

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
PORT ONEIDA RD	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	12/04/2002	PE02-0798	
	P.R.E. 0%		MECHANICAL	06/17/2002	PM02-0383	
Owner's Name/Address	MAP #: 8					
	2025 Est TCV 0					

US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				4085 ACRE TBL LK MI	106.320	Acres	42,000	100		4,465,440
				106.32 Total Acres Total Est. Land Value = 4,465,440						

Tax Description	X	Level	Rolling	X	Low	X	High	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
L179 P10 L562 P763/00 L637 P325/02 SURVEY L8 P185 TRACT 34-181 GOVT LOT 2 SEC 1 EXC BEG AT PT ON NLY R/W LN OF PUBLIC RD WHICH IS 2735.55 FT N OF & 2484.41 FT W OF SE COR SD SEC TH N 26 DEG 07' E 1088.01 FT M/L TH N 89 DEG 38' W TO SHR LK MICHIGAN TH SWLY ALG SD SHR 975.00 FT M/L TH S 68 DEG 33' E 185.08 FT TH S 21 DEG 27' W 17.00 FT TH S 68 DEG 33' E 139.56 FT TO POB ALSO EXCPRT BEG AT NE COR GOVT LOT 3 TH E ALG S LN GOVT LOT 2 TO SLY R/W LN OF PUBLIC RDTH ALG SD R/W N 68 DEG 33' W 210.00 FT M/L & S 21 DEG 27' W 17.00 FT & N 68 DEG33' W TO SHR LK MICHIGAN TH SWLY ALG SD SHR TO S LN SD GOVT LOT 2 TH E ALG SD S LN TO POB ALSO EXC N 5.00 ACRES OF GOVT LOT 2 ALSO SE 1/4 OF NE 1/4 SEC 1 ALSO N 1/2 OF SE 1/4 SEC 1 EXC BEG AT SWCOR SD N 1/2 OF SE 1/4(SD POB ALSO BEINGSE COR GOVT LOT 3 SD SEC) TH N 33 DEG 19' E 1407.30 FT M/L TO ***BALANCE OF DESCRIPTION ON FILE***								* Factors *						
								Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
								4085 ACRE TBL LK MI	106.320	Acres	42,000	100		4,465,440
								106.32 Total Acres Total Est. Land Value = 4,465,440						

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
NW CNR PT ONEIDA RD & MILLER RD	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\*\*\*

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

LANE RD      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E.      0%

Owner's Name/Address      MAP #: 8

US GOVT NATL PARK      2025 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR      Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

9922 W FRONT ST      Improved      X      Vacant      \* Factors \*      APPROX 1.66 AC

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

Tax Description      Dirt Road      LK MI "A"      20000      228.93      315.86      0.8047      0.9007      20000      50      PARK EXEMPT USE      1,659,235

Comments/Influences      Gravel Road      229 Actual Front Feet, 1.66 Total Acres      Total Est. Land Value =      1,659,235

LAKE MICHIGAN WATERFRONT      Paved Road      Topography of Site

OF HWY 2737.55 FT N & 2484.41 FT W OF SE      Storm Sewer      Level

COR SEC 1 TH N 68 DEG 33' W ALONG R/W      Sidewalk      Rolling

139.56 FT TH N 21DEG 27' E ALONG R/W 17      Water      Low

FT TH N 68 DEG 33' W ALONG R/W LINE      Sewer      High

185.08 FT TO SHORE LAKE MICH TH N 33 DEG      Electric      Landscaped

01' E ALONG SHORE 228.93 FT TH S 68 DEG      Gas      Swamp

33' E 298.44 FT TH S 26 DEG 07' W 242.06      Curb      Wooded

FT TO BEG EX 10.03 FT R/W TO BAKER SEC 1      Street Lights      Pond

T29N R14W      1.66 A.      Standard Utilities      X Waterfront

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

Who      When      What      2025      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT

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

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Licensed To: Township of Glen Arbor,      2022      0      0      0      0      0

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.
RICHARDSON	HENRY	320,000	12/09/1991	WD	03-ARM'S LENGTH	333:150	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
2656 S LANE RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	06/18/2012	PB12-0113	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	04/24/2012	PM12-0127	
HENRY GREGORY L & MARGENE ANN 5117 DORAL CT ANN ARBOR MI 48108	MAP #: 8		Mechanical	04/17/2012	PM12-0115	
	2025 Est TCV 3,391,850 TCV/TFA: 957.34		Electrical	02/17/2012	PE12-0046	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L333 P150/91 PRT GOVT LOT 2 BEG AT PT 2954.91 FT N & 2377.84 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 298.44 FT TO SHR LAKE MICHIGAN TH N 33 DEG 01' E ALG SHR 152.62 FT TH S 68 DEG 33' E 280.05 FT TH S 26 DEG 07' W 150 FT TO POB EXC 10.03 FT R/W TO BAKER ON SE SIDE TOGETHER WITH NON-EXCLUSIVE EASEMENT SEC 1 T29N R14W 1 A M/L.	X		Dirt Road	20000	152.62	289.47	0.8906	0.8812	20000 100	2,395,504
			Gravel Road	153	Actual	Front	Feet,	1.01	Total Acres	Total Est. Land Value =
			Paved Road							2,395,504
			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			
CONSERVATION EASEMENT			Residential Local Cost Land Improvements						
	X		Description	Rate	Size % Good	Cash Value			
			LAND IMPROVEMENTS 5	5,000.00	1 97	4,850			
			Total Estimated Land Improvements True Cash Value =			4,850			



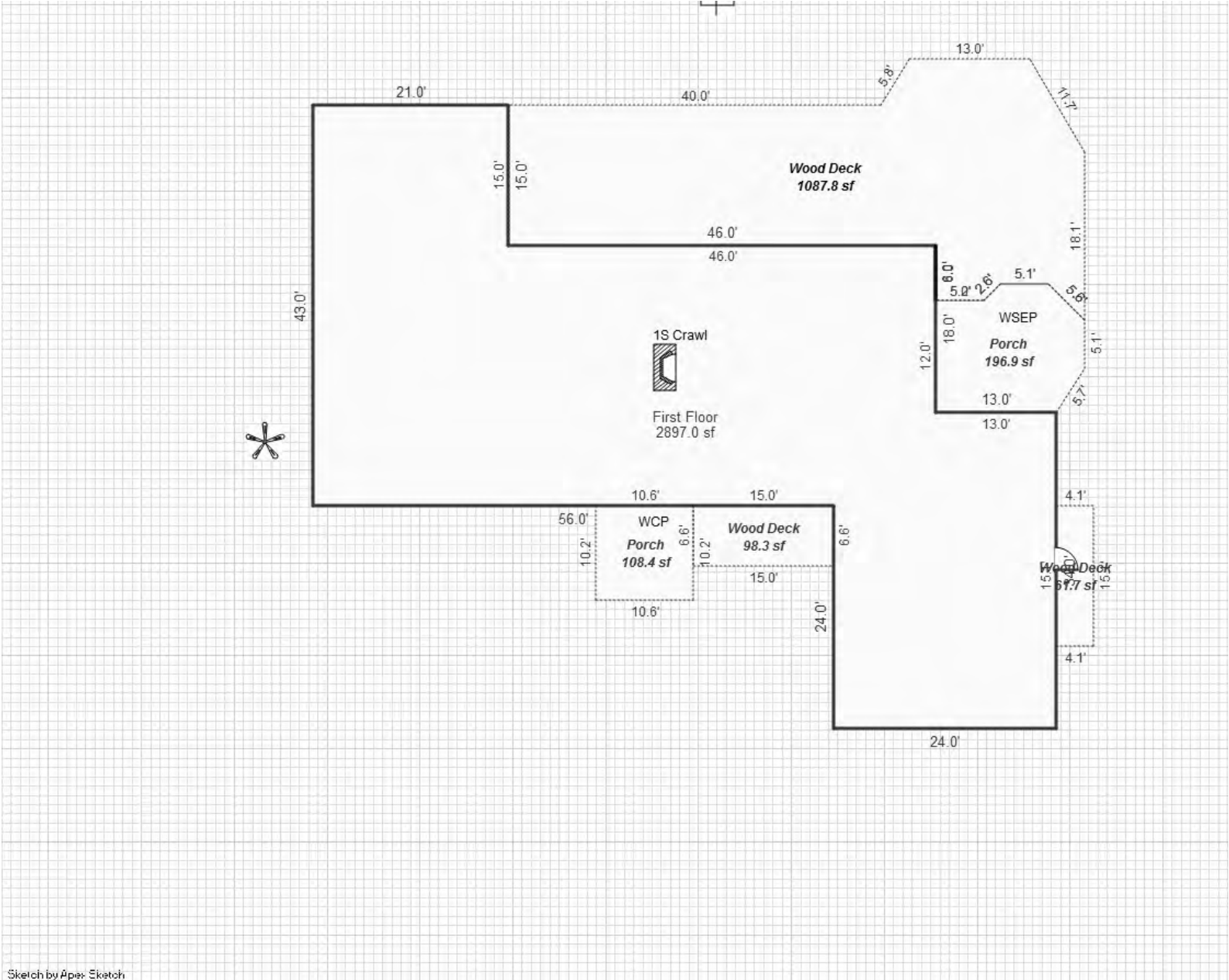
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,197,800	498,100	1,695,900			548,992C
2024	1,078,000	489,900	1,567,900			532,485C
2023	958,200	369,000	1,327,200			507,129C
2022	782,100	320,700	1,102,800			482,980C

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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									196	WSEP (1 Story)	108	WCP (1 Story)	1087	Treated Wood	350	Treated Wood	98	Treated Wood	Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																			
Building Style: 1 STORY		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 2,897 Total Base New : 449,482 Total Depr Cost: 292,169 Estimated T.C.V: 788,856			E.C.F. X 2.700		Bsmnt Garage:		Carport Area:		Roof:																																						
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10		Blt 1953																																										
1953	1992	X	Ex	Ord	Min	200 Amps Service			No./Qual. of Fixtures			Ground Area = 2897 SF		Floor Area = 2897 SF.																																											
Condition: Average		X		Lg	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																																
Room List		Doors		X	Solid	H.C.	(13) Plumbing			1 Story			Siding		Crawl Space		2,897		Total:		386,430		251,185																																		
	Basement 6 1st Floor 2 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other: Hardwood			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,486		966																																				
(1) Exterior		X		Drywall			3 Fixture Bath			Softener, Auto			3 Fixture Bath		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		No. of Elec. Outlets			Many			X			Ave.			Few			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic																							
X	Insulation	X		Drywall			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		X		Many	X	Large	Basement: 0 S.F. Crawl: 2897 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)														
X	Many Avg. Few	X		Large Avg. Small	Basement: 0 S.F. Crawl: 2897 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)																
X	Wood Sash Metal Sash Vinyl Sash	X		Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 2897 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)																
X	Double Hung Horiz. Slide Casement	X		Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 2897 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)																
X	Double Glass Patio Doors Storms & Screens	X		Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 2897 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)																
(3) Roof		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
X	Gable Hip Flat	X		Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 2897 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)																
X	Asphalt Shingle	X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
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Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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)																
Chimney: Brick		X		Asphalt Shingle	Basement: 0 S.F. Crawl: 2897 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																												



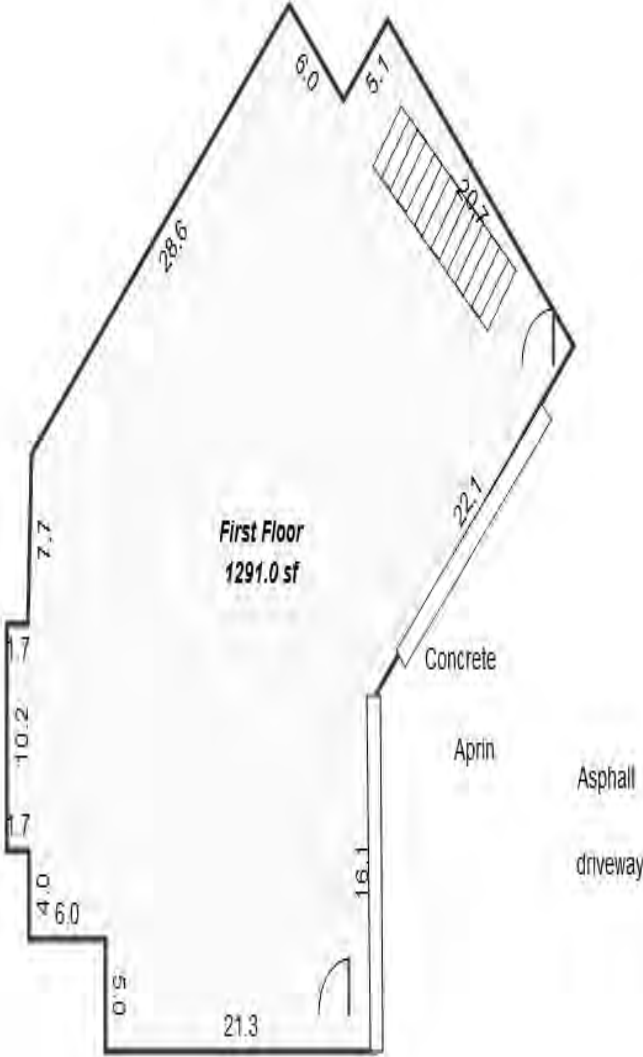


Sketch by Apex E-etch

\*\*\* Information herein deemed reliable 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 1 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: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1291 % 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: C +10 Effec. Age: 35 Floor Area: 646 Total Base New : 115,466 Total Depr Cost: 75,052 Estimated T.C.V: 202,640
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family 2 STORY		Cls C 10 Blt 1953				
Duplex		Drywall Paneled		No./Qual. of Fixtures			0 Amps Service		(11) Heating System: Forced Heat & Cool		Ground Area = 0 SF Floor Area = 646 SF.				
A-Frame		Plaster Wood T&G		Ex. Ord. Min					Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
Wood Frame		Trim & Decoration		Many Ave. Few			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		0.5 Story Siding Overhang 1291				
Building Style: 2 STORY		Ex Ord Min		1 Average Fixture(s)			1		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade 2 5,156 3,351				
Yr Built Remodeled 1953 1992		Size of Closets		3 Fixture Bath			2		Plumbing		Average Fixture(s) 1 1,486 966				
Condition: Average		Lg Ord Small		2 Fixture Bath			1		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Room List		Doors Solid H.C.		Softener, Auto			2		Door Opener 2 1,101 716		Base Cost 1291 56,223 36,545				
Basement		(5) Floors		Softener, Manual			1		Fireplaces		Prefab 1 Story 1 2,610 1,696				
1st Floor		Kitchen:		Solar Water Heat			1		Totals: 115,466 75,052		Notes: GARAGE W/ LIVING				
2nd Floor		Other:		No Plumbing			1		ECF (4085 LAKE MICHIGAN) 2.700 => TCY: 202,640						
Bedrooms		Other:		Extra Toilet			2								
(1) Exterior		(6) Ceilings		Extra Sink			1								
Wood/Shingle		No. of Elec. Outlets		Separate Shower			1								
Aluminum/Vinyl		Many Ave. Few		Ceramic Tile Floor			1								
Brick		(7) Excavation		Ceramic Tile Wains			1								
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tub Alcove			1								
(2) Windows		(8) Basement		Vent Fan			1								
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			1								
Large Avg. Small		(9) Basement Finish		Public Water			1								
Wood Sash		Recreation SF		Public Sewer			1								
Metal Sash		Living SF		Water Well			1								
Vinyl Sash		2 Walkout Doors (B)		1000 Gal Septic			1								
Double Hung		No Floor SF		2000 Gal Septic			1								
Horiz. Slide		Walkout Doors (A)		Lump Sum Items:			1								
Casement		(10) Floor Support					1								
Double Glass		Joists:					1								
Patio Doors		Unsupported Len:					1								
Storms & Screens		Cntr.Sup:					1								
(3) Roof							1								
Gable							1								
Hip							1								
Flat							1								
Asphalt Shingle							1								
Chimney:							1								

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



Sketch by Apex Medina™

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
LANE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK	MAP #: 8					
SLEEPING BEAR DUNES NATL LAKE SHR		2025 Est TCV 0				
9922 W FRONT ST						
EMPIRE MI 49630						

	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				LK MI "A"	20000	608.48	287.07	0.6302	0.8794	20000 50	PARK EXEMPT USE	3,372,398
				608 Actual Front Feet, 4.01 Total Acres			Total Est. Land Value =		3,372,398			

Tax Description

L179 P315 8-13-75 PRT GOVT LOT 2 BEG AT PT 3089.60 FT N OF & 2311.31 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 280.05 FT TO SHR LAKE MICH TH N 29 DEG 45' E ALG SHR 100.70 FT TH N 28 DEG 33' E ALG SHR 408.86 FT TH CONT ALG SHR N 38 DEG 59' E 100 FT TH LEAVING SHR N 89 DEG 38' E 258.7 FT TH S 26 DEG 07' W 695.75 FT TO POB EXC R/R ON SE SIDE DES AS BEG 3089.60 FT N OF & 2311.81 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 10.03 FT TH N 26 DEG 07' E 695.75 FT M/L TH N 89 DEG 38' E 10.03 FT TH S 26 DEG 07' W 695.75 FT TO POB SEC 1

- 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
X	Waterfront
	Ravine
	Wetland
	Flood Plain



Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT
TPC	04/28/2017	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
			2023	0	0	0		0
			2022	0	0	0		0

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

LANE RD      School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address      P.R.E. 0%      MAP #: 9

US GOVT NATL PARK      2025 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR      Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

9922 W FRONT ST      Improved    X    Vacant      Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason      Value

EMPIRE MI 49630      Public      \* Factors \*      LK MI "A" 200001346.00    0.00    0.5168    0.0000    20000    100      0

Tax Description      Improvements      4085 ACRE TBL LK MI      30.630 Acres    42,000    100      1,286,460

L177 P603 L179 P439 8/75 PRT OF SE 1/4 &      1346 Actual Front Feet, 30.63 Total Acres      Total Est. Land Value =    1,286,460

GOVT LOTS 2 & 3 COM ON SLY R/W PUB RD      Dirt Road

2446.87 FT N & 1924.73 FT W OF SE COR SEC      Gravel Road

TH S 33 DEG 19' W 1341.3 FT M/L TO S LN      Paved Road

LT 3 TH N 88 DEG 49' W ON S LN 926.60 FT      Storm Sewer

TO SHR LK MICH TH N 28 DEG 09' E ON SHR      Sidewalk

1346.32 FT TH CONT ALG SHR N 24 DEG 56' E      Water

297.00 FT TO SLY R/W OF PUB RD TH ALG SLY      Sewer

LN PUB RD S 68 DEG 33' E 203.3 FT TH N 21      Electric

DEG 27' E 17 FT TH S 68 DEG 33' E 766.50      Gas

FT TO POB SEC 1 T29N R14W      30.63 A      Curb

M/L.      Street Lights

Comments/Influences      Topography of      Site

SOUTH SIDE LAND RD - LAKE MICHIGAN      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      EXEMPT      EXEMPT      EXEMPT      EXEMPT      EXEMPT

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

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Licensed To: Township of Glen Arbor,      2022      0      0      0      0      0

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: NTL P	Building Permit(s)	Date	Number	Status				
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 #: 9		2025 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L191 P574/77 L184 P810/76 L200 P474/78 L189 P609/77 L180 P728/75 L180 P675/75 S 1/2 OF S 1/2 OF SE 1/4 EXC 1 A SQ IN SE SEC COR & EXC COM SE SEC COR TH N 259.37 FT TO C/L CO RD TH N 49 DEG 58' E30" W 126.51 FT ON C/L FOR POB TH ON C/L N 49 DEG 58' 30" W 451.36 FT TH S 51 DEG 39' W 260.95 FT TH S 22 DEG 09' 30" E 143.65 FT TH N 89 DEG 27' 10" E 496.03 FT TO POB ALSO S 10 A OF N 1/2 OF S 1/2 OF SE 1/4 ALSO COM AT THE SE COR SEC 1 TH N 206.29 FT TH N 49 DEG 31' W 711.52 FT TH N 32 DEG 48' W 140.30 FT FOR POB TH S 89 DEG 55' W 438.39 FT TH N 58 DEG 13' E 369.65 FT TO C/L OF HWY TH S 32 DEG 48' E ALG C/L HWY 235.81 FT TO POB ALSO ALL OF GOVT LOT 4 EXC PRT COM AT NE COR OF W FRL 1/2 OF FRL NW 1/4 OF SEC 12 TH N 67 DEG 01' W		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A"	20000	1350.00	0.00	0.5164	0.0000	20000	100	0
		Paved Road		4085 ACRE TBL LK MI			89.380	Acres	42,000	100		3,753,960
		Storm Sewer		1350 Actual Front Feet, 89.38 Total Acres				Total Est. Land Value =		3,753,960		
		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				
TPC 10/12/2017 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.
KELDERHOUSE THOMAS	SCHOOL DISTRICT NO 10	0	03/03/1896	WD	03-ARM'S LENGTH	23P403	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
2896 S PORT ONEIDA RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/18/2023	PE23-0329	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	07/20/2022	PE22-0525	100% FINIS
GLEN LAKE COMMUNITY SCHOOL 3375 W BURDICKVILLE RD MAPLE CITY MI 49664	MAP #: 10		Electrical	05/24/2022	PE22-0355	CANCELED
	2025 Est TCV 0 TCV/TFA: 0.00					

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value A> IRREGULAR SITE				200000	100	200,000
			209 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		200,000

Tax Description  
L23 P403 PRT S 1/2 OF SE 1/4 BEG SE SEC  
COR TH W 208.7 FT TH N 208.7 FT TH E  
208.7 FT TH S 208.7 FT TO POB SEC 1 T29N  
R14W 1 A.

