		1		2,578 1,676			
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Basement, Outside Entrance, Below Grade		1		2,578		1,676			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted 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			Plumbing		Average Fixture(s)		1		1,486 966		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			Water/Sewer		1000 Gal Septic		1		4,899 3,184		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Porches		1		5,849		3,802		
X	Insulation	(7) Excavation		(14) Water/Sewer			Public Water Public Sewer Water Well			Garages		48		1,183		769		
(2) Windows		Basement: 912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		900		31,032 20,171		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Appliance Allow.			Fireplaces		1		2,786		1,811		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Interior 1 Story			Notes:		Totals:		201,699		131,105		
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1000 Gal Septic 2000 Gal Septic			ECF (4031 RURAL) 1.900 => TC		900		31,032		20,171		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			Notes:			ECF (4031 RURAL) 1.900 => TC		900		31,032		20,171	
X	Asphalt Shingle	Joists: 2X8X16 Unsupported Len: Cntr.Sup:		1			Notes:			ECF (4031 RURAL) 1.900 => TC		900		31,032		20,171		
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		1			Notes:			ECF (4031 RURAL) 1.900 => TC		900		31,032		20,171		

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



Raised Ranch



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



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

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 2

Owner's Name/Address: RADLOFF TODD & KIMBERLY  
 9378 TARTAN RIDGE BLVD  
 DUBLIN OH 43017

2025 Est TCV 720

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 4019 SEC 1 INFERIOR 9000/ 0.08 Acres 9000 100 720 0.08 Total Acres Total Est. Land Value = 720

Tax Description  
 PARCEL "4" IN SECTION 31: (AS SURVEYED)  
 A PARCEL OF LAND IN SECTION 31, TOWN 29  
 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP  
 LEEELANAU COUNTY, MICHIGAN DESCRIBED AS:  
 BEGINNING AT THE SOUTHWEST CORNER OF  
 SECTION 30 (N011HWEST CORNER OF SECTION  
 31); THENCE SOUTH 87°01 '00" EAST, 137.62  
 FEET ALONG THE NORTH LINE OF SECTION 31  
 TO THE CENTERLINE OF COUNTY ROAD 675 AND  
 THE POINT OF BEGINNING; THENCE CONTINUING  
 ALONG SAID SECTION LINE SOUTH 87°01 '00"  
 EAST, 125.14 FEET; THENCE SOUTH 41  
 °05'27" WEST. 77.19 FEET TO THE



D 675; THENCE  
 RTH 48°56'05"  
 POINT OF  
 08 ACRES MORE OR  
 006-030-008-11.  
 3 completed  
 ;  
 0-008-11;  
 -008-06,  
 008-08,  
 037-01;

- 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

Who	When	What
TPC 08/08/2022	INSPECTED	
TPC 05/06/2018	INSPECTED	
TPC 04/28/2017	INSPECTED	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	400	0	400			377C
2024	600	0	600			366C
2023	0	0	0			0
2022	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.
ANDERSON PETER F TRUST	ANDERSON PETER F TRUST	0	12/23/2021	OTH	07-DEATH CERTIFICATE	PRE RESCIND	DEED	0.0
ANDERSON PETER F	ANDERSON PETER F TRUST	1	10/27/2021	WD	09-FAMILY	2021008516	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
3023 W TRUMBULL RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSON PETER F TRUST ANDERSON FORD T TRUSTEE PO BOX 304 GLEN ARBOR MI 49636	MAP #: 4					
	2025 Est TCV 767,768 TCV/TFA: 713.54					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
S 1/2 OF S 1/2 OF NE 1/4 ALSO COM 660 FT N OF SE COR NE 1/4 TH W 330 FT TH N 45 DEG E TO CTR OF HWY TH SELY ALG HWY TO BEG SEC 31 T29N R13W 40.25 A.	X		Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
			Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

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

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2024	260,000	89,700	349,700			104,717C
														2023	160,000	83,700	243,700			99,731C
														2022	130,000	57,500	187,500			94,982C

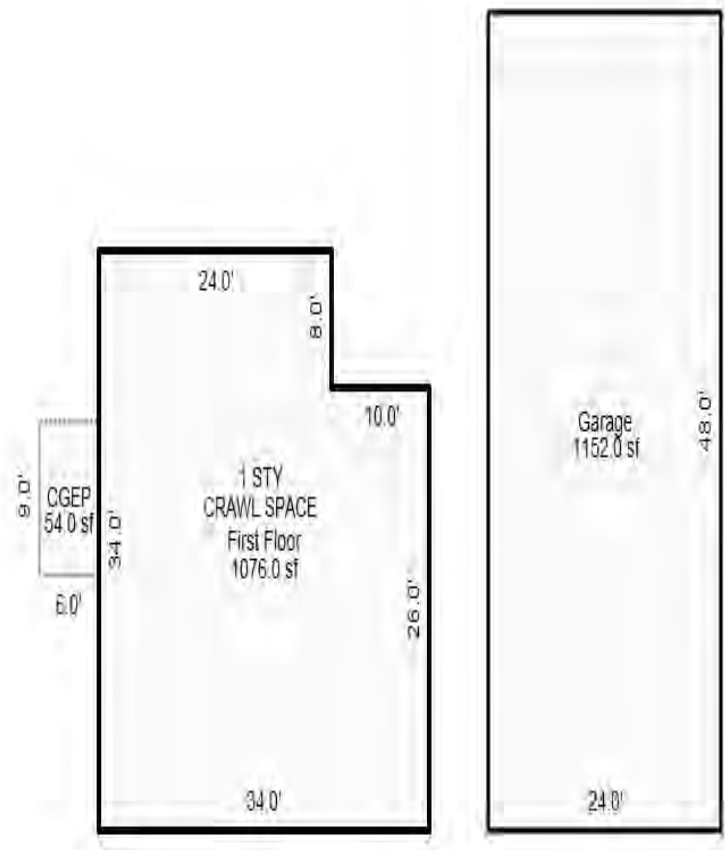


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 54	Type CGEP (1 Story)	Year Built: 1984 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration								
	Building Style: 1 STORY				Ex	X	Ord	Min							
	Yr Built 1940	Remodeled 1980													
	Condition: Average														
	Room List	Doors													
	Basement 4 1st Floor 2nd Floor 2 Bedrooms	(5) Floors													
	(1) Exterior	Kitchen: 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												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1076 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	(3) Roof	(8) Basement													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(9) Basement Finish													
	Chimney: Brick	(10) Floor Support													
		Joists: 2X8X12 Unsupported Len: Cntr.Sup:													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		(12) Electric													
		120 Amps Service													
		No./Qual. of Fixtures													
		Ex. X Ord. Min													
		No. of Elec. Outlets													
		Many X Ave. Few													
		(13) Plumbing													
		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		(15) Fireplaces													
		Class: CD Effec. Age: 40 Floor Area: 1,076 Total Base New : 177,869 Total Depr Cost: 106,720 Estimated T.C.V: 202,768													
		(16) Porches/Decks													
		E.C.F. X 1.900													
		(17) Garage													
		Bsmnt Garage: Carport Area: Roof:													
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1076 SF Floor Area = 1076 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,076 Total: 126,574 75,943 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,238 743 Water/Sewer 1000 Gal Septic 1 4,582 2,749 Water Well, 100 Feet 1 5,680 3,408 Porches CGEP (1 Story) 54 4,428 2,657 Built-Ins Appliance Allow. 1 1,947 1,168 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) 1152 33,420 20,052 Totals: 177,869 106,720 Notes: ECF (4031 RURAL) 1.900 => TCV: 202,768													

\*\*\* 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.
COLEMAN JUDITH L TRUST	LANPHIER LAURA R TRUST	1,750,000	09/14/2020	WD	03-ARM'S LENGTH	2020005957	PROPERTY TRANSFER	100.0
COLEMAN JUDITH L	COLEMAN JUDITH L IRR TRUST	1	12/18/1998	QC	09-FAMILY	499P311	OTHER	0.0
JOHNSON & JOHNSON & DUTME	COLEMAN JUDITH L	1	04/03/1975	WD	09-FAMILY	178P696	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7698 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		PICKLE BALL COURT	08/29/2024	LU24-58	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	08/19/2022	PM22-0711	100% FINIS
LANPHIER LAURA R TRUST 7700 S DUNNS FARM RD MAPLE CITY MI 49664	MAP #: 6		Electrical	02/03/2022	PE22-0077	100% FINIS
	2025 Est TCV 2,927,293 TCV/TFA: 985.62		Mechanical	08/10/2021	PM21-0639	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L178 P696 L499 P311/99 PRT GOVT LOT 3 COM MEANDER POST ON SHR GLEN LAKE AT W END E-W 1/4 LN TH S 21 DEG 26' 10" E 324.66 FT ALG SHR TH S 17 DEG 16' 10" E 421.64 FT ALG SHR TO POB TH S 88 DEG 48' E 775.34 FT TO C/L CO RD 675 TH S 9 DEG 45' 40" W 101.13 FT ALG C/L TH N 88 DEG 48' W 738.12 FT TH N 11 DEG 18' W 102.43 FT ALG SHR TO POB SEC 31 T29N R13W. 1.67 A M/L.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 20000	100.00	751.02	1.0000	1.0177	20000	100		2,035,487
			GROUP A 20000	2.00	751.02	1.0000	1.0177	20000	50	SURPLUS: ZONING 100 FT	2
			102 Actual Front Feet, 1.76 Total Acres Total Est. Land Value = 2,055,842								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: Crushed Rock	2.29	2000	50	2,290				
			D/W/P: 3.5 Concrete	6.63	128	50	424				
			D/W/P: Asphalt Paving	3.12	1800	50	2,808				
			Ad-Hoc Unit-In-Place Items								
			Description	Rate	Size	% Good	Cash Value				
			/CI16/YARI/CHALF/04'/211	9.70	1800	50	8,730				
			Total Estimated Land Improvements True Cash Value = 14,252								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,027,900	435,700	1,463,600			929,345C
X Rolling	2024	811,100	424,000	1,235,100		1,235,100C	894,516C
X Low	2023	753,200	319,500	1,072,700		1,072,700C	851,920C
X High	2022	546,800	261,600	808,400		808,400C	808,400S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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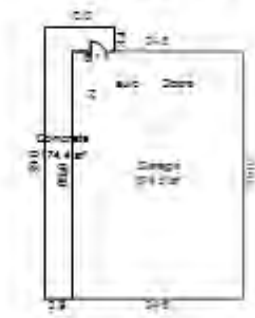
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 706 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +5 Effec. Age: 30 Floor Area: 2,970 Total Base New : 453,568 Total Depr Cost: 317,481 Estimated T.C.V: 857,199					Bsmnt Garage: Carport Area: Roof:																									
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G																																		
Trim & Decoration																																						
Yr Built 1978	Remodeled 2005	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		Kitchen: Linoleum Other: Linoleum Other: Hardwood			(12) Electric																																
(1) Exterior							200 Amps Service																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																		
X	Insulation	X	Drywall	No. of Elec. Outlets																																		
(2) Windows		(7) Excavation		Many			X	Ave.	Few																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1973 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																															
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			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			(14) Water/Sewer																															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																																	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																				
Chimney: Block																																						
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1973 SF Floor Area = 2970 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,973</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>348,484</td> <td>243,921</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,678 3,275 Separate Shower 1 1,369 958 Water/Sewer 1000 Gal Septic 1 4,899 3,429 Water Well, 100 Feet 1 5,849 4,094 Porches WCP (1 Story) 36 2,560 1,792 WCP (1 Story) 9 684 479 Deck Treated Wood 267 5,044 3,531 Treated Wood 94 2,496 1,747 Treated Wood 327 5,762 4,033 Balcony Wood Balcony 47 1,928 1,350 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 706 25,988 18,192 Common Wall: 1 Wall 1 -2,235 -1,564 Door Opener 1 550 385 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,973			0.5 Story	Siding	Overhang	20			Total:				348,484	243,921
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1.5 Story	Siding	Crawl Space	1,973																																			
0.5 Story	Siding	Overhang	20																																			
Total:				348,484	243,921																																	

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



Deck, ver. 21 11 15



Garage, ver. 21 11 15

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DUTMERS PATRICIA	DUTMERS FAMILY PARTNERSHI	0	12/26/1988	QC	09-FAMILY	295P94	DEED	0.0				
JOHNSON CORNELIUS A & MAR	DUTMERS PATRICIA	0	07/19/1984	QC	09-FAMILY	268P328	DEED	0.0				
JOHNSON JAMES A & NANCY W	JOHNSON J & JOHNSON C & D	0	05/15/1972	QC	09-FAMILY	162P559	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7706 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/27/2018	PM18-0378	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		03/13/2018	PM18-0175	100% FINIS				
DUTMERS FAMILY PARTNERSHIP 7706 S DUNNS FARM RD MAPLE CITY MI 49664		MAP #: 6		Mechanical		11/02/2017	PM17-0701	100% FINIS				
		2025 Est TCV 7,010,056 TCV/TFA: 698.07		Plumbing		11/02/2017	PP17-0284	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L196P559 L268P328 L295P94 PART OF GOVERNMENT LOTS 3 AND 4, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 0°-59'-40" EAST, 1248.34 FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE NORTH 0°-59'-40" EAST, 83.82 FEET ALONG SAID NORTH AND SOUTH QUARTER LINE:		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 20000	200.00	689.63	0.7786	0.9963	20000	100		3,102,951
		Paved Road		INFERIOR 7000/	145.51	689.63	0.6090	1.6902	7000	50	SURPLUS: ZONING 100 FT	52
		Storm Sewer		OFF WATER RURAL TYPE	7.45 Acres		14000	100				104,300
		Sidewalk		346 Actual Front Feet, 12.92 Total Acres Total Est. Land Value = 3,731,462								
		Water Sewer		Land Improvement Cost Estimates								
		Electric		Description			Rate	Size	% Good	Cash Value		
		Gas		D/W/P: 4in Concrete			8.95	3027	0	0		
		Curb		D/W/P: 3.5 Concrete			8.29	1152	0	0		
		Street Lights		D/W/P: Asphalt Paving			3.96	2550	0	0		
		Standard Utilities		D/W/P: Patio Blocks			21.12	509	0	0		
		Underground Utils.		Residential Local Cost Land Improvements								
		Topography of Site		Description			Rate	Size	% Good	Cash Value		
		Level		LAND IMPROVEMENTS 10			10,000.00	1	100	10,000		
		Rolling		Total Estimated Land Improvements True Cash Value = 10,000								
		Low		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		High		2025	1,865,700	1,639,300	3,505,000			745,489C		
		Landscaped		2024	1,900,000	1,611,900	3,511,900			723,074C		
		Swamp		2023	1,766,000	1,213,600	2,979,600			688,642C		
		Wooded		2022	1,228,100	993,400	2,221,500			655,850C		
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	09/27/2018	INSPECTED								
		TPC	03/26/2018	INSPECTED								
		TPC	11/13/2017	INSPECTED								



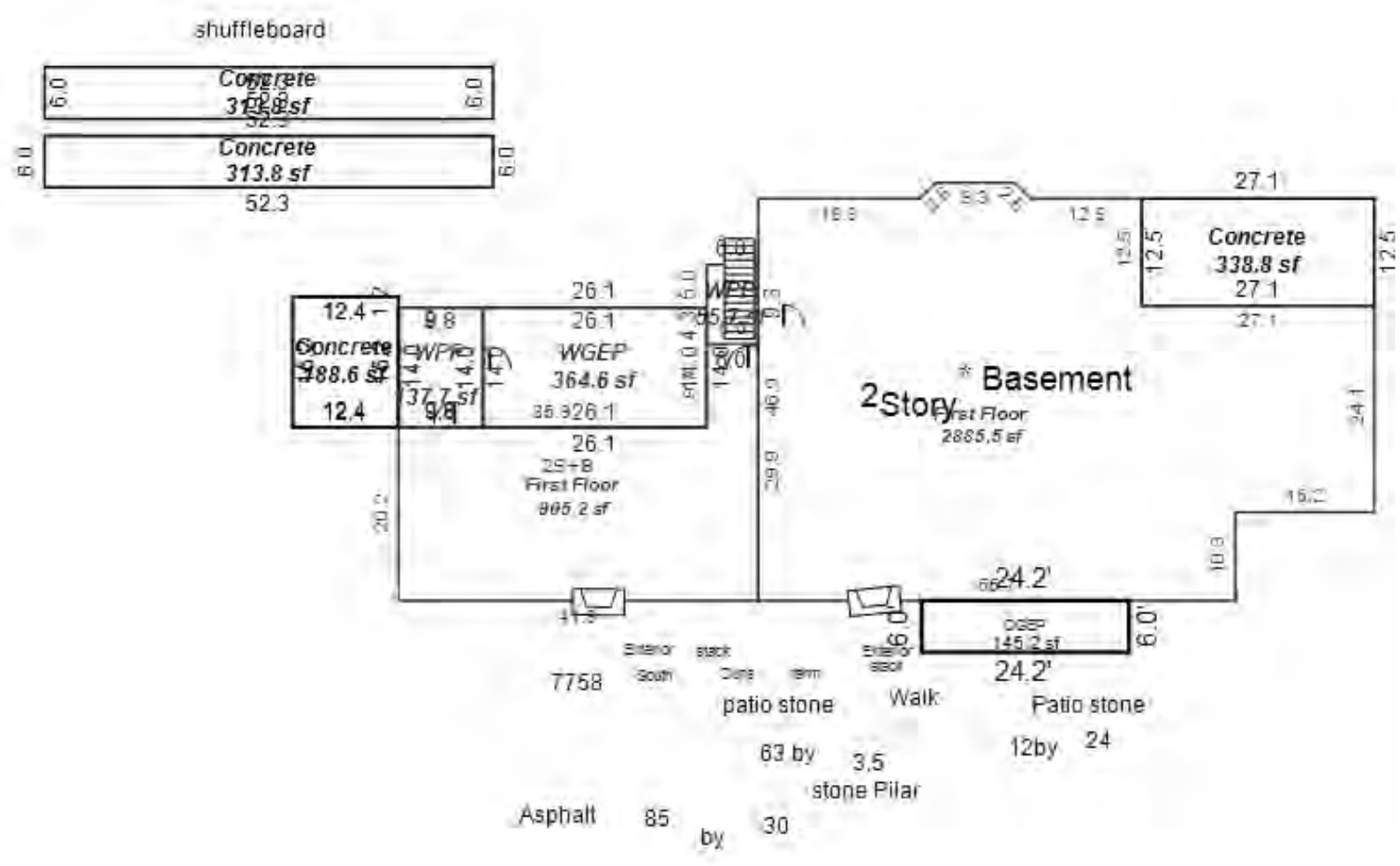
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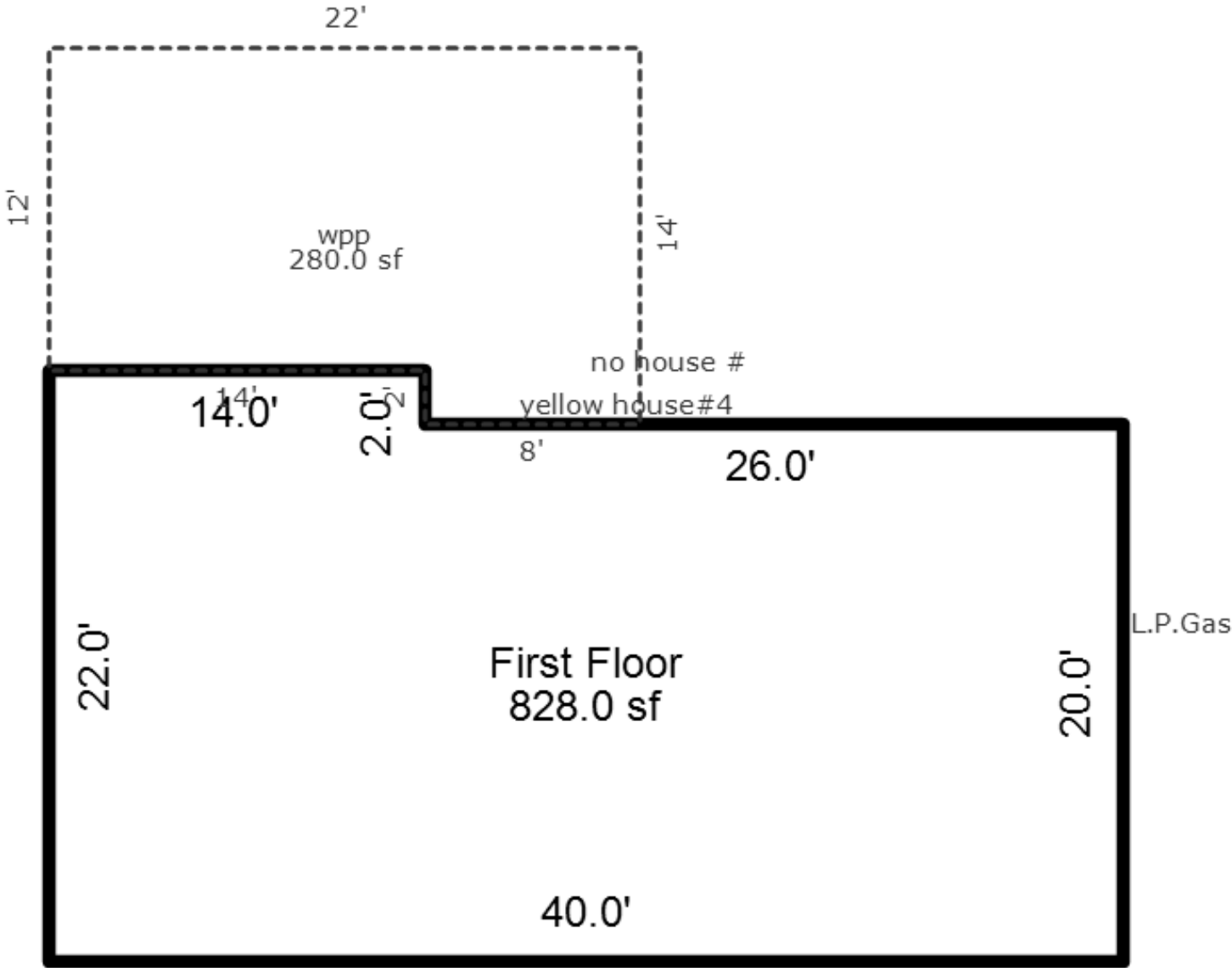
Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story	Area	Type	Year Built: Car Capacity: 4 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 4 Mech. Doors: 0 Area: 1901 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			2	Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	144 CGEP (1 Story) 364 WGEP (1 Story) 137 WPP 55 WPP					
Building Style: 2 STORY		Drywall	X	Central Air Wood Furnace					Class: B Effec. Age: 35 Floor Area: 7,580 Total Base New : 1,369,317 Total Depr Cost: 890,057 Estimated T.C.V: 2,403,154			E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:		
Yr Built 1900 198	Remodeled 2010	Trim & Decoration	Ex	(12) Electric											
Condition: Average		Size of Closets	X	200 Amps Service											
Room List		Lg	X	No./Qual. of Fixtures											
10	Basement	Ord		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 2 STORY				Cls	B	Blt	1900
8	1st Floor	Small		No. of Elec. Outlets				(11) Heating System: Electric Baseboard							
8	2nd Floor			Many	X	Ave.	Few	Ground Area = 3790 SF Floor Area = 7580 SF.							
8	Bedrooms			(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
(1) Exterior				Average Fixture(s)				Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1	3			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Insulation	(7) Excavation		3	3			2 Story Siding Wood Bsmnt. 2,885							
(2) Windows		Basement: 3790 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2	2			2 Story Siding Wood Bsmnt. 905							
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s)				Total: 1,127,309 732,751							
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments							
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing				Plumbing							
(3) Roof		(9) Basement Finish		Solar Water Heat				Average Fixture(s)							
X	Gable Hip Flat	X	Gambrel Mansard Shed	No Plumbing				3 Fixture Bath							
X	Asphalt Shingle	(10) Floor Support		Extra Toilet				Water/Sewer							
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Extra Sink				1000 Gal Septic Water Well, 100 Feet							
		(14) Water/Sewer		Separate Shower				Porches							
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ceramic Tile Floor				Ceramic Tile (1 Story) WGEP (1 Story) WPP WPP							
		Lump Sum Items: 5,000		Ceramic Tile Wains				Ceramic Tub Alcove Vent Fan							
				Ceramic Tub Alcove				Garages							
				Vent Fan				Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)							
				Lump Sum Items: 5,000				Door Opener							
								Base Cost							
								Built-Ins							
								Appliance Allow.							
								Fireplaces							
								Exterior 2 Story							
								Lump Sum Items							
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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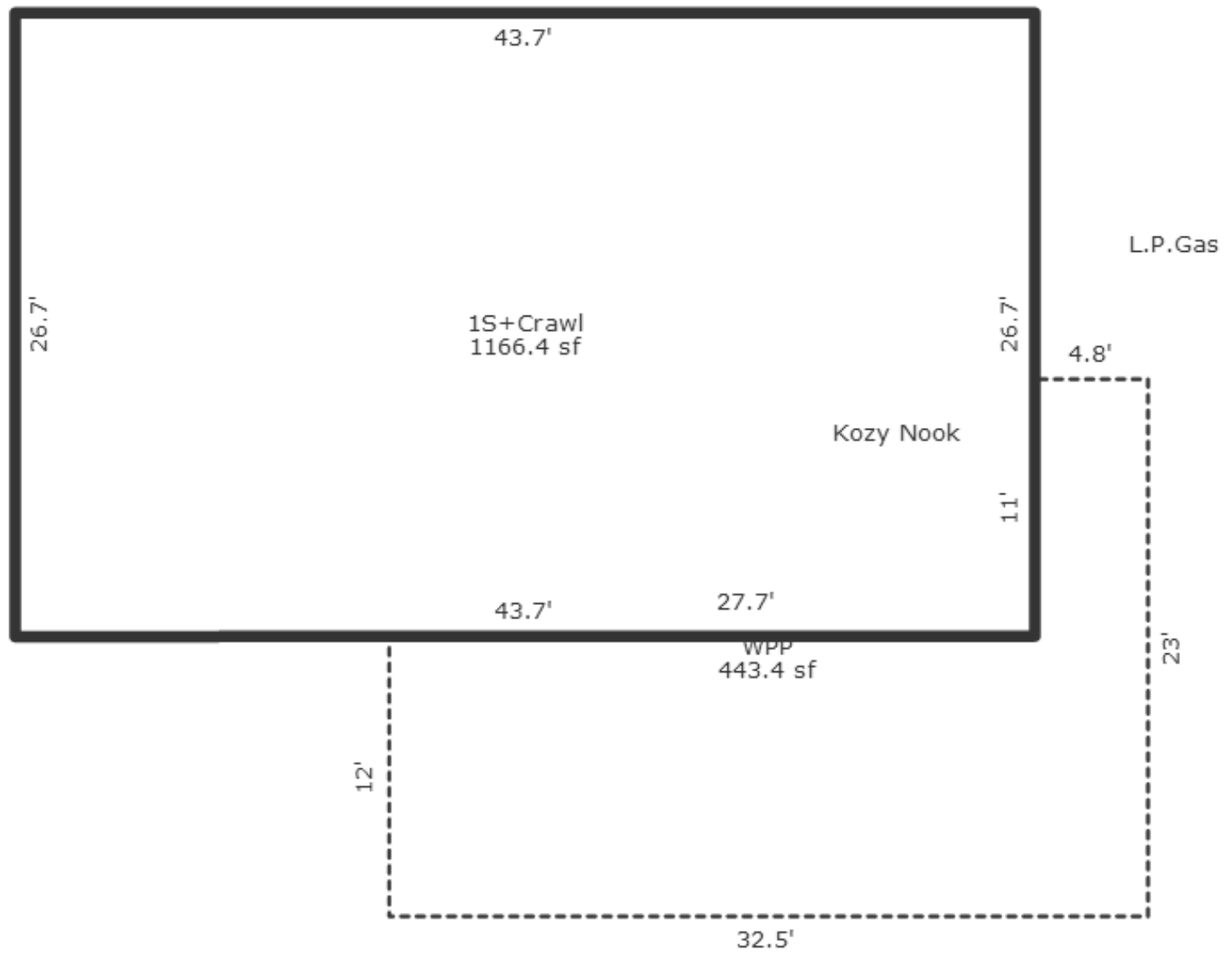