Comments/Influences  
GLEN LAKE COMMUNITY SCHOOL  
TOURS AND HISTORICAL VISITS FOR SCHOOL  
CHILDREN AND PUBLIC



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

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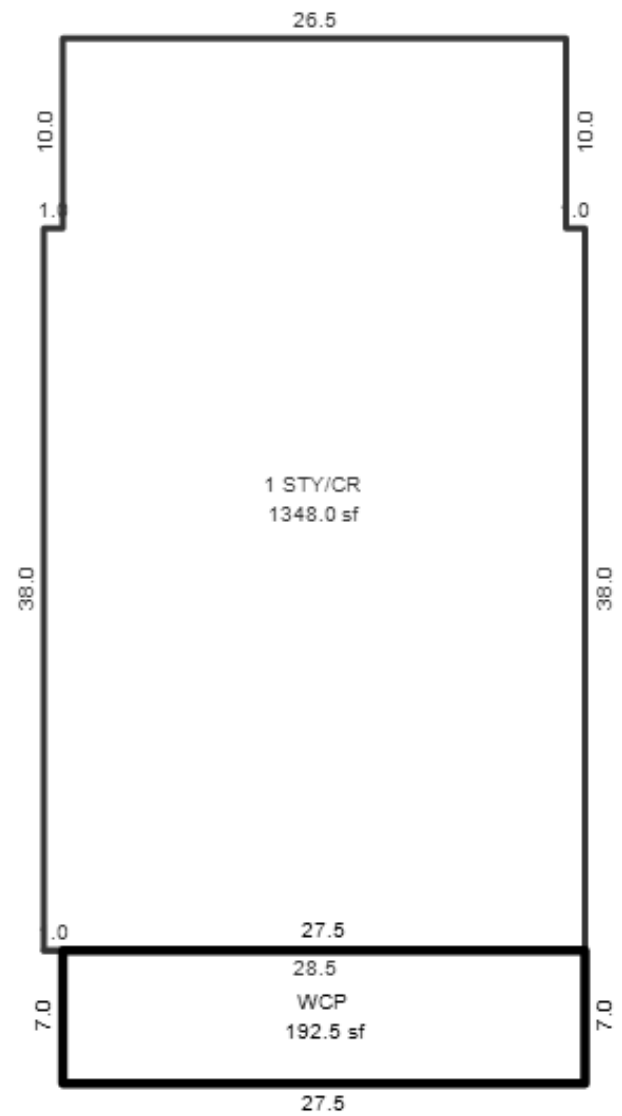
Who	When	What
TPC	05/22/2023	INSPECTED
TPC	08/12/2022	INSPECTED
TPC	10/12/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage		
X	Single Family	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	193	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:		
	Mobile Home															0	Front Overhang
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD			Blt 1850				
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 1348 SF			Floor Area = 1348 SF.				
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Wood Frame		Ex		Ord		Min		1 Story Siding Crawl Space 1,348			Total: 166,606 45,817						
Building Style: 1 STORY		Lg		Ord		Small		Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 2,338 340			
Yr Built 1850		Remodeled 0		Size of Closets		No. of Elec. Outlets		Water/Sewer			Solar Water Heat			1000 Gal Septic 4,582 1,260			
Condition: Average		Doors		Solid		H.C.		Porches			WCP (1 Story) 193 7,097 1,952			Built-Ins			
Room List		(5) Floors		(12) Electric			0 Amps Service			Appliance Allow.			1 1,947 535				
Basement		Kitchen:		No. of Elec. Outlets			Many			Ave.			Few				
1st Floor		Other:		(13) Plumbing			1			Average Fixture(s)			1 2,338 340				
2nd Floor		Other:		1			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Bedrooms		(6) Ceilings		1			2 Fixture Bath			Softener, Manual			Solar Water Heat			No Plumbing	
(1) Exterior		(7) Excavation		1			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Wood/Shingle		Basement: 0 S.F.		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Aluminum/Vinyl		Crawl: 1348 S.F.		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Brick		Slab: 0 S.F.		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Insulation		Height to Joists: 0.0		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
(2) Windows		(8) Basement		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Many		Conc. Block		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Avg.		Poured Conc.		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Few		Stone		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Large		Treated Wood		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Avg.		Concrete Floor		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Small		(9) Basement Finish		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Wood Sash		Recreation SF		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Metal Sash		Living SF		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Vinyl Sash		Walkout Doors (B)		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Double Hung		No Floor SF		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Horiz. Slide		Walkout Doors (A)		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Casement		(10) Floor Support		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Double Glass		Joists:		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Patio Doors		Unsupported Len:		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Storms & Screens		Cntr.Sup:		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
(3) Roof		Lump Sum Items:		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Gable		Public Water		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Hip		Public Sewer		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Flat		Water Well		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Asphalt Shingle		1000 Gal Septic		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Chimney:		2000 Gal Septic		1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat	
Notes: HISTORICAL SCHOOL		ECF (2201 COMMERCIAL) 1.700 => TCV:		90,811			Lump Sum Items:			Softener, Auto			Softener, Manual			Solar Water Heat	

\*\*\* 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.
JENKINS SCOTT C & JEAN H	JENKINS SCOTT & JEAN	0	04/19/2023	QC	09-FAMILY	2023001763	PROPERTY TRANSFER	0.0
PRAUSE EUGENE, WILLIAM	JENKINS SCOTT C & JEAN H	230,000	02/12/2010	WD	03-ARM'S LENGTH	2010 1041-373	PROPERTY TRANSFER	100.0
PORT ONEIDA RECREATION FA	GARTHE B BETTY	0	09/08/2008	QC	09-FAMILY	2008 991/552	DEED	100.0
GARTHE HARRY E		0	06/30/2008	QC	33-TO BE DETERMINED	983/125	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*	Building Permit(s)	Date	Number	Status
2890 S PORT ONEIDA RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/23/2019	PB19-0308	100% FINIS
	P.R.E. 100% 10/10/2019		Electrical	06/11/2019	PE19-0298	100% FINIS
	MAP #: 10		Mechanical	10/08/2015	PM15-0484	100% FINIS
	2025 Est TCV 496,823 TCV/TFA: 236.47		Res. Add/Alter/Repair	04/13/2015	PB15-0073	100% FINIS

Owner's Name/Address	MAP #:	Res. Add/Alter/Repair	Date	Number	Status
JENKINS SCOTT & JEAN 2890 S PORT ONEIDA RD MAPLE CITY MI 49664	10		10/08/2015	PM15-0484	100% FINIS

Tax Description	Public Improvements	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6																																																																					
L241 P823 L920 P535/06 PRT S 1/2 OF SE 1/4 SEC 1 COM SE SEC COR TH N 259.37 FT TO C/L CO RD TH ON C/L N 49 DEG 58' 30" W 126.51 FT TO POB TH ALG C/L N 49 DEG 58' 30" W 451.36 FT TH S 51 DEG 39' W 260.95 FT TH S 22 DEG 09' 30"E 143.65 FT TH N 89 DEG 27' 10" E 496.03 FT TO POB SEC 1 T29N R14W 2.2 A M/L.	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 100' @ 600/FF</td> <td>348.00</td> <td>275.38</td> <td>0.7322</td> <td>0.9109</td> <td>600</td> <td>100</td> <td></td> <td>139,253</td> </tr> <tr> <td colspan="8">348 Actual Front Feet, 2.20 Total Acres</td> <td>Total Est. Land Value = 139,253</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 100' @ 600/FF	348.00	275.38	0.7322	0.9109	600	100		139,253	348 Actual Front Feet, 2.20 Total Acres								Total Est. Land Value = 139,253																																										
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Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
MLS 1695764 \$349,000		Rolling	2025	69,600	178,800	248,400			164,371C
		Low	2024	72,100	163,500	235,600			159,429C
		High	2023	57,700	152,300	210,000			151,838C
		Landscaped	2022	60,000	136,200	196,200			144,608C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Who	When	What				
			TPC 05/30/2021	INSPECTED					
			TPC 12/07/2019	INSPECTED					
			TPC 12/31/2015	INSPECTED					


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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 97 248 278	Type CGEP (1 Story) WSEP (1 Story) WPP	Year Built: 1920 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: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 460			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 2,101 Total Base New : 310,451 Total Depr Cost: 186,270 Estimated T.C.V: 353,913			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Trash Compactor Central Vacuum Security System			Total Base New : 310,451 Total Depr Cost: 186,270 Estimated T.C.V: 353,913			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls CD			Blt 1920			
1920	199	2015	Ex X Ord Min	100 Amps Service			(11) Heating System: Forced Air w/o Ducts			Floor Area = 2101 SF.						
Condition: Average		Lg X Ord Small		No./Qual. of Fixtures			Ground Area = 1438 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Room List		Doors Solid X H.C.		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Basement	1st Floor	(5) Floors		Many X Ave. Few			2 Story Siding Basement 663			1 Story Siding Basement 688						
2nd Floor	5 Bedrooms	Kitchen: Other: Carpeted Other:		(13) Plumbing			1 Story Siding Crawl Space 87			Total: 233,141 139,883						
(1) Exterior		(6) Ceilings		Average Fixture(s)			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		3 Fixture Bath			Plumbing			Average Fixture(s)			1 1,238 743			
X	Insulation	(7) Excavation		2 Fixture Bath			Water/Sewer			Water/Sewer						
(2) Windows		Basement: 1351 S.F. Crawl: 87 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			1000 Gal Septic Water Well, 100 Feet			1 4,582 2,749 1 5,680 3,408						
X	Many Avg. X Avg. Few Large Avg. Small	(8) Basement		Public Water			Porches			CGEP (1 Story) 97 6,682 4,009 WSEP (1 Story) 248 10,748 6,449 WPP 278 4,498 2,699						
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		Public Sewer			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 460 17,052 10,231 No Concrete Floor 460 -2,829 -1,697						
(3) Roof		(9) Basement Finish		Water Well			Class: CD Exterior: Pole (Unfinished) Base Cost 1274 27,710 16,626									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 1,947 1,168						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Local Cost Items			SOLAR POWER <150KW 1 1 1 *						
Chimney: Metal		Joists: 2X8X16 Unsupported Len: Cntr.Sup:					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									


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




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status		
S PORT ONEIDA 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 #: 8		2025 Est TCV 0						
Tax Description		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
L184 P810 8/76 SURVEY L8 P185 GOVT LOT 1 ALSO N 5 A OF LOT 2 SEC 1 T29N R14W. 71 A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
LAKE MICHIGAN SHORELINE		Gravel Road		LK MI "A" 200001720.00 886.39 0.4861 1.1657 20000 50 PARK EXEMPT USE9,745,647						
		Paved Road		4085 ACRE TBL LK MI 37.180 Acres 42,000 100 1,561,560						
		Storm Sewer		1720 Actual Front Feet, 72.18 Total Acres Total Est. Land Value = 11,307,207						
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 04/28/2017 INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				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: NTL P	Building Permit(s)	Date	Number	Status				
S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 11		2025 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L180 P250/75 L212 P845/79 L197 P533/78 L205 P416/78 L179 P439/75 L207 P739 ENTIRE GOVT LOT 1 SEC 11 EXC PRIVATELY OWNED LAND SEC 11 T29N R14W 29.40 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
SUNSET TRL & THORSON		Topography of Site		LK MI "A"	200002200.00	582.12	0.4570	1.0494	20000	50	PARK EXEMPT USE	10,551,826
		Level		2200 Actual Front Feet, 29.40 Total Acres		Total Est. Land Value =		10,551,826				
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Low		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		High		TPC 04/28/2017 INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		Landscaped		2023	0	0	0			0		
Swamp		2022	0	0	0			0				
Wooded		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan										
Pond		*** Information herein deemed reliable but not guaranteed***										
Waterfront												
Ravine												
Wetland												
Flood Plain												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 12		2025 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
L212 P845/79 L191 P742/77 ENTIRE S 1/2 OF SEC 11 EXC PLAT OF SUNSET HAVEN SUBDIVISION ACREAGE INCLUDES SUNSET HAVEN EXCEPT LOT 31 & S 1/2 OF LOT 32 SEC 11 T29N R14W 92.64 A M/L.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE MICHIGAN-2 PARCEL SPLIT		Gravel Road		4019 SEC 1 PRT OF>80	110.00	0.00	1.0000	1.0000	0	100		0
		Paved Road		110 Actual Front Feet, 92.64 Total Acres	14000	92.64	Acres	14000	100			1,296,960
		Storm Sewer		Total Est. Land Value = 1,296,960								
		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				
		2023	0	0	0			0				
		2022	0	0	0			0				

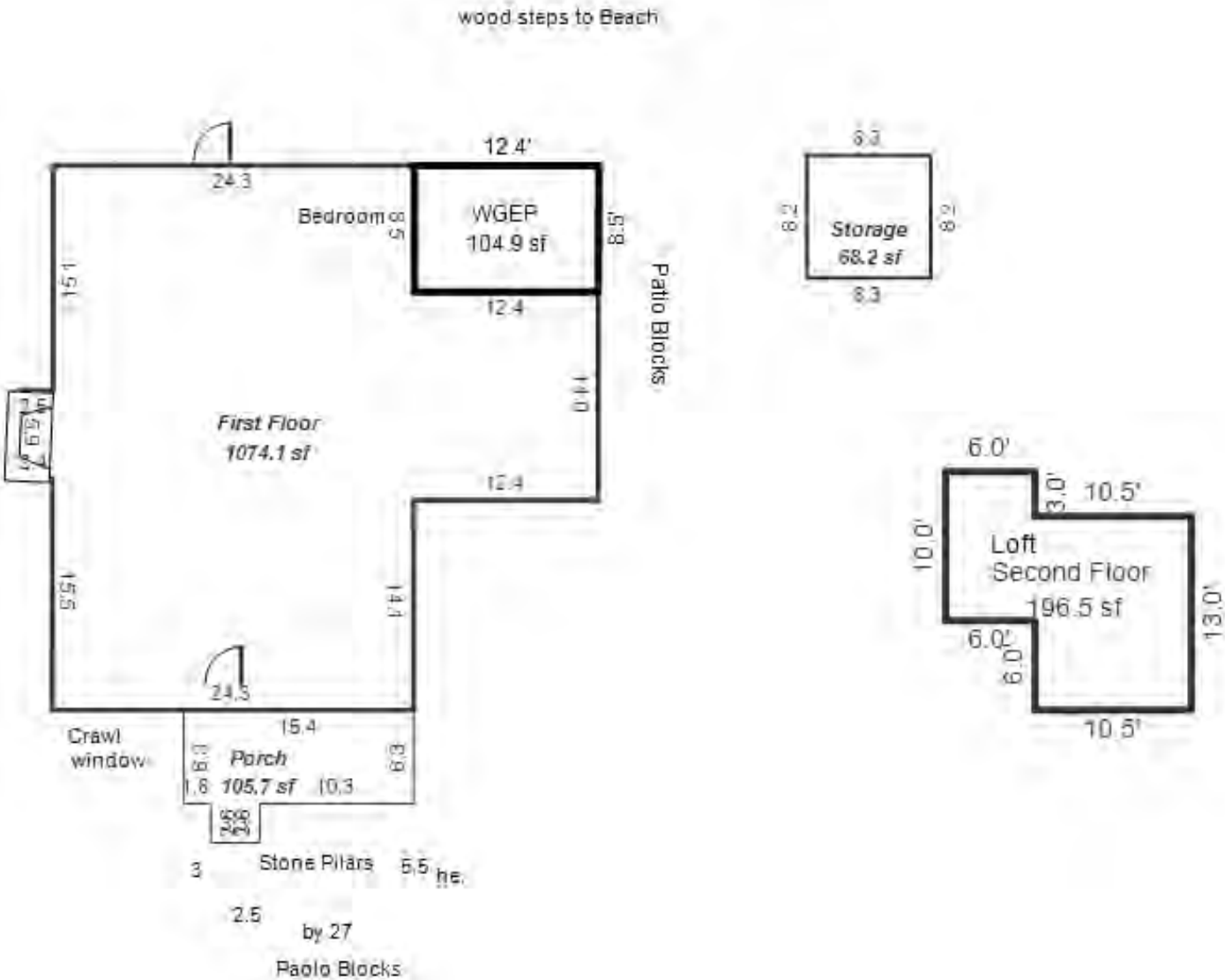
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CRANE MARY W	CRANE FRANK S III & MARY	0	09/13/2005	QC	09-FAMILY	875:295	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)	Date	Number	Status				
3576 S THORESON RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Reair		10/27/2014	PB14-0393	100% FINIS				
Owner's Name/Address		P.R.E. 100% 10/01/2014		COVERED PORCH		10/10/2014	2014-29	100% FINIS				
CRANE FRANK S III & MARY W REVOC LIVING TRUST 523 COTTAGE LN #202 TRAVERSE CITY MI 49684		MAP #: 11		2025 Est TCV 2,154,742 TCV/TFA: 1696.6								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L569 P578/01 L875 P295/05 PRT GOVT LOT 1 SEC 11 COM NE COR OF GOVT LOT 2 TH N 35 DEG E 275 FT FOR POB TH CONT N 35 DEG E 100 FT TH N 55 DEG W 400 FT TO SHR LAKE MICHIGAN TH S 35 DEG W 100 FT TH S 55 DEG E 400 FT TO POB SUBJECT TO TERMS & CONDITIONS WITH NATIONAL PARK SVC U.S. DEPT OF INTERIOR IN AGREEMENT DATED 12-1-77 SEC 11 T29N R14W. 0.90 A M/L		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CONSERVATION EASEMENT		Gravel Road		LK MI "A"	20000	100.00	394.00	0.9898	0.9518	20000	100	1,884,350
		Paved Road		100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 1,884,350								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	27.45	68	50	933				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 15	1,500.00	1	95	1,425				
		Curb		Total Estimated Land Improvements True Cash Value = 2,358								
		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	942,200	135,200	1,077,400			244,606C	
		TPC 09/23/2015 INSPECTED			2024	848,000	132,900	980,900			237,252C	
		WAS 06/02/2008 DATA ENTER			2023	753,700	100,300	854,000			225,955C	
		WAS 02/09/2008 INSPECTED			2022	651,700	86,400	738,100			215,196C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		0	12/31/1993	MLC	33-TO BE DETERMINED	378:927	OTHER	0.0
ADAIR LEONE LOUISE	ARMBRECHT GARY D & ELEANO	0	08/27/1993	MLC	16-LC PAYOFF	369P391	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
3598 S SUNSET TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/12/2009	PM09-0350	
	P.R.E. 100% 05/08/2024		Plumbing	09/17/2009	PP09-0126	
Owner's Name/Address	MAP #: 11		Mechanical	09/02/2009	PM09-0251	
ARMBRECHT GARY D & CHRISTINE B 3598 S SUNSET TRL MAPLE CITY MI 49664-9680	2025 Est TCV 4,296,514 TCV/TFA: 1466.3		Mechanical	07/17/2009	PM09-0203	

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road		LK MI "A"	20000	150.00	400.00	0.8944	0.9554	20000	100	BLUFF	2,563,722
	Gravel Road		4085 CONSE CE 1600/			20.30	Acres	1600	100		32,485	
	Paved Road		150 Actual Front Feet, 21.68 Total Acres Total Est. Land Value =									2,596,207

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value	
L216 P691 6-5-80 L369 P391 L378 P927 L384 P284/94 BEG SE COR GOVT LOT 1 SEC 11 TH WLY ALG S LN SD GOVT LOT 1 920.39 FT TH N 33 FT TH N 69 DEG 16' W 331.15 FT TO C/L 30 FT PRIVATE RD TH IN NELLY & ELY DIRECTION ALG C/L SD PRIVATE RD TO E LN SD GOVT LOT 1 TH SLY ALG E LN SD GOVT LOT 1 TO POB ALSO PRT GOVT LOT 1 COM NE COR GOVT LOT 2 SD SEC TH N 35 DEG E ALG C/L 30 FT PRIVATE RD 125 FT TO POB TH CONT N 35 DEG E 150 FT THN 55 DEG W TO SHR LAKE MICHIGAN TH IN SELY DIRECTION ALG SHR LK MICHIGAN 150 FT M/T. TO POINT WHICH IS N	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric	D/W/P: Flagstone/Sand	29.65	320	0	0	
		Gas	D/W/P: Crushed Rock	2.64	180	0	0	
		Curb	Residential Local Cost Land Improvements					
		Street Lights	Description	Rate	Size	% Good	Cash Value	
		Standard Utilities	LAND IMPROVEMENTS 75	7,500.00	1	97	7,275	
		Underground Utils.	Total Estimated Land Improvements True Cash Value =				7,275	

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							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	2025	2024	2023	2022
			1,298,100	1,169,900	1,041,700	862,200
			850,200	836,000	629,600	545,300
			2,148,300	2,005,900	1,671,300	1,407,500
					1,671,300A	
						725,017C
						703,218C
						669,732C
						637,840C

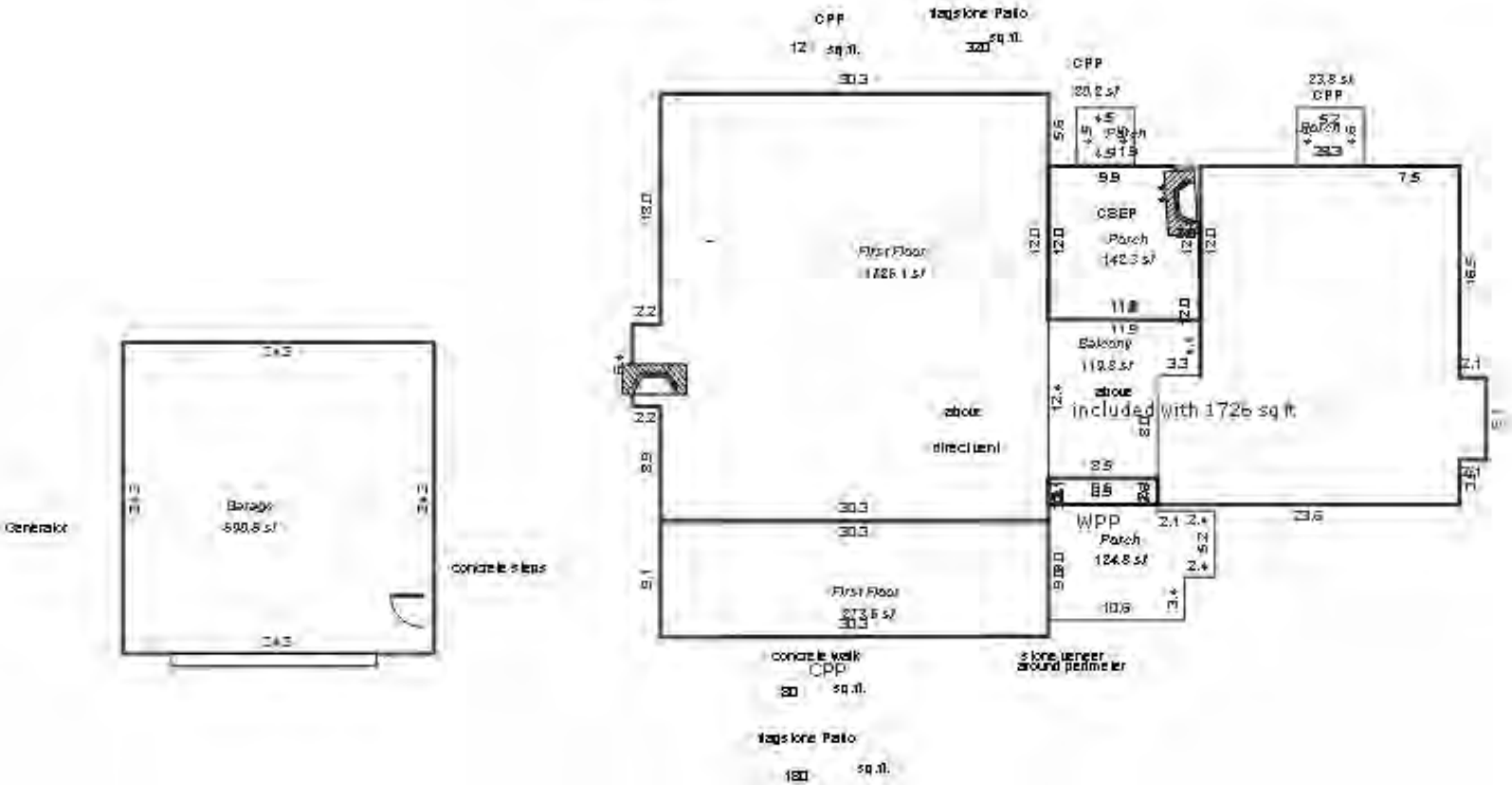
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 2 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 142 124 23 20 92 731 119	Type CSEP (1 Story) WPP CPP CPP CPP Wood Balcony	Year Built: 1981 Car Capacity: 2 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 590 % 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: B Effec. Age: 20 Floor Area: 2,930 Total Base New : 798,910 Total Depr Cost: 627,049 Estimated T.C.V: 1,693,032																																																																																												
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G																																																																																																
Yr Built 1920		Remodeled 2011			Ex	X	Ord		Min																																																																																													
Condition: Average		Size of Closets			Lg	X	Ord		Small																																																																																													
Room List		Doors		Solid	X	H.C.																																																																																																
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Carpeted Other:																																																																																																	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Plaster		Ex.	X	Ord.		Min																																																																																													
X	Insulation	(7) Excavation			No. of Elec. Outlets																																																																																																	
(2) Windows		Many Avg.	X	Large Avg.				Few																																																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1726 S.F. Crawl: 273 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																																																																																	
(3) Roof		720	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		(14) Water/Sewer																																																																																																	
X	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic																																																																																																	
Chimney: Stone		(10) Floor Support			Lump Sum Items:																																																																																																	
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			CSE (1 Story) WPP CPP CPP CPP CPP																																																																																																	
					Balcony Wood Balcony																																																																																																	
					Garages																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1920</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 1999 SF Floor Area = 2930 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,726</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>273</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>523,903</td> <td>419,122</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>720</td> <td>21,960</td> <td>5,490</td> </tr> <tr> <td>Exterior Stone Veneer</td> <td>1726</td> <td>89,890</td> <td>71,912</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>3,337</td> <td>2,670</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>21,053</td> <td>16,842</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>7,018</td> <td>5,614</td> </tr> <tr> <td>Water/Sewer 2000 Gal Septic</td> <td>1</td> <td>12,006</td> <td>9,605</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,593</td> <td>5,274</td> </tr> <tr> <td>Porches CSEP (1 Story)</td> <td>142</td> <td>9,381</td> <td>7,505</td> </tr> <tr> <td>WPP</td> <td>124</td> <td>4,747</td> <td>3,798</td> </tr> <tr> <td>CPP</td> <td>92</td> <td>2,688</td> <td>2,150</td> </tr> <tr> <td>CPP</td> <td>23</td> <td>785</td> <td>628</td> </tr> <tr> <td>CPP</td> <td>20</td> <td>683</td> <td>546</td> </tr> <tr> <td>CPP</td> <td>731</td> <td>14,978</td> <td>11,982</td> </tr> <tr> <td>Balcony Wood Balcony</td> <td>119</td> <td>6,650</td> <td>5,320</td> </tr> </tbody> </table> <p>Garages</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,726				1.25 Story	Siding	Crawl Space	273				Total:					523,903	419,122	Item	Size	Cost New	Depr. Cost	Recreation Room	720	21,960	5,490	Exterior Stone Veneer	1726	89,890	71,912	Plumbing Average Fixture(s)	1	3,337	2,670	3 Fixture Bath	2	21,053	16,842	2 Fixture Bath	1	7,018	5,614	Water/Sewer 2000 Gal Septic	1	12,006	9,605	Water Well, 100 Feet	1	6,593	5,274	Porches CSEP (1 Story)	142	9,381	7,505	WPP	124	4,747	3,798	CPP	92	2,688	2,150	CPP	23	785	628	CPP	20	683	546	CPP	731	14,978	11,982	Balcony Wood Balcony	119	6,650	5,320
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

WPP steps to beach 209 feet:



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCARTHUR	TOUHEY	15,939	04/15/1994	MLC	33-TO BE DETERMINED	384:987	OTHER	0.0
BASCH	MCARTHUR	30,000	04/26/1991	LC	16-LC PAYOFF	322:737	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Demolish	06/30/2004	PB04-0296	
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 #: 13					
		2025 Est TCV 0				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN
L184 P54/76 L209 P292/79 L189 P372/77 L212 P845/79 L191 P445/77 L193 P321/77 L378 P473/93 L384 P987/94 ENTIRE SEC 12 EXC PRIVATELY OWNED LAND SEC 12 T29N R14W 633.43 A M/L.				
Comments/Influences				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	LK MI "A"	20000	1500.00	0.00	0.5030	0.0000	20000	100	0
Gravel Road	4085 ACRE TBL LK MI			633.430	Acres	42,000	25	TERRAIN/RD DISECTS	6,651,015
Paved Road	1500 Actual Front Feet,	633.43	Total Acres					Total Est. Land Value =	6,651,015

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Rolling	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2023	0	0	0			0
High	2022	0	0	0			0
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	05/03/2021	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	04/28/2017	INSPECTED	2023	0	0	0			0
TPC	04/14/2012	INSPECTED	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.				
SEITZ KATHLEEN W TRUST	SEITZ KATHLEEN W	0	02/14/2023	QC	09-FAMILY	2023000677	DEED	0.0				
SEITZ KATHLEEN W	SEITZ KEVIN L & KATHLEEN	0	02/14/2023	QC	09-FAMILY	2023000678	DEED	0.0				
ECKERT ROBERT G & ROBERTA	SEITZ KEVIN L & KATHLEEN	300,000	07/01/1991	WD	03-ARM'S LENGTH	325:690	OTHER	0.0				
ECKERT ROBERT & ROBERTA	UNITED STATES OF AMERICA	0	03/25/1977	OTH	13-GOVERNMENT	188P970	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)	Date	Number	Status				
4342 S THORESON RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/26/2007	PM07-0624					
Owner's Name/Address		P.R.E. 100% 02/03/2000		Plumbing		12/26/2007	PP07-0322					
SEITZ KEVIN L & KATHLEEN W 4342 S THORESON RD MAPLE CITY MI 49664		MAP #: 13		Mechanical		11/21/2007	PM07-0574					
		2025 Est TCV 2,097,557 TCV/TFA: 358.01		Res. Add/Alter/Repair		10/26/2007	PB07-0517	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 * LAKE MICHIGAN BLUFF								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		E 100' @ 3000/	80.181358.19	1.0223	1.1232	3000	100			276,209
		Paved Road		80 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 276,209								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		Sewer		Size % Good								
		Electric		Cash Value								
		Gas		D/W/P: Asphalt Paving 3.64 5000 67 12,194								
		Curb		Total Estimated Land Improvements True Cash Value = 12,194								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X 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	138,100	910,700	1,048,800			435,665C	
		WAS	01/09/2008	INSPECTED	2024	119,800	895,700	1,015,500			422,566C	
		WAS	12/15/2007	INSPECTED	2023	119,800	674,700	794,500			402,444C	
		WAS	11/09/2007	INSPECTED	2022	155,200	539,700	694,900			383,280C	

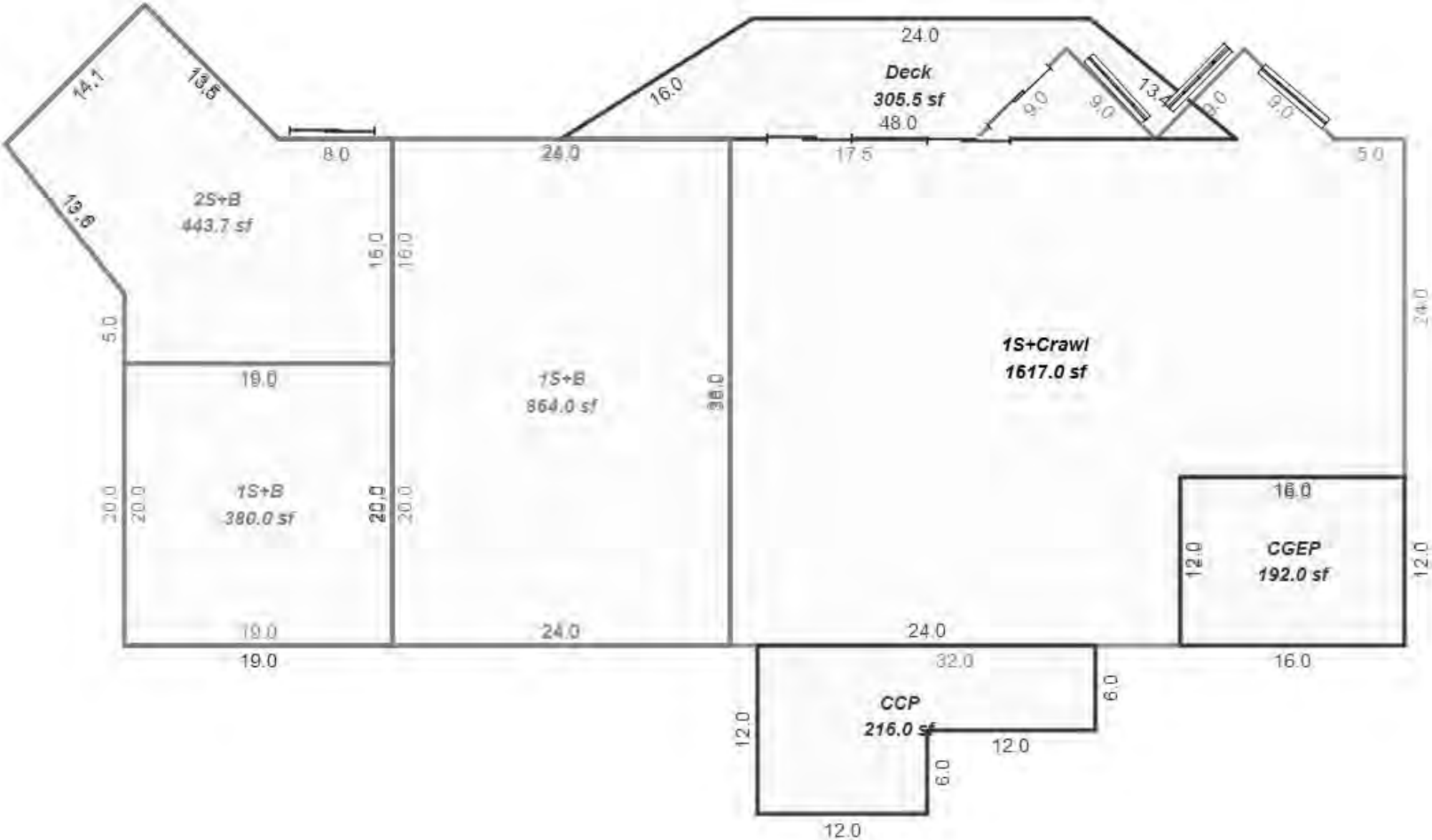


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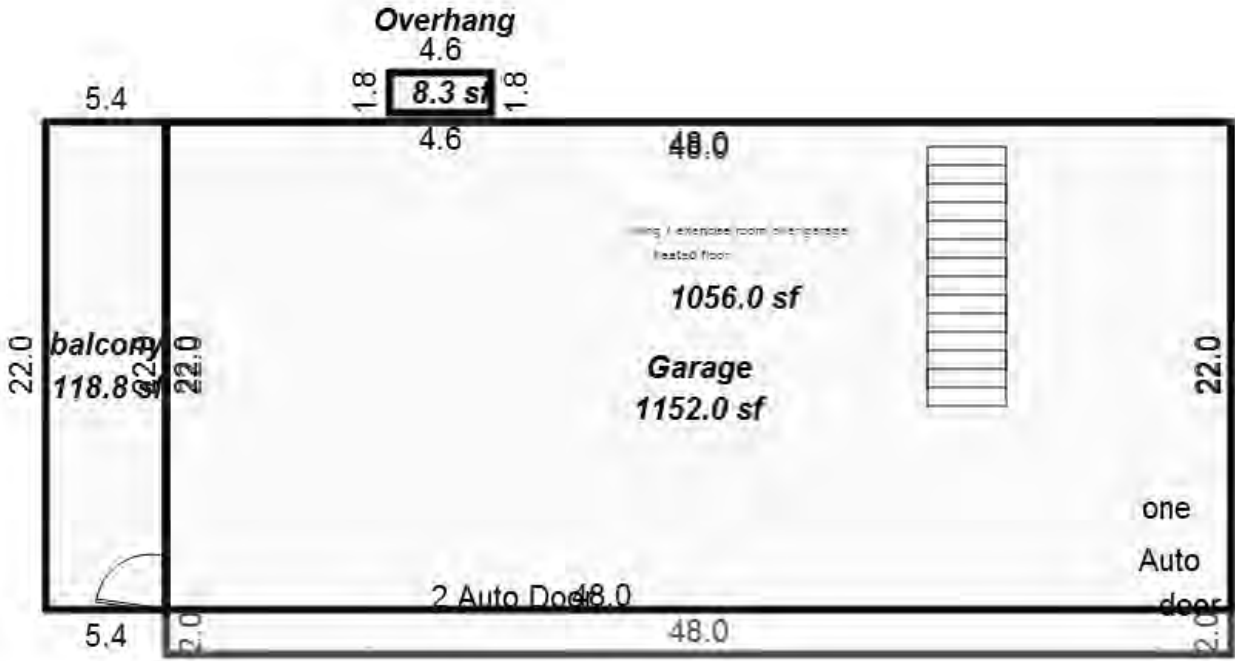


Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	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 118	Type Wood Balcony	Year Built: 1970 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1152 % 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: 30 Floor Area: 1,056 Total Base New : 182,825 Total Depr Cost: 127,977 Estimated T.C.V: 345,538	
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family GARAGE			Cls BC		Blt 1970				
Duplex		Drywall Paneled		(12) Electric			Ground Area = 0 SF Floor Area = 1056 SF.			Total		111,397 77,978				
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Total		111,397 77,978				
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas			Total		111,397 77,978				
Building Style: GARAGE		Ex Ord Min		Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			Total		111,397 77,978				
Yr Built 1970	Remodeled 2008	Size of Closets		No. of Elec. Outlets			1 Story Siding Overhang			Total		111,397 77,978				
Condition: Average		Lg Ord Small		(13) Plumbing			Other Additions/Adjustments			Total		111,397 77,978				
Room List		Doors Solid H.C.		Average Fixture(s)			Balcony			Total		111,397 77,978				
Basement		(5) Floors		1			Wood Balcony			Total		111,397 77,978				
1st Floor		Kitchen:		3 Fixture Bath			Garages			Total		111,397 77,978				
2nd Floor		Other:		2 Fixture Bath			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Total		111,397 77,978				
Bedrooms		Other:		Softener, Auto			Door Opener			Total		111,397 77,978				
(1) Exterior		(6) Ceilings		Softener, Manual			Base Cost			Total		111,397 77,978				
Wood/Shingle		No. of Elec. Outlets		Solar Water Heat			Notes: GARAGE W /EXERCISE ROOM			Total		111,397 77,978				
Aluminum/Vinyl		Many Ave. Few		No Plumbing			ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 345,538			Total		111,397 77,978				
Brick		(7) Excavation		Extra Toilet						Total		111,397 77,978				
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Sink						Total		111,397 77,978				
(2) Windows		(8) Basement		Separate Shower						Total		111,397 77,978				
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor						Total		111,397 77,978				
Large Avg. Small		(9) Basement Finish		Ceramic Tile Wains						Total		111,397 77,978				
Wood Sash		Recreation SF		Ceramic Tub Alcove						Total		111,397 77,978				
Metal Sash		Living SF		Vent Fan						Total		111,397 77,978				
Vinyl Sash		Walkout Doors (B)		(14) Water/Sewer						Total		111,397 77,978				
Double Hung		No Floor SF		Public Water						Total		111,397 77,978				
Horiz. Slide		Walkout Doors (A)		Public Sewer						Total		111,397 77,978				
Casement		(10) Floor Support		Water Well						Total		111,397 77,978				
Double Glass		Joists:		1000 Gal Septic						Total		111,397 77,978				
Patio Doors		Unsupported Len:		2000 Gal Septic						Total		111,397 77,978				
Storms & Screens		Cntr.Sup:		Lump Sum Items:						Total		111,397 77,978				
(3) Roof		Asphalt Shingle								Total		111,397 77,978				
Gable		Chimney:								Total		111,397 77,978				
Hip										Total		111,397 77,978				
Flat										Total		111,397 77,978				
Gambrel										Total		111,397 77,978				
Mansard										Total		111,397 77,978				
Shed										Total		111,397 77,978				

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



Concrete


Asphalt

Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
W HARBOR HWY		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 #: 14		2025 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L192 P140/77 L184 P198/76 L212 P845/79 L179 P252/75 L200 P102/78 L179 P250/75 L200 P107/78 L215 P961/80 L218 P223/80 L193 P800/77 ENTIRE SECTION 31 T29N R14W 640 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		4085 ACRE TBL LK MI	640.000 Acres	42,000	25	TERRAIN - ROADS OFF LK MI6				
		Level		640.00 Total Acres		Total Est. Land Value =		6,720,000				
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Low		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		High		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Landscaped		2023	0	0	0			0		
		Swamp		2022	0	0	0			0		
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 04/28/2017	INSPECTED									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status		
S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 15		2025 Est TCV 0						
Tax Description		Improved <input type="checkbox"/> X Vacant		Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
L212 P845 11-7-79 E 1/2 OF NW 1/4 OF NE 1/4 SEC 14 T29N R14W 20 A M/L.		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		4085 ACRE TBL LK MI	20.00 Acres	42,000	50	TERRAIN - ROADS OFF LK MI		
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		20.00 Total Acres		Total Est. Land Value =		420,000		
		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
				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.
WAGNER BRUCE S & ELIZABET	WAGNER BRUCE S REVOCABLE	0	11/15/2006	WD	03-ARM'S LENGTH	936:958	OTHER	0.0
WOODS KATHRYN A ET AL	WAGNER BRUCE S & ELIZABET	0	02/08/2005	QC	09-FAMILY	843:276	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4270 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/05/2010	PE10-0240	
	P.R.E. 100% 04/30/2008		Mechanical	07/29/2005	PM05-0457	
Owner's Name/Address	MAP #: 15		Mechanical	03/10/2005	PM05-0153	
WAGNER BRUCE S REVOCABLE TRUST PO BOX 194 GLEN ARBOR MI 49636	2025 Est TCV 3,086,095 TCV/TFA: 840.21		Plumbing	03/10/2005	PP05-0069	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
			* Factors *									
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L308 P282&283&285 DC L843 P272&274 L843 P276/05 L936 P958/07 PRT GOVT LOT 1 SEC 14 COM N 1/4 COR SD SEC TH S 01 DEG 22' 13" W 1047.47 FT ALG N-S 1/4 LN SD SEC TH S 86 DEG 53' 30" W 218.89 FT TO POB TH CONT S 86 DEG 53' 30" W 307.72 FT TO POINT ON TRAVERSE LN ALG SHR LAKE MICHIGAN TH N 18 DEG 53' 30" E 107.84 FT ALG SD TRAVERSE LN TH N 86 DEG 53' 30" E 275.84 FT TH S 01 DEG 45' 46" W 100.35 FT TO POB ALSO PRT GOVT LOT 1 SEC 14 COM AT N 1/4 COR SD SEC TH S 01 DEG 22'13" W 1047.47 FT ALG N-S 1/4 LN SD SEC TH S 86	X		Dirt Road	20000	100.00	293.59	0.9770	0.8844	20000	100	1,728,110	
	X		Gravel Road	LK MI "A"	20000	5.34	293.59	0.9770	0.8844	20000	50	SURPLUS: ZOINING 100 ft
	X		Paved Road	105 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 1,774,276								
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
	X		Street Lights									
	X		Standard Utilities									
	X		Underground Utils.									

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

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	X	2025	887,100	655,900	1,543,000			625,942C
Rolling	X	2024	798,400	645,000	1,443,400			607,122C
Low		2023	709,700	486,000	1,195,700			578,212C
High		2022	705,400	418,700	1,124,100			550,679C
Landscaped								
Swamp								
Wooded	X							
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								

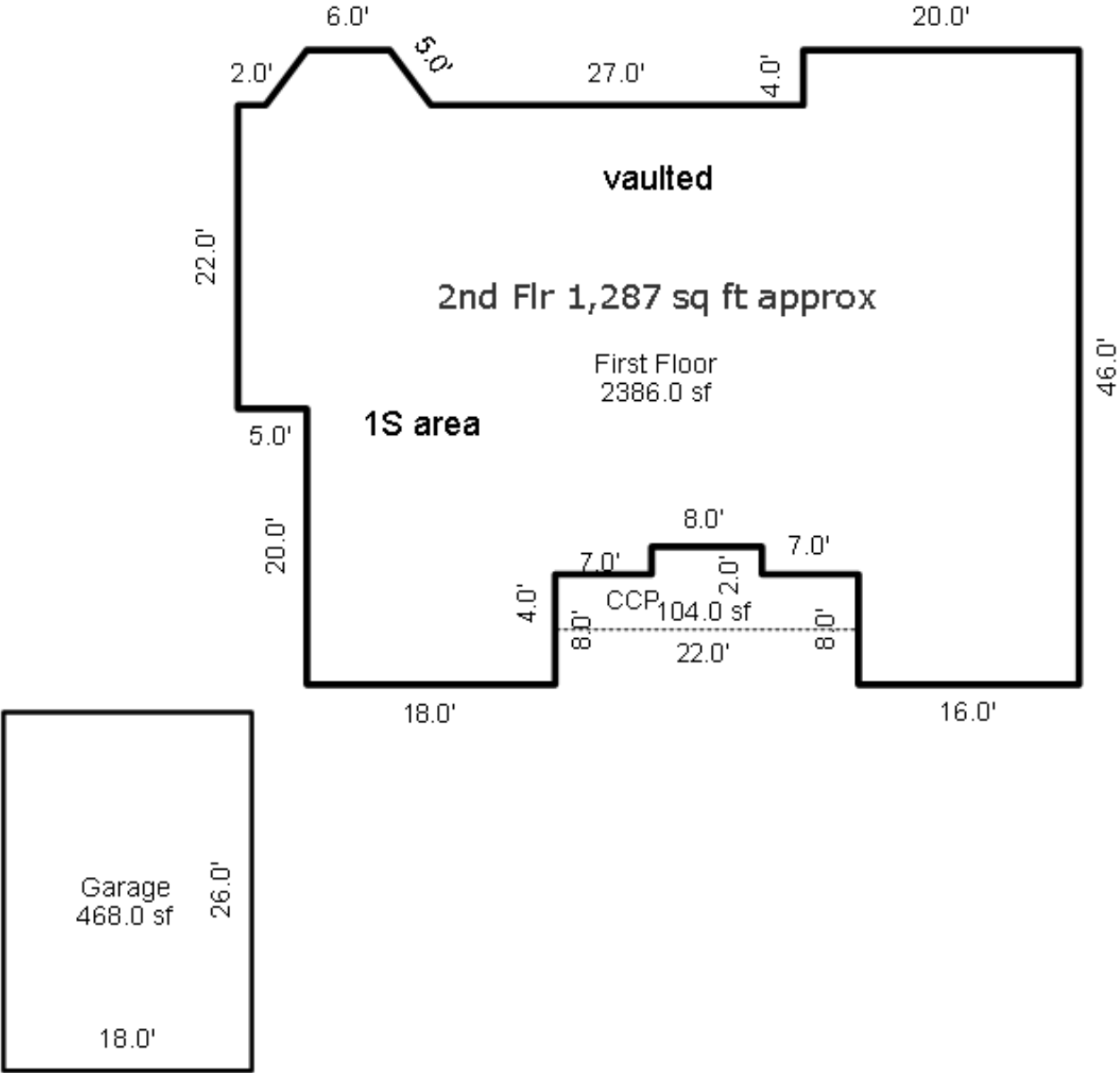


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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: 2005 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 468 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							104	CCP (1 Story)					
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2386 SF Floor Area = 3673 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83			Class: BC Effec. Age: 17 Floor Area: 3,673 Total Base New : 582,026 Total Depr Cost: 483,081 Estimated T.C.V: 1,304,319			E.C.F. X 2.700			Cls BC Blt 2005		
Yr Built 2005	Remodeled 0	Ex	X Ord	Min	(12) Electric			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		150 Amps Service			No. of Elec. Outlets			1.5 Story Siding Crawl Space 2,386 1 Story Siding Overhang 94			Total: 491,243 407,732					
Room List		Doors	X Solid	H.C.	No./Qual. of Fixtures			Many X Ave. Few			Other Additions/Adjustments							
6	Basement	(5) Floors		No. of Elec. Outlets			(13) Plumbing			Exterior Stone Veneer 282 13,246 10,994								
1st Floor		Kitchen: Hardwood Other: Carpeted Other:		1 Average Fixture(s)			1 2 Fixture Bath			Plumbing			Average Fixture(s)					
2nd Floor				2 3 Fixture Bath			1 2 Fixture Bath			Water/Sewer			3 Fixture Bath					
4 Bedrooms				1 2 Fixture Bath			Softener, Auto			Ceramic Tile Floor			2 Fixture Bath					
(1) Exterior				Softener, Manual			Solar Water Heat			Water Well, 100 Feet			1 5,676 4,711					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No Plumbing			Extra Toilet			Porches			1 6,289 5,220					
X	Insulation	X	Drywall	Extra Sink			Separate Shower			CCP (1 Story)			104 3,759 3,120					
(2) Windows		(7) Excavation		Ceramic Tile Floor			Ceramic Tub Alcove			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
X	Many Avg. Few	X	Large Avg. Small	Vent Fan			Ceramic Tile Wains			Base Cost			468 33,031 27,416					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Ceramic Tub Alcove			Vent Fan			Door Opener			1 688 571					
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tub Alcove			Vent Fan			Built-Ins			Appliance Allow. 1 4,003 3,322					
(3) Roof		(9) Basement Finish		Ceramic Tub Alcove			Vent Fan			Fireplaces			Exterior 2 Story 1 10,413 8,643					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Ceramic Tub Alcove			Vent Fan			Totals:			582,026 483,081					
X	Asphalt Shingle	(10) Floor Support		Ceramic Tub Alcove			Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove			Vent Fan											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SURF SONG LLC	GLEN ARBOR PROPERTY LLC	1,600,000	06/03/2016	WD	03-ARM'S LENGTH	1262P677	PROPERTY TRANSFER	100.0				
SANWALD GENEVE C REVOCABL	SURF SONG LLC	0	07/17/2012	WD	03-ARM'S LENGTH	1132P268	PROPERTY TRANSFER	100.0				
SANWALD GENEVE C	SANWALD GENEVE C REVOCABL	0	05/01/2011	AFF	07-DEATH CERTIFICATE	1132P256	PROPERTY TRANSFER	100.0				
SANWALD GENEVE C REVOCABL		0	06/12/2007	MLC	03-ARM'S LENGTH		DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
4156 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST			SHED	05/31/2024	LU24-15	100% FINIS				
Owner's Name/Address		P.R.E. 0%			Res. Porch/Deck	10/18/2021	PB20-0329	100% FINIS				
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE #400 BIRMINGHAM MI 48009		MAP #: 15			DECK/PORCH	07/31/2020	LU20-15	100% FINIS				
Tax Description		2025 Est TCY 2,137,910 TCY/TFA: 2706.2			Mechanical	05/21/2019	PM19-0354	100% FINIS				
L251 P558 L255 P931 L403 P397/95 PRT GOVT LOT 1 SEC 14 COM N 1/4 COR TH N 86 DEG 12' 40" W ALG N SEC LN 371.53 FT TO TRAV LN ALG SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SD TRAV LN 277.54 FT TH E 20.01 FTTH S 14 DEG 30' W ALG TRAV LN 206.48 FT FOR POB TH E 272.82 FT TH S 04 DEG 47' 40" W 100.35 FT TH W 290.29 FT TO TRAV LN ALG SHR TH N 14 DEG 30' E ALG SD LN 103.29 FT TO POB SEC 14 T29N R14W.		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		LK MI "A"	20000	100.00	278.57	0.9842	0.8728	20000	100	1,718,065
		Paved Road		LK MI "A"	20000	2.31	278.57	0.9842	0.8728	20000	50	SURPLUS: ZONING 100' 19,
		Storm Sewer		102 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 1,737,909								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Wood Frame	25.17	192	50	2,416				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Street Lights		Total Estimated Land Improvements True Cash Value = 7,416								
		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	869,000	200,000	1,069,000	869,871C			
		TPC 11/05/2020	INSPECTED		2024	782,100	195,500	977,600	842,455C			
		TPC 12/07/2019	INSPECTED		2023	695,200	147,600	842,800	802,339C			
		TPC 01/10/2019	INSPECTED		2022	689,900	130,400	820,300	764,133C			