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 443	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	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Lg X Ord Small			Doors Solid X H.C.		(5) Floors Kitchen: Linoleum Other: Carpeted Other:		(12) Electric 100 Amps Service No./Qual. of Fixtures X Ex. Ord. Min		Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1166 SF Floor Area = 1166 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,166 Total: 135,666 94,965																	
Building Style: 1 STORY		Yr Built Remodeled 1993 AT 0		Condition: Average		Room List Basement 4 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		X Insulation		(2) Windows Many Large Avg. Avg. Few Small		X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Gambrel Hip Mansard Flat Shed		X Asphalt Shingle		Chimney: Brick		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 1166 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 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
Condition: Average		Size of Closets Lg X Ord Small		Room List Basement 4 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		X Insulation		(2) Windows Many Large Avg. Avg. Few Small		X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Gambrel Hip Mansard Flat Shed		X Asphalt Shingle		Chimney: Brick		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 1166 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 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
Condition: Average		Size of Closets Lg X Ord Small		Room List Basement 4 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		X Insulation		(2) Windows Many Large Avg. Avg. Few Small		X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Gambrel Hip Mansard Flat Shed		X Asphalt Shingle		Chimney: Brick		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 1166 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 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			

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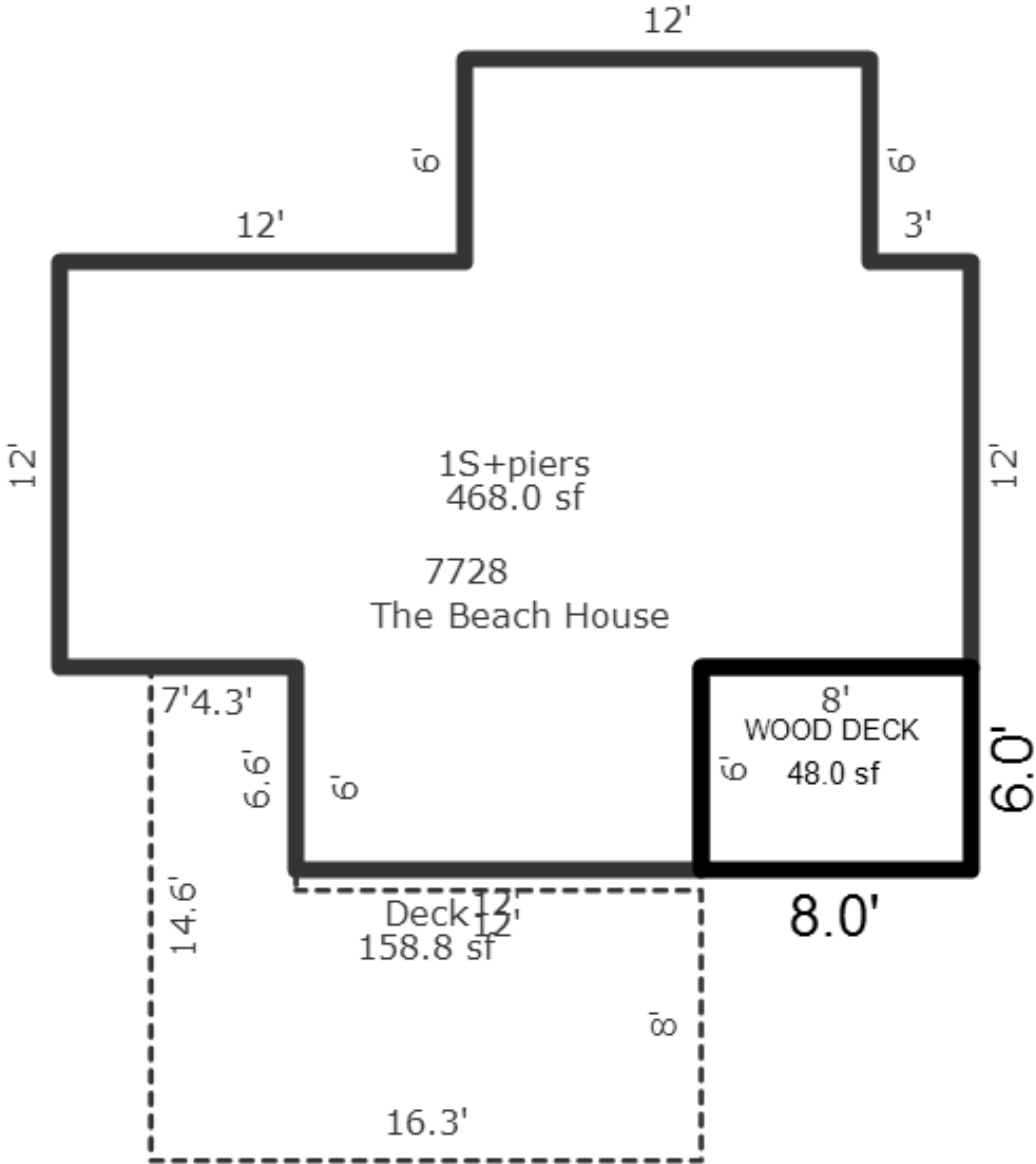
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 158 48	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1 STORY			Drywall Paneled	X	Plaster Wood T&G												
Yr Built 1900 AT		Remodeled 0			Ex	Ord	X	Min									
Condition: Average		Size of Closets			Lg	Ord	X	Small									
Room List		Doors		Solid	X	H.C.											
	Basement 1 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	Ord.	X	Min									
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	Ave.	X	Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing												
(3) Roof		(8) Basement			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	(9) Basement Finish			(14) Water/Sewer												
Chimney: Brick		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Cost Est. for Res. Bldg: 4 Single Family 1 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 468 SF Floor Area = 468 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 Piers 468 Total: 53,160 29,239 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,032 568 Deck Treated Wood 158 3,418 1,880 Treated Wood 48 1,667 917 Built-Ins Appliance Allow. 1 1,650 907 Totals: 60,927 33,511 Notes: RENTAL 'NEW COTTAGE' 7730 ECF (4080 BIG GLEN) 2.700 => TCV: 90,480																	

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

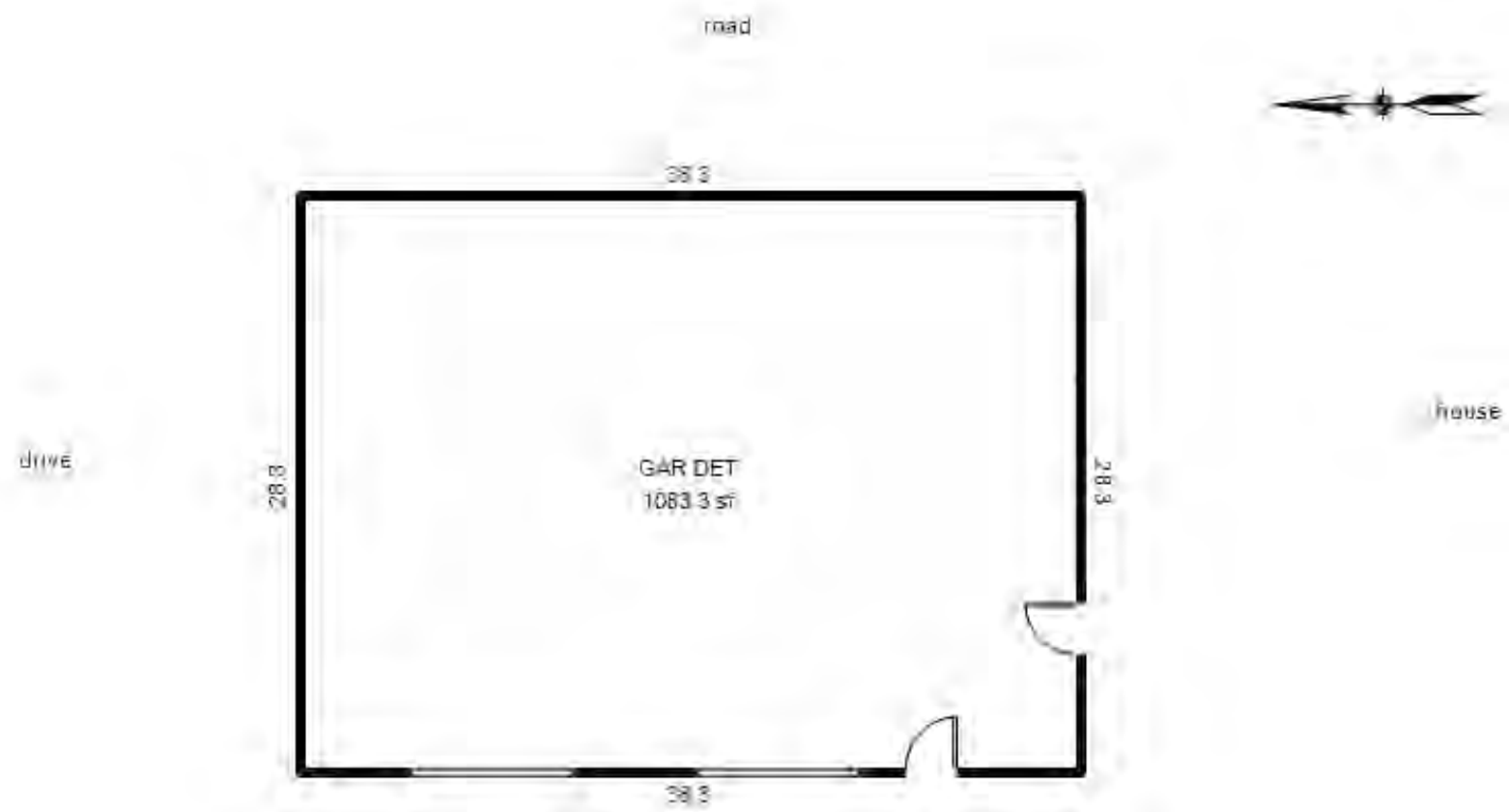


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2018 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1083 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: BC Effec. Age: 1 Floor Area: 0 Total Base New : 58,758 Total Depr Cost: 58,170 Estimated T.C.V: 157,059				Bsmnt Garage:	
	Building Style: GARAGE	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			E.C.F. X 2.700				Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 5 Single Family GARAGE			Cls BC		Blt 2017		
2017 ADJ	0				X			(11) Heating System: Forced Heat & Cool							
Condition: Average		Size of Closets			0 Amps Service			Ground Area = 0 SF Floor Area = 0 SF.							
		Lg	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99							
Room List		Doors	Solid	H.C.	(13) Plumbing			Building Areas			Size		Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			Stories Exterior Foundation							
		Kitchen: Other: Other:			1			Plumbing							
(1) Exterior		(6) Ceilings			3 Fixture Bath			Other Additions/Adjustments							
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No. of Elec. Outlets			2 Fixture Bath			Garages							
		Many	Ave.	Few	Softener, Auto			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
(2) Windows					Softener, Manual			Door Opener							
					Solar Water Heat			Base Cost							
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			2 1,376						
			(8) Basement			Extra Toilet			1083 59,652						
	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 Sink			Totals: 58,758							
(3) Roof		(9) Basement Finish			Separate Shower			ECF (4080 BIG GLEN) 2.700 => TCV: 157,059							
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor										
	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Ceramic Tile Wains									
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Ceramic Tub Alcove Vent Fan			Notes:							
		(14) Water/Sewer			Lump Sum Items:										
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													

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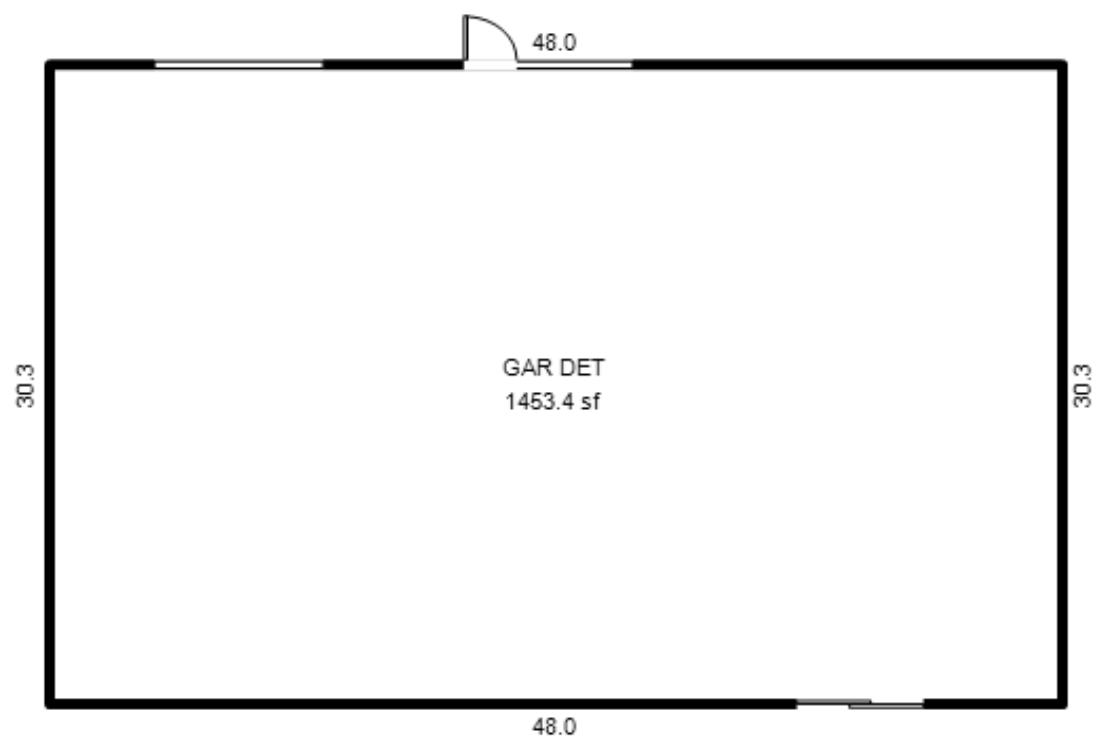


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2018 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: 1453 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:																															
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 5 Floor Area: 0 Total Base New : 74,527 Total Depr Cost: 70,800 Estimated T.C.V: 191,160																												
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 6 Single Family GARAGE		Cls BC		Blt 2018																														
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95																														
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																						
Wood Frame		Ex		Ord		Min		Many		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	
Building Style: GARAGE		Lg		Ord		Small		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																							
Yr Built 2018 WES		Remodeled 0		Size of Closets		No Heating/Cooling		Notes:		ECF (4080 BIG GLEN) 2.700 => TCV:		191,160																															
Condition: Average		Doors		Solid		H.C.		Plumbing		3 Fixture Bath		Garages		Class: BC		Exterior: Siding		Foundation: 42 Inch (Finished)		Door Opener		Base Cost		Totals:		74,527		80,031		76,029		70,800											
Room List		(5) Floors		(6) Ceilings			(7) Excavation		Plumbing		1		-6,880		-6,536																												
Basement		Kitchen:		Other:			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
1st Floor		Other:		No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
2nd Floor		No. of Elec. Outlets		Many			Ave.		Few		(13) Plumbing		Average Fixture(s)		3 Fixture Bath		Garages		Class: BC		Exterior: Siding		Foundation: 42 Inch (Finished)		Door Opener		Base Cost		Totals:		74,527		80,031		76,029		70,800						
Bedrooms		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
(1) Exterior		(5) Floors		(6) Ceilings			(7) Excavation		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish														
Wood/Shingle		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Aluminum/Vinyl		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Brick		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Insulation		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
(2) Windows		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Many		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Avg.		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Few		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Large		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Avg.		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Small		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Wood Sash		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Metal Sash		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Vinyl Sash		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Double Hung		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Horiz. Slide		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Casement		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Double Glass		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Patio Doors		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Storms & Screens		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
(3) Roof		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Gable		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Hip		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Flat		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Gambrel		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Mansard		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Shed		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Asphalt Shingle		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Chimney:		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Recreation SF		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Living SF		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Walkout Doors (B)		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
No Floor SF		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Walkout Doors (A)		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
(10) Floor Support		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Joists:		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Unsupported Len:		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																
Cntr.Sup:		(6) Ceilings		(7) Excavation			Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish																

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tennis court



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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: AG (*)	Building Permit(s)	Date	Number	Status				
S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 6		2025 Est TCV 231,840				
Owner's Name/Address		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
DUTMERS FAMILY PARTNERSHIP 7706 S DUNNS FARM RD MAPLE CITY MI 49664		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L213 P546 L561 P858/00 PRT GOVT LOT 3 COM AT S 1/4 SEC COR TH N 00 DEG 59' 40" E 1665.52 FT ALG N-S 1/4 LN FOR POB TH N 00 DEG 59' 40" E 649.48 FT TH N 88 DEG 31' 54" W 975.01 FT TO C/L CO RD 675 TH S 9 DEG 45' 10" W ALG SD C/L 555.21 FT TH S 88 DEG 31' 54" E 1074.95 FT TO POB SEC 31 T29N R13W. 16.56 AC PER GFA 76782A DATED 7/26/90		X	Gravel Road	4019 SEC 1	14000	16.56 Acres	14000	100				231,840
Comments/Influences		X	Paved Road	16.56 Total Acres				Total Est. Land Value =		231,840		
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
			Sewer									
			Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	115,900	0	115,900	11,180C				
WAS 02/07/2009 INSPECTED		TPC 12/11/2011 INSPECTED		2024	107,600	0	107,600	10,844C				
				2023	66,200	0	66,200	10,328C				
				2022	62,100	0	62,100	9,837C				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ABEL WILLIAM S & AMY R	LANPHIER LAURA R TRUST	2,000,000	08/21/2019	WD	03-ARM'S LENGTH	2019004711	PROPERTY TRANSFER	100.0
KENDALL THOMAS C JR	ABEL WILLIAM S & AMY R	1,550,000	08/31/2016	WD	03-ARM'S LENGTH	1270P822	PROPERTY TRANSFER	100.0
KENDALL JANE G TRUST	KENDALL THOMAS C JR	0	05/27/2011	QC	03-ARM'S LENGTH	1087-1	DEED	0.0
KENDALL JANE G TRUST		0	07/10/2010	AFF	07-DEATH CERTIFICATE	1086PGS993-994	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7700 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/17/2021	PE21-0302	100% FINIS
	P.R.E. 100% 10/15/2020		Plumbing	04/16/2021	PP21-0111	100% FINIS
Owner's Name/Address	MAP #: 6		Electrical	04/12/2021	PE21-0205	100% FINIS
LANPHIER LAURA R TRUST 7700 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 4,120,756 TCV/TFA: 784.61		Mechanical	03/15/2021	PM21-0192	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 20000	100.00	700.00	1.0000	1.0000	20000	100	2,000,000
100 Actual Front Feet, 1.61 Total Acres Total Est. Land Value =							2,000,000

Tax Description  
 L217 P120 L290 P750 L350 P733/92 PRT GOVT LOT 3 SEC 31 COM S 1/4 SEC COR TH N 0 DEG 59' 40" E 1665.52 FT TH N 88 DEG 31' 54" W 1074.95 FT TH N 9 DEG 45' 10" E 101.09 FT ALG C/L CO RD 675 FOR POB TH N 86 DEG 55' 26" W 436.94 FT TH S 88 DEG 17' 32" W 264.93 FT TO TRAV LN ALG SHR GLEN LAKE TH N 11 DEG 22' 30" W 100 FT ALG SD TRAV LN TH S 88 DEG 55' 00" E 738.12 FT TH S 9 DEG 45' 10" W 101.09 FT ALG C/L CO RD 675 TO POB SEC 31 T29N R13W.

Comments/Influences



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

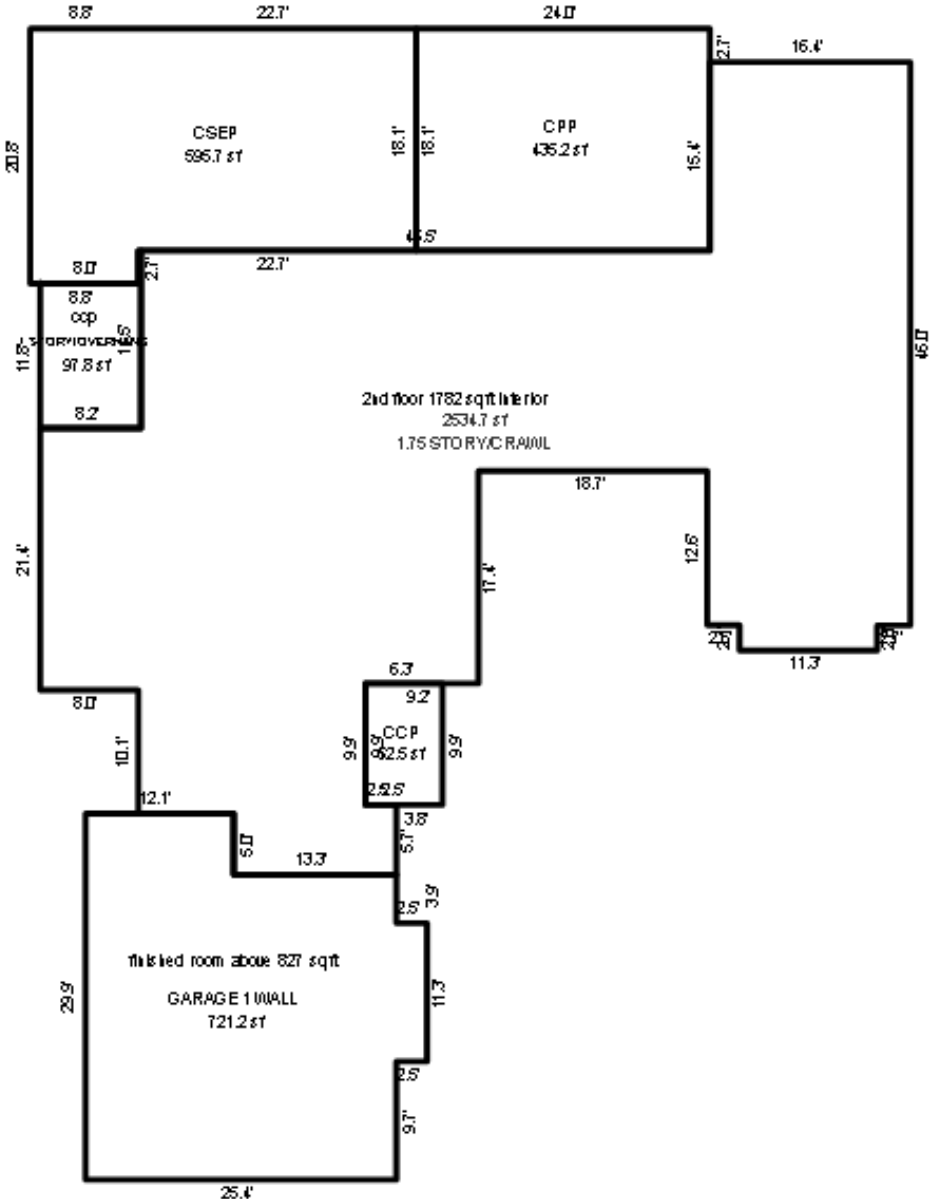
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,000,000	1,060,400	2,060,400			1,351,936C
2024	793,000	1,075,200	1,868,200			1,311,287C
2023	736,400	808,500	1,544,900			1,248,845C
2022	538,900	594,900	1,133,800			1,112,424C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2021 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 721 % 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: 5,252 Total Base New : 818,193 Total Depr Cost: 785,465 Estimated T.C.V: 2,120,756			E.C.F. X 2.700		Bsmnt Garage:				
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace					Roof:				
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cls BC		Blt 2022			
Condition: Average		Lg	Ord	Small	0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Floor Area = 5252 SF.					
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 2534 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96					
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Ex. Ord. Min			Average Fixture(s)			1.75 Story Siding Crawl Space 2,534						
(2) Windows		(8) Basement		Many Ave. Few			3 Fixture Bath			1 Story Siding Overhang 721						
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2534 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 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 3 Fixture Bath			1 Story Siding Overhang 97						
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 Average Fixture(s)			Other Additions/Adjustments						
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Plumbing						
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 3 Fixture Bath			Average Fixture(s)					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 2 Fixture Bath			Solar Water Heat						
Chimney:							1 2 Fixture Bath			No Plumbing						
							1 2 Fixture Bath			Extra Toilet						
							1 2 Fixture Bath			Extra Sink						
							1 2 Fixture Bath			Separate Shower						
							1 2 Fixture Bath			2000 Gal Septic						
							1 2 Fixture Bath			Ceramic Tile Floor						
							1 2 Fixture Bath			Ceramic Tile Wains						
							1 2 Fixture Bath			Ceramic Tub Alcove						
							1 2 Fixture Bath			Vent Fan						
							1 2 Fixture Bath			Water/Sewer						
							1 2 Fixture Bath			2000 Gal Septic						
							1 2 Fixture Bath			Water Well, 100 Feet						
							1 2 Fixture Bath			Porches						
							1 2 Fixture Bath			CSEP (1 Story)						
							1 2 Fixture Bath			CPP						
							1 2 Fixture Bath			CCP (1 Story)						
							1 2 Fixture Bath			CCP (1 Story)						
							1 2 Fixture Bath			Garages						
							1 2 Fixture Bath			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
							1 2 Fixture Bath			Base Cost						
							1 2 Fixture Bath			Common Wall: 1 Wall						
							1 2 Fixture Bath			Door Opener						
							1 2 Fixture Bath			Built-Ins						
							1 2 Fixture Bath			Appliance Allow.						
							1 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.

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

S DUNNS FARM RD      School: GLEN LAKE COMMUNITY SCH DIST      HOUSE      10/11/2004      2082     

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

DUTMERS FAMILY PARTNERSHIP      MAP #: 6     

7706 S DUNNS FARM RD      2025 Est TCV 1,924,391     

MAPLE CITY MI 49664      Improved      X      Vacant      Land Value Estimates for Land Table 4080.4080 BIG GLEN

Tax Description      Public Improvements      \* Factors \*

L268 P333 L306 P434/89 L561 P861&865/00      X      Dirt Road      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

PRT GOVT LOT 3 COM S 1/4 COR TH N 0 DEG      X      Gravel Road      GROUP A 20000      100.00      600.00      1.0000      0.9622      20000      100      1,924,391

59' 40" E 1665.52 FT ALG N-S 1/4 LN SD      X      Paved Road      100 Actual Front Feet, 1.38 Total Acres      Total Est. Land Value =      1,924,391

SEC TH N 88 DEG 31' 54" W 1074.95 FT TO      X      Storm Sewer     

C/L CO RD 675 & POB TH N 88 DEG 53' 35" W      X      Sidewalk     

147.34 FT TH N 75 DEG 56' 00" W 133.78FT      X      Water     

TH N 88 DEG 48' 30" W 143.74 FT TH S 85      X      Sewer     

DEG 01' 23" W 244.39 FT TO TRAVERSE LN      X      Electric     

ALG SHR GLEN LAKE TH ALG SD TRAVERSE LN N      X      Gas     

11 DEG 22' 30" W 100 FT THTH N 88 DEG 17'      X      Curb     

32" E 264.93 FT TH S 86 55' 26" E 126 FT      X      Street Lights     

TH S 86 DEG 55' 26" E 310.94 FT TO C/L CO      X      Standard Utilities     

RD 675 TH S 09 DEG 45' 10" W 101.09 FT      X      Underground Utils.     

Glen Arbor Township parcel map      Topography of Site     

Level      X      Rolling     

Low      X      High     

Landscaped      X      Swamp     

Wooded      X      Pond     

Waterfront      X      Ravine     

Wetland     

Flood Plain     

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	962,200	0	962,200			231,896C
2024	763,000	0	763,000			224,924C
2023	708,500	0	708,500			214,214C
2022	526,500	0	526,500			204,014C

Who      When      What      2025      962,200      0      962,200                231,896C

TPC 05/30/2021 INSPECTED      2024      763,000      0      763,000                224,924C

TPC 10/12/2016 INSPECTED      2023      708,500      0      708,500                214,214C

WAS 02/07/2009 INSPECTED      2022      526,500      0      526,500                204,014C

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7714 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/07/2005	PE05-0055	
	P.R.E. 0%		Plumbing	02/04/2005	PP05-0030	
Owner's Name/Address	MAP #: 6		Mechanical	02/04/2005	PM05-0071	
DUTMERS FAMILY PARTNERSHIP COTTAGE	2025 Est TCV 3,124,000 TCV/TFA: 797.75		ELECTRICAL	11/15/2004	PE04-0749	

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
7706 S DUNNS FARM RD MAPLE CITY MI 49664			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

			GROUP A 20000	100.00	225.00	1.0000 0.7530 20000 100	1,505,917	
			100 Actual Front Feet, 0.52 Total Acres				Total Est. Land Value =	1,505,917

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
L281 P581/87 L561 P863/00 PRT GOVT LOT 3 COM S 1/4 COR TH N 0 DEG 59' 40" E 1665.52 FT TH N 88 DEG 31' 54" W 1074.95 FT TH N 88 DEG 53' 35" W 147.34 FT TH N 75 DEG 56' 00" W 133.78 FT TH N 88 DEG 48' 30" W 143.74 FT FOR POB TH S 85 DEG 01' 23" W 244.39 FT TH S 11 DEG 22' 30" E 4.83 FT TH S 9 DEG 42' 30" E 95.17 FT TH S 85 DEG 30' 12" E 207.63 FT TH N 8 DEG 09' E 137.41 FT TO POB SEC 31 T29N R13W 0.61 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value	
	X	Electric	D/W/P: 3.5 Concrete	8.29	80 0	0	
	X	Gas	D/W/P: Flagstone/Sand	29.65	280 0	0	
	X	Curb	D/W/P: Asphalt Paving	3.96	2500 0	0	
		Street Lights	Residential Local Cost Land Improvements				
		Standard Utilities	Description	Rate	Size % Good	Cash Value	
		Underground Utils.	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
			Total Estimated Land Improvements True Cash Value =				5,000

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	753,000	809,000	1,562,000			513,052C
2024	597,100	795,500	1,392,600			497,626C
2023	554,400	598,900	1,153,300			473,930C
2022	454,500	490,100	944,600			451,362C

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\*\*\* 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.
NEFF RUTH D TRUST	GROVER JEFFREY P & LORI L	1,025,000	07/25/2012	WD	03-ARM'S LENGTH	1131P71	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7600 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	DEQ WATER RESOURCES DIVISI	10/20/2015	2015-0049	100% FINIS	
Owner's Name/Address	P.R.E. 0%	Mechanical	05/28/2008	PM08-0217		
GROVER JEFFREY P & LORI L 4251 36TH ST SE GRAND RAPIDS MI 49512-2964	MAP #: 6	2025 Est TCV 2,851,059 TCV/TFA: 1396.2				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L277 P44 L296 P726 L326 P463 L359 P548/93 PRT GOVT LOT 3 BEG MEANDER POST ON SHR GLEN LAKE AT W END E-W 1/4 LN SEC TH S 88 DEG 48' E 1136.88 FT TO C/L CO RD 675 TH S 9 DEG 45' 10" W ALG C/L 101.13 FT TH N 88 DEG 42' W 1080.13 FT TO SHR GLEN LAKE TH N 21 DEG 26' 10" W ALG SHR 108.22 FT TO POB ALSO UND 1/7 INT IN 006-034-049-00 TOTALLY ASSESSED WITH THIS PARCEL SEC 31 T29N R13W.	X		Dirt Road	100.00	1016.40	1.0000	1.0977	20000	100		2,195,440
	X		Gravel Road	8.00	1016.40	1.0000	1.0977	20000	50	SURPLUS: ZONING 100 FT	8
Comments/Influences	X		Paved Road	1.50	Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	
	X		Storm Sewer	108	Actual Front Feet,	4.02	Total Acres			Total Est. Land Value =	2,283,260
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

3/2012 MLS 1734018 \$1,350,000 DOM128



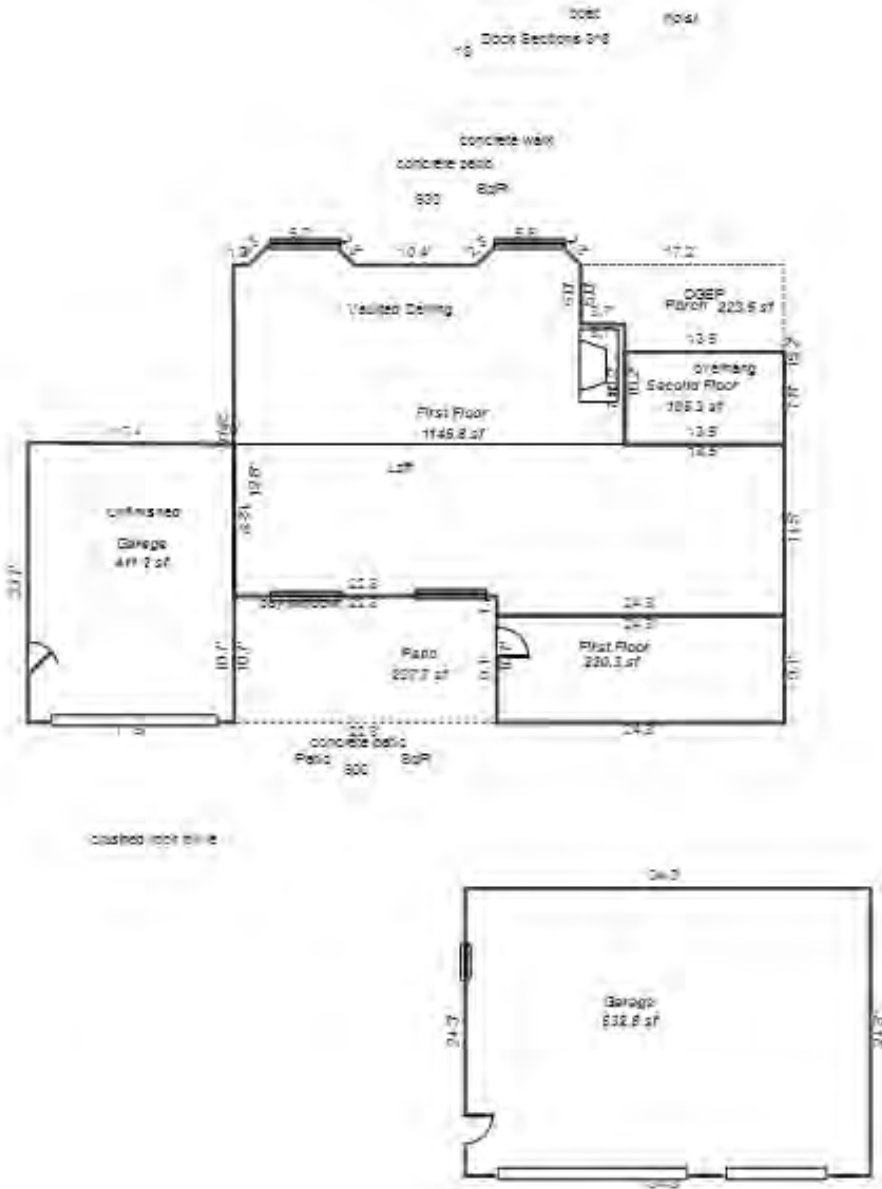
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	1,141,600	283,900	1,425,500			751,242C
Rolling	2024	888,100	279,300	1,167,400			728,654C
Low	2023	824,600	211,500	1,036,100			693,957C
High	2022	579,100	173,800	752,900			660,912C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	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 223	Type CGEP (1 Story)	Year Built: 1974 Car Capacity: 2 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: 411 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 40 Floor Area: 2,042 Total Base New : 341,593 Total Depr Cost: 204,986 Estimated T.C.V: 553,462			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Electric Baseboard Ground Area = 1365 SF Floor Area = 2042 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C 10 Blt 1970		Cls C 10 Blt 1970				
Yr Built 1970	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		150 Amps Service			No./Qual. of Fixtures			1.5 Story Siding Crawl Space 1,145		1 Story Siding Crawl Space 220		1 Story Siding Overhang 105		
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Total: 252,736		151,672			
Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Carpeted Other: Carpeted Other: Hardwood			No. of Elec. Outlets			Plumbing			Average Fixture(s)		1 1,486 892		
(1) Exterior	(6) Ceilings		X Drywall			Many			X Ave.			Few		3 Fixture Bath 4,678 2,807		
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1365 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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1 4,899 2,939		1 5,849 3,509		
X 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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CGEP (1 Story) 223 13,552 8,131		Garages		
(2) Windows	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 411 17,739		Common Wall: 1 Wall 1 -2,235 -1,341		
X Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1365 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 832 29,178		17,507			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,786 1,672		Fireplaces		
(3) Roof	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s)			1 1,486 892		3 Fixture Bath 4,678 2,807		
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			Water/Sewer			1 4,899 2,939		1 5,849 3,509		Porches	
X Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			CGEP (1 Story) 223 13,552 8,131			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
Chimney: Brick	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s)			1 1,486 892		3 Fixture Bath 4,678 2,807		

\*\*\* 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.
KLINGAMAN MARILYN S TRUST	KLINGAMAN TIMOTHY R	0	10/29/2024	WD	09-FAMILY	2024005318	DEED	0.0
KLINGAMAN MARILYN S TRUST	O'NEIL ELIZABETH K	0	10/29/2024	WD	09-FAMILY	2024005319	DEED	0.0
O'NEIL ELIZABETH K	O'NEIL ELIZABETH TRUST	0	10/29/2024	WD	14-INTO/OUT OF TRUST	2024005320	DEED	0.0
KLINGAMAN MARYLYN S & THO	KLINGAMAN MARILYN S TRUST	0	05/22/2024	WD	09-FAMILY	2024002607	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7620 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/23/2006	PM06-0626	
	P.R.E. 0%		ELECTRICAL	05/06/2002	PE02-0221	

Owner's Name/Address	MAP #: 6	2025 Est TCV 3,018,531 TCV/TFA: 712.42
KLINGAMAN T & O'NEIL E TRUST & KLINGAMAN J 1465 MORNINGCREST CT INDIANAPOLIS IN 46280		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
234P958 LAND IN GOVT LOT 3 SEC31T29N R13W DESC AS: COM AT THE MEANDER POST ON THE SHORE OF GLEN LAKE AT THE W END OF THE E AND W 1/4 LINE OF SAID SEC31; THENCE S31*26'10"E, ALONG THE ABOVE SAID SHORE, 108.22 FEET TO THE POB; TH CONTINUING S 21DEG26'10"E ALONG SAID SHORE 108.22 FEETTHENCE S 88DEG48'E 450.00 FT; THENCE N1DEG12" E 100.00 FT; TH N88DEG48' W 491.65 FT TO THE POB. INCLUDING ALL LAND BETWEEN THE SIDELINES OF THE ABOVE TRACT EXTENDED TO THE WATERS OF GLEN LAKE. & PARCEL IT ALSO INCLUDING AN UNDIVIDED	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	GROUP A 20000	100.00	600.00	1.0000	0.9622	20000	100		1,924,391
	GROUP A 20000	8.00	0.00	1.0000	0.0000	20000	50	SURPLUS: ZONING 100 FT	
	OFF WATER 1/7UND INT EASE	1.50	Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	
	108 Actual Front Feet, 2.88 Total Acres Total Est. Land Value =								1,924,393

Topography of Site	Description	Rate	Size	% Good	Cash Value
X Level Rolling X Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
	Total Estimated Land Improvements True Cash Value =				

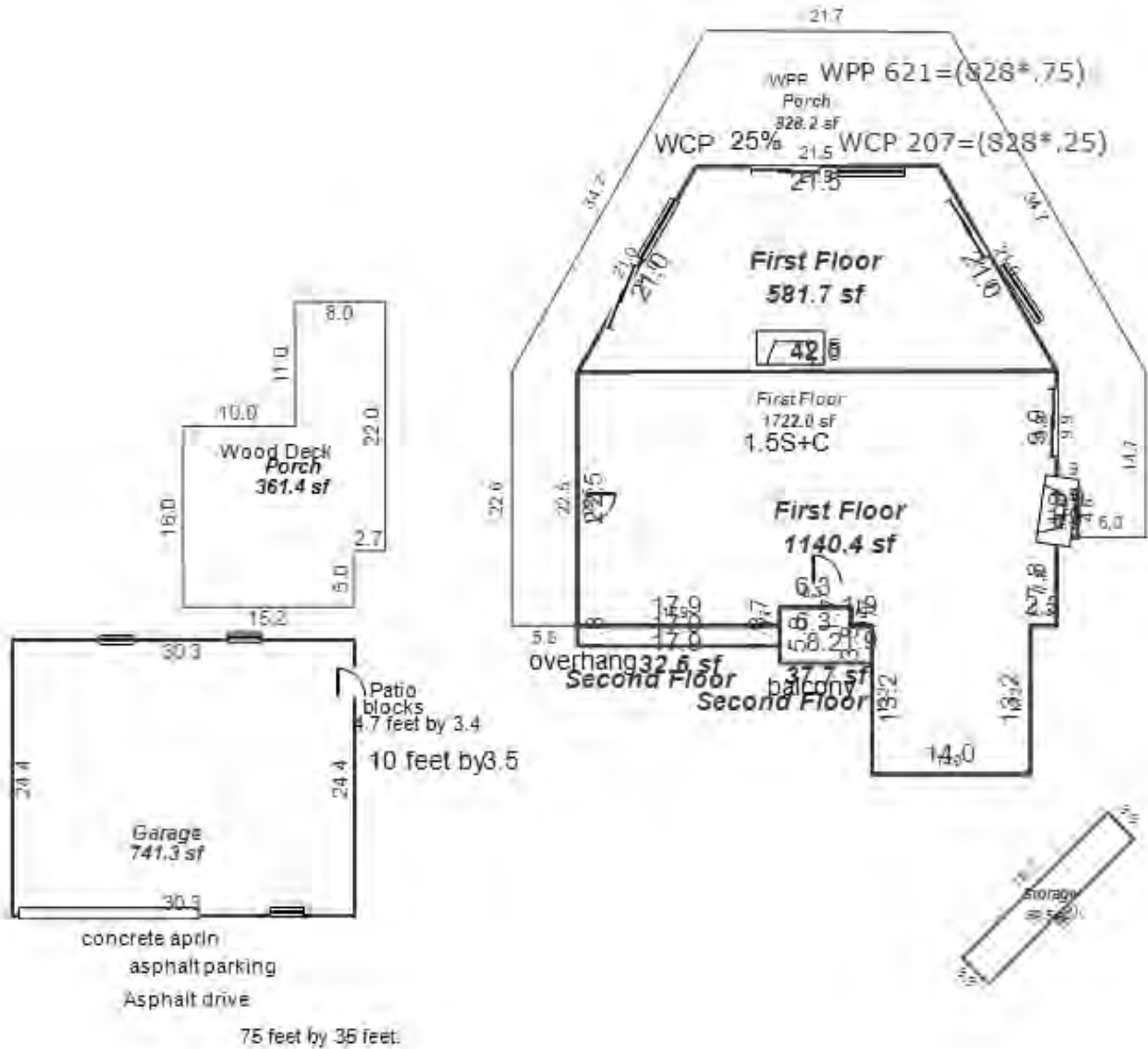
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	962,200	547,100	1,509,300			875,406C
2024	748,500	538,000	1,286,500			849,085C
2023	695,000	405,300	1,100,300			808,653C
2022	514,500	331,900	846,400			770,146C

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



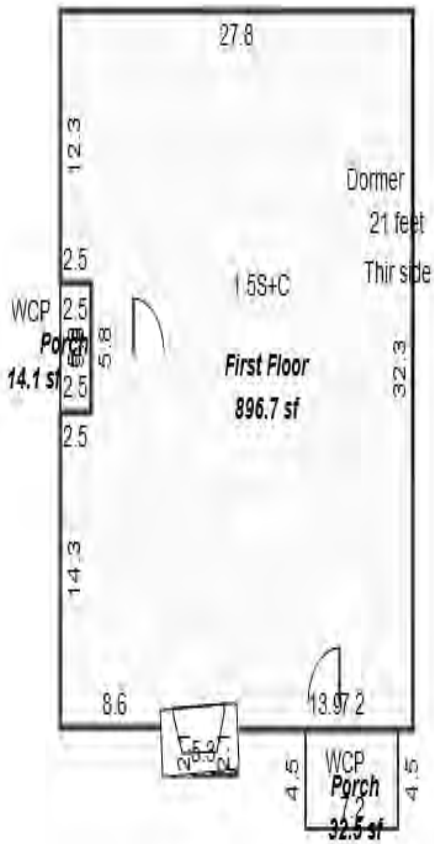




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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				1			14 WCP (1 Story) 32 WCP (1 Story)									
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 896 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: C Effec. Age: 35 Floor Area: 1,344 Total Base New : 184,677 Total Depr Cost: 120,040 Estimated T.C.V: 324,108			E.C.F. X 2.700			Cls C Blt 1989					
Yr Built 1989	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			(13) Plumbing			1.5 Story Siding Crawl Space			Total: 164,212 106,737								
Room List		Doors Solid X H.C.		(12) Electric 150 Amps Service			(14) Water/Sewer			Other Additions/Adjustments											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Linoleum 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			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic			1 1,486 966 1 4,678 3,041 1 4,899 3,184								
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches WCP (1 Story) WCP (1 Story)			Built-Ins Appliance Allow. Fireplaces Prefab 2 Story			1 3,192 2,075 Totals: 184,677 120,040					
(2) Windows		(7) Excavation Many Avg. X Avg. Large Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Notes: 2ND DWELLING			ECF (4080 BIG GLEN) 2.700 => TCV: 324,108								
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			(10) Floor Support			Totals: 184,677 120,040											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X10X16 Unsupported Len: Cntr.Sup:																		

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLINGAMAN MARILYN S TRUST	KLINGAMAN TIMOTHY R	0	10/29/2024	WD	09-FAMILY	2024005318	DEED	0.0
KLINGAMAN MARILYN S TRUST	KLINGAMAN TIMOTHY R	0	10/29/2024	WD	09-FAMILY	2024005318	DEED	0.0
KLINGAMAN MARILYN S TRUST	O'NEIL ELIZABETH K	0	10/29/2024	WD	09-FAMILY	2024005319	DEED	0.0
O'NEIL ELIZABETH K	O'NEIL ELIZABETH TRUST	0	10/29/2024	WD	14-INTO/OUT OF TRUST	2024005320	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%				
Owner's Name/Address	MAP #: 6					

KLINGAMAN T & O'NEIL E TRUST & KLINGAMAN J 1465 MORNINGCREST CT INDIANAPOLIS IN 46280	2025 Est TCV 61,793					
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Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

			A 100' @ 600/FF	100.00	450.00	1.0000 1.0299	600 100 LOCATION	61,793
			100 Actual Front Feet, 1.03 Total Acres				Total Est. Land Value =	61,793

Tax Description	X	Topography of Site
LAND IN GOVERNMENT LOT 3, SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE MEANDER POST ON THE SHORE OF GLEN LAKE AT THE WEST END OF THE EAST AND WEST QUARTER LINE OF SAID SECTION 31; THENCE S 21 °26' 10" EAST, ALONG THE ABOVE SAID SHORE, 216.44 FEET; THENCE S 88°48' EAST, 450.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°48' EAST, 573.38 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 675; THENCE SAID CENTERLINE, °48' WEST, 588.48 ST, 100.00 FEET G. THE EASTERLY ARE SUBJECT NTY ROAD.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Glen Arbor Township  
  
 2021 Aerial Image

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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Who	When	What	2025	30,900	0	30,900			23,924C
		TPC 04/30/2021 INSPECTED	2024	27,700	0	27,700			23,205C
		TPC 05/06/2018 INSPECTED	2023	22,100	0	22,100			22,100S
		TPC 10/18/2017 INSPECTED	2022	25,000	0	25,000			22,943C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PICARD GUY F	PICARD GUY F TRUST	0	06/07/2023	QC	09-FAMILY	2023002464	PROPERTY TRANSFER	0.0
PICARD PETER	PICARD PETER TRUST	0	06/08/2022	QC	09-FAMILY	2022003369	PROPERTY TRANSFER	0.0
PICARD PETER	PICARD GUY F & PICARD PEY	1	05/21/2004	QC	09-FAMILY	805:348	DEED	10.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7642 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/28/2023	PE23-0595	100% FINIS
	P.R.E. 100% 05/10/1994		Mechanical	06/23/2023	PM23-0558	100% FINIS
Owner's Name/Address	MAP #: 6					
	2025 Est TCV 3,241,798 TCV/TFA: 795.53					

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

			GROUP A 20000	100.00	1350.02	1.0000	1.1784	20000	100		2,356,897
			INFERIOR 7000/	8.22	1350.02	0.9689	1.9332	7000	50	ZONING 100' MIN: SURPLUS	
			OFF WATER 1/7UND INT EASE	1.50	Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	
			108 Actual Front Feet,	4.85	Total Acres			Total Est. Land Value =		2,410,786	

Tax Description	Public Improvements	Land Improvement Cost Estimates				
L805P348, 2022003369 LAND IN GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE MEANDER POST ON THE SHORE OF GLEN LAKE AT THE WEST END OF THE EAST-WEST QUARTER LINE OF SAID SECTION 31, THENCE SOUTH 21 DEGREES 26 MINUTES 10 SECONDS EAST ALONG THE ABOVE SAID SHORE, 216.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 21 DEGREES 26 MINUTES 10 SECONDS EAST ALONG SAID SHORE 108.22 FEET; THENCE	Dirt Road	Description	Rate	Size	% Good	Cash Value
	Gravel Road	D/W/P: Asphalt Paving	2.91	7200	50	10,476
	Paved Road	Residential Local Cost Land Improvements				
	Storm Sewer	Description	Rate	Size	% Good	Cash Value
	Sidewalk	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
	Water	Ad-Hoc Unit-In-Place Items				
	Sewer	Description	Rate	Size	% Good	Cash Value
	Electric	/CI16/YARI/CHALF/04'/211	9.70	220	50	1,067
	Gas	Total Estimated Land Improvements True Cash Value =	16,543			
	Curb					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	1,205,400	415,500	1,620,900			690,105C
Rolling	2024	953,900	462,400	1,416,300			669,355C
Low	2023	885,800	379,500	1,265,300			637,481C
High	2022	0	0	0			0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

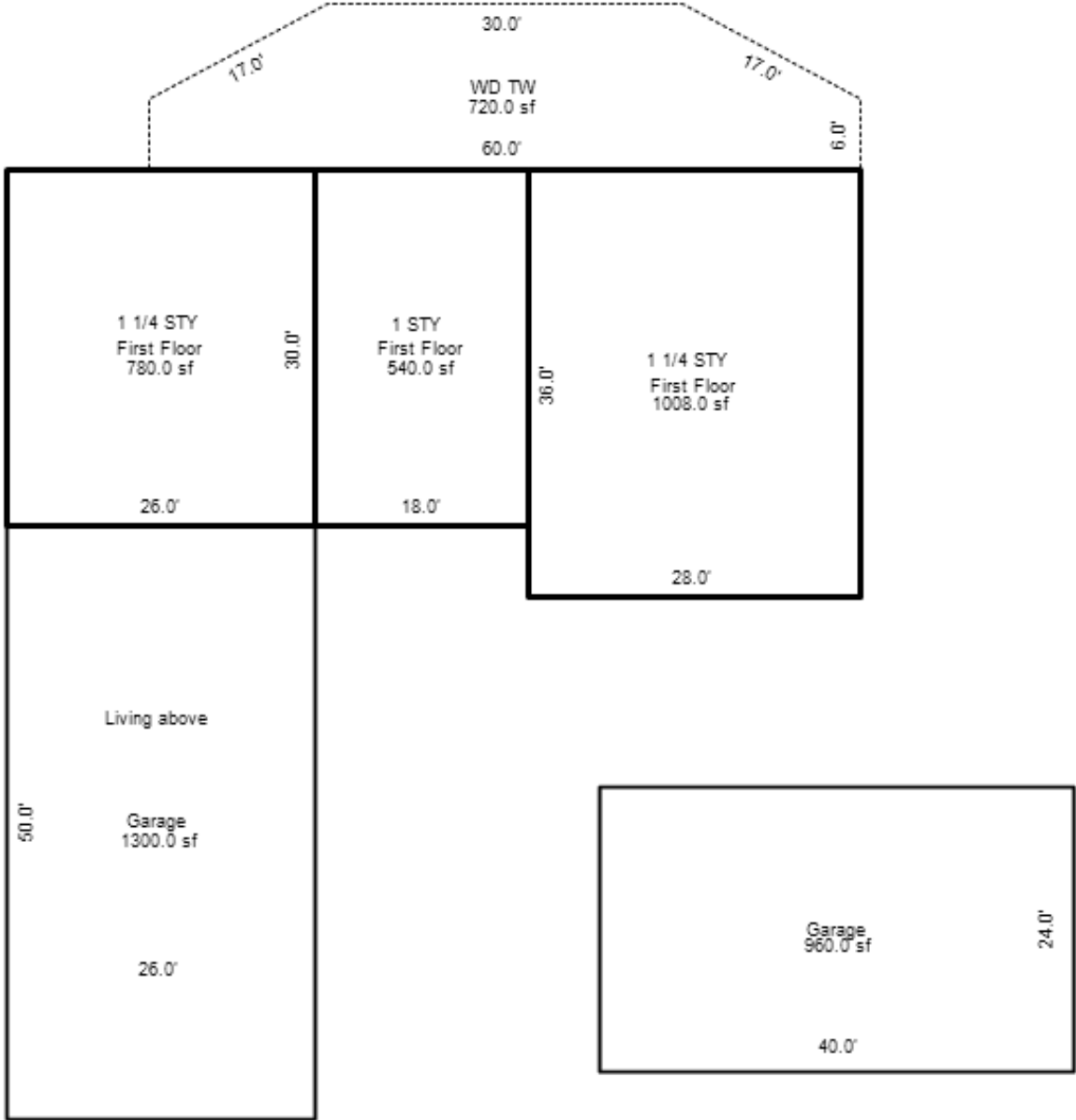


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 720	Type Treated Wood	Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 960 % 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		2		Class: CD Effec. Age: 40 Floor Area: 4,075 Total Base New : 502,759 Total Depr Cost: 301,655 Estimated T.C.V: 814,469		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls CD		Blt 1968					
Yr Built 1968	Remodeled 1974	Ex	X	Ord	Min	200 Amps Service		Ground Area = 2328 SF Floor Area = 4075 SF.									
Condition: Average		Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Building Areas								
	Basement 7 1st Floor 4 2nd Floor 7 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1.25 Story Siding Siding 1 Story Siding Siding 1.25 Story Siding Siding 1 Story Siding Siding		Foundation Crawl Space Crawl Space Crawl Space Overhang		Size 780 540 1,008 1300		Cost New 386,861		Depr. Cost 232,117	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many		X	Ave.	Plumbing									
X	Insulation	(7) Excavation		3		1		Plumbing									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2328 S.F. Slab: 0 S.F. Height to Joists: 0.0		3		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		1		Plumbing									
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		1		Water/Sewer									
(3) Roof		(9) Basement Finish		1		1		Garages									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
X	Asphalt Shingle	(10) Floor Support		1		1		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		1		Base Cost Door Opener Common Wall: 1 Wall Door Opener Base Cost									
		Lump Sum Items:		1		1		Built-Ins									
				1		1		Appliance Allow.									
				1		1		Fireplaces									
				1		1		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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