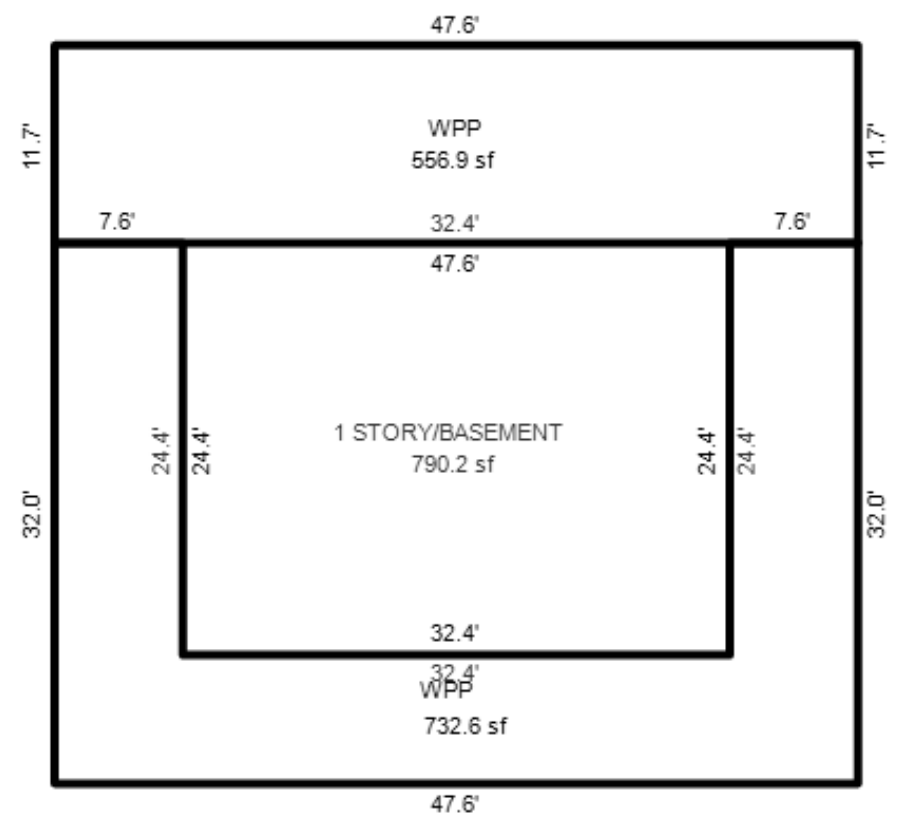
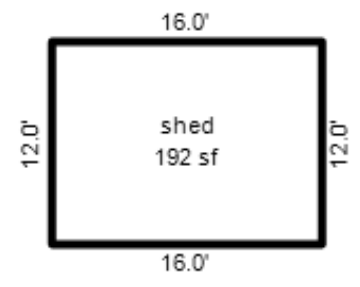


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 1288	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X		Central Air Wood Furnace	Class: C +10 Effec. Age: 25 Floor Area: 790 Total Base New : 193,895 Total Depr Cost: 145,402 Estimated T.C.V: 392,585		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration	Ex	200	No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 790 SF Floor Area = 790 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Cls C 10 Blt 1978					
Yr Built 1978	Remodeled 2017	Size of Closets	Ex	200	No. of Elec. Outlets Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Lg	Ex	200	(13) Plumbing		1 Story Siding Basement 790		Total: 137,321 102,973					
Room List		Doors	Ex	200	(14) Water/Sewer		Other Additions/Adjustments							
Basement	1st Floor	(5) Floors	Ex	200	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Recreation Room 395 7,691 5,768 Basement, Outside Entrance, Above Grade 1 1,883 1,412 Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet							
2nd Floor	3 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:	Ex	200	Lump Sum Items:		Separate Shower 1 4,899 3,674 Ceramic Tile Floor 1 5,849 4,387 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Interior 1 Story 1 5,376 4,032 Porches WPP 1288 20,556 15,417 Local Cost Items GENERATOR 1 1 1							
(1) Exterior		(6) Ceilings	Ex	200	Notes:		Totals: 193,895 145,402							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Basement: 790 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Lump Sum Items:		ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 392,585								
X	Insulation	(7) Excavation	Ex	200										
(2) Windows		(8) Basement	Ex	200										
Many Avg. X Few	Large Avg. X Small	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Ex	200										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish	Ex	200										
(3) Roof		395 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	Ex	200										
X	Gable Hip Flat	X	Joists: 2X10X16 Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle	(10) Floor Support	Ex	200										
Chimney: Metal			Ex	200										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WESENBERG DAVID FAMILY TR		0	12/02/2009	QC	03-ARM'S LENGTH	2009 1034-255C	DEED	0.0				
WESENBERG ROSEMARY T		0	12/02/2009	WD	03-ARM'S LENGTH	2009 1034-274W	DEED	0.0				
WESENBERG DAVID FAMILY TR		0	12/02/2009	QC	03-ARM'S LENGTH	2009 1034-278C	DEED	0.0				
WESENBERG DAVID FAMILY TR	SMITH FAMILY HOLDINGS LLC	1,950,000	11/11/2009	WD	03-ARM'S LENGTH	2009 1034-297W	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status		
4104 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/29/2014		PM14-0401				
Owner's Name/Address		P.R.E. 0%		Electrical		12/12/2013		PE13-0556				
SMITH FAMILY HOLDINGS LLC 8211 DONOVAN RD DEXTER MI 48130		MAP #: 15		Mechanical		12/05/2013		PM13-0583				
		2025 Est TCV 3,453,820 TCV/TFA: 1050.4		Plumbing		12/03/2013		PP13-0221				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A"	20000	100.00	326.11	0.9376	0.9079	20000	100	1,702,470
		Paved Road		LK MI "A"	20000	24.22	326.11	0.9376	0.9079	20000	50	SURPLUS: ZONING 100 FT 20
		Storm Sewer		124 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = 1,908,664								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Fencing: Wd, Split, 2 Rail	19.89	40	0	0				
		Electric		D/W/P: Crushed Rock	2.64	1000	0	0				
		Gas		D/W/P: 4in Ren. Conc.	11.69	676	0	0				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 5,000								
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	954,300	772,600	1,726,900		959,148C		
		TPC 09/23/2015 INSPECTED			2024	858,900	759,700	1,618,600		930,309C		
		TPC 09/18/2014 INSPECTED			2023	763,500	571,900	1,335,400		886,009C		
		TPC 01/02/2014 INSPECTED			2022	765,100	495,300	1,260,400		843,819C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 247 29 17 1728	Type WSEP (1 Story) CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1980 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 907 % Good: 0 Storage Area: 442 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: B Effec. Age: 20 Floor Area: 3,288 Total Base New : 713,037 Total Depr Cost: 570,428 Estimated T.C.V: 1,540,156			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: Forced Heat & Cool Ground Area = 2192 SF Floor Area = 3288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls B Blt 1995						
Yr Built 1995 197	Remodeled 2014	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	2,192	Total:	527,170	421,736
Room List		Doors X Solid H.C.		(12) Electric 200 Amps Service			(14) Water/Sewer			Other Additions/Adjustments						
Basement	1st Floor	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			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			Plumbing						
2nd Floor	5 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:		(6) Ceilings X Drywall			1000 Gal Septic Water Well, 100 Feet			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Solar Water Heat Separate Shower Water/Sewer						
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 2192 S.F. Slab: 0 S.F. Height to Joists: 0.0			Porches			1000 Gal Septic Water Well, 100 Feet						
Wood/Shingle	Aluminum/Vinyl Brick	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			WSEP (1 Story) CCP (1 Story) WCP (1 Story)			Garages						
X	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)						
(2) Windows		Many X Large Avg. Avg. Few Small		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Base Cost Storage Over Garage Common Wall: 1/2 Wall Door Opener						
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)		Lump Sum Items:			Appliance Allow. Jacuzzi Tub			Built-Ins						
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Appliance Allow. Jacuzzi Tub			Appliance Allow. Jacuzzi Tub						
X	Asphalt Shingle Wood Shake	Chimney: Stone		<<<<< 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.
AUFFENBERG JOHN C & NANCY	AUFFENBERG JOHN QPRT & NA	0	03/28/2014	QC	11-FROM LENDING INSTITUT	1195P508-511	DEED	100.0
DEUTSCHE BANK NATIONAL TR	AUFFENBERG JOHN C & NANCY	1,175,000	06/27/2011	CD	11-FROM LENDING INSTITUT	1092-947 CD	PROPERTY TRANSFER	100.0
COLTON JEFFREY J & CYNTHI	DEUTSCHE BANK NATIONAL TR	1,050,787	10/15/2010	SD	10-FORECLOSURE	1065-562	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4130 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	11/15/2004	PM04-0797	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15	2025 Est TCV 2,784,208 TCV/TFA: 1149.5
AUFFENBERG JOHN QPRT & NANCY QPRT 229 RIVER LAND DEARBORN MI 48124		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN																																				
L271 P710 L284 P79&80/88 PRT GOVT LOT 1 SEC 14 COM N 1/4 SEC COR TH N 86 DEG 12' 40" W ALG N SEC LN 371.53 FT TO A TRAV LN ALG SHR LK MICH TH S 14 DEG 30' W ALG SD TRAV LN 277.54 FT TH E 20.01 FT TH S 14 DEG 30' W 103.29 FT FOR POB TH E 255.34 FT TH S 04 DEG 47' 40" W 100.35 FT TH W 272.82 FT TH N 14 DEG 30'E ALG TRAV LN 103.29 FT TO POB SEC 14 T29N R14W.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>LK MI "A"</td> <td>20000</td> <td>100.00</td> <td>248.35</td> <td>0.9678</td> <td>0.8481</td> <td>20000</td> <td>100</td> <td>1,641,526</td> </tr> <tr> <td>LK MI "A"</td> <td>20000</td> <td>9.45</td> <td>248.35</td> <td>0.9678</td> <td>0.8481</td> <td>20000</td> <td>50 SURPLUS: ZONING 100 FT</td> <td>7</td> </tr> <tr> <td colspan="8">109 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =</td> <td>1,719,088</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	LK MI "A"	20000	100.00	248.35	0.9678	0.8481	20000	100	1,641,526	LK MI "A"	20000	9.45	248.35	0.9678	0.8481	20000	50 SURPLUS: ZONING 100 FT	7	109 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								1,719,088
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Comments/Influences
1716782 \$1,695,000,213DOM



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
2025	859,500	532,600	1,392,100			845,962C
2024	773,600	523,700	1,297,300			820,526C
2023	687,600	394,500	1,082,100			781,454C
2022	684,700	339,900	1,024,600			744,242C

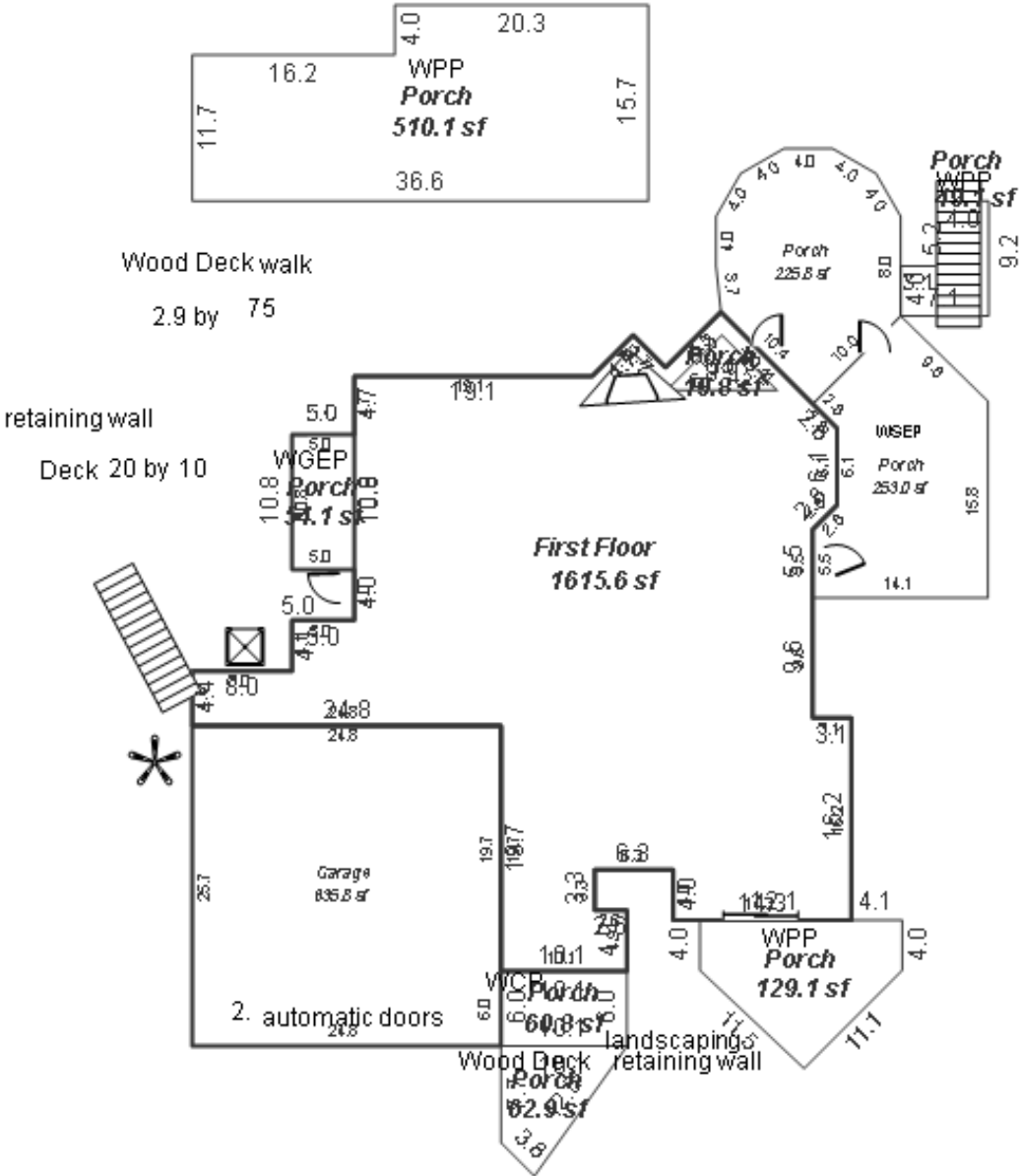
The Equalizer. Copyright (c) 1999 - 2009.  
 Licensed To: Township of Glen Arbor,  
 County of Leelanau, Michigan

\*\*\* 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																																																																																																																																																																								
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALT HOWARD W	CROWLEY CANDY ALT REV TRU	530,000	11/04/2019	WD	09-FAMILY	2020006595	PROPERTY TRANSFER	0.0
ALT-LEONARD NADINE W QUAL	CROWLEY CANDY A REV TRUST	0	08/17/2012	WD	03-ARM'S LENGTH	1135P228	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4220 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/29/2020	PM20-0443	100% FINIS
	P.R.E. 0%		Electrical	11/04/2019	PE19-0688	100% FINIS
Owner's Name/Address	MAP #: 15		Mechanical	10/23/2019	PM19-0830	100% FINIS
CROWLEY CANDY ALT REV TRUST 5709 RIDGEFIELD RD BETHESDA MD 20816	2025 Est TCV 2,742,416 TCV/TFA: 1006.0		Plumbing	10/23/2019	PP19-0308	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
				* Factors *									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L151 P18 L316 P736 L467 P297/98 L901 P652/06 PRT GOVT LOT 1 SEC 14 COM N 1/4 SEC COR TH N 86 DEG 12'40" W 371.53 FT TH S 14 DEG 30' W 793.99 FT TO POB ON SHR LAKE MICHIGAN TH S 14 DEG 30' W ON SHR 103.29 FT TH E 362.73 FT TH N 4 DEG 47' 40" E 100.35 FT TH W 345.25 FT TO POB SEC 14 T29N R14W.	X	Dirt Road		LK MI "A"	20000	100.00	379.36	0.9842	0.9429	20000	100		1,855,965
		Gravel Road		LK MI "A"	20000	2.31	379.36	0.9842	0.9429	20000	50	SURPLUS: ZONING	21,436
		Paved Road		102 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 1,877,401									
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description					Rate		Size % Good	Cash Value	
		Water		Residential Local Cost Land Improvements									
		Sewer		Description					Rate		Size % Good	Cash Value	
	X	Electric		LAND IMPROVEMENTS 25									
	X	Gas							2,500.00		1 100	2,500	
		Curb		Total Estimated Land Improvements True Cash Value = 2,500									



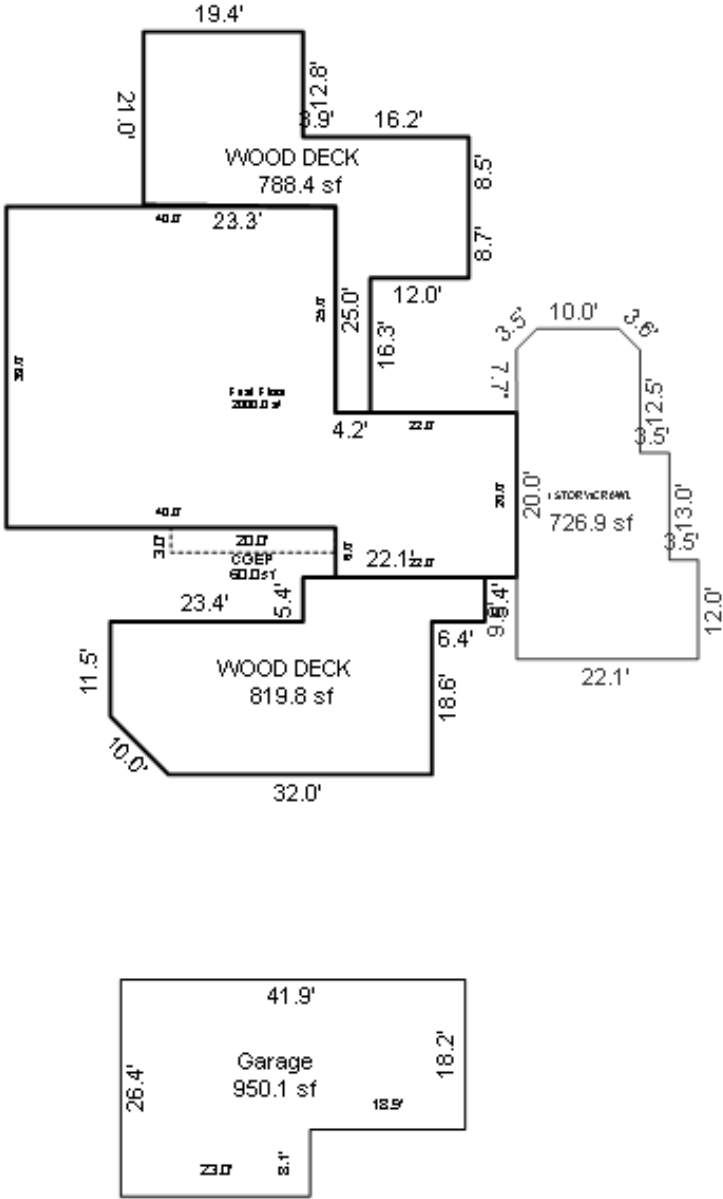
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Street Lights	Rolling	2025	938,700	432,500	1,371,200			757,403C
	Standard Utilities	Low	2024	844,800	425,300	1,270,100			734,630C
	Underground Utils.	High	2023	751,000	320,100	1,071,100			699,648C
		Landscaped	2022	745,300	275,700	1,021,000			666,332C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What						
	TPC	11/05/2020	INSPECTED						
	TPC	12/07/2019	INSPECTED						
	TPC	01/11/2019	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	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: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 950 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
		0	Front Overhang									60	CGEP (1 Story)		
		0	Other Overhang									788	Treated Wood		
												819	Treated Wood		
X	Wood Frame	(4) Interior													
		X	Drywall												
		X	Paneled												
			Plaster Wood T&G												
		Trim & Decoration													
		X	Ex		Ord		Min								
		Size of Closets													
		X	Lg		Ord		Small								
		Doors	X	Solid			H.C.								
		(5) Floors													
		Kitchen:													
		Other: Ceramic Tile													
		Other: Carpeted													
		(6) Ceilings													
		X	Drywall												
		(7) Excavation													
		Basement: 0 S.F.													
		Crawl: 2726 S.F.													
		Slab: 0 S.F.													
		Height to Joists: 0.0													
		(8) Basement													
			Conc. Block												
			Poured Conc.												
			Stone												
			Treated Wood												
			Concrete Floor												
		(9) Basement Finish													
		(10) Floor Support													
		Joists: 2X10X16													
		Unsupported Len:													
		Cntr.Sup:													
		(11) Heating/Cooling													
		Forced Air w/o Ducts													
		Forced Air w/ Ducts													
		Forced Hot Water													
		Electric Baseboard													
		Elec. Ceil. Radiant													
		Radiant (in-floor)													
		Electric Wall Heat													
		Space Heater													
		Wall/Floor Furnace													
		Forced Heat & Cool													
		Heat Pump													
		No Heating/Cooling													
		(12) Electric													
		200 Amps Service													
		No./Qual. of Fixtures													
			Ex.	X	Ord.		Min								
		No. of Elec. Outlets													
			Many	X	Ave.		Few								
		(13) Plumbing													
			1	Average Fixture(s)											
			3	3 Fixture Bath											
				2 Fixture Bath											
				Softener, Auto											
				Softener, Manual											
				Solar Water Heat											
				No Plumbing											
				Extra Toilet											
				Extra Sink											
				Separate Shower											
				Ceramic Tile Floor											
				Ceramic Tile Wains											
				Ceramic Tub Alcove											
				Vent Fan											
		(14) Water/Sewer													
				Public Water											
				Public Sewer											
				Water Well											
				1000 Gal Septic											
				2000 Gal Septic											
		Lump Sum Items:													
		(15) Fireplaces													
		Class: C +10													
		Effec. Age: 30													
		Floor Area: 2,726													
		Total Base New : 456,336													
		Total Depr Cost: 319,450													
		Estimated T.C.V: 862,515													
		(16) Porches/Decks													
		E.C.F.													
		X 2.700													
		(17) Garage													
		Bsmnt Garage:													
		Carport Area:													
		Roof:													
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY													
		(11) Heating System: Forced Heat & Cool													
		Ground Area = 2726 SF Floor Area = 2726 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	2,000									
			1 Story	Siding	Crawl Space	726									
			Total:				366,673	256,687							
		Other Additions/Adjustments													
		Plumbing													
			Average Fixture(s)			1	1,486	1,040							
			3 Fixture Bath			2	9,357	6,550							
		Water/Sewer													
			1000 Gal Septic			1	4,899	3,429							
			Water Well, 100 Feet			1	5,849	4,094							
		Porches													
			CGEP (1 Story)			60	5,394	3,776							
		Garages													
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
			Base Cost			950	32,395	22,676							
			Door Opener			2	1,101	771							
		Built-Ins													
			Appliance Allow.			1	2,786	1,950							
		Fireplaces													
			Interior 1 Story			1	5,376	3,763							
		Deck													
			Treated Wood			788	10,307	7,215							
			Treated Wood			819	10,713	7,499							
			Totals:				456,336	319,450							
		<<<<< 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.
SCHWEIKART KATHERINE	BEIA TERRY L & SHANNON C	1,600,000	12/21/2007	WD	03-ARM'S LENGTH	963:408	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4202 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BEIA TERRY L & SHANNON PO BOX 376 GLEN ARBOR MI 49636	MAP #: 15					
	2025 Est TCV 2,603,630 TCV/TFA: 1104.1					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
				* Factors *						
L416 P711/96 DC L416 P709/96 PRT GOVT LOT 1 SEC 14 COM AT N 1/4 POST TH N 86 DEG 12' 40" W ALG N LN OF SEC 371.53 FT TO SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SHR 793.99 FT FOR POB TH E 345.25 FT TH N 4 DEG 47' 40" E 100 FT TH W 327.77 FT TH S 14 DEG 30' W 100 FT M/L TO POB SEC 14 T29N R14W.	X			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				100 Actual Front Feet, 0.77 Total Acres						1,810,808
				Total Est. Land Value =						1,810,808

Tax Description	X	Public Improvements		Land Improvement Cost Estimates			
		Description	Rate	Description	Rate	Size % Good	Cash Value
		Dirt Road		Residential Local Cost Land Improvements			
		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
	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
2025	905,400	396,400	1,301,800			702,437C
2024	814,900	389,800	1,204,700			681,317C
2023	724,300	294,100	1,018,400			648,874C
2022	718,000	253,700	971,700			617,976C