\*\*\* 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				
7674 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 6								
BRADY DONALD & GERALDINE 15729 EDGEWOOD LIVONIA MI 48154		2025 Est TCV 2,530,154 TCV/TFA: 1673.3										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
PRT GOVT LOT 3 COM MEANDER POST ON SHR GLEN LAKE AT W END E W 1/4 LN TH ALG SHRS 21DEG 26' 10" E 324.66 FT TH S 17DEG 16' 10" E ALG SHR 105.41 FT TO POB TH ALG SHR S 17DEG 16' 10" E 105.41 FT TH S88DEG 48' E 870. 87 FT TO C/L CO RD 675 TH ALG C/L N 9DEG 45' 10" E 101.13 FT TH N 88DEG 48' W 918.76 FT TO POB ALSO UND 1/7 INT IN & POB ALSO 1/7 INT IN PRT GOVT LOT 3 COM MEANDER POST TH ALG SHR GLEN LAKE S 21DEG 26' 10"E 324.66 FT TH S 88DEG 48'E 300.24FT TO POB TH S 88DEG 48'E 666 51FT TO C/L CO RD		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		GROUP A 20000	100.00	900.00	1.0000	1.0648	20000	100		2,129,689
		X		GROUP A 20000	5.00	900.00	1.0000	1.0648	20000	50	SURPLUS: ZONING 100 FT	5
		X		OFF WATER 1/7UND INT EASE	1.50	Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	
		X		105 Actual Front Feet, 3.67 Total Acres							Total Est. Land Value =	2,182,933
		X		Land Improvement Cost Estimates								
		X		Description					Rate	Size	% Good	Cash Value
		X		Residential Local Cost Land Improvements								
		X		Description					Rate	Size	% Good	Cash Value
		X		LAND IMPROVEMENTS 15					1,500.00	1	100	1,500
		X		Total Estimated Land Improvements								1,500
		X		True Cash Value =								
Topography of Site		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X Level		X		2025	1,091,500	173,600	1,265,100			318,974C		
X Rolling		X		2024	855,000	170,800	1,025,800			309,384C		
X Low		X		2023	794,000	128,500	922,500			294,652C		
X High		X		2022	565,200	105,300	670,500			280,621C		
X Landscaped		X		Who When What								
X Swamp		X		2025	1,091,500	173,600	1,265,100			318,974C		
X Wooded		X		2024	855,000	170,800	1,025,800			309,384C		
X Pond		X		2023	794,000	128,500	922,500			294,652C		
X Waterfront		X		2022	565,200	105,300	670,500			280,621C		
X Ravine		X		TPC 06/28/2017 INSPECTED								
X Wetland		X		WAS 11/27/2007 INSPECTED								
X Flood Plain		X										

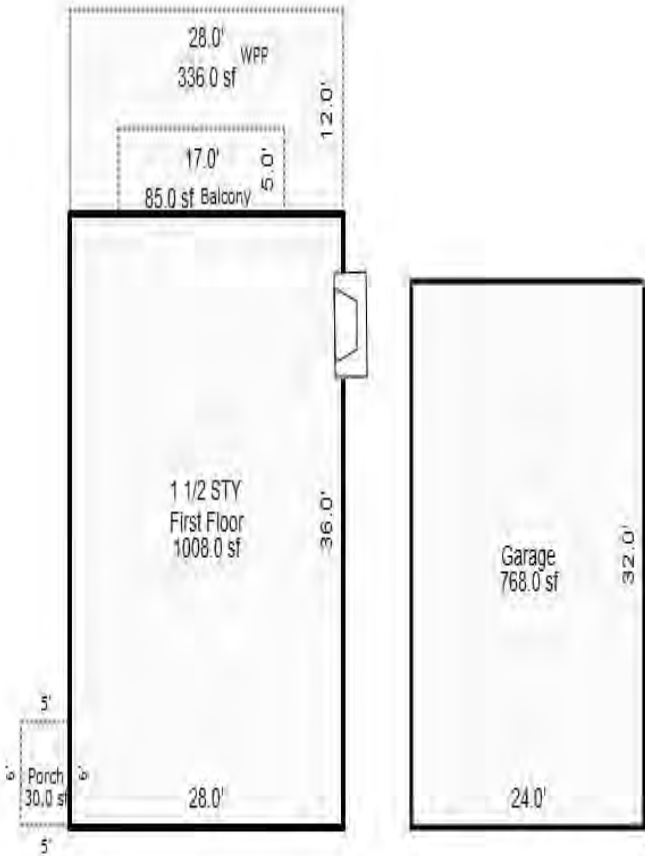


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 336 30 85	Type WPP Treated Wood Wood Balcony	Year Built: 1976 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1						
Building Style: 1.5 STORY		Trim & Decoration												
Yr Built 1970	Remodeled 0	Ex	X Ord	Min										
Condition: Average		Size of Closets												
Room List		Doors	Solid X	H.C.	Central Air Wood Furnace									
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Carpeted Other:		150 Amps Service										
Wood/Shingle Aluminum/Vinyl X Brick		(6) Ceilings		No./Qual. of Fixtures										
X	Insulation	X	Drywall	No. of Elec. Outlets										
(2) Windows		(7) Excavation		Many X Ave. Few										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:										
(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Electric Baseboard Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,008 Total: 154,913 92,947										E.C.F. X 2.700		Cls CD Blt 1970		
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,238 743 3 Fixture Bath 1 3,887 2,332 Water/Sewer 1000 Gal Septic 1 4,582 2,749 Water Well, 100 Feet 1 5,680 3,408 Porches WPP 336 5,030 3,018 Deck Treated Wood 30 1,327 796 Balcony Wood Balcony 85 3,176 1,906 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 24,530 14,718 Built-Ins Appliance Allow. 1 1,947 1,168 Fireplaces Exterior 2 Story 1 7,100 4,260 Totals: 213,410 128,045														
Notes: ECF (4080 BIG GLEN) 2.700 => TCY: 345,721														

\*\*\* 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.
DEAN WILLIAM E & DOREEN M	DEAN WILLIAM E TRUST	10	10/21/2014	WD	03-ARM'S LENGTH	1214P629	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7682 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	WELL/SEPTIC	07/02/2015	L15 -133	100% FINIS	
	P.R.E. 0%					
	MAP #: 6					
	2025 Est TCV 3,272,637 TCV/TFA: 877.85					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
DEAN WILLIAM E TRUST DEAN DOREEN M TRUST 4000 ROYAL MARCO WAY #428 MARCO ISLAND FL 34145			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road	GROUP A 20000	100.00	850.00	1.0000	1.0497	20000	100		2,099,473
		Gravel Road	GROUP A 20000	5.00	850.00	1.0000	1.0497	20000	50	SURPLUS: ZONING 100 FT	5

L252 P574 PRT OF GOVT LOT 3 SEC 31 COM MEANDER POST ON SHR GLEN LAKE AT W END E-W 1/4 LN SD SEC TH ALG SHR S 21 DEG 26'10" E 324.66 FT TH S 17 DEG 16'10" E 210.82 FT TO POB TH CONT ALG SHR S 17 DEG 16'10" E 105.41 FT TH S 88 DEG 48' E 822.98 FT TO C/L CO RD 675 TH ALG C/L N 9 DEG 45'10" E 101.13 FT TH N 88 DEG 48' W 870.87 FT TO POB ALSO UND 1/7 INT IN PRT GOVT LOT 3 COM MEANDER POST TH ALG SHR GLEN LAKE S 21DEG 26' 10"E 324.66 FT TH S 88DEG 48'E 300.24FT TO POB TH S 88DEG 48'E 666.51FT TO C/L CO RD 675 TH ALG	X	Storm Sewer	OFF WATER 1/7UND INT EASE	1.50	Acres	1	100	UND 1/7 INT: EASEMENT PARCEL			105 Actual Front Feet, 3.55 Total Acres	Total Est. Land Value =	2,151,961
		Sidewalk											

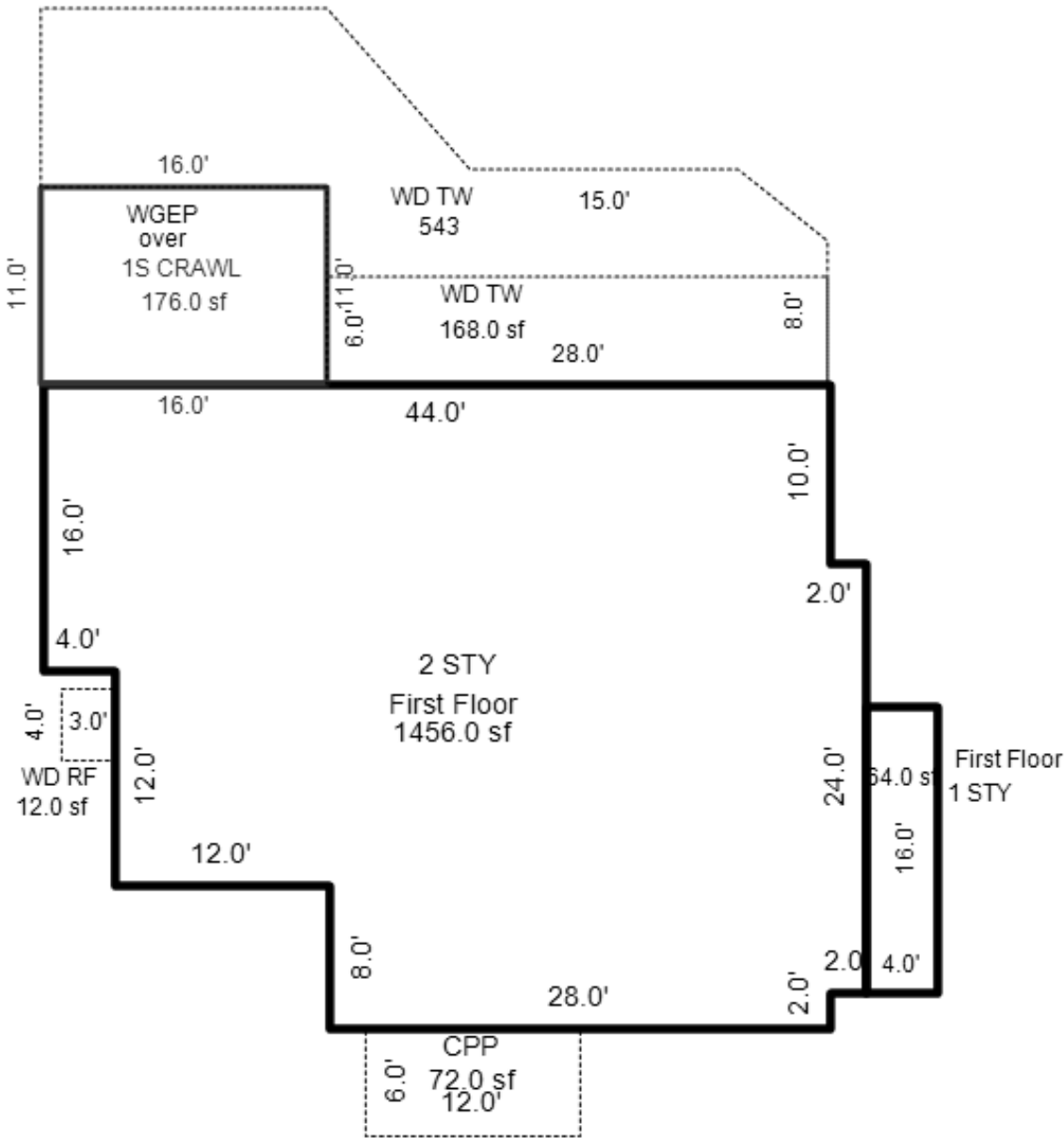
Topography of Site	X Level	Rolling	X Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value

	Who	When	What	2025	1,076,000	560,300	1,636,300			507,732C
				2024	842,900	551,100	1,394,000			492,466C
				2023	782,700	415,200	1,197,900			469,016C
				2022	560,400	340,000	900,400			446,682C

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





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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: 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							32	Treated Wood																					
Building Style: 1 STORY		Drywall	Plaster																														
Yr Built 1968		Paneled	Wood T&G																														
Remodeled 1988		Trim & Decoration																															
Condition: Average		Ex	Ord	X	Min																												
Room List		Size of Closets																															
Basement 4 1st Floor 2nd Floor 2 Bedrooms		Lg	Ord	X	Small																												
(1) Exterior		Doors	Solid	X	H.C.																												
X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		(12) Electric																													
X Insulation		Kitchen: Other: Carpeted Other:		100 Amps Service																													
(2) Windows		No./Qual. of Fixtures																															
X Many Avg. X Few		X		Ord.		Min																											
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings		No. of Elec. Outlets																													
		X Tile		Many		X Ave.		Few																									
		(7) Excavation		(13) Plumbing																													
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 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																													
		(8) Basement		(14) Water/Sewer																													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																													
		(9) Basement Finish		Lump Sum Items:																													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																															
X	Gable Hip Flat	Gambrel Mansard Shed																															
X	Asphalt Shingle	(10) Floor Support																															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>576</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>78,650</td> <td>51,123</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 966 Water/Sewer 1000 Gal Septic 1 4,899 3,184 Deck Treated Wood 32 1,414 919 Built-Ins Appliance Allow. 1 2,786 1,811 Totals: 89,235 58,003										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	576			Total:				78,650	51,123	Class: C Effec. Age: 35 Floor Area: 576 Total Base New : 89,235 Total Depr Cost: 58,003 Estimated T.C.V: 156,609		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	576																														
Total:				78,650	51,123																												
Notes: ECF (4080 BIG GLEN) 2.700 => TCv: 156,609																																	

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



Sketch by Apex Medina™

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



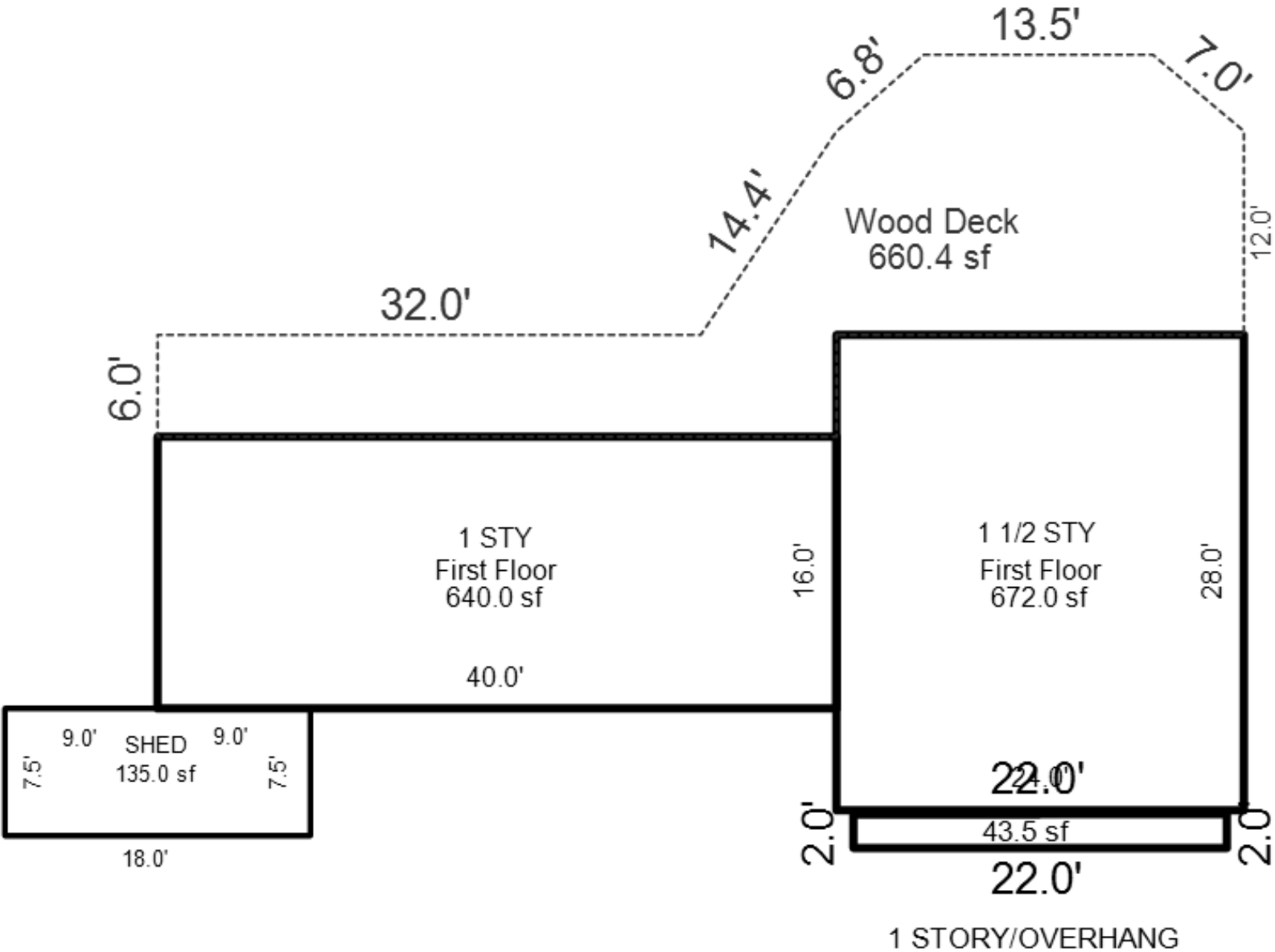
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DILLION CYNTHIA G	DILLION CYNTHIA G TRUST	0	04/20/2018	WD	09-FAMILY	1328P840	PROPERTY TRANSFER	0.0				
GOOD MARTIN F	GOOD MARTIN F TRUST	0	04/06/2018	WD	09-FAMILY	1328P836	PROPERTY TRANSFER	0.0				
HODGES NICOLE G	HODGES NICOLE G TRUST	0	04/03/2018	WD	09-FAMILY	1328P844	PROPERTY TRANSFER	0.0				
GOOD ANTOINETTE Y TRUST	GOOD MARTIN F & DILLION C	0	03/01/2018	QC	09-FAMILY	1322P170	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7694 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		06/08/2016	L16 -133	100% FINIS				
Owner's Name/Address		P.R.E. 0%		SHED		07/25/2015	LU15-20	100% FINIS				
GOOD TRUST & DILLION TRUST & HODGES TRUST 829 LINDEN WILMETTE IL 60091		MAP #: 6		2025 Est TCV 2,554,770 TCV/TFA: 1509.9								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L350 P740 L350 P757/92 PRT GOVT LOT 3 COM MEANDER POST ON SHR GLEN LAKE AT W END E W 1/4 LN SEC TH ALG SHR S 21 DEG 26' 10" E 324.66 FT & S 17 DEG 16' 10" E 316.23 FT FOR POB TH ALG SHR S 17 DEG 16' 10" E 105.41 FT TH S 88 DEG 48' E 775.08 FT TO C/L CO RD 675 TH ALG C/L N 9 DEG 45' 10" E 101.13 FT TH N 88 DEG 48' W 822.98 FT TO POB ALSO UND 1/7 INT IN PRT GOVT LOT 3 COM MEANDER POST TH ALG SHR GLEN LAKE S 21DEG 26' 10"E 324.66 FT TH S 88DEG 48'E 300.24FT TO POB TH S 88DEG 48'E666.51FT TO C/L CO RD 675 TH ALG C/L S 9 DEG		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		GROUP A 20000	100.00	800.00	1.0000	1.0339	20000	100		2,067,893
		X		GROUP A 20000	5.00	800.00	1.0000	1.0339	20000	50	SURPLUS: ZONING 100 FT	5
		X		OFF WATER 1/7UND INT EASE	1.50	Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	
		X		105 Actual Front Feet, 3.43 Total Acres							Total Est. Land Value =	2,119,592
		X		Land Improvement Cost Estimates								
		X		Description	Rate	Size	% Good	Cash Value				
		X		D/W/P: Crushed Rock	2.29	1500	0	0				
		X		Wood Frame	27.57	135	50	1,861				
		X		Wood Frame	22.81	393	100	8,964				
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	Size	% Good	Cash Value				
		X		LAND IMPROVEMENTS 5	5,000.00	1	50	2,500				
		X		Total Estimated Land Improvements True Cash Value = 13,325								
Topography of Site		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2025	1,059,800	217,600	1,277,400			328,280C		
		X	Low	2024	830,200	214,200	1,044,400			318,410C		
		X	High	2023	770,900	162,400	933,300			303,248C		
		X	Landscaped	2022	555,300	133,400	688,700			288,808C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
Who		When		What		2025	1,059,800	217,600	1,277,400		328,280C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 04/25/2018		INSPECTED		2024	830,200	214,200	1,044,400		318,410C	
		TPC 04/28/2017		INSPECTED		2023	770,900	162,400	933,300		303,248C	
		TPC 10/26/2016		INSPECTED		2022	555,300	133,400	688,700		288,808C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins			(15) Fireplaces		(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 660	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 35 Floor Area: 1,692 Total Base New : 240,374 Total Depr Cost: 156,242 Estimated T.C.V: 421,853			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration				Total Area: 240,374									
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace												
Room List		Doors		Solid	X	H.C.	(12) Electric												
Basement 5 1st Floor 2 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:				150 Amps Service												
(1) Exterior		No./Qual. of Fixtures				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1312 SF Floor Area = 1692 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Many X Ave. Few				Building Areas									
X	Insulation	X	Drywall					(13) Plumbing				Stories Exterior Foundation Size Cost New Depr. Cost							
(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				1.5 Story Siding Crawl Space 672 1 Story Siding Crawl Space 640 1 Story Siding Overhang 44 Total: 201,731 131,124									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1312 S.F. Slab: 0 S.F. Height to Joists: 0.0				Other Additions/Adjustments				Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				Solar Water Heat Average Fixture(s) 3 Fixture Bath 2 Fixture Bath				Water/Sewer				Average Fixture(s) 3 Fixture Bath 1 4,678 3,041 2 Fixture Bath 1 3,130 2,034 1000 Gal Septic 1 4,899 3,184 Water Well, 100 Feet 1 5,849 3,802					
X	X	(9) Basement Finish				Deck				Treated Wood 660 9,121 5,929				Built-Ins					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer				Appliance Allow. 1 2,786 1,811				Fireplaces					
X	Gable Hip Flat	Gambrel Mansard Shed				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Interior 2 Story 1 6,694 4,351				Totals: 240,374 156,242					
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:				Notes:				ECF (4080 BIG GLEN) 2.700 => TCv: 421,853					
Chimney: Stone		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.
JOHNSON CORNELIUS A & MAR	JOHNSON FAMILY PARTNERSHI	1	12/31/1990	QC	09-FAMILY	319P490	DEED	0.0
DUTMERS PATRICIA	DUTMERS FAMILY PARTNERSHI	0	12/26/1988	QC	09-FAMILY	295P94	DEED	0.0
JOHNSON J & JOHNSON C & D	JOHNSON J & JOHNSON C & D	0	05/15/1972	QC	09-FAMILY	162P559	DEED	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 6

Owner's Name/Address: JOHNSON FAMILY PARTNERSHIP EAST  
 JOHNSON GEORGE  
 4505 S YOSEMITE ST UNIT 104  
 DENVER CO 80237-2533  
 2025 Est TCV 529,564

Improved X Vacant Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 4019 SEC 1 14000 37.83 Acres 14000 100 529,564  
 37.83 Total Acres Total Est. Land Value = 529,564

Tax Description  
 L162 P559 L182 P363 L295P94 L319 P490/91  
 PRT GOVT LOT 4 SEC 31 LYING E OF CO RD  
 EXC PRT BEG INTERSECTION S SEC LN & C/L  
 CO RD THN 10 DEG E ALG C/L 300 FT TH E  
 PARALLEL TO SEC LN 556.34 FT TO TOP STEEP  
 BANK TH S 295.44 FT TO S SEC LN TH W ALG  
 S LN 608.43 FT TO POB ALSO EXC PRT GOVT  
 LOT 4 COM W MEANDER COR ON S LN SD SEC TH  
 E 226.11 FT ALG S LN TO C/L CO RD 675 TH  
 N 12 DEG 09' 02" E 651.31 FT ALG SD C/L  
 TH NELY 193.94 FT ALG SD C/L & ARC OF  
 CURVE TO LEFT CH-N 12 DEG 34' 35" E  
 193.80 FT TH N 08 DEG 56' 52" E 7.52 FT  
 ALG SD C/L TO POB TH N 08 DEG 37' 32" E  
 101.05 FT ALG SD C/L TH S 89 DEG 37' 58"

- 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
2025	264,800	0	264,800			109,106C
2024	245,900	0	245,900			105,826C
2023	151,300	0	151,300			100,787C
2022	122,900	0	122,900			95,988C

Who When What  
 TPC 05/06/2018 INSPECTED  
 WAS 02/11/2012 INSPECTED  
 WAS 02/07/2009 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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)		Date	Number	Status				
7758 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		03/04/2022	PM22-0200	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		12/27/2021	PE21-0900	100% FINIS				
JOHNSON FAMILY PARTNERSHIP WEST 9217 TOMASHAW ST LENEXA KS 66219-2204		MAP #: 6		2025 Est TCV 4,254,913 TCV/TFA: 955.95								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L319 P337 L321 P702/91 PRT GOVT LOT 4 SEC 31 COM S 1/4 COR SD SEC TH N 0 DEG 59' 40" E 1248.34 FT ALG N-S 1/4 LN SD SEC TH N 88 DEG 31' 54" W 1139.14 FT TO POINT ON C/L CO RD 675 TH S 09 DEG 45' 10" W 24 FT ALG SD C/L TO POB TH N 88 DEG 35' 10" W 235.11 FT TH N 01 DEG 14' 20" W 41.17 FT TH S 88 DEG 45' 40" W 281.70 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 9 DEG 42' 30" E 234.15 FT ALG SD TRAVERSE LN TH S 88 DEG 56' 30" E 444.09 FT TO SD C/L CO RD 675 TH N 09 DEG 45' 10" E 201.04 FT ALG SD C/L TO POB SUBJECT TO EASEMENT SEC		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		GROUP A 20000	200.00	450.20	0.8582	0.8955	20000	100		3,074,080
		X		GROUP A 20000	34.15	450.20	0.8582	0.8955	20000	50	SURPLUS: ZONING 100 FT 26	
		X		234 Actual Front Feet, 2.42 Total Acres Total Est. Land Value = 3,336,530								
		X		Land Improvement Cost Estimates								
		X		Description	Rate	Size	% Good	Cash Value				
		X		D/W/P: 3.5 Concrete	5.82	458	0	0				
		X		D/W/P: 3.5 Concrete	5.82	180	0	0				
		X		D/W/P: 3.5 Concrete	5.82	300	0	0				
		X		D/W/P: 3.5 Concrete	5.82	225	0	0				
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	Size	% Good	Cash Value				
		X		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		X		Total Estimated Land Improvements True Cash Value = 5,000								
Topography of Site		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2025	1,668,300	459,200	2,127,500			417,940C		
		X	Low	2024	1,246,200	451,700	1,697,900			405,374C		
		X	High	2023	1,157,200	340,200	1,497,400			386,071C		
		X	Landscaped	2022	848,200	278,600	1,126,800			364,735C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
Who		When	What									
TPC 09/27/2018		INSPECTED										
WAS 02/07/2009		INSPECTED										
WAS 10/05/2007		INSPECTED										

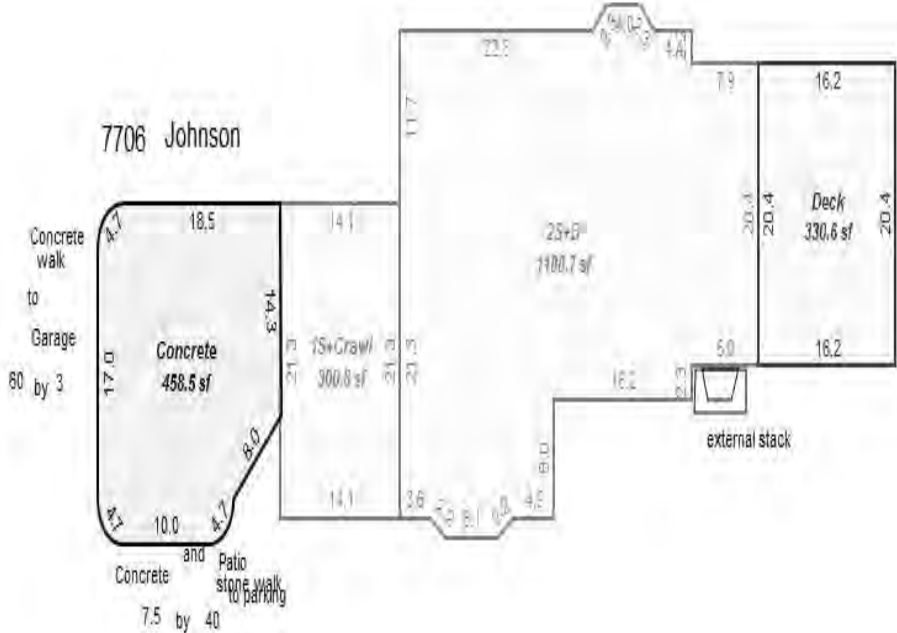


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 330	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration										
Building Style: 2 STORY		Trim & Decoration		Ex. X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.		Central Air Wood Furnace			
Yr Built 0 RESIDE	Remodeled 1985	Condition: Average		No./Qual. of Fixtures			100 Amps Service			Class: C -5 Effec. Age: 40 Floor Area: 2,676 Total Base New : 330,679 Total Depr Cost: 198,386 Estimated T.C.V: 535,642		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Room List		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls C -5 Blt 0							
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms	Kitchen: Other: Carpeted Other:		100 Amps Service			Ground Area = 1488 SF Floor Area = 2676 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Building Areas			2 Story Siding Basement 1,188		293,975		176,363				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			(13) Plumbing			1 Story Siding Crawl Space 300		Total:		293,975 176,363			
X	Insulation	Basement: 1188 S.F. Crawl: 300 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			Average Fixture(s) 1 1,486 892 3 Fixture Bath 1 4,678 2,807 2 Fixture Bath 1 3,130 1,878							
(2) Windows	(8) Basement		100 Amps Service			Water/Sewer			Water/Sewer 1000 Gal Septic 1 4,899 2,939 Water Well, 100 Feet 1 5,849 3,509								
X	Many Avg. X Avg. Few Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Deck			Treated Wood 330 5,795 3,477							
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,786 1,672							
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Fireplaces			Exterior 2 Story 1 8,080 4,848							
(3) Roof	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Local Cost Items			GENERATOR 1 1 1 *		Totals:		330,679 198,386				
X	Gable Hip Flat	Gambrel Mansard Shed		Notes: RESIDENCE 7706			ECF (4080 BIG GLEN) 2.700 => TCv:			535,642							
X	Asphalt Shingle	Joists: 2X8X16 Unsupported Len: Cntr.Sup:															
Chimney: Brick																	

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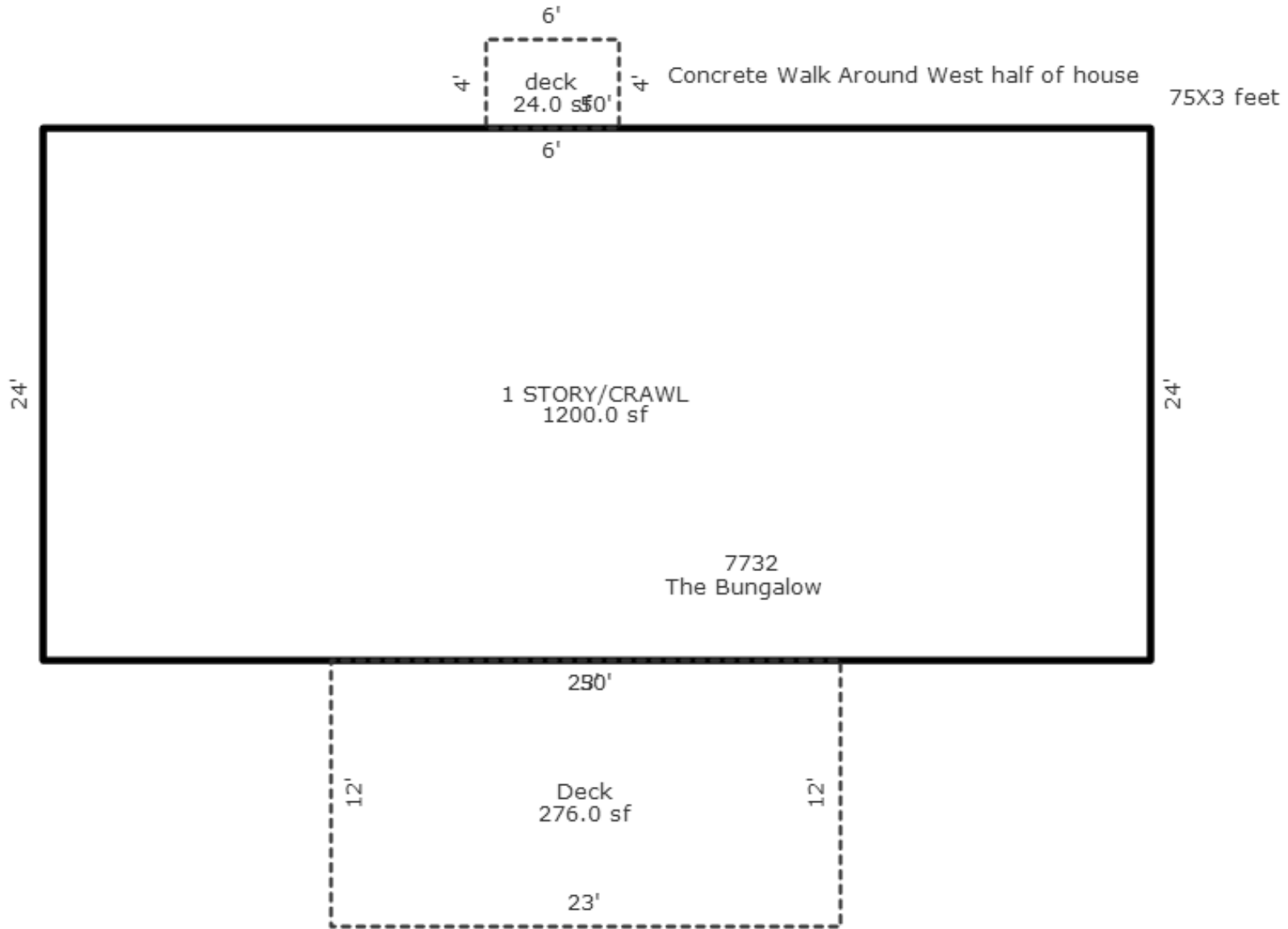
Sketch by Apex Medina™

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 276	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,200 Total Base New : 152,675 Total Depr Cost: 99,240 Estimated T.C.V: 267,947		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls CD		Blt 0						
Yr Built 0 AT WAT	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1200 SF		Floor Area = 1200 SF.								
Condition: Average		Size of Closets		Lg			X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas							
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story		Siding	Crawl Space	1,200	Total:	137,874	89,619			
(1) Exterior		(6) Ceilings		No. of Fixtures			Ex.			X	Ord.		Min	Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1200 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			Plumbing			Average Fixture(s)		1	1,238	805			
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			Water/Sewer			1000 Gal Septic		1	4,582	2,978			
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			Deck			Treated Wood		64	1,994	1,296	Treated Wood		276	5,040	3,276	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Built-Ins		Appliance Allow.		1	1,947	1,266	Totals:		152,675	99,240
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Notes: RENTAL 7732 THE BUNGALOW. AT THE WATER IN CENTER BETWEEN PARCEL LINES. ECF (4080 BIG GLEN) 2.700 => TCV:		267,947							
X	Asphalt Shingle			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:													

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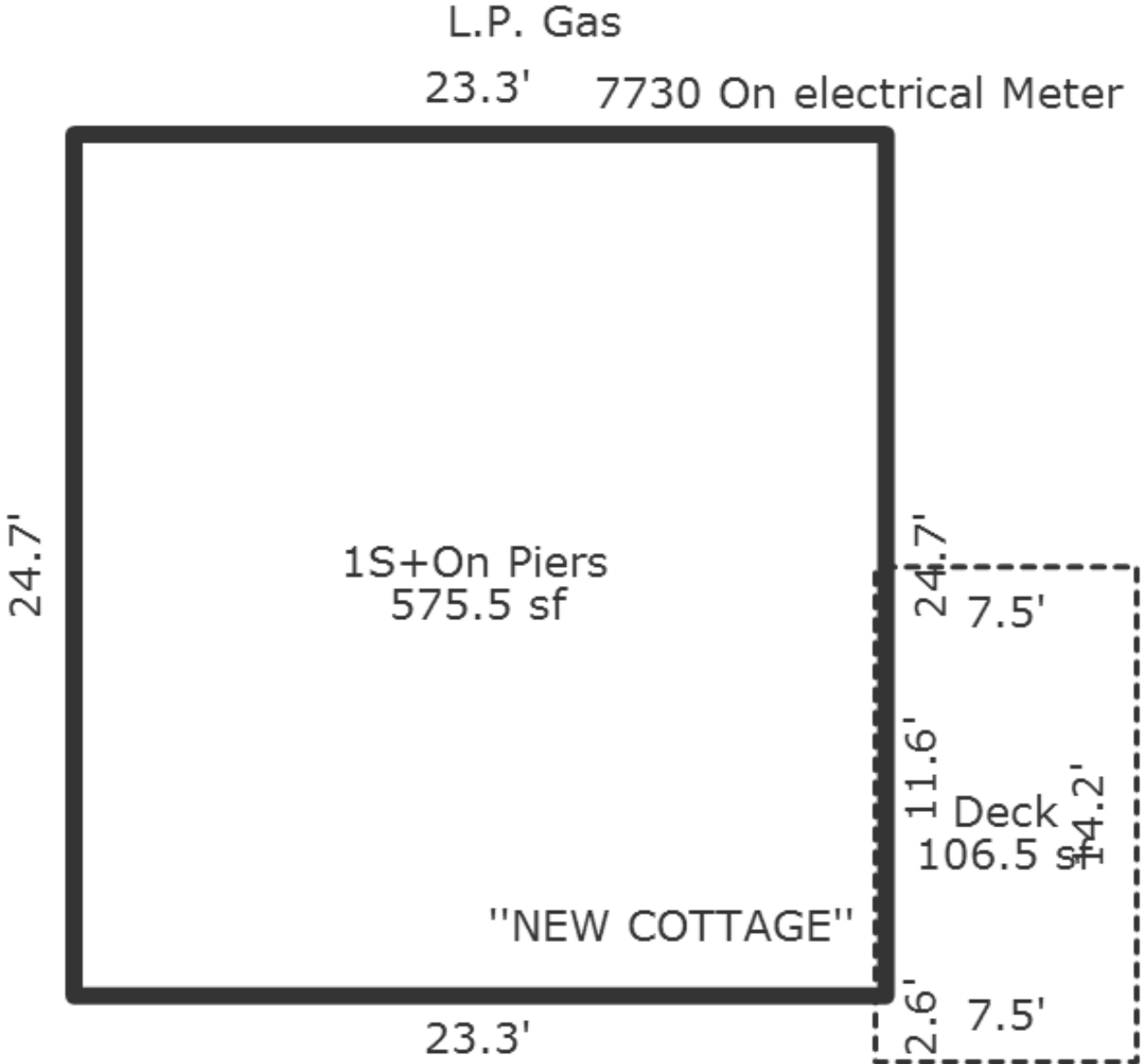




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 106	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 575 Total Base New : 73,939 Total Depr Cost: 40,665 Estimated T.C.V: 109,794		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 3 Single Family 1 STORY		Cls D		Blt 1900								
Yr Built 1900 AT	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 575 SF		Floor Area = 575 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
Condition: Average		Size of Closets		Lg	X	Ord		Few	Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story	Siding	Piers	575									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1,032		568				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	Water/Sewer			1000 Gal Septic		4,293		2,361	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		106		2,566		1,411	
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: RENTAL "NEW COTTAGE" 7730 ECF (4080 BIG GLEN) 2.700 => TCv: 109,794						
(3) Roof		(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:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: RENTAL "NEW COTTAGE" 7730 ECF (4080 BIG GLEN) 2.700 => TCv: 109,794								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: RENTAL "NEW COTTAGE" 7730 ECF (4080 BIG GLEN) 2.700 => TCv: 109,794									
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: RENTAL "NEW COTTAGE" 7730 ECF (4080 BIG GLEN) 2.700 => TCv: 109,794									

\*\*\* 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.
SCHAD	HICKS CHARLES P & KATHLEE	87,000	06/12/1995	WD	03-ARM'S LENGTH	405:894	PROPERTY TRANSFER	0.0
WHEELER	SCHAD	28,000	11/06/1991	WD	03-ARM'S LENGTH	331:730	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7271 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/14/2022	PM22-0312	100% FINIS
	P.R.E. 88% 10/31/2012		Electrical	01/27/2022	PE22-0059	100% FINIS
Owner's Name/Address	MAP #: 5		ELECTRICAL	06/27/2002	PE02-0354	
HICKS KATHLEEN R 7271 S DUNNS FARM RD MAPLE CITY MI 49664-9617	2025 Est TCV 454,980 TCV/TFA: 218.53		Res. Add/Alter/Repair	04/25/2002	PB02-0126	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L331 P729 L405 P893/95 PARCEL OF LAND OFF E SD GOVT LOT 2 COM AT POINT WHERE N-S LN SD LOT 2 CROSSES COUNTY ROAD 675 IN CENTER SD HWY TH AG C/L SD HWY IN NWLY DIRECTION 230 FT TH AT RIGHT ANGLES IN NELY DIRECTION 208 FT TO POINT INTERSECTING N-S LN SD GOVT LOT 2 TH S TO POB SEC 31 T29N R13W.	X		Dirt Road	128.70	175.00	0.9389	0.8133	600	100	58,963
			Gravel Road	193	Actual Front Feet,	0.39	Total Acres	Total Est. Land Value =		58,963

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	Fencing: Vnyl, Solid, 6'	40.76	48 0	0
	X	Gravel Road	D/W/P: Asphalt Paving	3.12	196 0	0
	X	Paved Road	D/W/P: Patio Blocks	15.72	40 0	0
		Storm Sewer	Residential Local Cost Land Improvements			
		Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	LAND IMPROVEMENTS 5	5,000.00	1 95	4,750
		Sewer	Total Estimated Land Improvements True Cash Value = 4,750			



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
															Street Lights						
Standard Utilities															2024	42,600	170,600	213,200			123,022C
Underground Utils.															2023	33,500	158,900	192,400			117,164C
															2022	14,800	108,500	123,300			109,490C

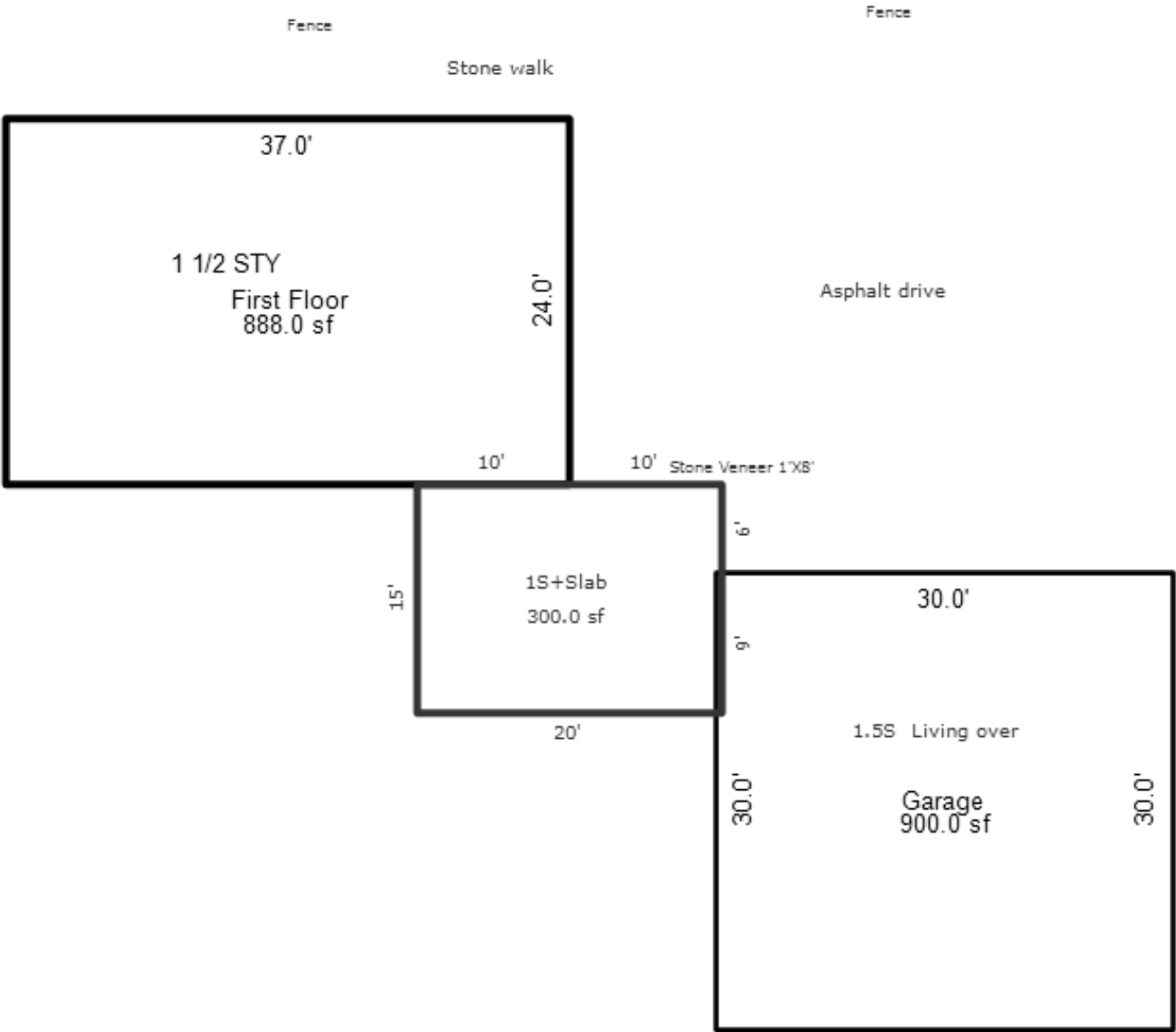
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	05/09/2022	INSPECTED	2024	42,600	170,600	213,200			123,022C
TPC	04/20/2010	INSPECTED	2023	33,500	158,900	192,400			117,164C
WAS	09/10/2007	INSPECTED	2022	14,800	108,500	123,300			109,490C

\*\*\* 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 Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 25 312	Type Treated Wood Treated Wood	Year Built: 2000 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 8 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 900 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 2,082 Total Base New : 314,750 Total Depr Cost: 205,930 Estimated T.C.V: 391,267			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1188 SF Floor Area = 2082 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls C -5 Blt 1991					
Yr Built	Remodeled	Ex	X		Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost							
1991 200	2014	Lg	X		Ord	Small	150 Amps Service			1.5 Story Siding 888 1 Story Siding 300 1 Story Siding 450			Total: 242,450 157,595				
Condition: Average		Size of Closets		Central Air Wood Furnace			No. of Elec. Outlets			Other Additions/Adjustments							
Room List		Doors	Solid	X	H.C.	(12) Electric			Exterior								
	Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		(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			Stone Veneer 8 306 199 Plumbing Average Fixture(s) 1 1,486 966 3 Fixture Bath 2 9,357 6,082 Water/Sewer 1000 Gal Septic 1 4,899 3,184 Water Well, 100 Feet 1 5,849 3,802							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Deck							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Treated Wood 25 1,191 774 Treated Wood 312 5,582 4,968 *							
X	Insulation	(7) Excavation		Basement: 888 S.F. Crawl: 0 S.F. Slab: 300 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:							
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Garages						
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 X Concrete Floor			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 900 34,326 22,312 Door Opener 1 550 357 Brick Veneer 8 138 90							
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Appliance Allow. 2 5,572 3,622								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



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

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

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0% MAP #: 5

Owner's Name/Address: WHITAKER KEITH W  
 4866 PINEHURST BRIGHTON MI 48116  
 2025 Est TCV 60,668

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 100' @ 600/FF	100.00	285.00	0.9210	0.9187	600	100		50,768
			A 100' @ 600/FF	39.00	285.00	0.9210	0.9187	600	50	SURPLUS: ZONING 100 FT	
139 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 60,668											

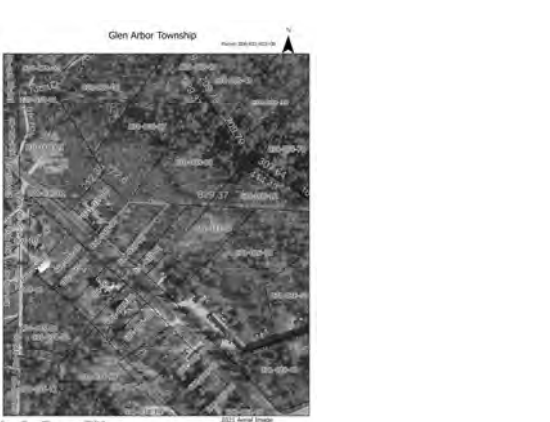
Tax Description: L224 P612 L265 P915 L347 P677/92 PRT GOVT LOT 1 COM NW COR SEC 31 TH S 88 DEG 18' 50" E ALG N SEC LN 481.91 FT FOR POB TH S 88 DEG 18' 50" E 176.59 FT TH S 39 DEG 46' 05" W 321.27 FT TH ALG THE TANGENT & C/L OF CO RD 675 N 50 DEG 13' 55" W 139.00 FT TH N 39 DEG 46' 05" E 212.35 FT TO POB SEC 31 T29N R13W 1 A M/L.