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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 126 1209 41	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior															
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G				1							
Yr Built 1982		Remodeled 2000		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		No. of Elec. Outlets		(13) Plumbing		(14) Water/Sewer							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	Many	X	Ave.	Few						
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1572 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 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1							
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Lump Sum Items:							
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		1		1		Notes:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X10X12 Unsupported Len: Cntr.Sup:		1		1		ECF (4085 LAKE MICHIGAN) 2.700 => TCV:							
X	Asphalt Shingle	(11) Heating/Cooling		Chimney: Brick		1		1		290,860							
		(12) Electric				200		Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1572 SF Floor Area = 2358 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,572 Total: 331,983 248,986							
		(13) Plumbing				1		Average Fixture(s)		Plumbing							
		(14) Water/Sewer				1		3 Fixture Bath		Average Fixture(s)							
		(15) Fireplaces				1		Softener, Auto		Water/Sewer							
		(16) Porches/Decks				1		Softener, Manual		1000 Gal Septic							
		(17) Garage				1		Solar Water Heat		Water Well, 100 Feet							
						1		No Plumbing		Porches							
						1		Extra Toilet		WCP (1 Story)							
						1		Extra Sink		Balcony							
						1		Separate Shower		Wood Balcony							
						1		Ceramic Tile Floor		Appliance Allow.							
						1		Ceramic Tile Wains		Fireplaces							
						1		Ceramic Tub Alcove		Prefab 2 Story							
						1		Vent Fan		Deck							
						1		Lump Sum Items:		Treated Wood							
						1				1209							
						1				Totals:							
						1				387,815							
						1				785,322							

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING SUSAN A	KING SUSAN A	0	08/25/2021	QC	09-FAMILY	2021007259	PROPERTY TRANSFER	0.0
KEYBANK NATIONAL ASSOCOCI	KING SUSAN A	1	06/24/2019	QC	09-FAMILY	1365P500	DEED	100.0
HAWKINS	KEY TRUST CO	0	11/22/1995	WD	03-ARM'S LENGTH	426:314	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4252 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/10/2020	PM20-0771	100% FINIS
	P.R.E. 0%		Plumbing	11/10/2020	PP20-0337	100% FINIS
Owner's Name/Address	MAP #: 15		Res. Garage Detached	10/05/2020	PB20-0297	100% FINIS
KING SUSAN A 7356 CARACOLE CT SYLVANIA OH 43560-2979	2025 Est TCV 2,434,175 TCV/TFA: 1950.4		Electrical	08/25/2020	PE20-0408	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L426 P314/96 PRT OF GOVT LOT 1 SEC 14 COM N 1/4 POST SD SEC TH N 86 DEG 12'40" W 371.53 FT TO SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SHR 897.28 FT TO POB TH S 14 DEG 30' W ALG SHR 103.29 FT TH E 380.20 FT TH N 4 DEG 47'40" E 100.35 FT TH W 362.73 FT TO POB SEC 14 T29N R14W .9 A M/L.	20000	100.00	380.62	0.9826	0.9437	20000	100	1,854,391	
	20000	3.00	380.62	0.9826	0.9437	20000	50	100 FT 2	
			103 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =						1,882,207

X Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 4in Ren. Conc.		8.24	90	0	0
Wood Frame		29.74	96	50	1,427
Residential Local Cost Land Improvements		Rate	Size	% Good	Cash Value
Description					
LAND IMPROVEMENTS 25		2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =					3,927

X 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								
X Waterfront								
Ravine								
Wetland								
Flood Plain								



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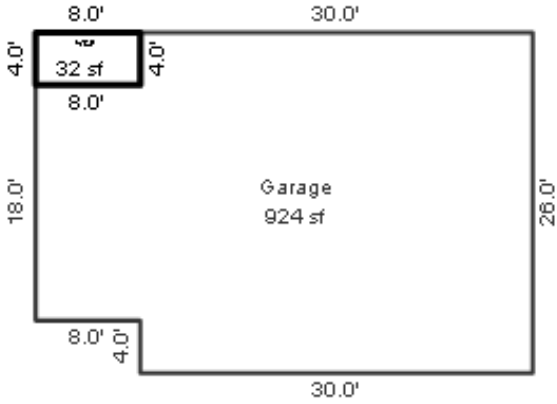
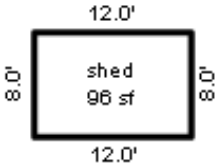
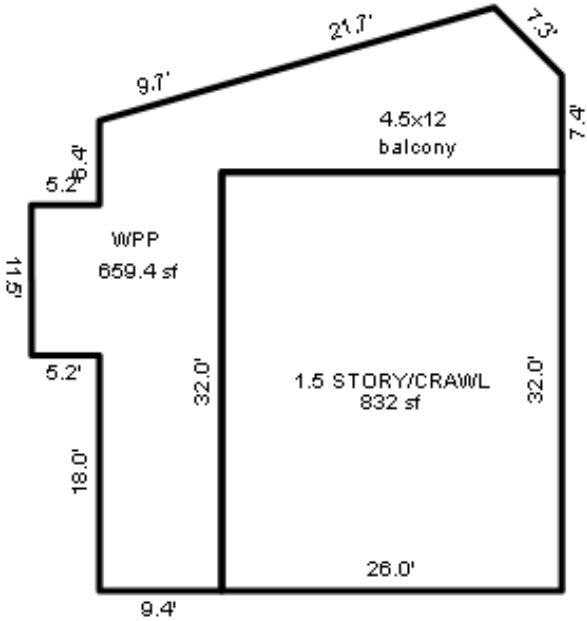
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	941,100	276,000	1,217,100			1,036,433C
TPC	11/05/2020	INSPECTED	2024	847,000	271,400	1,118,400			1,005,270C
TPC	12/07/2019	INSPECTED	2023	752,900	204,500	957,400			957,400S
TPC	09/23/2015	INSPECTED	2022	747,400	176,300	923,700			921,964C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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: 2021 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: 924 % Good: 0 Storage Area: 732 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							659	WPP																																																																											
Building Style: 1.5 STORY																																																																																								
Yr Built	Remodeled																																																																																							
1972	2021	Ex	Ord	Min																																																																																				
Condition: Average		Size of Closets																																																																																						
		Lg	Ord	Small																																																																																				
Room List		Doors	Solid	H.C.	Central Air Wood Furnace																																																																																			
Basement 5 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric																																																																																				
		Kitchen: Other: Other:		100 Amps Service																																																																																				
(1) Exterior				No./Qual. of Fixtures																																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Ex. Ord. Min																																																																																				
		X Drywall		No. of Elec. Outlets																																																																																				
				Many X Ave. Few																																																																																				
(2) Windows		(7) Excavation		(13) Plumbing																																																																																				
Many Avg. X Large Avg. X Small		Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer																																																																																				
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																				
(3) Roof		(9) Basement Finish		Lump Sum Items:																																																																																				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																					
X	Asphalt Shingle	(10) Floor Support																																																																																						
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																																																																						
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1972 (11) Heating System: Electric Baseboard Ground Area = 832 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>162,767</td> <td>122,069</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>1,486</th> <th>1,114</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>9,357</td> <td>7,018</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>1000 Gal Septic</th> <th>1</th> <th>4,899</th> <th>3,674</th> </tr> </thead> <tbody> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,849</td> <td>4,387</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WPP</th> <th>659</th> <th>11,071</th> <th>8,303</th> </tr> </thead> <tbody> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>443</td> <td>7,022</td> <td>5,266</td> </tr> </tbody> </table> Balcony <table border="1"> <thead> <tr> <th>Wood Balcony</th> <th>54</th> <th>2,216</th> <th>1,662</th> </tr> </thead> <tbody> <tr> <td>Wood Balcony</td> <td>32</td> <td>1,313</td> <td>985</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>924</th> <th>42,569</th> <th>31,927</th> </tr> </thead> <tbody> <tr> <td>Storage Over Garage</td> <td>732</td> <td>10,131</td> <td>7,598</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,101</td> <td>826</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>1</th> <th>2,786</th> <th>2,089</th> </tr> </thead> <tbody> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	832			Total:				162,767	122,069	Average Fixture(s)	1	1,486	1,114	3 Fixture Bath	2	9,357	7,018	1000 Gal Septic	1	4,899	3,674	Water Well, 100 Feet	1	5,849	4,387	WPP	659	11,071	8,303	Deck				Treated Wood	443	7,022	5,266	Wood Balcony	54	2,216	1,662	Wood Balcony	32	1,313	985	Base Cost	924	42,569	31,927	Storage Over Garage	732	10,131	7,598	Door Opener	2	1,101	826	Appliance Allow.	1	2,786	2,089	Fireplaces			
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Estimated T.C.V: 548,041 Total Base New : 270,647 Total Depr Cost: 202,978 E.C.F. X 2.700 <<<<< 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.
MURPHY CHARLOTTE M	MURPHY PETER M ET AL	1	01/20/1999	QC	09-FAMILY	501P340	OTHER	76.6
MURPHY CHARLOTTE M	MURPHY PETER M ET AL	1	12/18/1998	QC	09-FAMILY	498P161	OTHER	23.4

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4182 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MURPHY PETER M ET AL 79 LINDEN LANE SPRINGFIELD IL 62712	MAP #: 15					
	2025 Est TCV 2,238,067 TCV/TFA: 2141.6					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
				* Factors *									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P340/99 PRT GOVT LOT 1 SEC 14 COM N 1/4 COR SEC 14 TH N 86 DEG 12' 40" W 371.53 FT TH S 14 DEG 30' W 690.7 FT TO POB ON SHR LK MICH TH E 327.77 FT TH N 4 DEG 40' E 100 FT TH W 310.3 FT TH S 103.29 FT TO POB SEC 14 T29N R14W. 2009 AND PRIOR AN INTEREST SPLIT L498P161 ASSESSED AT 006-114-006-01	X			Dirt Road	LK MI "A"	20000	100.00	320.00	0.9826	0.9036	20000	100	1,775,684
	X			Gravel Road	LK MI "A"	20000	3.00	320.00	0.9826	0.9036	20000	50	SURPLUS: ZONING 100 FT 2
	X			Paved Road	103 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,802,319								
	X			Storm Sewer	Land Improvement Cost Estimates								
	X			Sidewalk	Description Rate Size % Good Cash Value								
	X			Water	Residential Local Cost Land Improvements								
	X			Sewer	Description Rate Size % Good Cash Value								
	X			Electric	LAND IMPROVEMENTS 25 2,500.00 1 100 2,500								
	X			Gas	Total Estimated Land Improvements True Cash Value = 2,500								
	X			Curb									
	X			Street Lights									
	X			Standard Utilities									
	X			Underground Utils.									



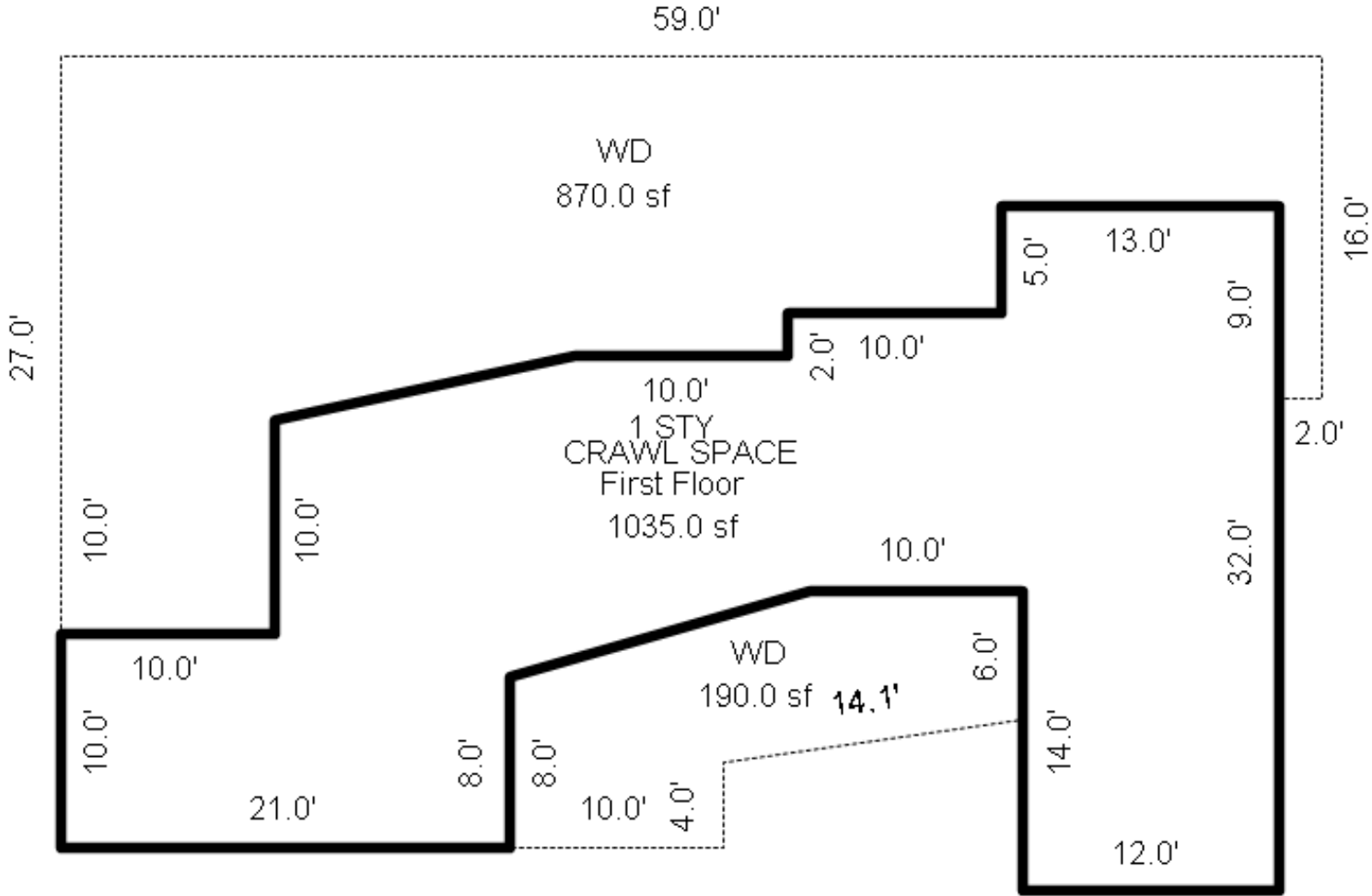
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	901,200	217,800	1,119,000			641,188C
	X Rolling	2024	811,000	214,300	1,025,300			621,909C
	X Low	2023	720,900	161,400	882,300			592,295C
	X High	2022	715,700	139,100	854,800			564,091C
	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	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 785 187	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X											
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration											
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										
6	Basement	(5) Floors		(12) Electric		120		Amps Service								
2	1st Floor	Kitchen: Tile		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls B		Blt 1970		
4	2nd Floor	Other: Carpeted		No. of Elec. Outlets		Many	X	Ave.	Few	(11) Heating System: Electric Baseboard		Floor Area = 1045 SF				
4	Bedrooms	Other: Hardwood		Average Fixture(s)		2		3 Fixture Bath		Ground Area = 1045 SF		Floor Area = 1045 SF.				
(1) Exterior		(6) Ceilings		2		2 Fixture Bath		Softener, Auto		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick	X		Drywall		2		Softener, Manual		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
Insulation		(7) Excavation		2		2		No Plumbing		1 Story		Siding	Crawl Space	1,045		
(2) Windows		Basement: 0 S.F. Crawl: 1045 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		2		Extra Toilet		Other Additions/Adjustments		Plumbing				
X	Many Avg. Few	X	Large Avg. Small	2		2		Extra Sink		3 Fixture Bath		1	10,527	6,843		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2		2		Separate Shower		Water/Sewer		1	6,158	4,003		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		2		Ceramic Tile Floor		Solar Water Heat		1	6,593	4,285		
X		(9) Basement Finish		2		2		Ceramic Tile Wains		No Plumbing		1				
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2		2		Ceramic Tub Alcove		Water Well, 100 Feet		1				
X		(10) Floor Support		2		2		Vent Fan		Deck		187	4,417	2,871		
X		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		2		2		Extra Toilet		Treated Wood		785	11,359	7,383		
Chimney: Brick		(14) Water/Sewer		2		2		Separate Shower		Treated Wood		1	6,897	4,483		
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2		2		Ceramic Tile Floor		Built-Ins		1	9,839	6,395		
		Lump Sum Items:		2		2		Ceramic Tile Wains		Appliance Allow.		1	6,897	4,483		
				2		2		Ceramic Tub Alcove		Fireplaces		1	9,839	6,395		
				2		2		Vent Fan		Exterior 1 Story		1	9,839	6,395		
				2		2		Vent Fan		Notes:		Totals:	246,870	160,462		
				2		2		Vent Fan		ECF (4085 LAKE MICHIGAN) 2.700 => TCV:				433,248		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR LLC	GLEN ARBOR PROPERTY LLC	0	03/04/2008	QC	33-TO BE DETERMINED	971/24	DEED	0.0
ALIX JAY LIVING TRUST	GLEN ARBOR LLC	0	10/31/2007	WD	21-NOT USED/OTHER	958:141	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4300 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Foundation Only	03/17/2022	PB22-0062	100% FINIS
Owner's Name/Address	P.R.E. 0%		FOUNDATION	12/22/2021	LU21-55	100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	MAP #: 15		Mechanical	04/15/2019	PM19-0263	100% FINIS
	2025 Est TCV 2,429,827 TCV/TFA: 2129.5		Electrical	03/19/2019	PE19-0112	100% FINIS

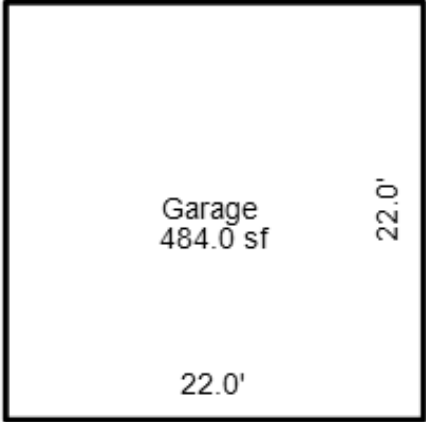
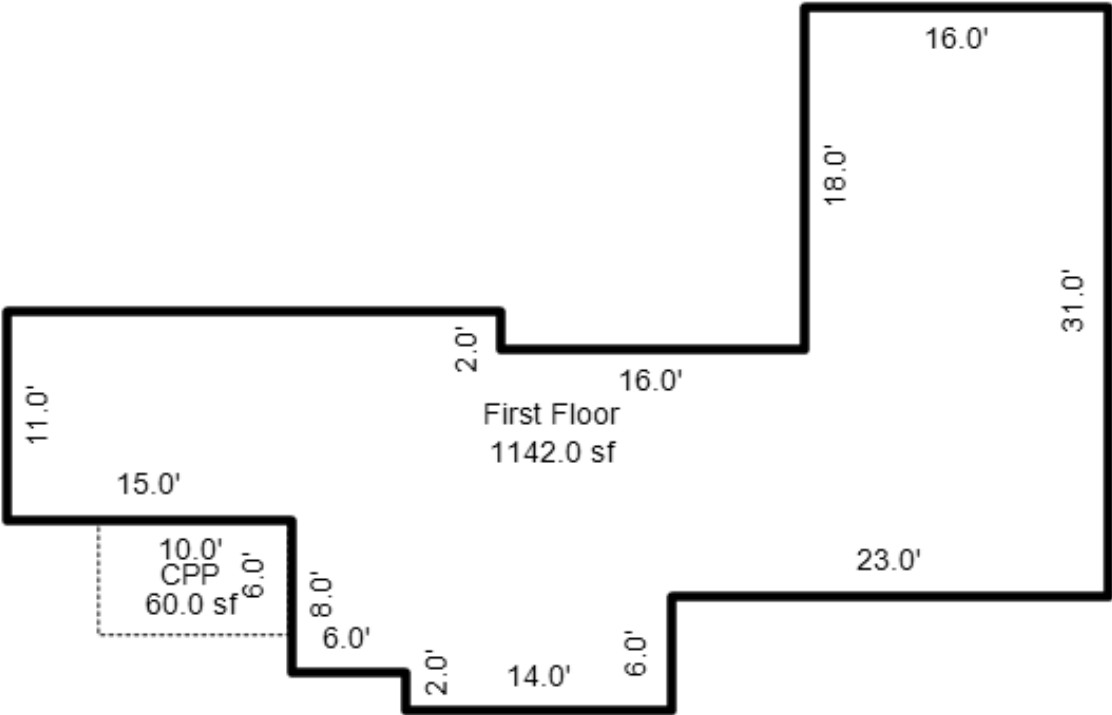
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN										
				* Factors *										
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L258 P364 L335 P649/92 L589 P453&8/01 PRT GOVT LOTS 1 & 2 COM N 1/4 SEC COR TH S 01 DEG 22' 13" W 1047.47 FT ALG N-S 1/4 LN TH S 86 DEG 53' 30" W 314.79 FT TH S 10 DEG 00' 00" E 134.89 FT TO POB TH S 03 DEG 01' 14" E 152.07 FT TH S 89 DEG 05' 00" W 333.71 FT TH N 10 DEG 50' 01" E 143.54 FT TH N 86 DEG 53' 30" E 299.11 FT TO POB SEC 14 T29N R14W.	X			Dirt Road	20000	100.00	258.70	0.8825	0.8568	20000	100	1,512,281		
	X			Gravel Road	20000	58.28	258.70	0.8825	0.8568	20000	50	SURPLUS: ZONING 100 FT 44		
	X			Paved Road	158 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	1,952,937	
	X			Storm Sewer	Land Improvement Cost Estimates									
	X			Sidewalk	Description							Rate	Size % Good	Cash Value
	X			Water	D/W/P: Brick on Sand							18.15	400 0	0
	X			Sewer	D/W/P: Patio Blocks							15.72	300 0	0
	X			Electric	Residential Local Cost Land Improvements									
	X			Gas	Description							Rate	Size % Good	Cash Value
	X			Curb	LAND IMPROVEMENTS 75							7,500.00	1 100	7,500
	X			Street Lights	Total Estimated Land Improvements True Cash Value =									7,500
	X			Standard Utilities										
	X			Underground Utils.										