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
2025	30,300	0	30,300			15,391C
2024	21,900	0	21,900			14,929C
2023	17,500	0	17,500			14,219C
2022	17,100	0	17,100			13,542C

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



Who When What: TPC 05/30/2021 INSPECTED, WAS 09/22/2007 INSPECTED, TPC 12/11/2011 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.
BRYDGES ELIZABETH	ANDREWS CHARLES J	340,000	08/26/2005	WD	03-ARM'S LENGTH	869:82	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
7905 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/10/2006	PM06-0445	
Owner's Name/Address	P.R.E. 0%		Electrical	07/31/2006	PE06-0424	
ANDREWS CHARLES J 4812 WILLOW LN ORCHARD LAKE MI 48324	MAP #: 6		Demolish	06/26/2006	PB06-0268	
	2025 Est TCV 728,615 TCV/TFA: 563.51		Res. Single Family	06/26/2006	PB06-0269	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6							
			* Factors *							
DC L381 P587/94 L869 P82/05 PRT GOVT LOT 4 SEC 31 COM AT MEANDER POST AT W END OF S LN GOVT LOT 4 TH E ALG S LN 226.11 FT TO C/L CO RD 675 AND POB TH N 10 DEG 00' E ALG C/L 300 FT TH E 556.34 FT TO TOP OF HIGH BANK TH S 295.44 FT TO SD S LN TH W ALG S LN 608.43 FT TO POB SEC 31 T29N R13W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 100' @ 600/FF	200.00	575.00	0.7611	1.0950	600	100	
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates							
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			LAND IMPROVEMENTS 10	10,000.00	1	100	10,000			
			Total Estimated Land Improvements True Cash Value = 10,000							



Topography of Site	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	62,300	302,000	364,300			241,828C
Who	When	What	2024	55,700	283,100	338,800			234,557C
			2023	44,600	248,600	293,200			223,388C
			2022	62,300	211,300	273,600			212,751C

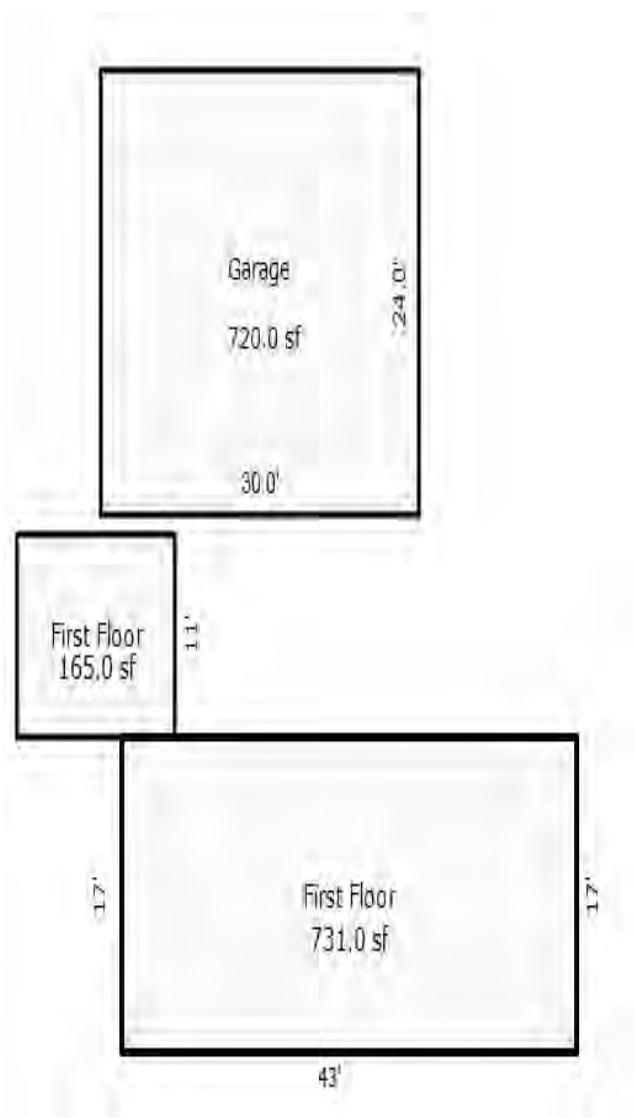
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County of Leelanau, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 2.5 Class: BC Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							131 283 18 78 31	CSEP (1 Story) WPP WCP (1 Story) WPP Treated Wood			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 18 Floor Area: 1,293 Total Base New : 381,329 Total Depr Cost: 312,688 Estimated T.C.V: 594,107			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2006	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1253 SF Floor Area = 1293 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls BC		Blt 2006			
Condition: Average		Size of Closets Lg X Ord Small		100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid X H.C.	(12) Electric			1 Story Siding Basement 1,253 1 Story Siding Overhang 40			Total: 245,124		201,002				
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Other Additions/Adjustments Recreation Room 1293 35,583 29,178 Plumbing Average Fixture(s) 1 2,188 1,794 2 Fixture Bath 1 4,610 3,780 Water/Sewer 1000 Gal Septic 1 5,676 4,654 Water Well, 100 Feet 1 6,289 5,157			245,124		201,002				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches CSEP (1 Story) 131 7,759 6,362 WPP 283 6,517 5,344 WPP 78 3,347 2,745 WCP (1 Story) 18 1,601 1,313						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(13) Plumbing			Deck Treated Wood 31 1,465 1,201			Garages Class: BC Exterior: Block Foundation: 42 Inch (Finished) Base Cost 720 49,514 40,601 Door Opener 1 688 564						
(2) Windows		(7) Excavation		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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 4,003 3,282						
X	Many Avg. X Avg. Large Few Small	Basement: 1253 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		(10) Floor Support												
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Joists: Unsupported Len: Cntr.Sup:												
(3) Roof		1293	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



Sketch by Area Mapping

\*\*\* 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	OFENLOCH	220,000	12/31/1990	LC	16-LC PAYOFF		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7786 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/18/2018	PE18-0769	100% FINIS
	P.R.E. 100% 02/12/2007		Mechanical	10/25/2007	PM07-0495	100% FINIS
Owner's Name/Address	MAP #: 6		Plumbing	10/25/2007	PP07-0259	100% FINIS
OFENLOCH FAMILY LIMITED PARTNERSHIP 7786 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 4,231,459 TCV/TFA: 769.36		Electrical	10/01/2007	PE07-0499	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 20000	98.62	435.04	1.0000	0.8879	20000	99	1% INTEREST SPL1	733,760	
99 Actual Front Feet, 0.98 Total Acres								Total Est. Land Value = 1,733,760	

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water	3.96	630	0	0				
Sewer	3.96	1650	0	0				
Electric	Residential Local Cost Land Improvements							
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
LAND IMPROVEMENTS 5				5,000.00	1	100	5,000	
Total Estimated Land Improvements True Cash Value =								5,000

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

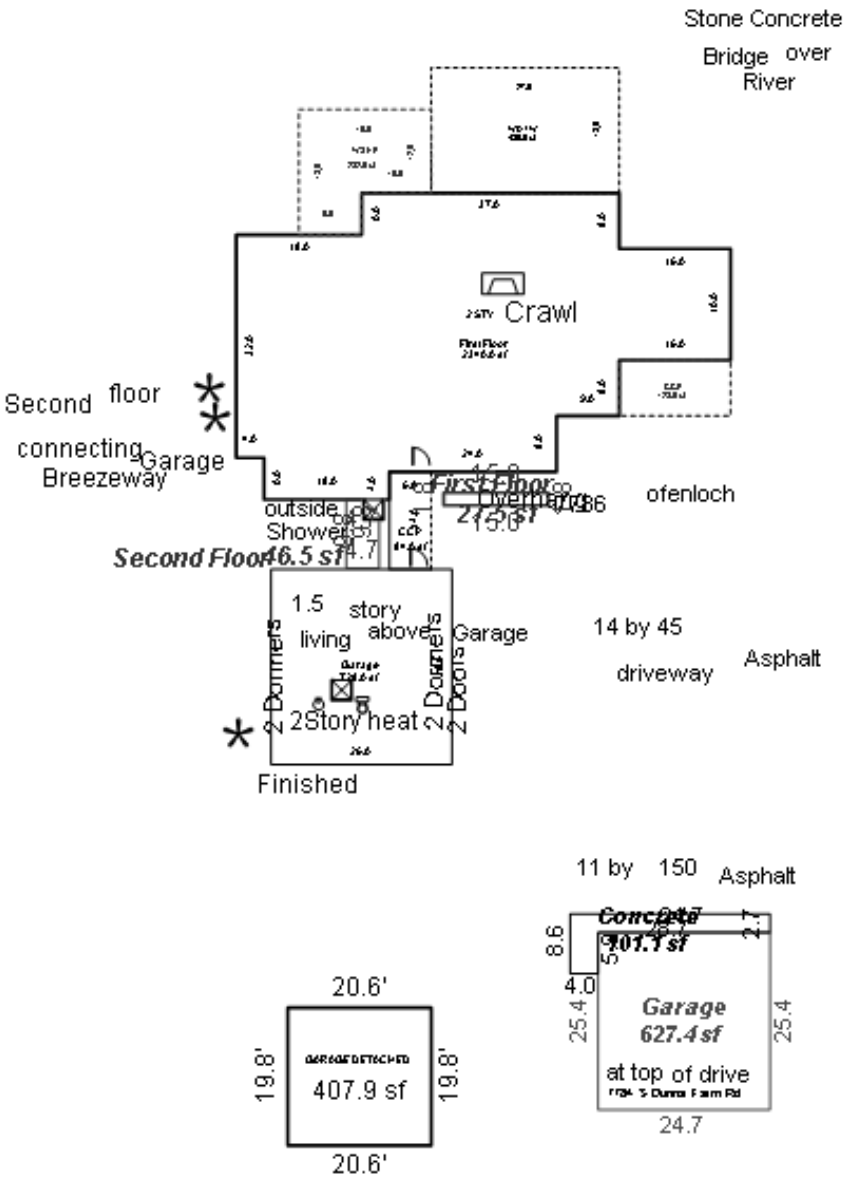


Who	When	What	2025	2024	2023	2022
TPC	12/07/2019	INSPECTED	866,900	689,800	640,600	491,900
WAS	12/23/2007	INSPECTED		1,228,000	924,000	756,000
WAS	10/06/2007	INSPECTED			1,564,600	1,247,900

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OFENLOCH FAMILY LIMITED P	OFENLOCH CHARLES E & SARA	1	01/12/2007	QC	09-FAMILY	928:995	OTHER	100.0
JOHNSON	OFENLOCH	220,000	12/31/1990	LC	16-LC PAYOFF		REALTOR	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7786 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 02/02/2007					
Owner's Name/Address	MAP #: 6					
OFENLOCH CHARLES E & SARA J 7786 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 47,688 TCV/TFA: 8.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
L505 P703 L516 P648 L548 P683 L684 P244 L689 P108/02 L928 P995/07 2006 INTEREST SPLIT FROM 006-031-052-00 PRT OF GOVT LOT 4 SEC 31 COM W MEANDER COR S SEC LN TH E 226.11 FT TO C/L CO RD 675 TH N 12 DEG 09'02" E 651.31 FT ALG SD C/L TH N 12 DEG 34'35" E 193.80 FT TH N 08 DEG 56'52" E 7.52 FT TH N 08 DEG 37'31" E 101.05 FT ALG SD C/L FOR POB TH N 08 DEG 37'32" E 100.29 FT ALG SD C/L TH N 89 DEG 43'13" W 443.90 FT TO TRAVERSE LN ON SHR GLEN LAKE TH S 01 DEG 26'48" E 98.62 FT ALG SD TRAVERSE LN TH S 89 DEG 37'58" E 56.44 FT	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP A 20000 98.62 435.04 1.0000 0.8879 20000 1 INTEREST SPLIT 17,513 99 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 17,513						

Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
X	Gravel Road				
X	Paved Road				
X	Storm Sewer				
X	Sidewalk				
X	Water				
X	Sewer				
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				

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

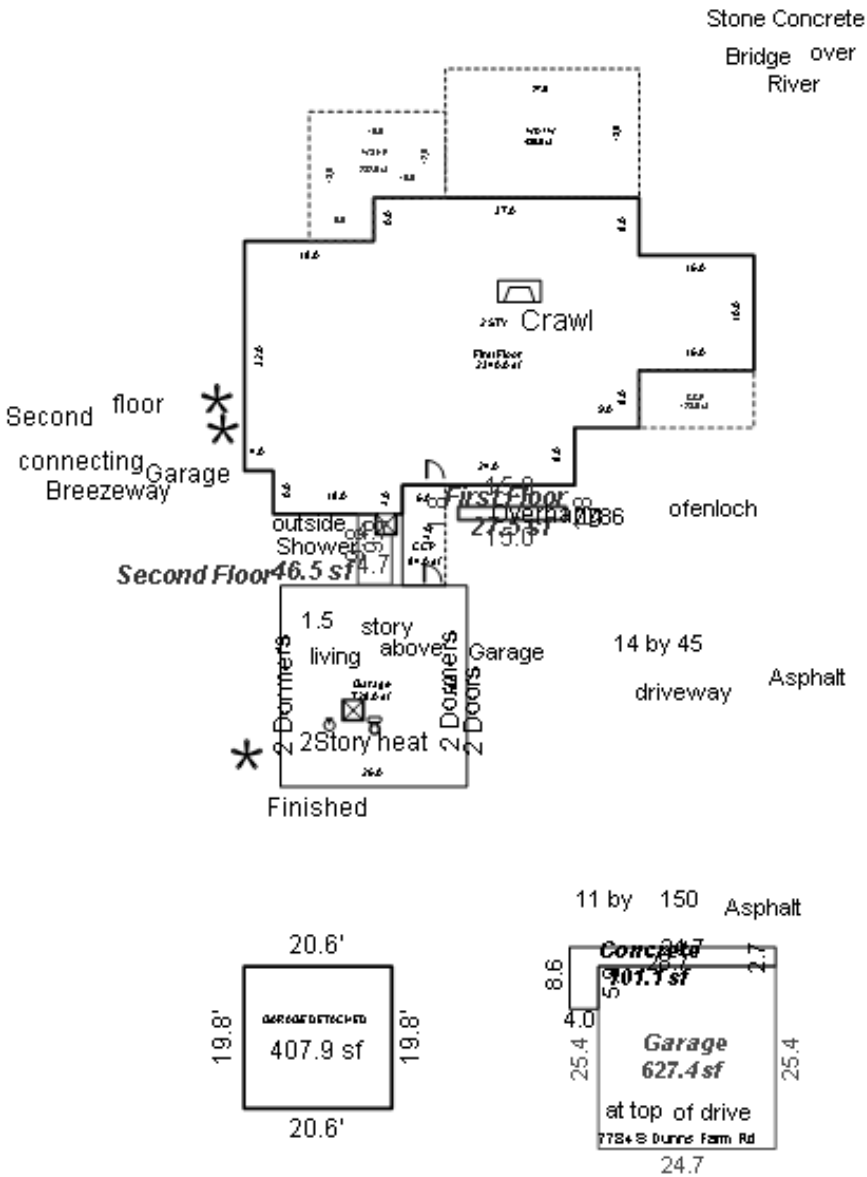
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,800	15,000	23,800			11,080C
2024	7,000	14,800	21,800			10,747C
2023	6,500	11,800	18,300			10,236C
2022	5,000	10,100	15,100			9,749C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % 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							84 128 282 486	CCP (1 Story) CCP (1 Story) WSEP (1 Story) Treated Wood																																																																																																								
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	Room List		Doors Solid X H.C.		X	Central Air Wood Furnace																																																																																																															
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Ceramic Til Other: Hardwood Other:		X	(12) Electric 200 Amps Service																																																																																																															
	(1) Exterior					No./Qual. of Fixtures X Ex. Ord. Min																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings X Drywall			No. of Elec. Outlets Many X Ave. Few																																																																																																															
X	Insulation					(13) Plumbing 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																															
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 2340 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																		
X	Many Avg. Few	X	Large Avg. Small																																																																																																																		
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	Gambrel Mansard Shed																																																																																																																				
X	Asphalt Shingle		(10) Floor Support Joists: 2X12X16 Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:																																																																																																															
	Chimney: Metal																																																																																																																				
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1999                  (11) Heating System: Forced Heat &amp; Cool, Air Conditioning                  Ground Area = 2340 SF Floor Area = 5500 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/1/0.85                  Economic Depreciation because of: INTEREST SPLIT                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,340</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Overhang</td> <td>46</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>728</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>888,142</td> <td>7,549</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>3,337</td> <td>28</td> </tr> <tr> <td>3 Fixture Bath</td> <td>4</td> <td>42,106</td> <td>358</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>3,199</td> <td>27</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>6,158</td> <td>52</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,593</td> <td>56</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>84</td> <td>3,431</td> <td>29</td> </tr> <tr> <td>CCP (1 Story)</td> <td>128</td> <td>5,065</td> <td>43</td> </tr> <tr> <td>WSEP (1 Story)</td> <td>282</td> <td>19,661</td> <td>167</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>486</td> <td>8,257</td> <td>70</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>728</td> <td>53,501</td> <td>455</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,836</td> <td>-16</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,541</td> <td>13</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	2,340			2 Story	Siding	Overhang	46			1 Story	Siding	Overhang	728			Total:				888,142	7,549	Plumbing	Average Fixture(s)	Cost	Depr.	Average Fixture(s)	1	3,337	28	3 Fixture Bath	4	42,106	358	Separate Shower	1	3,199	27	Water/Sewer				1000 Gal Septic	1	6,158	52	Water Well, 100 Feet	1	6,593	56	Porches				CCP (1 Story)	84	3,431	29	CCP (1 Story)	128	5,065	43	WSEP (1 Story)	282	19,661	167	Deck				Treated Wood	486	8,257	70	Garages				Class: B Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	728	53,501	455	Common Wall: 1/2 Wall	1	-1,836	-16	Door Opener	2	1,541	13
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEAHY TIMOTHY J & MARGARE	LEAHY TIMOTHY J & MARGARE	0	06/01/2022	WD	09-FAMILY	2022003421	PROPERTY TRANSFER	0.0
JOHNSON	LEAHY	10	09/28/1990	WD	03-ARM'S LENGTH	315:907	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7812 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/25/2020	PM20-0348	100% FINIS
	P.R.E. 0%		Plumbing	06/25/2020	PP20-0156	100% FINIS
Owner's Name/Address	MAP #: 6		Electrical	06/24/2020	PE20-0274	100% FINIS
LEAHY TIMOTHY J & MARGARET J TRUSTS 2417 FOX MEADOW CIR NORTHFIELD IL 60093-4304	2025 Est TCV 4,009,183 TCV/TFA: 1233.5		Res. Add/Alter/Repair	03/16/2020	PB20-0062	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
	Public Improvements			* Factors *								
L268 P331/86 L315 P907/90 L516 P648/99 PRT GOVT LOT 4 COM W MEANDER COR S SEC LN TH E 226.11 FT TO C/L CO RD 675 TH N 12 DEG 09' 02" E 651.31 FT ALG SD C/L TH N 12 DEG 34' 35" E 193.80 FT TH N 8 DEG 56' 52" E 7.52 FT ALG SD C/L FOR POB TH N 89 DEG 37' 58" W 408.29 FT TO TRAVERSE LN ON SHR GLEN LAKE TH N 1 DEG 26' 48" W 100.05 FT ALG SD TRAVERSE LN TH S 89 DEG 37' 58" E 56.44 FT TH S 00 DEG 22'02" W 6 FT TH S 89 DEG 37'58" E 134.72 FT TH N 00 DEG 22'02" E 12 FT THS 89 DEG 37'58" E 134.72 FT TH S 00 DEG 22'02" E 6 FT TH S 89 DEG	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Gravel Road		GROUP A 20000	100.05	1315.51	1.0000	1.1708	20000	100		2,342,860
	X	Paved Road		100 Actual Front Feet, 3.02 Total Acres	Total Est. Land Value =							2,342,860

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X	Water	D/W/P: Crushed Rock	2.64	625	0	0
	X	Sewer	D/W/P: 4in Ren. Conc.	11.69	784	0	0
	X	Electric	D/W/P: Patio Blocks	21.12	250	0	0
	X	Gas	Retaining Wall: Block, 8 in.	27.42	320	50	4,387
		Curb	Residential Local Cost Land Improvements				
		Street Lights	Description	Rate	Size	% Good	Cash Value
		Standard Utilities	LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
		Underground Utils.	Total Estimated Land Improvements True Cash Value =				14,387



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,171,400	833,200	2,004,600			778,707C
Rolling	2024	928,800	819,400	1,748,200			755,293C
Low	2023	862,500	617,800	1,480,300			719,327C
High	2022	665,000	506,200	1,171,200			685,074C
Landscaped							
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

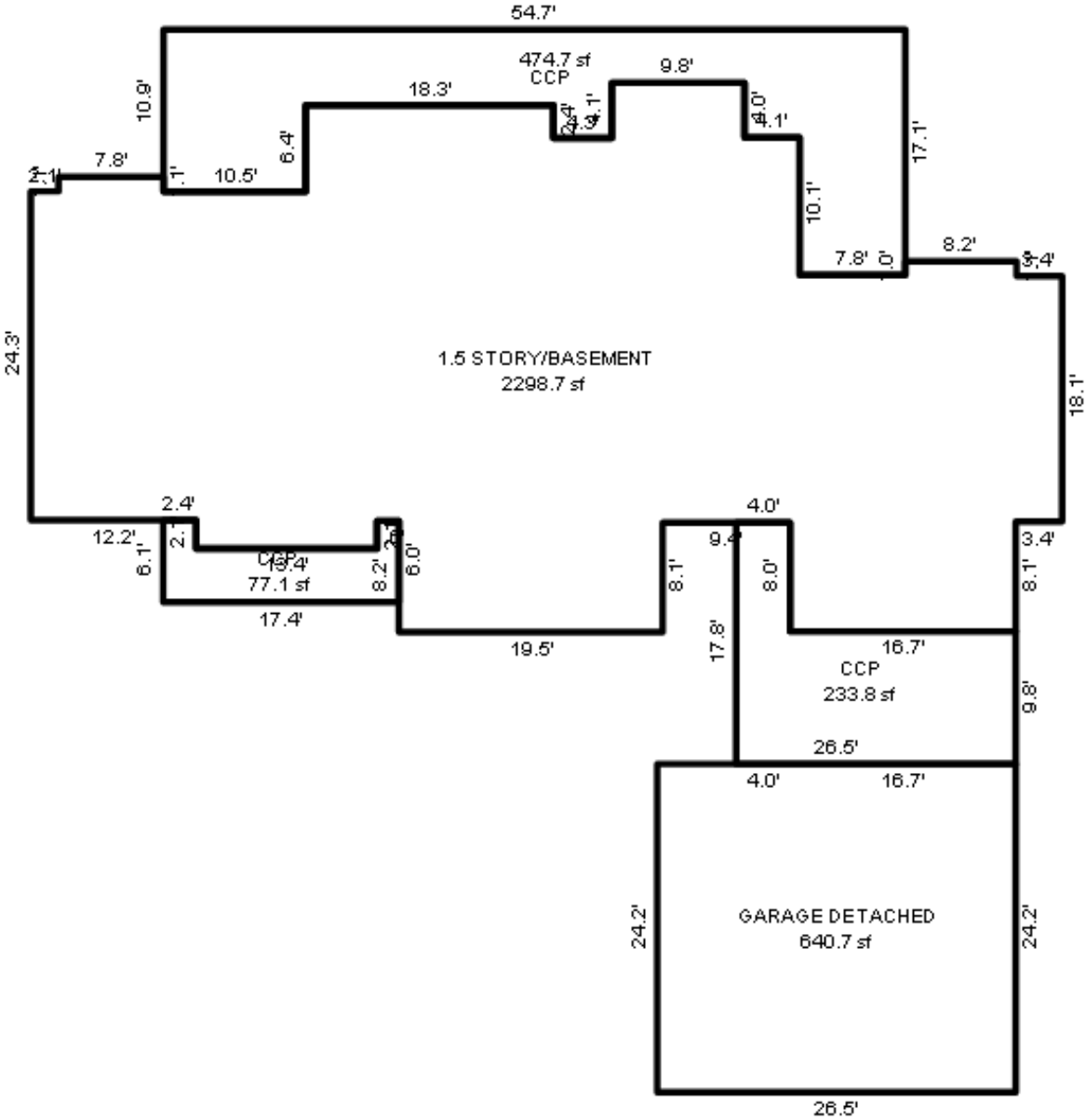
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County of Leelanau, Michigan

Who	When	What	2025	2024	2023	2022
TPC	06/01/2020	INSPECTED				
TPC	12/07/2019	INSPECTED				
TPC	04/24/2019	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	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: 2020 Car Capacity: 2 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: 640 % Good: 0 Storage Area: 413 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							77	CCP (1 Story)																																																																																																																											
	Building Style: 1.5 STORY	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace							233	CCP (1 Story)																																																																																																																											
	Yr Built 1920 198	Remodeled 2020	Trim & Decoration		(12) Electric							474	CCP (1 Story)																																																																																																																											
	Condition: Average	Ex	Ord	Min	150	Amps Service																																																																																																																																		
	Room List	Lg	Ord	Small	No./Qual. of Fixtures																																																																																																																																			
	Basement 1st Floor 2nd Floor 5 Bedrooms	Doors	Solid	H.C.	Ex.	Ord.	Min																																																																																																																																	
	(1) Exterior	(5) Floors	Kitchen: Other: Other:		No. of Elec. Outlets	Many	X	Ave.	Few																																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing	1	Average Fixture(s)																																																																																																																																	
	Insulation	(7) Excavation	Basement: 224 S.F. Crawl: 2153 S.F. Slab: 0 S.F. Height to Joists: 0.0		6	3 Fixture Bath																																																																																																																																		
	(2) Windows	(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																																																																																																																																		
X	Many Avg. Few	X	Large Avg. Small		(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																	
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<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1920</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 2377 SF Floor Area = 3250 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>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>224</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,409</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>744</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>529,758</td> <td>450,294</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td></td> <td>3,337</td> <td>2,836</td> </tr> <tr> <td>3 Fixture Bath</td> <td>5</td> <td></td> <td>52,633</td> <td>44,738</td> </tr> <tr> <td>2 Fixture Bath</td> <td>2</td> <td></td> <td>14,035</td> <td>11,930</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2000 Gal Septic</td> <td>1</td> <td></td> <td>12,006</td> <td>10,205</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td></td> <td>3,110</td> <td>2,643</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>77</td> <td></td> <td>3,169</td> <td>2,694</td> </tr> <tr> <td>CCP (1 Story)</td> <td>233</td> <td></td> <td>8,744</td> <td>7,432</td> </tr> <tr> <td>CCP (1 Story)</td> <td>474</td> <td></td> <td>17,111</td> <td>14,544</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>640</td> <td></td> <td>48,781</td> <td>41,464</td> </tr> <tr> <td>Storage Over Garage</td> <td>413</td> <td></td> <td>9,008</td> <td>7,657</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td></td> <td>1,541</td> <td>1,310</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td></td> <td>6,897</td> <td>5,862</td> </tr> </tbody> </table> <p>Fireplaces</p> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	224			1.5 Story	Siding	Crawl Space	1,409			1 Story	Siding	Crawl Space	744			Total:				529,758	450,294	Plumbing	Average Fixture(s)	Size	Cost New	Depr. Cost	Average Fixture(s)	1		3,337	2,836	3 Fixture Bath	5		52,633	44,738	2 Fixture Bath	2		14,035	11,930	Water/Sewer					2000 Gal Septic	1		12,006	10,205	Water Well, 50 Feet	1		3,110	2,643	Porches					CCP (1 Story)	77		3,169	2,694	CCP (1 Story)	233		8,744	7,432	CCP (1 Story)	474		17,111	14,544	Garages					Class: B Exterior: Siding Foundation: 42 Inch (Finished)					Base Cost	640		48,781	41,464	Storage Over Garage	413		9,008	7,657	Door Opener	2		1,541	1,310	Built-Ins					Appliance Allow.	1		6,897	5,862
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHOOK JAMES C JR ETAL	ALL SHOOK UP LLC	0	10/28/2016	WD	09-FAMILY	1278P307	PROPERTY TRANSFER	0.0
SHOOK JAMES C QUALIFIED P	SHOOK JAMES C JR & BATES	0	12/01/2015	WD	09-FAMILY	1247P509	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7814 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/23/2021	PM21-0690	100% FINIS
	P.R.E. 0%		Electrical	07/15/2021	PE21-0460	100% FINIS
Owner's Name/Address	MAP #: 6		Electrical	01/04/2007	PE07-0012	100% FINIS
ALL SHOOK UP LLC PO BOX 705 TRAVERSE CITY MI 49685	2025 Est TCV 3,581,267 TCV/TFA: 753.32		Mechanical	10/12/2006	PM06-0595	

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	99.00	350.00	1.0000	0.8409	20000	100	SWAMP	1,664,975
99 Actual Front Feet, 0.80 Total Acres						Total Est. Land Value =		1,664,975

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
X L248 P723 L283 P667/87 L780 P266/03 PRT GOVT LOT 4 SEC 31 COM AT W MEANDER COR ON S SEC LN TH E 226.11 FT TO C/L CO RD 675 TH N 12 DEG 09' 02" E 651.31 ALG C/L FOR POB TH NELY 101.03 FT ALG SD C/L & ARC OF A 1531.16 FT RAD CVE TO LEFT (CHORD=N 14 DEG 18' 53" E 101.01 FT) TH N 89 DEG 37' 25" W 316.76 FT TH S 0 DEG 44' 52" W 5.40 FT TH N 89 DEG 13' 04" W 35.30 FT TH N 0 DEG 44' 52" E 5.15 FT TH N 89 DEG 37' 25" W 29.75 FT TO TRAV LN ON SHR GLEN LAKE TH S 4 DEG 41'08" E 99.21 FT ALG SD TRAV LN TH S 89 DEG 45' 05" E 348.71 FT TO POB					
X Electric	5,000.00	1	100	5,000	
X Gas				5,000	
Total Estimated Land Improvements True Cash Value = 5,000					

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	2025	832,500	958,100	1,790,600			607,864C
X	Rolling	2024	661,800	986,500	1,648,300			589,587C
X	Low	2023	614,600	742,400	1,357,000			561,512C
X	High	2022	482,200	610,400	1,092,600			534,774C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

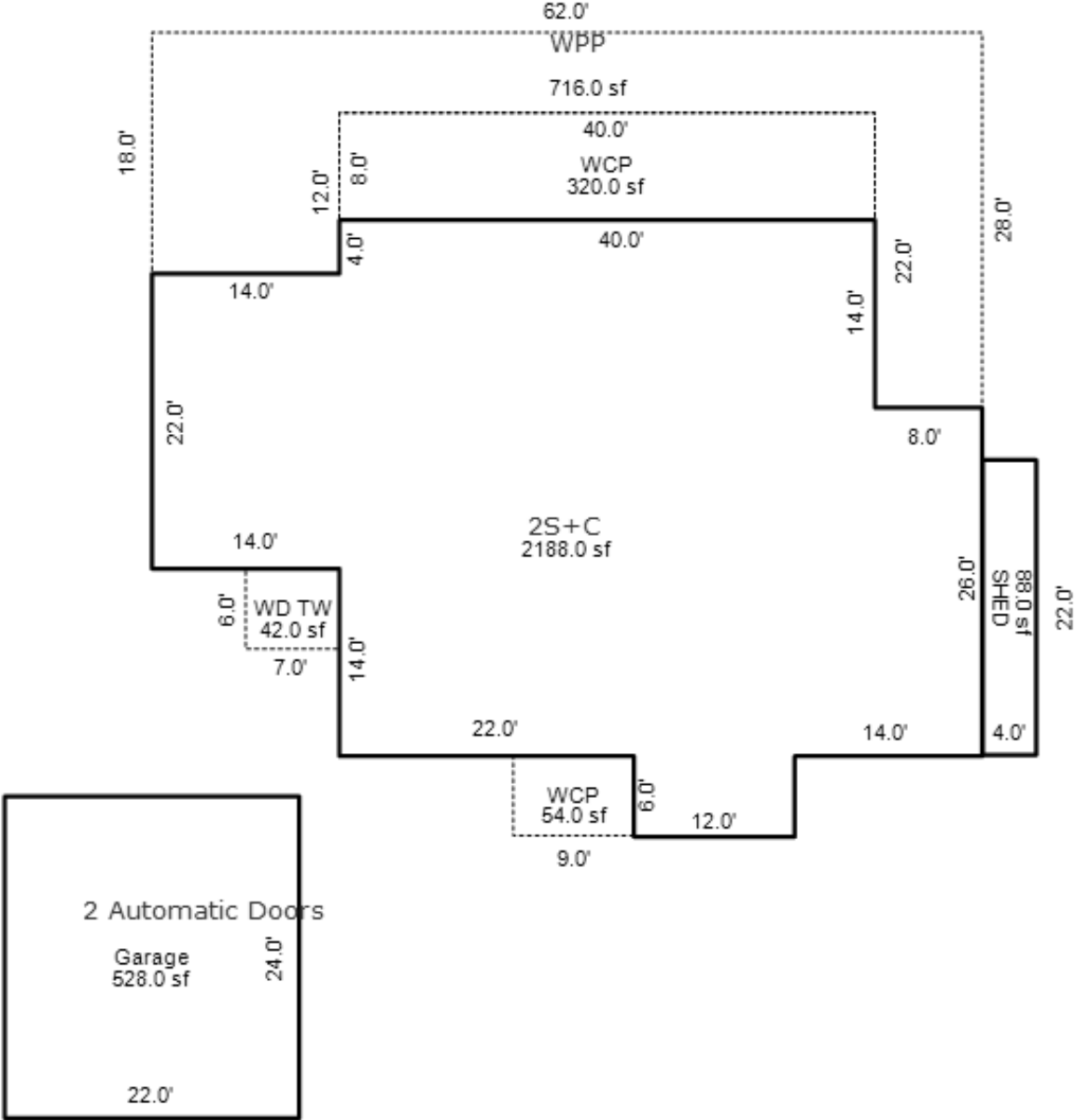


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	(4) Interior Drywall Paneled X 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							320 WCP (1 Story) 54 WCP (1 Story) 716 WPP 42 Treated Wood					
	Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace												
	Yr Built 2006	Remodeled 0	Ex X Ord Min		(12) Electric												
	Condition: Average		Size of Closets Lg X Ord Small		150 Amps Service												
	Room List		Doors Solid X H.C.		No./Qual. of Fixtures X Ex. Ord. Min												
	Basement 7 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Carpeted Other: Hardwood Other:		No. of Elec. Outlets Many X Ave. Few												
	(1) Exterior		(6) Ceilings X Drywall X Wood		(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												
	Wood/Shingle Aluminum/Vinyl Brick X Log X Insulation		(7) Excavation Basement: 0 S.F. Crawl: 2188 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												
	(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:												
X	Many Avg. X Avg. Few Large 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: 2X10X16 Unsupported Len: Cntr.Sup:														
	(3) Roof X Gable Hip Flat X Gambrel Mansard Shed X Asphalt Shingle																
	Chimney: Stone																
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2006                      (11) Heating System: Forced Heat &amp; Cool                      Ground Area = 2188 SF Floor Area = 4376 SF.                      Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81                      Building Areas                      Stories Exterior Foundation Size Cost New Depr. Cost                      2 Story Siding Crawl Space 2,188                      Total: 699,950 566,959</p> <p>Other Additions/Adjustments                      Plumbing                      Average Fixture(s) 1 3,337 2,703                      3 Fixture Bath 1 10,527 8,527                      2 Fixture Bath 1 7,018 5,685                      Water/Sewer                      1000 Gal Septic 1 6,158 4,988                      Water Well, 100 Feet 1 6,593 5,340                      Porches                      WCP (1 Story) 320 15,853 12,841                      WCP (1 Story) 54 4,643 3,761                      WPP 716 16,797 13,606                      Deck                      Treated Wood 42 1,816 1,471                      Garages                      Class: B Exterior: Siding Foundation: 42 Inch (Finished)                      Base Cost 528 42,615 34,518                      Door Opener 2 1,541 1,248                      Built-Ins                      Appliance Allow. 1 6,897 5,587                      Fireplaces                      Exterior 2 Story 1 11,867 9,612                      &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	

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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 36	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 45 Floor Area: 378 Total Base New : 56,429 Total Depr Cost: 31,039 Estimated T.C.V: 83,805		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: LOG		Drywall Paneled	Plaster X Wood T&G	Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 2 Single Family LOG (11) Heating System: Wall/Floor Furnace Ground Area = 378 SF Floor Area = 378 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD		Blt 1900		
Yr Built 1900	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures X Ex. Ord. Min		No. of Elec. Outlets Many X Ave. Few		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Crawl Space 378	
Condition: Average		Lg	X Ord	Small	(12) Electric 60 Amps Service		(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		Total: 33,218 17,309			
Room List		Doors	Solid	X H.C.	(6) Ceilings X Wood		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing Average Fixture(s) 1 1,486 817 Deck Treated Wood 36 1,520 836 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 240 12,578 6,918 Water/Sewer Water Well, 100 Feet 1 5,680 3,124 Built-Ins Appliance Allow. 1 1,947 1,071 Totals: 56,429 31,039					
Basement 2 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		(7) Excavation Basement: 0 S.F. Crawl: 378 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Notes:					
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		Notes:						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation		(8) Basement		Notes:						
(2) Windows		Many Avg. X Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 378 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Notes:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		(7) Excavation		(8) Basement		Notes:						
(3) Roof		(6) Ceilings		(7) Excavation		(8) Basement		Notes:						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(14) Water/Sewer		Notes:					
X	Asphalt Shingle	(6) Ceilings		(7) Excavation		(8) Basement		Notes:						
Chimney: Metal		(6) Ceilings		(7) Excavation		(8) Basement		Notes:						
Joists: 2X8 Unsupported Len: Cntr.Sup:		(6) Ceilings		(7) Excavation		(8) Basement		Notes:						
Lump Sum Items:		(6) Ceilings		(7) Excavation		(8) Basement		Notes:						
ECF (4080 BIG GLEN) 2.700 => TCV:		(6) Ceilings		(7) Excavation		(8) Basement		Notes:						

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COZZENS BRUCE C & KATHRYN	COZZENS BRUCE C & KATHRYN	0	10/25/2017	WD	09-FAMILY	1311P23	PROPERTY TRANSFER	0.0
SCHILLING GEORGE A TRUST	GERY CAROLYN S & SCHILLIN	0	12/30/1981	WD	03-ARM'S LENGTH	228P498	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7816 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 04/27/1998					
Owner's Name/Address	MAP #: 6					
COZZENS BRUCE C & KATHRYN E TRUST 7816 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 3,017,672 TCV/TFA: 804.71					

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

			GROUP A 20000	99.00	400.00	1.0000	0.8694	20000	100	1,721,495
			99 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =							1,721,495

Tax Description		Land Improvement Cost Estimates		Residential Local Cost Land Improvements		Total Estimated Land Improvements True Cash Value =		
L235 P968/83 L430 P130/96 PRT GOVT LOT 4 SEC 31 COM W MEANDER COR ON S SEC LN TH E 226.11 FT TO C/L CO RD 675 TH N 12 DEG 09' 02" E 651.31 FT ALG SD C/L TH N 14 DEG 18' 53" E 101.01 FT FOR POB TH NELY 92.91 FT ALG SD C/L &ARC OF 1531.16 FT RAD CVE TO LEFT CHORD IS N 10 DEG 41' 10" E 92.89 FT TH N 8 DEG 56' 52" E 7.52 FT ALG SD C/L TH N 89 DEG 37' 58" W 408.29 FT TO TRAV LN ALG SHR GLEN LAKE TH S 4 DEG 41' 08" E 99.15 FT TH S 89 DEG 37' 25" E 29.75 FT TH S 0 DEG 44' 52" W 5.15 FT TH S 89 DEG 13'04" E 35.30 FT TH N 0	X	Dirt Road	Description	Rate	Size % Good	Cash Value		
		Gravel Road	Water	50.59	24 50	607		
		Paved Road	Sewer	Residential Local Cost Land Improvements				
		Storm Sewer	Electric	Description	Rate	Size % Good	Cash Value	
		Sidewalk	Gas	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
		Water	Curb	Total Estimated Land Improvements True Cash Value =				5,607
		Sewer	Street Lights					
		Electric	Standard Utilities					
		Gas	Underground Utils.					
		Curb	Topography of Site					



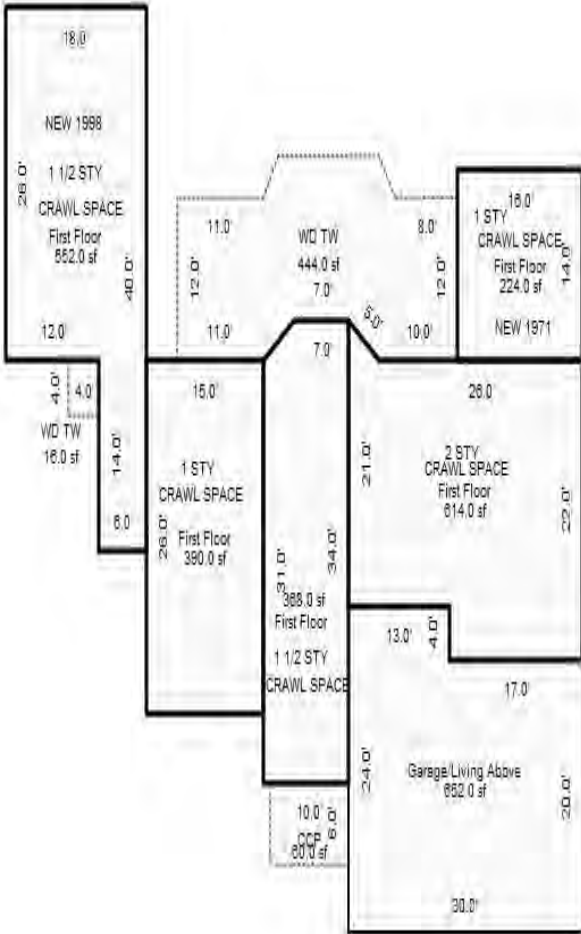
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	860,700	648,100	1,508,800			443,549C
			2024	684,300	637,300	1,321,600			430,213C
			2023	635,400	480,000	1,115,400			409,727C
			2022	492,000	392,900	884,900			390,217C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 444 16	Type CCP (1 Story) WPP Treated Wood	Year Built: 1997 Car Capacity: 2 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: 652 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 3,750 Total Base New : 597,488 Total Depr Cost: 477,989 Estimated T.C.V: 1,290,570			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration								
Yr Built 1997	Remodeled 0		Ex	X	Ord		Min	Size of Closets								
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace								
Room List		Doors			Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			150 Amps Service									
(1) Exterior				No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC		Blt 1997	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex.	X	Ord.		Min	(11) Heating System: Forced Heat & Cool Ground Area = 2075 SF Floor Area = 3750 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
X	Insulation	X	Drywall		Many	X	Ave.		Few	Building Areas						
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2075 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 390 1 Story Siding Crawl Space 224 1.5 Story Siding Crawl Space 325 2 Story Siding Crawl Space 584 1.5 Story Siding Crawl Space 552 1 Story Siding Overhang 652			Total: 508,176		406,540	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments						
(3) Roof		(9) Basement Finish								Plumbing						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2,188 1,750 3 Fixture Bath 1 6,880 5,504 2 Fixture Bath 1 4,610 3,688			Water/Sewer						
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer						
Chimney: Brick										Porches						
										CCP (1 Story) WPP						
										Garages						
										Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 652 41,754 33,403 Common Wall: 1 Wall 1 -3,139 -2,511 Door Opener 2 1,376 1,101						
										Built-Ins						
										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY & MIC	0	11/24/2021	WD	09-FAMILY	2021009156	PROPERTY TRANSFER	0.0
HUMPHREYS SHARON L & GARY	CHRISTENSEN GREGORY G & M	2,300,000	09/01/2016	WD	03-ARM'S LENGTH	1271P683	PROPERTY TRANSFER	100.0
7 GRANTORS SEE DOCUMENT	HUMPHREYS GARY L & SHARON	0	05/31/1985	OTH	33-TO BE DETERMINED	254P499	DEED	0.0

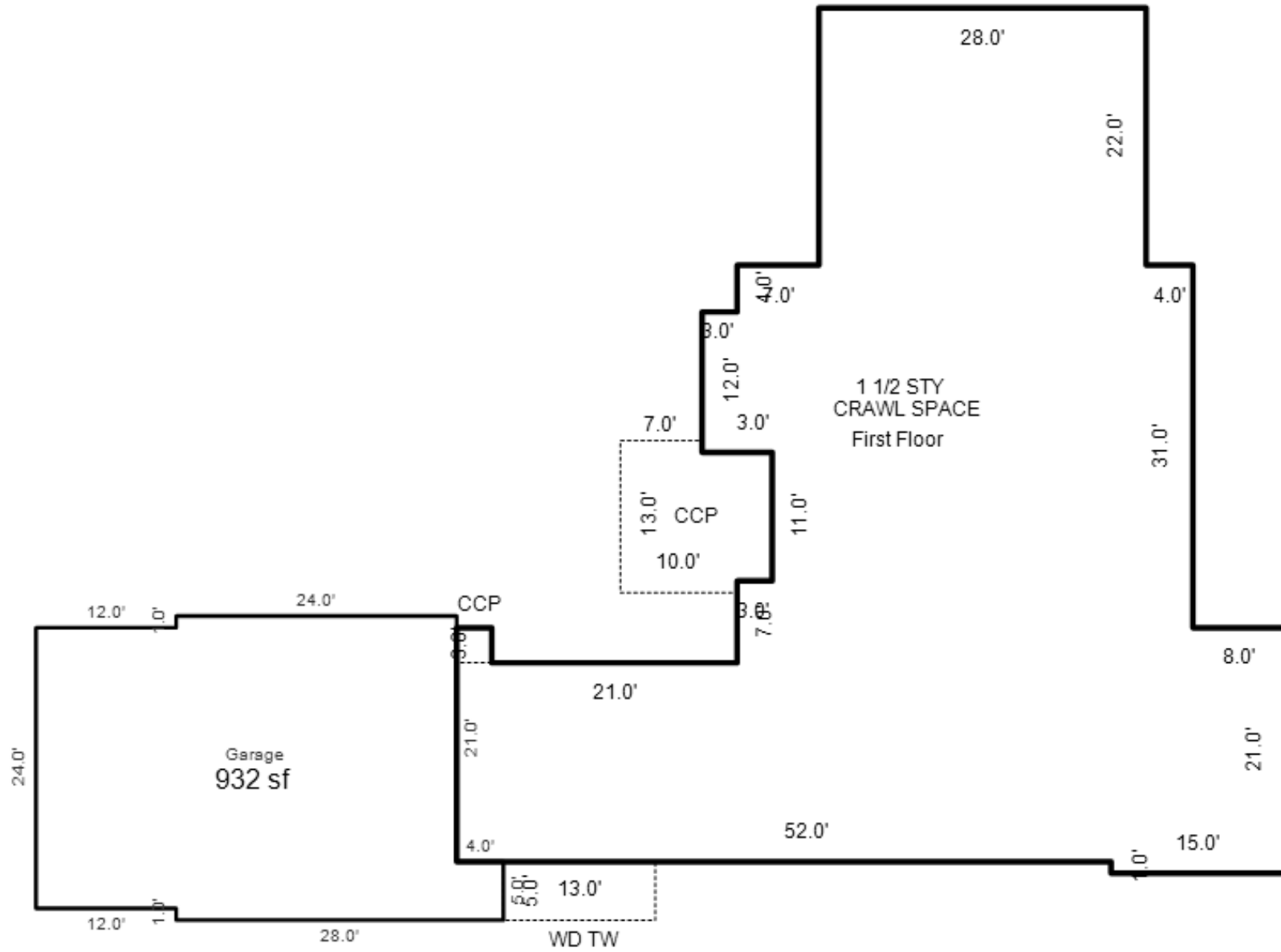
Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7660 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	09/17/2020	PP20-0260	100% FINIS
	P.R.E. 100% 09/08/2016		Mechanical	03/22/2017	PM17-0194	100% FINIS
Owner's Name/Address	MAP #: 6		Mechanical	04/18/2002	PM02-0226	
CHRISTENSEN GREGORY & MICHELLE TRUS 7660 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 3,673,291 TCV/TFA: 796.81					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L1271P683 PARCEL A: A PART OF GOVERNMENT LOT 3, SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOW: COMMENCING AT THE MEANDER CORNER AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTHERLY ALONG THE SHORE OF GLEN LAKE TO A POINT ON SAID SHORE 300 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 3, AS THE PLACE OF BEGINNING; THENCE EAST 300 FEET; THENCE SOUTH 100 FEET; THENCE WEST 300 FEET, MORE OR LESS TO	X		Dirt Road	100.00	300.00	1.0000	0.8091	20000	100		1,618,213
	X		Gravel Road	5.00	300.00	1.0000	0.8091	20000	50	SURPLUS: ZONING 100 FT	4
	X		Paved Road	1.50	Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	
	X		Storm Sewer	105	Actual Front Feet,	2.22	Total Acres			Total Est. Land Value =	1,658,671
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
	X		Level								
	X		Rolling								
	X		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		
	Who	When	What	2025	829,300	1,007,300	1,836,600		1,123,592C		
	TPC 06/29/2016	INSPECTED		2024	649,700	990,600	1,640,300		1,089,808C		
	WAS 11/27/2007	INSPECTED		2023	603,300	746,100	1,349,400		1,037,913C		
				2022	479,300	611,000	1,090,300		988,489C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDREWS CHARLES TRUST	TUKTAWA LLC	0	09/15/2009	WD	09-FAMILY	1027P673	PROPERTY TRANSFER	0.0
FORD GARY H & ADELAIDE A	TUKTAWA LLC	0	08/24/2009	WD	09-FAMILY	2009 1027-67?W	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7874 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/03/2020	PM20-0747	100% FINIS
	P.R.E. 0%		ELECTRICAL	07/10/2003	PE03-0370	100% FINIS
Owner's Name/Address	MAP #: 6		PLUMBING	06/11/2003	PP03-0194	100% FINIS
TUKTAWA LLC ANDREW CHARLES 4812 WILLOW LANE ORCHARD LAKE MI 48324-3073	2025 Est TCV 2,772,322 TCV/TFA: 862.04		MECHANICAL	06/11/2003	PM03-0356	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN																
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value									
L419 P33 DC L502 P469/99 BEG AT POINT ON SHR GLEN LAKE 377.5 FT NELY FROM MEANDER CORNER AT W END OF S LN SEC 31 TH E TO C/L HWY TH N 10 DEG E ALG SD HWY 266 FT TH W TO SHR GLEN LAKE TH SELY ALG SD SHR TO POB SEC 31 T29N R13W 1.7 A.	X		Dirt Road																
	X		Gravel Road																
	X		Paved Road																
	X		Storm Sewer																
	X		Sidewalk																
	X		Water																
	X		Sewer																
	X		Electric																
	X		Gas																
	X		Curb																
	X		Street Lights																
	X		Standard Utilities																
	X		Underground Utils.																



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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	2025	865,100	521,100	1,386,200			302,056C
WAS 11/16/2007 INSPECTED	2024	984,100	512,500	1,496,600			292,974C
	2023	820,100	386,100	1,206,200			279,023C
	2022	679,700	316,200	995,900			265,737C

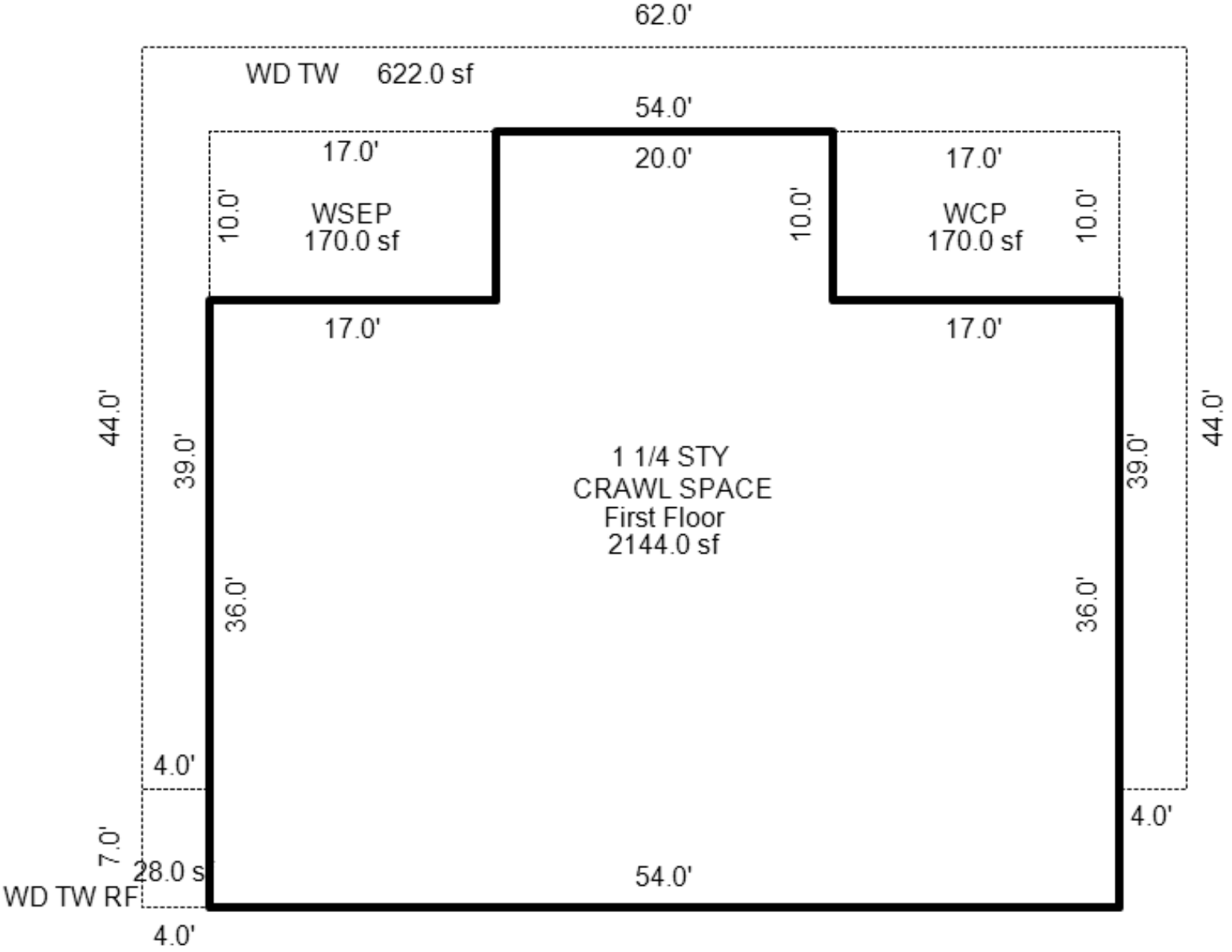
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							170	WSEP (1 Story)			
	Building Style: 1.5 STORY	Drywall Paneled	Plaster X Wood T&G									170	WCP (1 Story)			
	Yr Built 2003	Remodeled 0										28	Treated Wood			
	Condition: Average	Trim & Decoration										622	Treated Wood			
	Room List	Ex	X Ord													
	Basement 7 1st Floor 2nd Floor 4 Bedrooms	Lg	X Ord													
	(1) Exterior	Small														
X	Wood/Shingle Aluminum/Vinyl Brick	Doors	Solid	X	H.C.											
X	Insulation	(5) Floors														
	(2) Windows	Kitchen: Hardwood Other: Carpeted Other:														
X	Many Avg. Few	X	Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings														
X		X	Drywall													
X		(7) Excavation														
X		Basement: 0 S.F. Crawl: 2144 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		(10) Floor Support														
X		Joists: I BEAM Unsupported Len: Cntr.Sup:														
	Chimney: Metal															
		(12) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X Ord.													
		No. of Elec. Outlets														
		Many	X Ave.													
		(13) Plumbing														
		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2144 SF Floor Area = 3216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 2,144 Total: 391,848 325,189														
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,233 3 Fixture Bath 3 14,035 11,649 Water/Sewer 1000 Gal Septic 1 4,899 4,066 Water Well, 100 Feet 1 5,849 4,855 Porches WSEP (1 Story) 170 9,075 7,532 WCP (1 Story) 170 7,249 6,017 Deck Treated Wood w/Roof (Deck Portion) 28 1,293 1,073 Treated Wood w/Roof (Roof portion) 28 625 519 Treated Wood 622 8,776 7,284 Built-Ins Appliance Allow. 1 2,786 2,312 Fireplaces Interior 2 Story 1 6,694 5,556 Two Sided 1 7,709 6,398 Totals: 462,324 383,683														
		Notes: ECF (4080 BIG GLEN) 2.700 => TCY: 1,035,944														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINNEGAN PAUL J	BIG GLEN LAKE LLC	0	12/30/2020	WD	09-FAMILY	2020009143	PROPERTY TRANSFER	100.0
FINNEGAN PAUL J & MARY M	FINNEGAN PAUL J	0	12/29/2020	WD	09-FAMILY	2020009142	PROPERTY TRANSFER	0.0
AYLSWORTH	FINNEGAN	475,000	08/23/1996	WD	03-ARM'S LENGTH	428:831	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7900 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/26/2014	PM14-0726	
	P.R.E. 0%		Electrical	12/10/2014	PE14-0583	
Owner's Name/Address	MAP #: 6		MECHANICAL	04/07/2003	PM03-0202	
BIG GLEN LAKE LLC 1133 MICHIGAN AVE EVANSTON IL 60202	2025 Est TCV 2,467,557 TCV/TFA: 711.52		PLUMBING	04/07/2003	PP03-0109	