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
														Who	When	What				
	X													2025	976,500	238,400	1,214,900			474,109C
	X													2024	878,800	234,600	1,113,400			459,854C
	X													2023	781,200	177,300	958,500			437,957C
	X													2022	792,400	147,700	940,100			417,102C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR LLC	GLEN ARBOR PROPERTY LLC	0	03/04/2008	QC	21-NOT USED/OTHER	971/24	DEED	0.0
ALIX JAY LIVING TRUST	GLEN ARBOR LLC	1	10/30/2007	WD	03-ARM'S LENGTH	958:141	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4322 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	MAP #: 15					
	2025 Est TCV 1,945,346 TCV/TFA: 9726.7					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
				* Factors *									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L258 P364 L480 P682/98 L589 P455&456/01 PRT GOVT LOTS 1 & 2 COM N 1/4 COR SD SEC TH S 01 DEG 22' 13" W 1047.47 FT ALG N-S1/4 LN SD SEC TH S 86 DEG 53' 30" W 314.79 FT TH S 10 DEG 00' 00" E 134.89 FT TH S 03 DEG 01' 14" E 152.07 FT TO POB TH CONT S 03 DEG 01' 14" E 35.88 FT TH S 14 DEG 46' 05" W 73.19 FT TH N 87 DEG 47' 21" W 91.42 FT TH S 89 DEG 05' 00" W 245.03 FT TH N 10 DEG 50' 01" E 103.50 FT ALG SHR LK MICHIGAN TH N 89 DEG 05' 00" E 333.71 FT TO POB SEC 14 T29N R14W 79 A	X			Dirt Road									
				Gravel Road									
				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: Crushed Rock	2.29	1000	50	1,145					
				D/W/P: Flagstone/Sand	21.16	200	50	2,116					
				D/W/P: Patio Blocks	15.72	200	50	1,572					
				Total Estimated Land Improvements True Cash Value =							4,833		

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	911,500	61,200	972,700			389,789C
Rolling	2024	820,400	60,200	880,600			378,069C
Low	2023	729,200	45,700	774,900			360,066C
High	2022	723,900	67,400	791,300			341,492C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



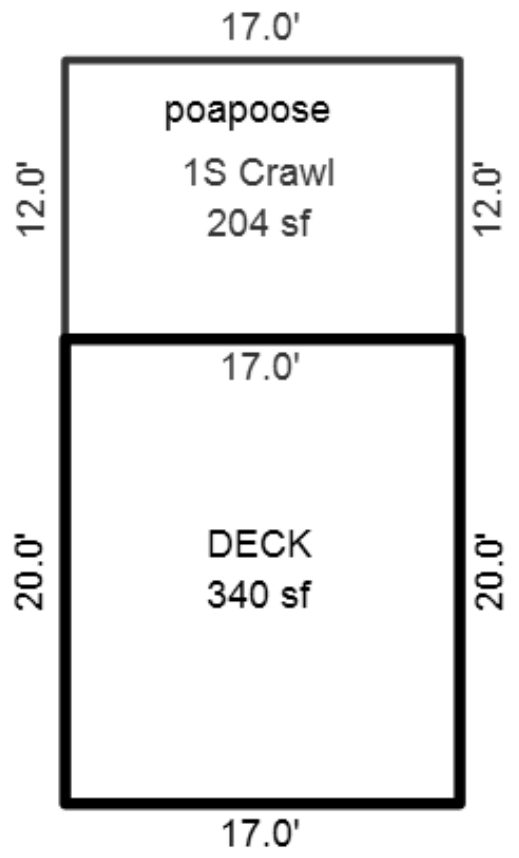
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/13/2022	INSPECTED	2024	820,400	60,200	880,600			378,069C
TPC	09/23/2015	INSPECTED	2023	729,200	45,700	774,900			360,066C
WAS	01/08/2008	INSPECTED	2022	723,900	67,400	791,300			341,492C

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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 340	Type Treated Wood	Year Built: 1987 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: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 1963 198		Remodeled 2022		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
		Kitchen: Other: Other:		0 Amps Service											
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1963							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Wall/Floor Furnace Ground Area = 200 SF Floor Area = 200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas					
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 200 Total: 32,037 20,824					
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 200 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 966 Separate Shower 1 1,369 890 Water/Sewer 1000 Gal Septic 1 4,899 3,184 Water Well, 100 Feet 1 5,849 3,802 Deck Treated Wood 340 5,909 3,841 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 240 12,578 8,176 Built-Ins Appliance Allow. 1 2,786 1,811 Totals: 66,913 43,494								
	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			Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 117,434					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
(3) Roof		(9) Basement Finish		(10) Floor Support											
X	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle														
	Chimney: Brick														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CHURCH MARY S TRUST	GLEN ARBOR PROPERTY LLC	2,272,426	08/27/2019	WD	03-ARM'S LENGTH	2019004771	PROPERTY TRANSFER	100.0				
CHURCH MARY SUSAN	CHURCH MARY S TRUST	1	02/08/2013	QC	09-FAMILY	1154P547	DEED	0.0				
CHURCH ROY TRUST	CHURCH MARY SUSAN	1	10/10/2012	QC	09-FAMILY	1133P31	DEED	0.0				
CHURCH ROY	CHURCH ROY TRUST	0	01/19/2012	AFF	07-DEATH CERTIFICATE		DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
4358 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		02/28/2022	PP22-0055	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		02/22/2022	PM22-0162	100% FINIS				
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD STE 400 BIRMINGHAM MI 48009		MAP #: 15		Mechanical		09/22/2021	PM21-0791	100% FINIS				
		2025 Est TCV 4,416,900 TCV/TFA: 1255.1		ADDITION/ALTERATION		08/28/2021	LU21-31	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L1209P254 PARCEL DESCRIBED IN THE GOSLING CZUBAK ASSOCIATES CERTIFICATE OF SURVEY, DATED NOVEMBER 14, 1985 AND RECORDED IN LIBER 4 OF SURVEYS, PAGE 256 AND DESCRIBED AS: CHURCH DESCRIPTION, PART OF GOVERNMENT LOT 2, SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 14, THENCE SOUTH 01 °32'19" WEST 200.73 FEET TO A 1/2" REBAR AND I. D. CAP R.L.S. 10681; THENCE NORTH 89°21 '33" WEST 386.85 FEET		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A"	20000	100.00	687.00	0.9898	1.0938	20000	100	2,165,343
		Paved Road		100 Actual Front Feet, 1.58 Total Acres Total Est. Land Value = 2,165,343								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: Brick on Sand 24.14 500 95 11,466								
		Sewer		D/W/P: Crushed Rock 2.64 500 95 1,254								
		Electric		Total Estimated Land Improvements True Cash Value = 12,720								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		When		2025	1,082,700	1,125,800	2,208,500			1,870,614C		
		What		2024	974,400	1,107,200	2,081,600			1,814,369C		
		TPC 05/24/2023 INSPECTED		2023	866,100	637,400	1,503,500			1,483,685C		
		TPC 12/08/2022 INSPECTED		2022	858,600	188,300	1,046,900			1,014,546C		
		TPC 05/13/2022 INSPECTED										

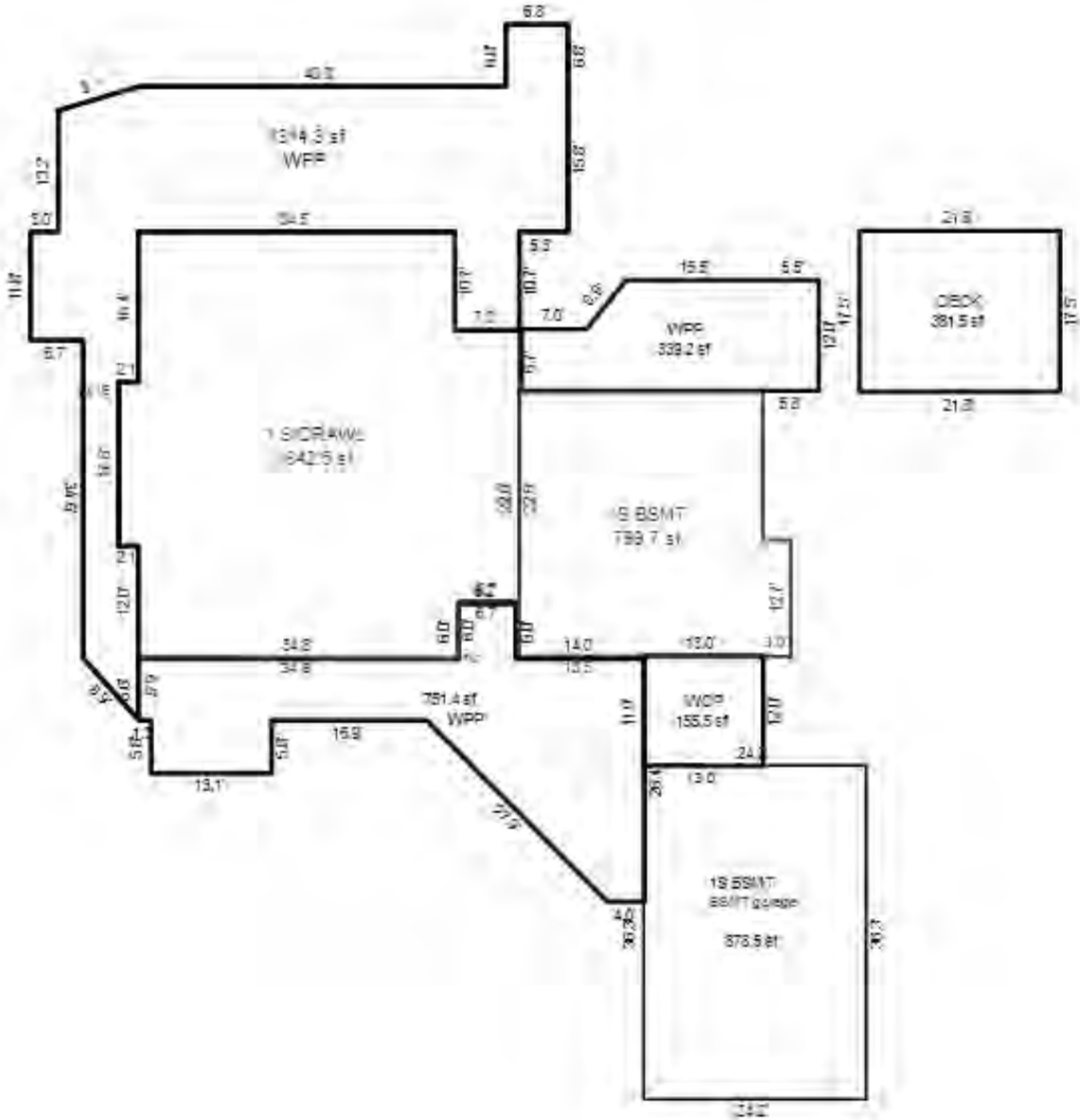


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: B Effec. Age: 10 Floor Area: 2,641 Total Base New : 694,349 Total Depr Cost: 624,912 Estimated T.C.V: 1,687,262		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Size of Closets		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls B		Blt 1968	
Yr Built 1968 198	Remodeled 2023	X	Ex	Ord	Min	200 Amps Service		Ground Area = 2641 SF Floor Area = 2641 SF.		504,752		454,277	
Condition: Average		X	Lg	Ord	Small	No./Qual. of Fixtures		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		799		10,805	
Room List		Doors	X	Solid	H.C.	No. of Elec. Outlets		Building Areas		1,842		18,948	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(13) Plumbing		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding 1 Story Siding		799		8,763	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments		1,842		10,805	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many		X	Ave.	Basement Living Area		799		42,355	
X	Insulation	(7) Excavation		Few		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Stone Veneer Basement, Outside Entrance, Above Grade		1,842		10,805	
(2) Windows		Basement: 799 S.F. Crawl: 1842 S.F. Slab: 0 S.F. Height to Joists: 0.0		3		Lump Sum Items:		Plumbing		799		10,805	
X	Many Avg. Few	X	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 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		799		10,805	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		1		1		Water/Sewer		799		10,805	
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		799		10,805	
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		3		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		799		10,805	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		4		1		Plumbing		799		10,805	
X	Gable Hip Flat	Gambrel Mansard Shed		5		1		Water/Sewer		799		10,805	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		6		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		799		10,805	
Chimney: Brick		(11) Heating/Cooling		7		1		Plumbing		799		10,805	
		Gas Wood		8		1		Water/Sewer		799		10,805	
		Oil Coal		9		1		Plumbing		799		10,805	
		X Elec. Steam		10		1		Water/Sewer		799		10,805	
				11		1		Plumbing		799		10,805	
				12		1		Water/Sewer		799		10,805	
				13		1		Plumbing		799		10,805	
				14		1		Water/Sewer		799		10,805	
				15		1		Plumbing		799		10,805	
				16		1		Water/Sewer		799		10,805	
				17		1		Plumbing		799		10,805	
				18		1		Water/Sewer		799		10,805	
				19		1		Plumbing		799		10,805	
				20		1		Water/Sewer		799		10,805	
				21		1		Plumbing		799		10,805	
				22		1		Water/Sewer		799		10,805	
				23		1		Plumbing		799		10,805	
				24		1		Water/Sewer		799		10,805	
				25		1		Plumbing		799		10,805	
				26		1		Water/Sewer		799		10,805	
				27		1		Plumbing		799		10,805	
				28		1		Water/Sewer		799		10,805	
				29		1		Plumbing		799		10,805	
				30		1		Water/Sewer		799		10,805	
				31		1		Plumbing		799		10,805	
				32		1		Water/Sewer		799		10,805	
				33		1		Plumbing		799		10,805	
				34		1		Water/Sewer		799		10,805	
				35		1		Plumbing		799		10,805	
				36		1		Water/Sewer		799		10,805	
				37		1		Plumbing		799		10,805	
				38		1		Water/Sewer		799		10,805	
				39		1		Plumbing		799		10,805	
				40		1		Water/Sewer		799		10,805	
				41		1		Plumbing		799		10,805	
				42		1		Water/Sewer		799		10,805	
				43		1		Plumbing		799		10,805	
				44		1		Water/Sewer		799		10,805	
				45		1		Plumbing		799		10,805	
				46		1		Water/Sewer		799		10,805	
				47		1		Plumbing		799		10,805	
				48		1		Water/Sewer		799		10,805	
				49		1		Plumbing		799		10,805	
				50		1		Water/Sewer		799		10,805	
				51		1		Plumbing		799		10,805	
				52		1		Water/Sewer		799		10,805	
				53		1		Plumbing		799		10,805	
				54		1		Water/Sewer		799		10,805	
				55		1		Plumbing		799		10,805	
				56		1		Water/Sewer		799		10,805	
				57		1		Plumbing		799		10,805	
				58		1		Water/Sewer		799		10,805	
				59		1		Plumbing		799		10,805	
				60		1		Water/Sewer		799		10,805	
				61		1		Plumbing		799		10,805	
				62		1		Water/Sewer		799		10,805	
				63		1		Plumbing		799		10,805	
				64		1		Water/Sewer		799		10,805	
				65		1		Plumbing		799		10,805	
				66		1		Water/Sewer		799		10,805	
				67		1		Plumbing		799		10,805	
				68		1		Water/Sewer		799		10,805	
				69		1		Plumbing		799		10,805	
				70		1		Water/Sewer		799		10,805	
				71		1		Plumbing		799		10,805	
				72		1		Water/Sewer		799		10,805	
				73		1		Plumbing		799		10,805	
				74		1		Water/Sewer		799		10,805	
				75		1		Plumbing		799		10,805	
				76		1		Water/Sewer		799		10,805	
				77		1		Plumbing		799		10,805	
				78		1		Water/Sewer		799		10,805	
				79		1		Plumbing		799		10,805	
				80		1		Water/Sewer		799		10,805	
				81		1		Plumbing		799		10,805	
				82		1		Water/Sewer		799		10,805	
				83		1		Plumbing		799		10,805	
				84		1		Water/Sewer		799		10,805	
				85		1		Plumbing		799		10,805	
				86		1		Water/Sewer		799		10,805	
				87		1		Plumbing		799		10,805	
				88		1		Water/Sewer		799		10,805	
				89		1		Plumbing		799		10,805	
				90		1		Water/Sewer		799		10,805	
				91		1		Plumbing		799		10,805	
				92		1		Water/Sewer		799		10,805	
				93		1		Plumbing		799		10,805	
				94		1		Water/Sewer		799		10,805	
				95		1		Plumbing		799		10,805	
				96		1		Water/Sewer		799		10,805	
				97		1		Plumbing		799		10,805	
				98		1		Water/Sewer		799		10,805	
				99		1		Plumbing		799		10,805	
				100		1		Water/Sewer		799		10,805	

\*\*\* 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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 10 Floor Area: 878 Total Base New : 226,987 Total Depr Cost: 204,287 Estimated T.C.V: 551,575			E.C.F. X 2.700		Bsmnt Garage: 2 Car Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 878 SF Floor Area = 878 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas			Cls B Blt 2001						
Yr Built 2001	Remodeled 2022	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			1 Story Siding Basement 878			Total: 197,569		177,812				
Room List		Doors	Solid	H.C.	(13) Plumbing			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3,337 3,003						
(1) Exterior		(6) Ceilings		(12) Electric			Garages									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		0 Amps Service			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Basement Garage: 2 Car Door Opener Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas			1 5,308 4,777		Totals: 226,987 204,287				
(2) Windows		(8) Basement		(14) Water/Sewer			Notes:					ECF (4085 LAKE MICHIGAN) 2.700 => TCv: 551,575				
Many Avg. Few	Large Avg. Small	Basement: 878 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												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:												
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)													
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR LLC	GLEN ARBOR PROPERTY LLC	0	03/04/2008	QC	33-TO BE DETERMINED	971/24	DEED	0.0
ALIX JAY LIVING TRUST	GLEN ARBOR LLC	0	10/31/2007	WD	03-ARM'S LENGTH	958:141	OTHER	0.0
ALIX JAY LIVING TRUST	GLEN ARBOR LLC	1	10/30/2007	WD	03-ARM'S LENGTH		DEED	100.0
MOCERI DOMINIC J & MARIA	ALIX JAY LIVING TRUST	1,550,000	08/31/2005	WD	03-ARM'S LENGTH	870:655	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4340 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Foundation Only	04/12/2022	PB22-0071	100% FINIS
	P.R.E. 0%		FOUNDATION	02/09/2022	LU22-03	100% FINIS
Owner's Name/Address	MAP #: 15		Mechanical	05/10/2021	PM21-0390	100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	2025 Est TCV 2,026,207 TCV/TFA: 3957.4		Mechanical	02/04/2021	PM21-0093	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			LK MI "A"	20000	100.00	328.72	0.9852	0.9097	20000	100	1,792,452
			LK MI "A"	20000	1.90	328.72	0.9852	0.9097	20000	50	SURPLUS: ZONING 100 FT 1
			102 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 1,809,508								

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
L469 P401/98 L527 P077/03 L614 P761/01	X	Dirt Road		D/W/P: Crushed Rock	2.29	500	50	572		
L870 P655/05 PRT OF GOVT LOT 2 SEC 14 COM	X	Gravel Road		Wood Frame	32.53	80	50	1,301		
AT N 1/4 COR SD SEC TH S 01 DEG 32'19" W	X	Paved Road		Total Estimated Land Improvements True Cash Value = 1,873						
200.73 FT TO 1/2" REBAR (& ID CAP RLS	X	Storm Sewer								
10681) TH N 89 DEG 21'33" W 386.85 FT TO	X	Sidewalk								
1/2" REBAR (& ID CAP RLS 10681) & SHRLN	X	Water								
TRAVERSE OF LK MICHIGAN TH S 11 DEG	X	Sewer								
37'04" W 72.56 FT ALG SD SHRLN TO A 5/8"	X	Electric								
REBAR (& ID CAP RLS 19846) TH N 86 DEG	X	Gas								
53'51" E 237.64 FT TO 1/2" REBAR TH S 01	X	Curb								
DEG 39'02" W 803.19 FT TO A 1/2" REBAR TH	X	Street Lights								
N 86 DEG 49'01" E 168.05 FT TO A 1/2"	X	Standard Utilities								
REBAR (& ID CAP RLS 13030)-SD PT BEING	X	Underground Utils.								



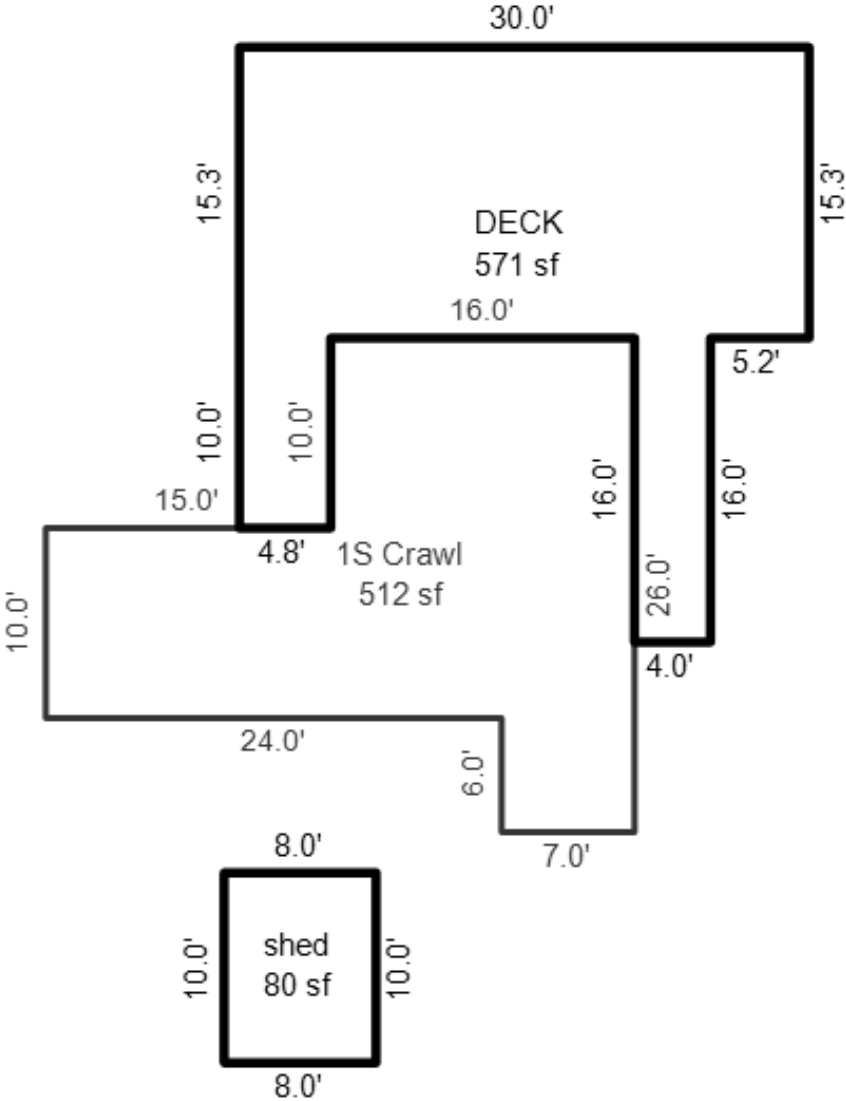
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2025	904,800	108,300	1,013,100			597,915C
Rolling			2024	814,300	106,600	920,900			579,937C
Low			2023	723,800	80,300	804,100			552,321C
High			2022	718,200	70,500	788,700			518,592C
Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									

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County of Leelanau, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		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 1 Wood Stove Direct-Vented Ga	Area 571	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																																			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: C +10 Effec. Age: 25 Floor Area: 512 Total Base New : 106,093 Total Depr Cost: 79,565 Estimated T.C.V: 214,826		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																				
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace			60		Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 512 SF Floor Area = 512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>512</td> <td>80,205</td> <td>60,150</td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1 3 Fixture Bath</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">2 Fixture Bath</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Softener, Auto</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Softener, Manual</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Solar Water Heat</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">No Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Extra Toilet</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Extra Sink</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Separate Shower</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Ceramic Tile Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Ceramic Tile Wains</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Ceramic Tub Alcove</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Vent Fan</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	512	80,205	60,150	Other Additions/Adjustments			Total:			Plumbing						Average Fixture(s)						1 3 Fixture Bath						2 Fixture Bath						Softener, Auto						Softener, Manual						Solar Water Heat						No Plumbing						Extra Toilet						Extra Sink						Separate Shower						Ceramic Tile Floor						Ceramic Tile Wains						Ceramic Tub Alcove						Vent Fan						No. of Elec. Outlets		Many		Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
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X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																									
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 512 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Basement: 0 S.F. Crawl: 512 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																						
(3) Roof		(8) Basement		Basement: 0 S.F. Crawl: 512 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																						
X	Asphalt Shingle Wood Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																						
Chimney: Brick		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																						
Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																						
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1 1000 Gal Septic		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Many			Ave.		X Few		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																						
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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.
KINGS GATE LLC	GLEN ARBOR PROPERTY LLC	1,650,000	04/15/2008	WD	03-ARM'S LENGTH	975/812	PROPERTY TRANSFER	100.0
BRIGMAN ROY E LIVING TRUS	KINGS GATE LLC	1,500,000	02/09/2005	WD	03-ARM'S LENGTH	842:617	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4278 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/21/2019	PM19-0355	100% FINIS
	P.R.E. 0%		Electrical	03/19/2019	PE19-0114	100% FINIS
Owner's Name/Address	MAP #: 15		WELL/SEPTIC	10/19/2009	L09-154	100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	2025 Est TCV 2,251,585 TCV/TFA: 1820.2		Electrical	06/04/2009	PE09-0130	

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN												
				* Factors *												
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
L217 P663 L308 P283 L308 P285 L482 P145/98 L842 P617/05 2005 INTEREST REVISED 2006 INTEREST COMBINED PRT GOVT LOT 1 SEC 14 COM AT N 1/4 COR SD SEC TH S 1 DEG 22'13" W 1047.55 FT (RECORDED AS 1047.47 FT) ALG N-S 1/4 LN SD SEC TH S 86 DEG 53'30" W 314.45 FT TO POB TH CONT S 86 DEG 53'30" W 248.72 FT TO SHR LAKE MICHIGAN TH S 14 DEG 18" W ALG SD SHR 103.20 FT TH E 296.56 FT TH N 10 DEG 00' W 101.54 FT TO POB SEC 14 T29N R14W.	X	Dirt Road		LK MI "A" 20000	100.00	250.80	0.9821	0.8502	20000	100		1,669,936				
	X	Gravel Road		LK MI "A" 20000	3.20	250.80	0.9821	0.8502	20000	50	SURPLUS: ZONING 100'	26,				
	X	Paved Road		103 Actual Front Feet, 0.59 Total Acres								Total Est. Land Value =	1,696,655			
	X	Storm Sewer		Land Improvement Cost Estimates												
	X	Sidewalk		Description									Rate	Size % Good	Cash Value	
	X	Water		Residential Local Cost Land Improvements									Description	Rate	Size % Good	Cash Value
	X	Sewer		LAND IMPROVEMENTS 75									7,500.00	1 100	7,500	
	X	Electric		Total Estimated Land Improvements True Cash Value =											7,500	
	X	Gas														
	X	Curb														
	X	Street Lights														
	X	Standard Utilities														
	X	Underground Utils.														

Comments/Influences



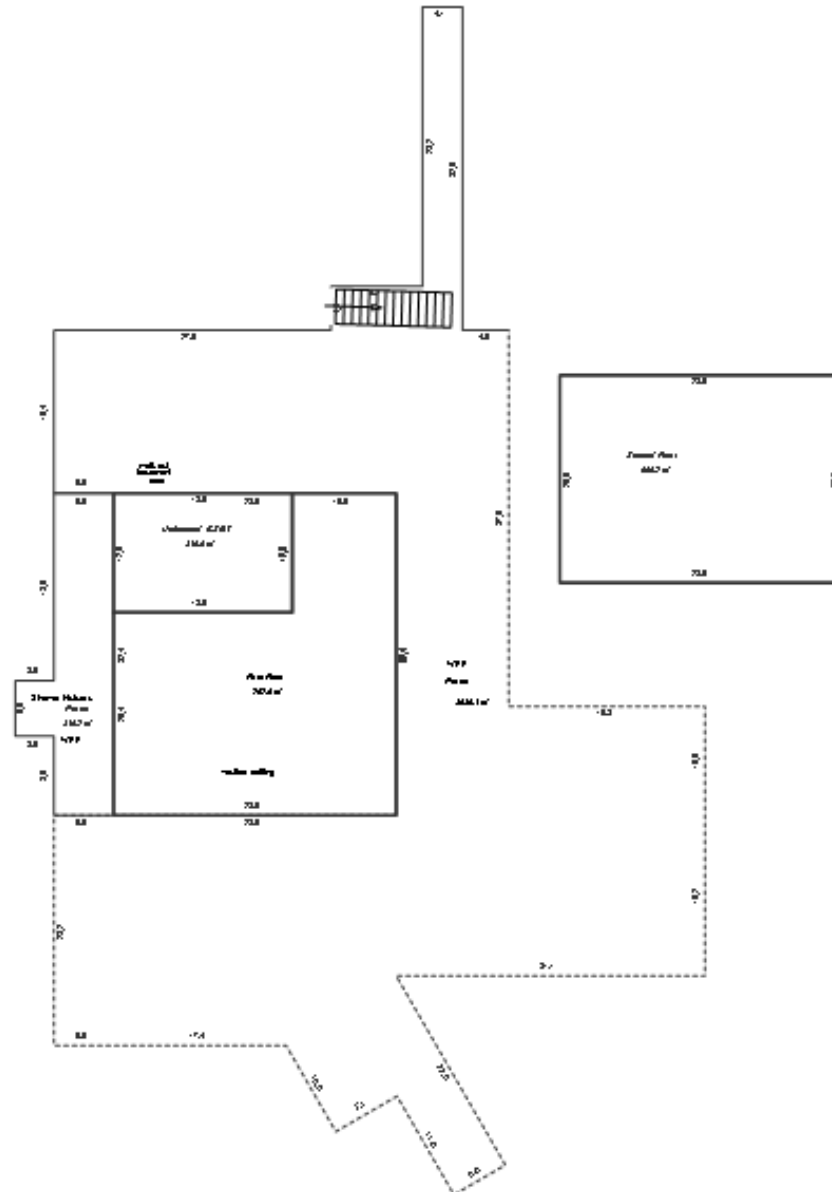
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling		2025	848,300	277,500	1,125,800			675,788C
Low	High		2024	763,500	272,900	1,036,400			655,469C
Landscaped	Swamp		2023	678,700	206,100	884,800			624,257C
Wooded	Pond		2022	673,800	181,000	854,800			594,531C
X Waterfront	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/07/2019	INSPECTED							
TPC	05/15/2017	INSPECTED							
TPC	09/23/2015	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 2960 216	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	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C +10 Effec. Age: 20 Floor Area: 1,237 Total Base New : 253,459 Total Depr Cost: 202,752 Estimated T.C.V: 547,430		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: Electric Baseboard Ground Area = 707 SF Floor Area = 1237 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C 10 Blt 1968			
Yr Built	Remodeled	No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		120 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
1968	2010	(1) Exterior		(6) Ceilings X Suspended		(12) Electric		1.75 Story Siding Basement		707			
Condition: Average		(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 707 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No Heating/Cooling		Other Additions/Adjustments Basement, Outside Entrance, Below Grade		Total:		174,695 139,741	
Room List		(3) Roof Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing		Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		2,578 2,062	
Basement	1st Floor	(4) Interior		(9) Basement Finish		(14) Water/Sewer		Water/Sewer 1000 Gal Septic Water Well, 100 Feet		1		4,899 3,919	
2nd Floor	3 Bedrooms	(5) Floors		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Porches WPP WPP		216 2960		4,746 37,794	
3 Bedrooms		(6) Ceilings		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Built-Ins Appliance Allow. Local Cost Items GENERATOR		1		2,786 2,229	
(1) Exterior		(7) Excavation						Notes:		1		1 1 *	
X Wood/Shingle Aluminum/Vinyl Brick		(8) Basement						Totals:		253,459		202,752	
X Insulation		(9) Basement Finish						ECF (4085 LAKE MICHIGAN) 2.700 => TCv:		547,430			
(2) Windows		(10) Floor Support											
X Many Avg. X Large Avg. Small		(11) Heating/Cooling											
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(12) Electric											
(3) Roof		(13) Plumbing											
X Gable Hip Flat	X Gambrel Mansard Shed	(14) Water/Sewer											
X Asphalt Shingle		(15) Fireplaces											
Chimney: Brick		(16) Porches/Decks											
		(17) Garage											

\*\*\* 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.
BRIGMAN TRUST & WOODS TRU	GLEN ARBOR PROPERTY LLC	650,000	06/14/2013	WD	03-ARM'S LENGTH	1170P267	PROPERTY TRANSFER	100.0
BRIGMAN MARY ELLEN		0	01/17/2010	OTH	33-TO BE DETERMINED	2010 1039-77	DEED	0.0
BRIGMAN MARY ELLEN & WOOD	WOODS RICHARD & KATHY	0	01/04/2010	QC	09-FAMILY	2010 1037-527Q	DEED	0.0
BRIGMAN MARY ELLEN	BRIGMAN MARY ELLEN TRUST	0	01/04/2010	QC	09-FAMILY	2010 1037-530Q	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4282 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/04/2022	PM22-0970	100% FINIS
	P.R.E. 0%		Mechanical	04/15/2019	PM19-0262	100% FINIS
Owner's Name/Address	MAP #: 15		Electrical	03/19/2019	PE19-0113	100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009	2025 Est TCV 1,502,856 TCV/TFA: 3665.5		Mechanical	08/12/2015	PM15-0382	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Rate	%Adj.	Reason	Value
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
			33 Actual Front Feet, 1.48 Total Acres		Total Est. Land Value =	1,232,786

Tax Description	Description	Rate	Size	% Good	Cash Value
2010 SPLIT - PARCEL' A'-LIBER 10/P245 PART OF GOV LOT 1 SECTION 14 TOWN 29 NORTH RANGE 14 WEST: COMMENCING AT NORTH 1/4 SECTION 14; THENCE SOUTH 01°22'13' WEST, 1,047.47 FT, ALONG NORTH-SOUTH 1/4 LINE SECTION 14 TO POB; THENCE CONTINUING SOUTH 01°22'13" WEST, 184.83 FT, ALONG SOLD NORTH-SOUTH 1/4 LINE; THENCE SOUTH 86°53'30" WEST, 284.25 FT; THENCE NORTH 03°01'14" WEST, 50.35 FT; THENCE SOUTH 86°53' 30" WEST, 300.26 FT, TO A POINT ON A SHORELINE TRAVERSE ALONG EASTERLY SHORE OF LK MICHIGAN; THENCE NORTH 10°09'36'	Land Improvement Cost Estimates				
	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	616,400	135,000	751,400			289,724C
Rolling	2024	554,800	132,800	687,600			281,013C
Low	2023	493,100	100,500	593,600			267,632C
High	2022	246,300	88,000	334,300			252,888C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

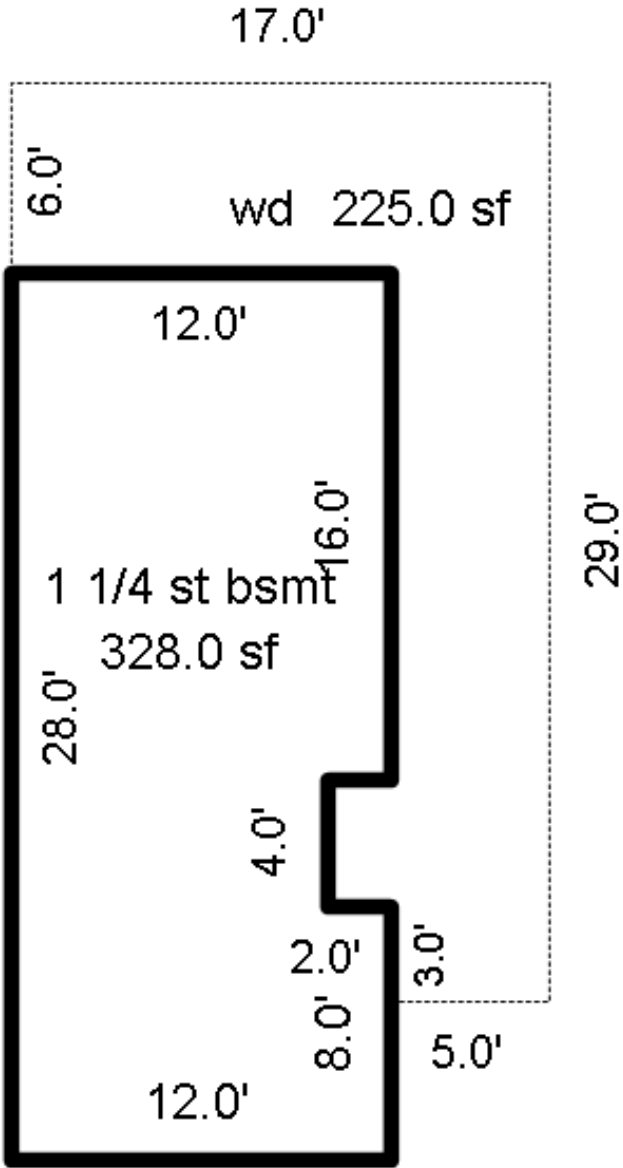


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 225	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1		Class: C +10 Effec. Age: 15 Floor Area: 410 Total Base New : 115,504 Total Depr Cost: 98,174 Estimated T.C.V: 265,070		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		X		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Heat Pump Ground Area = 328 SF Floor Area = 410 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas		Cls C 10 Blt 2005		Total: 74,152 63,025		
Yr Built 2005	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Basement 328		164 3,193 2,714		
Condition: Average		Size of Closets		X		No. of Elec. Outlets		Plumbing		1		1		
Room List		Doors	Solid	X	H.C.	Many X Ave. Few		(13) Plumbing		1		1		
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric		Average Fixture(s)		Other Additions/Adjustments		1		1		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service		3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Exterior Stone Veneer Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Water/Sewer 2000 Gal Septic Porches WPP Built-Ins Appliance Allow. Fireplaces Prefab 2 Story Local Cost Items GENERATOR		1		1		
X	Wood/Shingle Aluminum/Vinyl Brick Cement Fiber Insulation	(6) Ceilings		No. of Elec. Outlets		1		Notes:		1		1		
(2) Windows		(7) Excavation		Basement: 328 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		ECF (4085 LAKE MICHIGAN) 2.700 => TCV:		1		1		
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		2		Lump Sum Items:		Totals:		115,504		98,174	
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		2				1		1		
(3) Roof		164		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				1		1		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		2				Totals:		115,504		98,174	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								1		1		
Chimney: Brick										1		1		

\*\*\* 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.				
BRIGMAN MARY ELLEN	GLEN ARBOR PROPERTY LLC	650,000	06/14/2013	WD	03-ARM'S LENGTH	1170P276	PROPERTY TRANSFER	100.0				
BRIGMAN MARY ELLEN		0	01/17/2010	OTH	33-TO BE DETERMINED	2010 1039-77	DEED	0.0				
BRIGMAN MARY ELLEN & WOOD	BRIGMAN MARY ELLEN & WOOD	0	01/04/2010	QC	03-ARM'S LENGTH	2009 1037-518T	DEED	0.0				
BRIGMAN MARY ELLEN	BRIGMAN MARY ELLEN TRUST	0	01/04/2010	QC	09-FAMILY	2010 1037-533Q	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #: 15										
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009		2025 Est TCV 250,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
Tax Description		Public Improvements		* Factors *		PARCEL B						
PARCEL B - REMAINDER OF PARENT - SPLIT 10/2009 L10/PG245 REMAINDER OF PARENT PARCEL PORT OF GOVERNMENT LOTS 1 AND 2, SEC 14 TWN 29 N RNG 14 W: COMMENCING AT NORTH 1/4 SECTION 14; THENCE SOUTH 01°22'13" WEST, 1,232.30 FT, ALONG NORTH-SOUTH 1/4 LINE SECTION 14 TO POB; THENCE CONTINUING SOUTH 01°22'13" WEST, 314.10 FT, ALONG SAID NORTH-SOUTH 1/4 LINE; THENCE SOUTH 89°05'00" WEST, 332.59 FT; THENCE NORTH 25°05'08" EAST, 105.71 FT; THENCE NORTH 14°46'05" EAST, 73.19 FT; THENCE NORTH 03°01'14" WEST, 137.60 FT; THENCE NORTH 86°53' 30" EAST, 284.25 FT, TO A POINT ON SAID NORTH-SOUTH 1/4 LINE AND POB SAID PARCEL CONTAINS 2.04 ACRES, MORE OR LESS, SUBJECT TO ANY OTHER		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		<Site Value A>	IRREGULAR SITE				200000	100		200,000
		Level		<Site Value A>	IRREGULAR SITE				200000	25	SURPLUS: ZONING 100' MIN TER	
		Rolling		314 Actual Front Feet, 2.05 Total Acres		Total Est. Land Value =						250,000
		Low		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other			Taxable Value
		High		2025	125,000	0	125,000					50,606C
		Landscaped		2024	100,900	0	100,900					49,085C
		Swamp		2023	63,100	0	63,100					46,748C
		Wooded		2022	47,500	0	47,500					44,522C
		Pond		Who		When		What				
		Waterfront		TPC 05/05/2021		INSPECTED						
		Ravine		PSC 12/14/2013		INSPECTED						
		Wetland		WAS 01/01/2010		INSPECTED						
		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: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	03/24/2011	L10-202	100% FINIS
Owner's Name/Address	P.R.E. 0%		SHED	09/22/2008	LU-2154	100% FINIS
LEELANAU CENTER FOR EDUCATION ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636	MAP #: 16 & 21					
	2025 Est TCV 0 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
LK MI "A"	20000	500.00	2178.00	0.6620	1.4595	20000 100 9,661,164
500 Actual Front Feet, 25.00 Total Acres						Total Est. Land Value = 9,661,164

Tax Description

PRT SE 1/4 & PRT GOVT LOT 4 BEG S 1/4 COR SD SEC TH S 88 DEG 56' 00" E 318.79 FT TH N 51 DEG 27' 36" W 269.22 FT TH N 75 DEG 23' 46" W 109.94 FT TH N 45 DEG 23' 20" W 211.33 FT TH N 20 DEG 27' 58" W 179.49 FT TH N 01 DEG 28' 58" W 85.43 FT TH N 07 DEG 10' 54" W 79.54 FT TH N 17 DEG 13' 31" E 35 FT M/L TH N 65 DEG 40' 25" W 190 FT M/L TH S 89 DEG 25' 10"W 169.38 FT TH N 30 DEG 11' 35" W 246.28 FT TH N 86 DEG 57' 10" W 734.71 FT TO SHR LK MICH TH ALG SHR S 23 DEG 10' 05" W 500 FT TH N 89 DEG 20' 05" E 202 14 FT TH S 78 DEG 25' 10" E 216.47 FT



RIVER S ( TO S SEC EXC PRT ( TH W 740. 13 DEG 51 348.38 FT \*\*\*BALANC

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

Comments/

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Desc. of Bldg/Section: Calculator Occupancy: Schools - Classrooms		<<<<< Calculator Cost Computations >>>>>					
Class: C		Construction Cost		Class: C      Quality: Average		Stories: 1      Story Height: 10      Perimeter: 400	
Floor Area: 10,000 Gross Bldg Area: 10,000 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		<input type="checkbox"/> High	<input type="checkbox"/> Above Ave.	<input type="checkbox"/> Ave.	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Low	Base Rate for Upper Floors = 148.79
Depr. Table : 2% Effective Age : 30 Physical %Good: 55 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 10000 Ave. Perimeter: 400 Has Elevators:		(10) Heating system: Zoned A.C. Warm & Cooled Air      Cost/SqFt: 34.13      100% Adjusted Square Foot Cost for Upper Floors = 182.92		Total Floor Area: 10,000      Base Cost New of Upper Floors = 1,829,200  Reproduction/Replacement Cost = 1,829,200 Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0 Total Depreciated Cost = 1,006,060	
2014 Year Built Remodeled		Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>>		Costs taken from Segregated Cost Section 2: Multiples & Motels	
Overall Bldg Height		Heat: Hot Water, Radiant Floor		Item Description      Cost      # or Height      Storystorys		Col.      Rate      SqFt      Adj.      Adj.      Cost	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Architectural Multiplier: 0.00		Total Cost New = 0	
		* Sprinkler Info * Area: Type:		Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0 Total Depreciated Cost = 0		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
<input checked="" type="checkbox"/>	Poured Conc	<input type="checkbox"/>	Brick/Stone	<input type="checkbox"/>	Block	<input type="checkbox"/>	Many Above Ave.	<input type="checkbox"/>	Average Typical	<input type="checkbox"/>	Few None	<input type="checkbox"/>	Few Average	<input type="checkbox"/>	Many Average	<input type="checkbox"/>	Unfinished Typical		
(3) Frame:				Total Fixtures				Urinals				Flex Conduit							
				3-Piece Baths				Wash Bowls				Rigid Conduit							
				2-Piece Baths				Water Heaters				Armored Cable							
				Shower Stalls				Wash Fountains				Non-Metallic							
				Toilets				Water Softeners				Bus Duct							
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure:      Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness				Bsmnt Insul.			
(6) Ceiling:				<input type="checkbox"/>	Gas Oil	<input type="checkbox"/>	Coal Stoker	<input type="checkbox"/>	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.
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: RESOR	Building Permit(s)	Date	Number	Status				
5285 FIREFLY RIDGE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/08/2005	PM05-0413					
	P.R.E. 0%		Mechanical	07/06/2005	PM05-0400					
Owner's Name/Address	MAP #: 21		Mechanical	07/06/2005	PM05-0401					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2025 Est TCV 362,736 TCV/TFA: 0.00		Plumbing	05/31/2005	PP05-0165					
	X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			HOMESTEAD	\$1.30/PSF	176929	SqFt	1.30000	100	REDUCTION FOR POND AREA	2
			HOMESTEAD	\$0.40/PSF	RURAL	40000	SqFt	0.40000	100	16,000
					4.98	Total Acres		Total Est. Land Value =	246,007	
Tax Description	L308 P46-49/90 PRT SW 1/4 OF SE 1/4 SEC 14 COM S 1/4 COR SD SEC TH ALG S LN SD SEC S 88 DEG 56' 09" E 318.79 FT TH N 51 DEG 27' 36" W 269.22 FT TH N 75 DEG 23' 46" W 109.94FT TH N 45 DEG 23' 20" W 211.33 FT TH N 20 DEG 27' 58" W 179.48 FT TH N 01 DEG 29' 07" W 85.44 FT TH N 07 DEG 10' 52" W 79.54 FT TH N 17 DEG 13' 31" E 63.94 FT TO SLY R/W LN HOMESTEAD RD TH ALG SD R/WLN S 54 DEG 49' 39" E 20.21 FT ON ARC OF CURVE TO LEFT 210.30 FT CH-S 85 DEG 34' 28" E 200.35 FT TO POB TH S 14 DEG 55' 24" E 114.99 FT TH S 03 DEG 34'									
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		Topography of Site								
	X	Level								
	X	Rolling								
		Low								
	X	High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2025	123,000	58,400	181,400		147,963C	
	TPC	10/22/2018	INSPECTED	2024	108,500	65,700	174,200		143,515C	
	TPC	11/14/2017	INSPECTED	2023	162,700	22,500	185,200		136,681C	
	WAS	11/11/2007	INSPECTED	2022	162,700	20,200	182,900		130,173C	



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

Desc. of Bldg/Section: PART OF GOLF COURSE	
Calculator Occupancy: 0	
Class: C	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
** ** Calculator Cost Data ** **	
Depr. Table : 2%	Quality: Average
Effective Age : 5	Heat#1: No Heating or Cooling 0%
Physical %Good: 90	Heat#2: No Heating or Cooling 0%
Func. %Good : 100	Ave. SqFt/Story
Economic %Good: 100	Ave. Perimeter
	Has Elevators:
	*** Basement Info ***
2014 Year Built	Area:
Remodeled	Perimeter:
	Type:
Overall Bldg Height	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	Cost
	Col.	Rate	SqFt	Adj.	Adj.
Architectural Multiplier: 0.00					Total Cost New = 0
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0				Reproduction/Replacement Cost = 0
					Total Depreciated Cost = 0
Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
85	86465.47	1	1.00	90	77,819
ECF (2202-H COMMERCIAL HOMESTEAD)	1.500 =>	TCV of Bldg:	1	=	116,729

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

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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 PELZ SCORING GAME SCHOOL	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/25/2012	PE12-0391	
Owner's Name/Address	P.R.E. 0%		Plumbing	09/14/2012	PP12-0148	
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 21		Electrical	04/19/2012	PE12-0127	
	2025 Est TCV 1,224,245 TCV/TFA: 295.64		Mechanical	04/19/2012	PM12-0119	

X Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD						
Public Improvements			* Factors *						
Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Gravel Road			HOMESTEAD	\$1.30/PSF	270072 SqFt	1.30000	100		351,094
Paved Road			6.20 Total Acres Total Est. Land Value = 351,094						

Tax Description	Land Improvement Cost Estimates					
PRT SW 1/4 OF SE 1/4 SEC 14 COM SE COR OF SD SW 1/4 OF SE 1/4 TH N 01 DEG 28' 04" E 667.99 FT TO SLY R/W LN HOMESTEAD RD TH N 54 DEG 54' 41" W 82.82 FT ALG SD SLY R/W LN TH ALG SD R/W LN N 55 DEG 50' 30" W 42.86 FT TH N 59 DEG 37' 58" W 131.75 FT ALG SD SLY R/W TO POB TH S 01 DEG 28' 04" E 800.80 FT TH N 88 DEG 56' 00" W 191.39 FT TH N 37 DEG 03' 57" W 133.64 FT TH N04 DEG 40' 15" W 124.32 FTTH N 27 DEG 47' 33" E 120 FT TH N 02 DEG 17' 30" E 90 FT TH N 29 DEG 33' 36" W 124.16 FT TH S 70 DEG 22' 14" W 24.62 FTTH S 07 DEG 24' 11" W 49.53 FT TH N 69 DEG 05' 54" W 135.27 FT TH N 50 DEG 16' 03" E 29.72 FT TH N 35 DEG 58' 01" W 14.74 FT TH N 38 DEG 53'	Description	Rate	Size	% Good	Cash Value	
	Water	3.19	296	50	472	
	Sewer	25.70	192	50	2,467	
	Electric	Residential Local Cost Land Improvements				
	Gas	Description				
	Curb	Rate	Size	% Good	Cash Value	
	Street Lights	LAND IMPROVEMENTS 10	10,000.00	5	50	25,000
	Standard Utilities	Total Estimated Land Improvements True Cash Value = 27,939				
	Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	175,500	436,600	612,100			311,089C
Rolling	2024	135,000	433,000	568,000			301,736C
Low	2023	202,600	357,300	559,900			287,368C
High	2022	202,600	321,000	523,600			273,684C
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	11/05/2012	INSPECTED	2024	135,000	433,000	568,000			301,736C
WAS	01/30/2010	INSPECTED	2023	202,600	357,300	559,900			287,368C
WAS	11/11/2007	INSPECTED	2022	202,600	321,000	523,600			273,684C