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
				* Factors * RIVER								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L409 P271 DC L417 P5/96 L428 P831/96 PRT OF GOVT LOT 4 SEC 31 BEG ON SHR GLEN LAKE 227.5 FT NELY OF MEANDER COR AT W END E-W 1/4 LN SD SEC TH E TO C/L CO RD 675 TH N 10 DEG E 150 FT ALG C/L TH W TO SHR GLEN LAKE TH SWLY ALG SHR 150 FT TO POB SEC 31 T29N R13W .85 A M/L.	X	Dirt Road		INFERIOR 7000/	100.00	245.00	0.8503	1.3742	7000	100		817,901
	X	Gravel Road		GROUP A 20000	50.00	245.00	0.9592	0.7692	20000	50	SURPLUS: ZONING 100 FT	36
	X	Paved Road		150 Actual Front Feet, 0.84 Total Acres Total Est. Land Value = 1,186,807								
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description Residential Local Cost Land Improvements								
	X	Water		Description LAND IMPROVEMENTS 5								
	X	Sewer		Rate 5,000.00								
	X	Electric		Size % Good 1 100								
	X	Gas		Cash Value 5,000								
	X	Curb		Total Estimated Land Improvements True Cash Value = 5,000								

Comments/Influences	X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	Rolling							
	X	Street Lights		2025	593,400	640,400	1,233,800			882,636C
	X	Standard Utilities		2024	590,500	629,700	1,220,200			856,097C
	X	Underground Utils.		2023	492,100	474,200	966,300			815,331C
	X			2022	395,200	388,100	783,300			776,506C

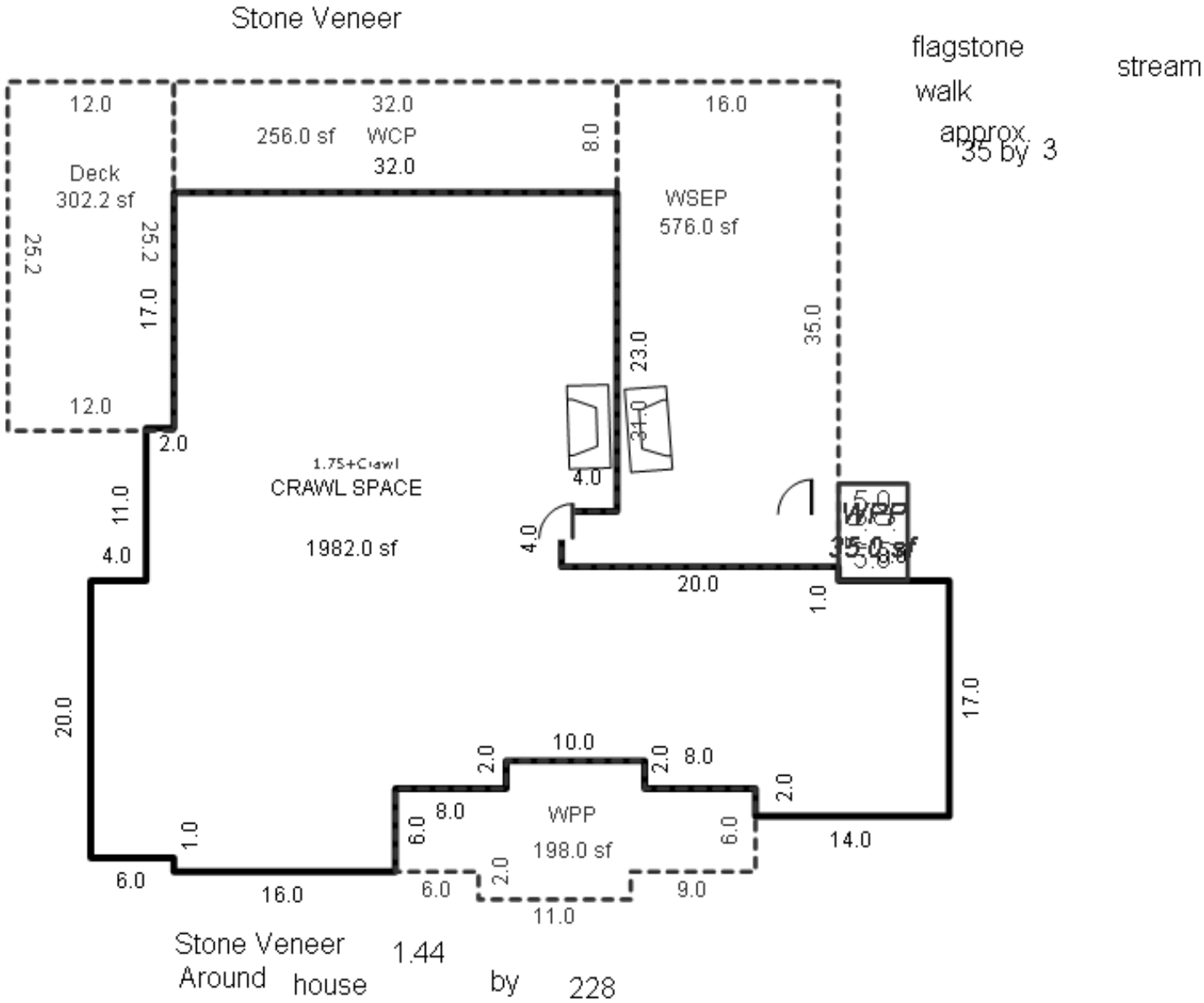


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	(4) Interior Drywall Paneled X Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					2	Class: BC Effec. Age: 18 Floor Area: 3,468 Total Base New : 576,218 Total Depr Cost: 472,500 Estimated T.C.V: 1,275,750				E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:
Building Style: 1.75 STORY		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1982 SF Floor Area = 3468 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls BC Blt 2002			
Yr Built	Remodeled	Trim & Decoration		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						
2002	0	Condition: Average		(12) Electric 200 Amps Service			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Crawl Space 1,982			Total: 450,403 369,331		Other Additions/Adjustments Exterior Stone Veneer 328 15,406 12,633 Plumbing Average Fixture(s) 3 Fixture Bath 1 6,880 5,642 Water/Sewer 1000 Gal Septic 1 5,676 4,654 Water Well, 200 Feet 1 11,800 9,676 Porches WSEP (1 Story) 576 34,030 27,905 WCP (1 Story) 198 10,435 8,557 WPP 35 2,024 1,660 WCP (1 Story) 256 12,211 10,013 Deck Treated Wood 302 5,786 4,745 Built-Ins Appliance Allow. 1 4,003 3,282 Fireplaces Interior 2 Story 1 8,554 7,014 2nd on Same Stack 1 5,443 4,463 Raised Hearth 2 1,379 1,131	
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Hardwood Other:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck Treated Wood 302 5,786 4,745 Built-Ins Appliance Allow. 1 4,003 3,282 Fireplaces Interior 2 Story 1 8,554 7,014 2nd on Same Stack 1 5,443 4,463 Raised Hearth 2 1,379 1,131						
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings X Wood		(7) Excavation Basement: 0 S.F. Crawl: 1982 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
(1) Exterior		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
X	Wood/Shingle Aluminum/Vinyl Brick	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Insulation	Joists: I BEAM Unsupported Len: Cntr.Sup:														
(2) Windows		Many X Large Avg. Avg. Few Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof		Gable Gambrel Hip Mansard Flat Shed														
X	Asphalt Shingle															
Chimney: Stone																

\*\*\* 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.
COOK NAOMI T TRUST	MALUCHNIK C & TITHOF A	675,000	05/15/2019	WD	03-ARM'S LENGTH	1360P769	PROPERTY TRANSFER	100.0
COOK ROBERT R & NAOMI T	COOK NAOMI T TRUST	1	08/17/2010	CD	09-FAMILY	1275P313	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7924 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MALUCHNIK C & TITHOF A 4428 MAUMEE DR OKEMOS MI 48864	MAP #: 6					
	2025 Est TCV 1,030,179 TCV/TFA: 1084.4					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
				Description	Frontage	Depth	Rate	Value	
L1360P769 THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE 66 FEET NORTH OF THE MEANDER CORNER AT THE WEST END OF THE SOUTH LINE OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, RUNNING THENCE EAST TO THE CENTER OF THE BURDICKVILLE-GIEN ARBOR HIGHWAY; THENCE NORTH 1 00 EAST ALONG SAID HIGHWAY 161 1/2 FEET, THENCE WEST PARALLEL WITH THE FIRST MENTIONED LINE TO THE SHORE OF GLEN LAKE; THENCE SOUTHWESTERLY ALONG THE SAID SHORE TO THE PLACE OF BEGINNING. 161 1/2 FEET. MORE OF				* Factors * STREAM					
				INFERIOR 7000/	80.00	200.00	1.0934 1.3195	7000 100	807,912
				80 Actual Front Feet, 0.37 Total Acres				Total Est. Land Value =	807,912

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L1360P769 THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE 66 FEET NORTH OF THE MEANDER CORNER AT THE WEST END OF THE SOUTH LINE OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, RUNNING THENCE EAST TO THE CENTER OF THE BURDICKVILLE-GIEN ARBOR HIGHWAY; THENCE NORTH 1 00 EAST ALONG SAID HIGHWAY 161 1/2 FEET, THENCE WEST PARALLEL WITH THE FIRST MENTIONED LINE TO THE SHORE OF GLEN LAKE; THENCE SOUTHWESTERLY ALONG THE SAID SHORE TO THE PLACE OF BEGINNING. 161 1/2 FEET. MORE OF		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Tax Description	X	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
L1360P769 THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE 66 FEET NORTH OF THE MEANDER CORNER AT THE WEST END OF THE SOUTH LINE OF SECTION 31, TOWN 29 NORTH, RANGE 13 WEST, RUNNING THENCE EAST TO THE CENTER OF THE BURDICKVILLE-GIEN ARBOR HIGHWAY; THENCE NORTH 1 00 EAST ALONG SAID HIGHWAY 161 1/2 FEET, THENCE WEST PARALLEL WITH THE FIRST MENTIONED LINE TO THE SHORE OF GLEN LAKE; THENCE SOUTHWESTERLY ALONG THE SAID SHORE TO THE PLACE OF BEGINNING. 161 1/2 FEET. MORE OF			Low	2025	404,000	111,100	515,100			385,446C
			High	2024	420,400	109,300	529,700			373,857C
		Landscaped		2023	350,300	82,800	433,100			356,055C
		Swamp		2022	270,900	68,200	339,100			339,100S
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								



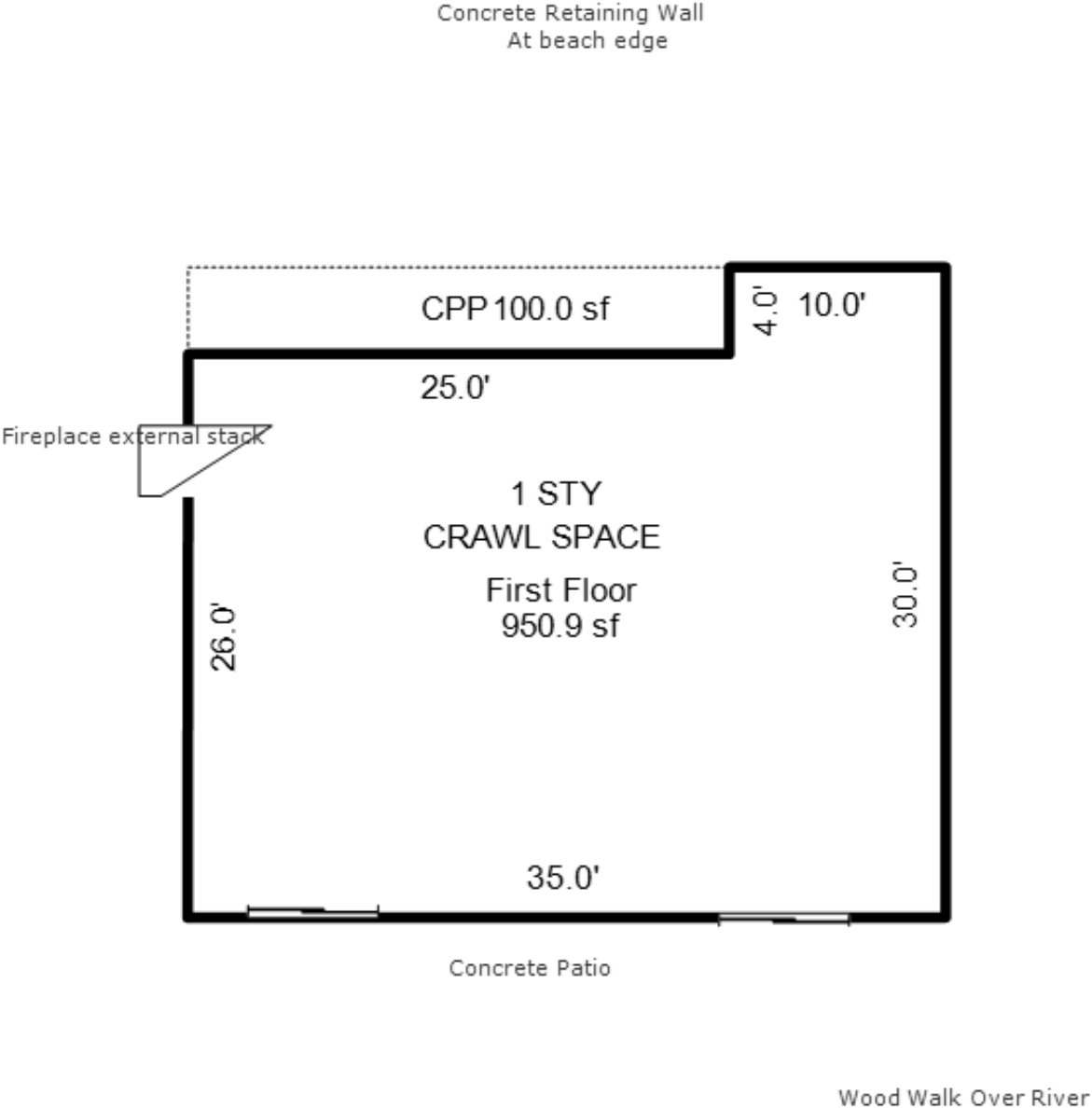
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	404,000	111,100	515,100			385,446C
		TPC 05/30/2021 INSPECTED	2024	420,400	109,300	529,700			373,857C
		WAS 10/08/2007 INSPECTED	2023	350,300	82,800	433,100			356,055C
			2022	270,900	68,200	339,100			339,100S

\*\*\* 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 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 100	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1 STORY														
Yr Built 1965	Remodeled 1990	Ex	X	Ord	Min									
Condition: Average		Size of Closets												
Room List		Lg	X	Ord	Small									
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	Doors	Solid	X	H.C.	Central Air Wood Furnace								
(1) Exterior		(5) Floors		(12) Electric										
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Carpeted Other:		100 Amps Service										
X Insulation		No./Qual. of Fixtures		Ex. X Ord. Min										
(2) Windows		X Drywall		No. of Elec. Outlets		Many X Ave. Few								
X	Many Avg. X Few	Large Avg. X Small		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 950 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
X	(3) Roof Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish		Lump Sum Items:								
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support										
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Ctr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 1965		
(11) Heating System: Electric Baseboard										Ground Area = 950 SF		Floor Area = 950 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
1 Story Siding Crawl Space										950		Total: 113,092 67,855		
Other Additions/Adjustments										Plumbing		Average Fixture(s) 1 1,238 743		
Water/Sewer										1000 Gal Septic 1 4,582 2,749		Water Well, 100 Feet 1 5,680 3,408		
Porches										CPP 100 1,828 1,097		Built-Ins		
Appliance Allow.										Ceramic Tile Floor 1 1,947 1,168		Fireplaces		
Exterior 1 Story										1 5,748 3,449		Totals: 134,115 80,469		
Notes:										ECF (4080 BIG GLEN) 2.700 => TCY:		217,267		

\*\*\* 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.
MESERVE WILLIAM J & SUSAN	MERSERVE FAMILY TRUST	1	10/25/2011	QC	09-FAMILY	1100-451 QCD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7908 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/04/2008	PE08-0310	
	P.R.E. 100% 12/13/2004		Res. Add/Alter/Repair	05/28/2008	PB08-0159	100% FINIS
Owner's Name/Address	MAP #: 6		WELL/SEPTIC	05/06/2008	L08-063	100% FINIS
MERSERVE FAMILY TRUST MESERVE WILLIAM J & SUSANNE J TTEES 7908 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 1,364,088 TCV/TFA: 534.10		ADDITION/ALTERATION	03/24/2008	2008-2131	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
			Description	Frontage	Depth	Value
L349 P440 L549 P938 L557 P149 L667 P21 L673 P520&522/02 L692 P42/02 N 1/2 OF FOLLOWING DESCR: BEING PRT GOVT LOT 4 BEG N 4 DEG 08' E 66 FT FROM W END S SEC LN TH E 231.25 FT TO C/L HWY TH N 10 DEG E ON C/L 161.5 FT TH W 245.61 FT TO SHR GLEN LK TH S 4 DEG 08' W ON SHR 161.5 FT TO POB SEC 31 T29N R13W. 0.45 A M/L.	X		* Factors * LOW/WET Description Frontage Depth Front Depth Rate %Adj. Reason Value INFERIOR 7000/ 80.00 200.00 1.0934 1.3195 7000 100 807,912 80 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 807,912			
	X		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 3.12 540 0 0			
	X		Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 75 7,500.00 1 100 7,500			
	X		Total Estimated Land Improvements True Cash Value = 7,500			



Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Street Lights Standard Utilities Underground Utils.	Rolling	2025	404,000	278,000	682,000			399,783C
		Low	2024	420,400	273,500	693,900			387,763C
		High	2023	350,300	206,600	556,900			369,299C
		Landscaped	2022	270,900	169,700	440,600			351,714C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
Who	When	What							
WAS	11/09/2009	INSPECTED							
WAS	01/10/2009	INSPECTED							
WAS	10/08/2007	INSPECTED							

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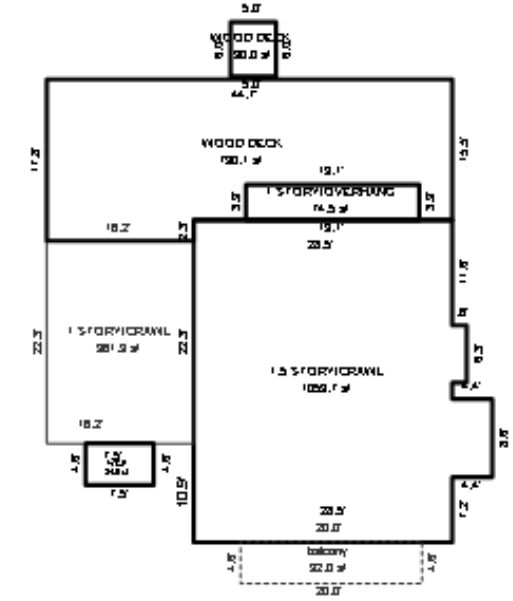
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



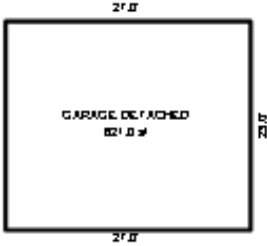
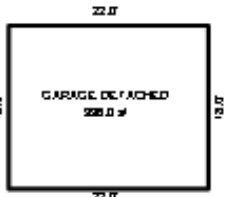
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 45 Floor Area: 2,554 Total Base New : 369,487 Total Depr Cost: 203,213 Estimated T.C.V: 548,676			34 756 92 57	WCP (1 Story) Treated Wood Wood Balcony Wood Balcony	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:		
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: Electric Baseboard Ground Area = 1772 SF Floor Area = 2554 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls C Blt 1966						
Yr Built	Remodeled	Size of Closets		(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
1966	1982	Lg X Ord Small		150 Amps Service			1.5 Story Siding Crawl Space 1,413 1 Story Siding Crawl Space 359 1 Story Siding Overhang 75			Total: 282,149 155,181						
Condition: Average		Doors Solid X H.C.		No./Qual. of Fixtures			Other Additions/Adjustments			Average Fixture(s) 1 1,486 817 2 Fixture Bath 1 3,130 1,721						
Room List		(5) Floors		No. of Elec. Outlets			Plumbing			Water/Sewer						
Basement 5 1st Floor 2 2nd Floor 3 Bedrooms		Kitchen: Other: Hardwood Other: Carpeted		Many X Ave. Few			(13) Plumbing			1000 Gal Septic 1 4,899 2,694 Water Well, 100 Feet 1 5,849 3,217						
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Porches			Water/Sewer						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		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			WCP (1 Story) Balcony			1000 Gal Septic 1 4,899 2,694 Water Well, 100 Feet 1 5,849 3,217						
X	Insulation	(7) Excavation		1 1000 Gal Septic 1 2000 Gal Septic			Balcony			Wood Balcony 92 3,775 2,076 Wood Balcony 57 2,339 1,286						
(2) Windows		Basement: 0 S.F. Crawl: 1772 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 17,297 9,513						
X	Many Avg. X Avg. Large Few Small	(8) Basement		Public Water Public Sewer Water Well			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 621 26,318 14,475 Door Opener 1 550 302			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			WCP (1 Story) 34 2,462 1,354 Wood Balcony 92 3,775 2,076 Wood Balcony 57 2,339 1,286						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Garages			Appliance Allow. 1 2,786 1,532			Wood Balcony 92 3,775 2,076 Wood Balcony 57 2,339 1,286						
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 17,297 9,513						
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 621 26,318 14,475 Door Opener 1 550 302						
Chimney: Brick				Lump Sum Items:			Appliance Allow. 1 2,786 1,532			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KARLSTROM STEN	DEKORNE JOHNSON K & SWANS	200,000	07/09/2018	WD	09-FAMILY	1334P396	PROPERTY TRANSFER	0.0
KARLSTROM OLOF, TRUSTEE	DEKORNE, KARLSTROM & SWAN	75,000	07/01/2009	WD	16-LC PAYOFF	1021/676	PROPERTY TRANSFER	0.0
SWANSON	SWANSON ET AL	75,000	08/30/1996	LC	16-LC PAYOFF	429:489	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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7948 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 89% 12/15/2010					

Owner's Name/Address	MAP #: 6
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DEKORNE JOHNSON K & SWANSON L 4199 S WHEELER RD MAPLE CITY MI 49664	2025 Est TCV 1,185,963 TCV/TFA: 561.00
---------------------------------------------------------------------------	----------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
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Public Improvements	* Factors *	RIVER/WET	Value
Dirt Road	Description Frontage Depth Front Depth	Rate %Adj. Reason	
Gravel Road	INFERIOR 7000/ 66.00 228.00 1.1808 1.3545	7000 100	738,954
Paved Road	66 Actual Front Feet, 0.34 Total Acres	Total Est. Land Value =	738,954

Tax Description	Description	Rate	Size % Good	Cash Value
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L234 P321 DC L391 P757 L429 P589/96 L605 P549&557/01 L810 P744/04 L814 P982/04 PRT OF GOVT LOT 4 SEC 31 BEG AT W END S SEC LN ON SHR GLEN LAKE TH E 226.11 FT TO C/L HWY TH N 10 DEG E 66.84 FT TH W 231.25 FT TO SHR TH S 4 DEG 08' W 66 FT TO POB SEC 31 T29N R13W 0.35 A.	X Electric	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
	X Gas	Total Estimated Land Improvements True Cash Value =			5,000

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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	Street Lights							
	Standard Utilities							
	Underground Utils.							



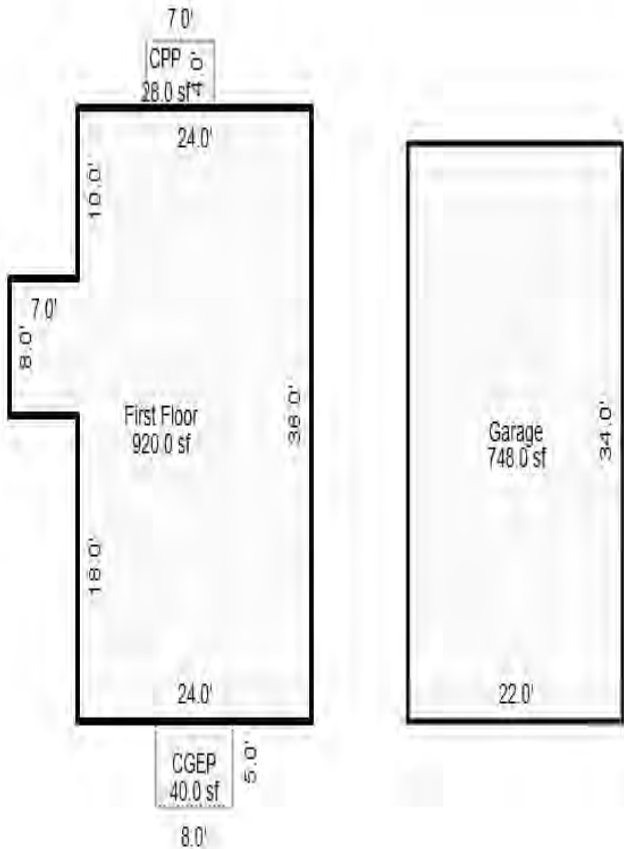
	X Level	2025	369,500	223,500	593,000			223,408C
	X Rolling	TPC 04/20/2010 INSPECTED	2024	376,000	165,500	541,500		216,691C
	X Low	TPC 11/09/2009 INSPECTED	2023	313,300	125,100	438,400		206,373C
	X High	WAS 10/08/2007 INSPECTED	2022	241,000	102,700	343,700		196,546C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							28 40	CGEP (1 Story)	Class: CD Effec. Age: 45 Floor Area: 1,150 Total Base New : 175,509 Total Depr Cost: 96,529 Estimated T.C.V: 260,628	E.C.F. X 2.700	Class: CD Effec. Age: 45 Floor Area: 1,150 Total Base New : 175,509 Total Depr Cost: 96,529 Estimated T.C.V: 260,628	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 748 % Good: 0 Storage Area: 0 No Conc. Floor: 0
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Class: CD Effec. Age: 45 Floor Area: 1,150 Total Base New : 175,509 Total Depr Cost: 96,529 Estimated T.C.V: 260,628		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1920	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 920 SF Floor Area = 1150 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Cls CD Blt 1920			
Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 100 Amps Service			Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Crawl Space		920 Total: 127,702 70,236					
Room List Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other:		(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer Solar Water Heat Water Well, 100 Feet Porches CPP CGEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			1 1 1 1 28 40		751 3,775		413 2,076			
(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 260,628			Totals: 175,509 96,529							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 920 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 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: 2X10X16 Unsupported Len: Cntr.Sup:															
(3) Roof X Gable Hip Flat Gambrel Mansard Shed																	
Chimney: Metal																	

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



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Auto. Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Ex X Ord Min		Condition: Average	
Building Style: 1 STORY		Yr Built 1941		Remodeled 0		Condition: Average		Room List		Doors		Solid X H.C.		(5) Floors		Kitchen: Other: Carpeted Other:	
Basement 3 1st Floor 2nd Floor 1 Bedrooms		(1) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 480 S.F. Slab: 484 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish	
(2) Windows		Many Avg. X Avg. Few Small		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1 Public Water 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)		(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		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few	
X Insulation		X Asphalt Shingle		(14) Water/Sewer		Lump Sum Items:		Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 964 SF Floor Area = 964 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 480		1 Story Siding Slab 484	
X Chimney: Metal								Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,238 681		Water/Sewer		Water Well, 100 Feet 1 5,680 3,124	
								Built-Ins		Appliance Allow. 1 1,947 1,071		Totals:		122,144		67,178	
								Notes:		ECF (4080 BIG GLEN) 2.700 => TCV:				181,381			

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