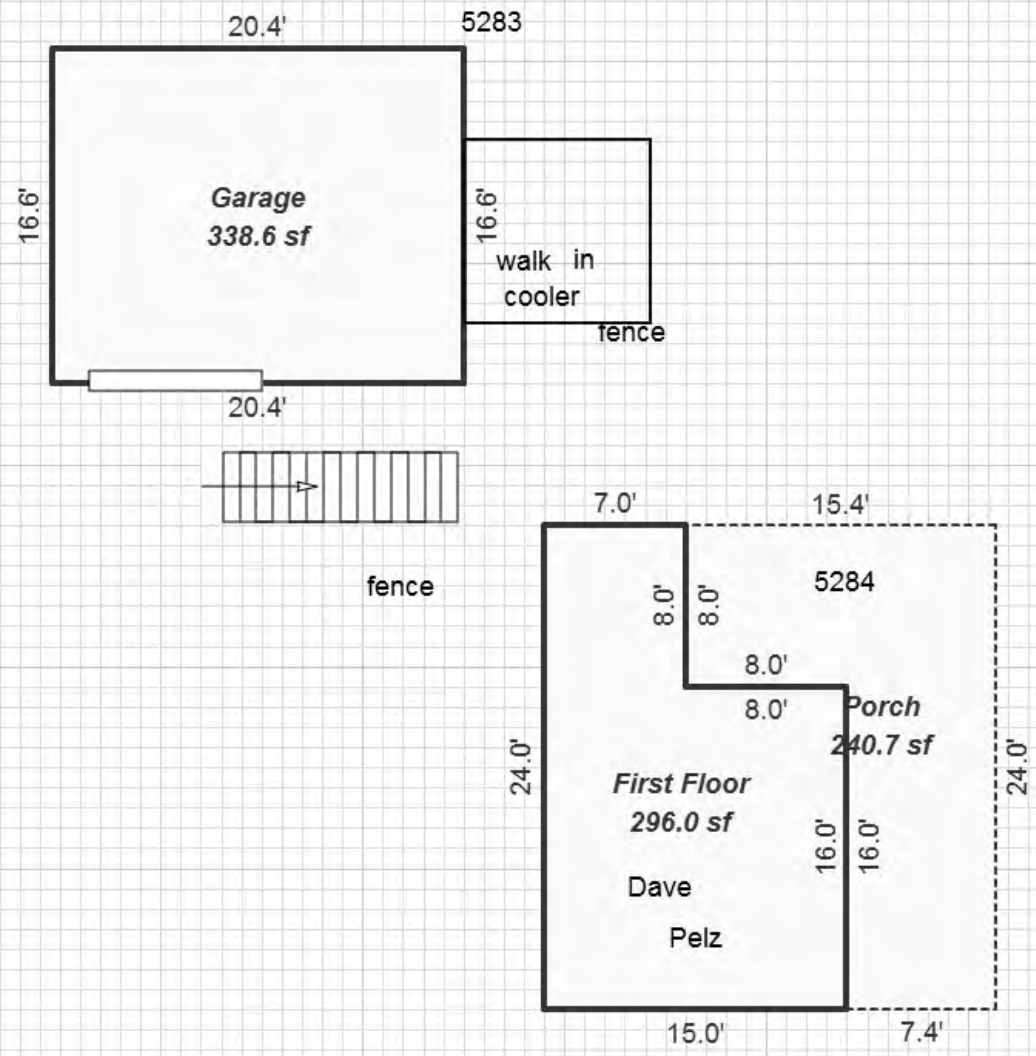
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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Desc. of Bldg/Section: 5283 NEXT TO DAVE PELZ Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 338 Gross Bldg Area: 4,141 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 74 Overall Building Height: 8	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 39.51  (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.33 100% Adjusted Square Foot Cost for Upper Floors = 43.84  Total Floor Area: 338 Base Cost New of Upper Floors = 14,818  Reproduction/Replacement Cost = 14,818 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 9,780  ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 14,670 Replacement Cost/Floor Area= 43.84 Est. TCV/Floor Area= 43.40
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 338 Ave. Perimeter: 74 Has Elevators:					
2004 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type:					
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type:					
Comments:							

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	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\*\*\*



Sketch by Apex Sketch

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



Desc. of Bldg/Section: 5284 DAVE PELZ & COVERED TEEOFF  
 Calculator Occupancy: Office Buildings

Class: D		Construction Cost				
Floor Area: 296		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 4,141		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Average				
Average Sty Hght : 8		Heat#1: Package Heating & Cooling 100				
Bsmnt Wall Hght		Heat#2: Package Heating & Cooling 0%				
Depr. Table : 2.25%		Ave. SqFt/Story: 296				
Effective Age : 10		Ave. Perimeter: 77				
Physical %Good: 80		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2004 Year Built		Perimeter:				
Remodeled		Type:				
8 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 Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 77  
 Overall Building Height: 8

Base Rate for Upper Floors = 181.73

(10) Heating system: Package Heating & Cooling Cost/SqFt: 36.34 100%  
 Adjusted Square Foot Cost for Upper Floors = 218.07

Total Floor Area: 296 Base Cost New of Upper Floors = 64,549

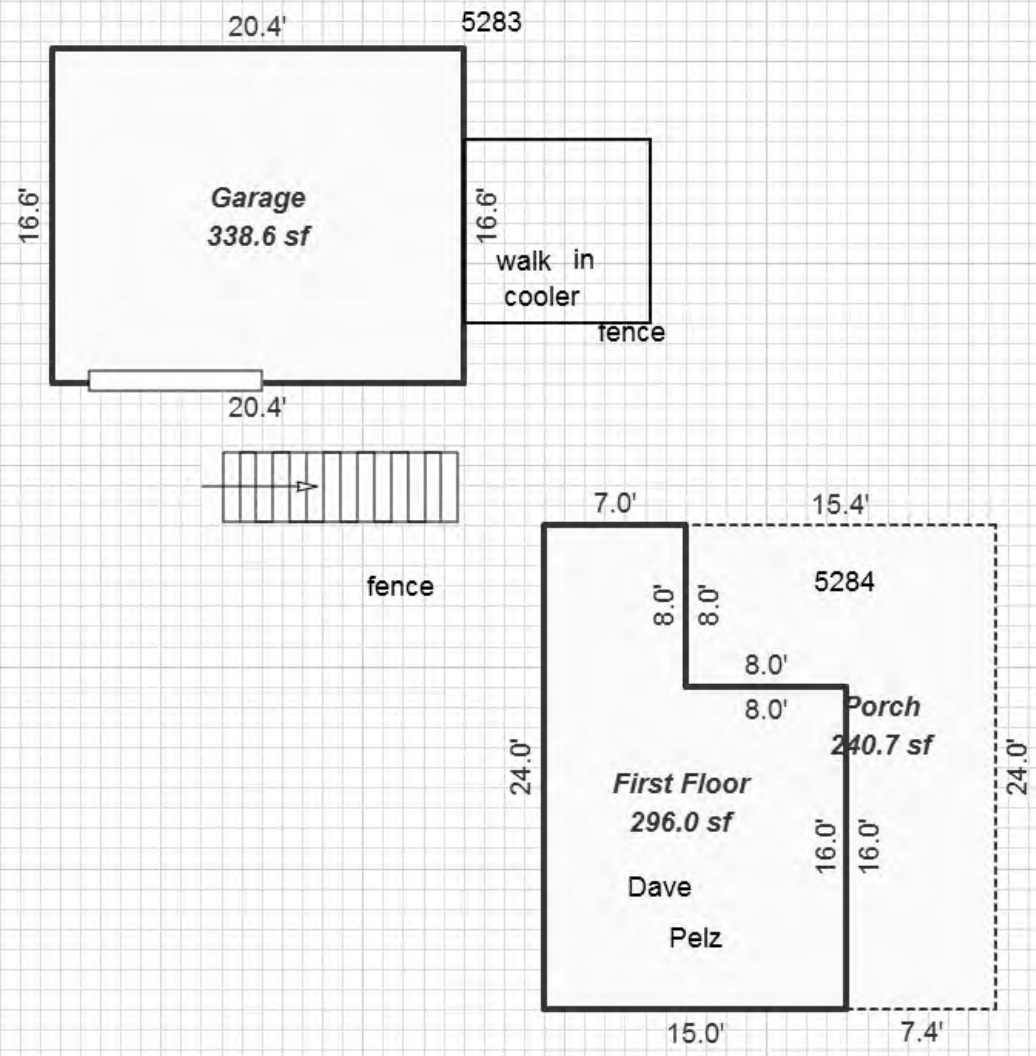
Reproduction/Replacement Cost = 64,549  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0  
 Total Depreciated Cost = 51,639

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/GOLC/SHOC/LIGDRAFCSA	3773.45	1	1.00	100	3,773

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 83,118  
 Replacement Cost/Floor Area= 230.82 Est. TCV/Floor Area= 280.81

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

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: 5285 GREATHALL & RANGE Calculator Occupancy: Clubhouses		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 3,507 Gross Bldg Area: 4,141 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D    Quality: Average Stories: 1    Story Height: 10    Perimeter: 312 Overall Building Height: 10						
Construction Cost								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low		
High	Above Ave.	Ave.	X	Low				
Depr. Table : 3% Effective Age : 7 Physical %Good: 81 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 125.90  (10) Heating system: Package Heating & Cooling    Cost/SqFt: 22.25    100% Adjusted Square Foot Cost for Upper Floors = 148.15						
2004 Year Built 2012 Remodeled		Total Floor Area: 3,507    Base Cost New of Upper Floors = 519,562  3,507 Sq.Ft. of Sprinklers @ 5.84, Cost New = 20,481						
10 Overall Bldg Height		Eff.Age:7    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 81 /100/100/100/81.0 Total Depreciated Cost = 437,435						
Comments:		Unit in Place Items    Rate    Quantity    Arch    %Good    Depr.Cost /CI17/GOLC/COSR/CLAIA    121696.43    1    1.00    50    60,848						
Area:    *** Basement Info *** Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2202-H COMMERCIAL HOMESTEAD)    1.500 => TCV of Bldg: 3 = 747,424 Replacement Cost/Floor Area= 188.69    Est. TCV/Floor Area= 213.12						
Area:    * Mezzanine Info * Type #1: Area #2: Type #2:								
Area:    * Sprinkler Info * Area: 3507 Type: Average								

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

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

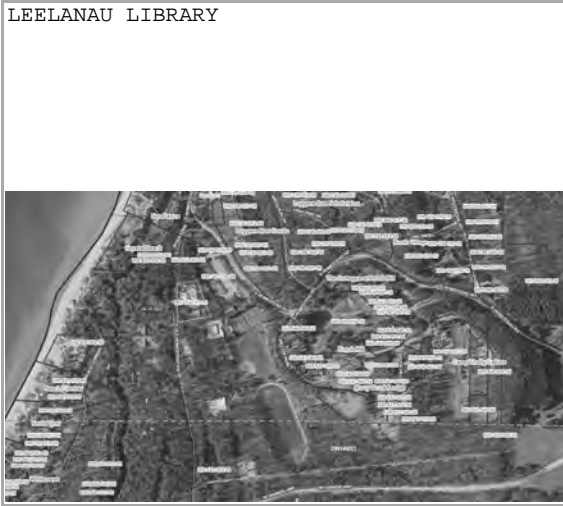


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEELANAU SCHOOLS & LIBRAR		0	09/08/2010	OTH	33-TO BE DETERMINED	2010 1060-558	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST		ACCESSORY BLDG	01/31/2023	LU23-02	100% FINIS
	P.R.E. 0%		ELECTRICAL	11/25/2002	PE02-0772	
Owner's Name/Address	MAP #: 16					
LEELANAU SCHOOLS & LIBRARY FOUNDATI LIBRARY	2025 Est TCV 0 TCV/TFA: 0.00					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
PRT GOVT LOT 4 SEC 14 COM S 1/4 SEC COR TH W 740.21 FT TO C/L CO RD TH ON C/L N 13DEG 51' W 326.66 FT & N 6DEG 51' W 348.38 FT TO POB TH ON C/L N 4DEG 16' W 111.25 FT & N 0DEG 01' E 141.45 FT TH N 80DEG 09' E 167.9 FT TH S 20DEG 26' E 254.32 FT TH S 80DEG 09' W 249.51 FT TO POB SEC 14 T29N R14W 1.1 A M/L.	Dirt Road			HOMESTEAD	\$3.75/PSF		47916 SqFt	3.75000	100	179,685
	Gravel Road			1.10 Total Acres Total Est. Land Value = 179,685						
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Comments/Influences  
LEELANAU LIBRARY



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

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

Desc. of Bldg/Section: LEELANAU LIBRARY  
 Calculator Occupancy: Schools - Bookstore

Class: C	Construction Cost					
Floor Area: 5,376	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 5,376	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Average					
Average Sty Hght : 8	Heat#1: Package Heating & Cooling 100					
Bsmnt Wall Hght	Heat#2: Package Heating & Cooling 0%					
Depr. Table : 2%	Ave. SqFt/Story: 5376					
Effective Age : 18	Ave. Perimeter: 304					
Physical %Good: 69	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
Area:						
Type:						

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

Class: C Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 304

Base Rate for Upper Floors = 110.37

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.48 100%  
 Adjusted Square Foot Cost for Upper Floors = 131.85

Total Floor Area: 5,376 Base Cost New of Upper Floors = 708,825

Reproduction/Replacement Cost = 708,825

Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
 Total Depreciated Cost = 489,089

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 733,634  
 Replacement Cost/Floor Area= 131.85 Est. TCV/Floor Area= 136.46

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


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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)		Date	Number	Status		
S THORESON RD		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
US GOVT NATL PARK		MAP #: 18									
SLEEPING BEAR DUNES NATL LAKE SHR		2025 Est TCV 0									
9922 W FRONT ST		Improved X Vacant		Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
EMPIRE MI 49630		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L250 P23 L197 P981/78 L220 P914/80 L212		Gravel Road		4019 SEC 1 PRT OF>80	14000	79.11	Acres	14000	100		1,107,582
P845/79 SURVEY L8 P193 NE 1/4 OF SE 1/4 &		Paved Road									
SE 1/4 OF SE 1/4 EXC SKIPPERS WOOD		Storm Sewer									
ACREAGE INCLUDES LOTS 23 THRU 30 OF		Sidewalk									
SKIPPERS WOOD SEC 14 T29N R14W 79.113 A		Water									
M/L.		Sewer									
Comments/Influences		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
TPC 04/28/2017		INSPECTED		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\*\*\*

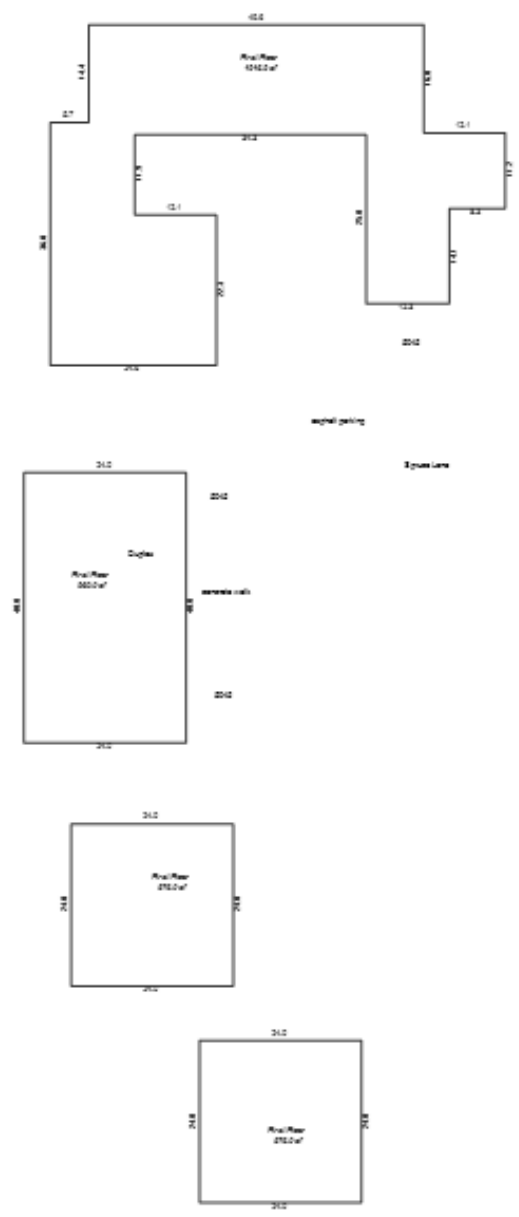
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SOUTH VILLAGE ASSOCIATION	BAYBERRY GROUP INC	1	03/22/1997	QC	09-FAMILY	441P227	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: NONE	Building Permit(s)		Date	Number	Status				
5065 SPRUCE PARK		School: GLEN LAKE COMMUNITY SCH DIST		COMMERCIAL ADD/ALT		05/16/2014	PB14-0097	100% FINIS				
Owner's Name/Address		P.R.E. 0%		COMMERCIAL ADD/ALT		05/16/2014	PB14-0098	100% FINIS				
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #:		COMMERCIAL ADD/ALT		05/16/2014	PB14-0099	100% FINIS				
		2025 Est TCV 686,815 TCV/TFA: 170.51		ADDITION/ALTERATION		05/16/2014	PB14-0100	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
L424 P807-812/96 PRT NE 1/4 SEC 14 COM SE COR SD SEC TH ALG S LN SD SEC N 88 DEG 56' 00" W 945.85 FT TH N 508.66 FT TO POB OF PLAT OF SKIPPERS WOOD TH ALG S LN SD PLAT & NELY R/W LN HOMESTEAD RD ALG ARC OF CURVE TO RIGHT CH-N 57 DEG 52' 10" W 70.97 FT TH CONT ALG SD R/W LN N 54 DEG 54' 41" W 359.80 FT TO E 1/8 LN SD SEC TH ALG SD 1/8 LN N 01 DEG 29' 09" E 453.10 FT TO NE COR LOT 20 PLAT SKIPPERSWOOD TH CONT ALG SD 1/8 LN & E LN SD PLAT N 01 DEG 29' 09" E 1401.87 FT TH CONT ALG SD 1/8 LN & E LN SD PLAT N 01 DEG 01' 08" E		Public Improvements		* Factors * ROAD ROW ON PARCEL								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Water Sewer		HOMESTEAD \$0.40/PSF RURAL 178596 SqFt 0.40000 100 SHAPE LOCATION - TOPOGRAPHY								
		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		4.10 Total Acres Total Est. Land Value = 71,438								
		Topography of Site		Land Improvement Cost Estimates								
		X Level Rolling Low		Description	Rate	Size	% Good	Cash Value				
		X High Landscaped Swamp		D/W/P: Asphalt Paving 2.91 2240 50 3,259								
		X Wooded Pond Waterfront Ravine Wetland Flood Plain		Total Estimated Land Improvements True Cash Value = 3,259								
		PLAT S ING SD LN SD O POINT ALG SD O SE ALLEL **		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	35,700	307,700	343,400			43,182C	
		TPC 05/30/2021	INSPECTED		2024	8,900	277,400	286,300			41,884C	
		TPC 10/22/2018	INSPECTED		2023	26,800	232,100	258,900			39,890C	
		TPC 06/18/2015	INSPECTED		2022	26,800	215,200	242,000			37,991C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang	X
	Town Home	0 Other Overhang	(4) Interior		Central Air Wood Furnace				(12) Electric	0 Amps Service				Class: CD Effec. Age: 30 Floor Area: 1,916 Total Base New : 217,521 Total Depr Cost: 152,264 Estimated T.C.V: 258,849	
	Duplex	Drywall Paneled		Plaster Wood T&G											No./Qual. of Fixtures
	A-Frame	Trim & Decoration		Kitchen: Other: Other:	No. of Elec. Outlets				Many Ave. Few	Building Areas					
	Wood Frame	Ex	Ord											Min	(13) Plumbing
	Building Style: 1 STORY	Size of Closets		Basement 1st Floor 2nd Floor Bedrooms	No./Qual. of Fixtures				Ex. Ord. Min	Other Additions/Adjustments					
	Yr Built Remodeled 1984 2014	Lg	Ord											Small	(14) Water/Sewer
	Condition: Average	Doors Solid H.C.		(5) Floors					Notes: 5045 ECF (2202-H COMMERCIAL HOMESTEAD) 1.700 => TCV: 258,849						
	Room List	Doors Solid H.C.		(6) Ceilings											
Basement 1st Floor 2nd Floor Bedrooms	(7) Excavation		(8) Basement												
(1) Exterior	Basement: 0 S.F. Crawl: 1916 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
Wood/Shingle Aluminum/Vinyl Brick	(9) Basement Finish		(10) Floor Support												
Insulation	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:												
(2) Windows	Many Avg. Few Large Avg. Small														
Many Avg. Few Large Avg. Small															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof															
Gable Hip Flat Gambrel Mansard Shed															
Asphalt Shingle															
Chimney:															

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																													
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																															
	Mobile Home				Drywall	Plaster																																																																																						
	Town Home				0	0																																																																																						
	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																																																	
	A-Frame	Trim & Decoration			Central Air						Wood Furnace					(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex.			Ord.			Min																																																													
	Wood Frame	Drywall			Plaster						Wood T&G					No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																						
	Building Style: 1 STORY	Trim & Decoration			Central Air						Wood Furnace					(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan				
	Yr Built 1984	Remodeled 2014	Ex			Ord					Min					No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																						
	Condition: Average		Size of Closets			Lg					Ord					Small			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																			
	Room List		Doors			Solid					H.C.					(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen:			Other:			Other:			No./Qual. of Fixtures			Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																					
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																					
Insulation		(6) Ceilings			No./Qual. of Fixtures			Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																					
(2) Windows		(7) Excavation			Basement: 0 S.F.			Crawl: 960 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:																														
Many Avg. Few		Large Avg. Small			Basement: 0 S.F.			Crawl: 960 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:																														
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		(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:																																													
Gable Hip Flat		Gambrel Mansard Shed			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																																															
Asphalt Shingle		(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																																																																	
Chimney:		(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																																																																	

Cost Est. for Res. Bldg: 2 Single Family 1 STORY				Cls CD		Blt 1984	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 960 SF				Floor Area = 960 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	960				
Total:				114,656	80,259		
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)				1	1,238	867	
3 Fixture Bath				1	3,887	2,721	
Water/Sewer							
Public Water				1	1,335	934	
Public Sewer				1	1,335	934	
Built-Ins							
Appliance Allow.				2	3,895	2,726	
Totals:				126,346	88,441		
Notes: 5045 1 &2							
ECF (2202-H COMMERCIAL HOMESTEAD) 1.700 => TCV: 150,350							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	X
Town Home	(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 3 Single Family 1 STORY		Cls CD		Blt 1984			
Duplex	Drywall Paneled		Plaster Wood T&G			0 Amps Service		No./Qual. of Fixtures		Ground Area = 576 SF		Floor Area = 576 SF.			
A-Frame	Trim & Decoration		Kitchen: Other: Other:			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Wood Frame	Ex	Ord	Min	Size of Closets			Many Ave. Few		1 Story Siding Crawl Space		576		Total: 73,226 51,258		
Building Style: 1 STORY	Lg	Ord	Small	(5) Floors			(13) Plumbing		1 Average Fixture(s)		Plumbing		Average Fixture(s) 1 1,238 867		
Yr Built 1984	Remodeled 2014	Doors Solid H.C.			(6) Ceilings			1 3 Fixture Bath		Water/Sewer		Public Water 1 1,335 934		Public Sewer 1 1,335 934	
Condition: Average	Basement 1st Floor 2nd Floor Bedrooms			(7) Excavation			2 Fixture Bath		Built-Ins		Appliance Allow. 1 1,947 1,363		Totals: 79,081 55,356		
Room List	Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 576 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		Notes: 5045-2ND FROM NORTH ECF (2202-H COMMERCIAL HOMESTEAD) 1.700 => TCV:		94,105				
Yr Built 1984	Remodeled 2014	Ex Ord Min			(8) Basement			1 Public Water		1 Public Sewer		1000 Gal Septic		2000 Gal Septic	
Condition: Average	Lg Ord Small			(9) Basement Finish			1 Lump Sum Items:								
Room List	Doors Solid H.C.			(10) Floor Support											
Basement	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer											
1st Floor	Joists: Unsupported Len: Cntr.Sup:														
2nd Floor															
Bedrooms															
(1) Exterior															
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

\*\*\* Information herein deemed reliable 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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
	Mobile Home				Drywall Paneled	Plaster Wood T&G	Wood									Coal	Steam	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 30 Floor Area: 576 Total Base New : 91,442 Total Depr Cost: 64,008 Estimated T.C.V: 108,814			
	Town Home						(4) Interior				Central Air Wood Furnace					0	Amps Service			E.C.F. X 1.700		
	Duplex	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 4 Single Family 1 STORY				Cls CD							Blt 1984				
	A-Frame	Size of Closets			No. of Elec. Outlets		Ground Area = 576 SF Floor Area = 576 SF.				Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Building Areas						
	Wood Frame	Ex	Ord		Min	Many	Ave.				Few	(13) Plumbing				Stories Exterior Foundation Size Cost New Depr. Cost						
	Building Style: 1 STORY	Lg	Ord		Small	Average Fixture(s)					(14) Water/Sewer					Total: 85,587 59,910						
	Yr Built Remodeled 1984 2014	Doors Solid H.C.			3 Fixture Bath						1 Public Water					Plumbing						
	Condition: Average	Doors Solid H.C.			2 Fixture Bath						1 Public Sewer					Average Fixture(s)						
	Room List	Doors Solid H.C.			Softener, Auto						Water Well					Water/Sewer						
Basement	(5) Floors			Softener, Manual			1000 Gal Septic		Public Water													
1st Floor	Kitchen:			No Plumbing			2000 Gal Septic		Public Sewer													
2nd Floor	Other:			Extra Toilet			Lump Sum Items:		1 1,947 1,363													
Bedrooms	Other:			Extra Sink					1 1,335 934													
(1) Exterior	(6) Ceilings			Separate Shower					Totals: 91,442 64,008													
Wood/Shingle	No. of Elec. Outlets			Ceramic Tile Floor			Notes: 5045-NORTH MOST															
Aluminum/Vinyl	Many Ave. Few			Ceramic Tile Wains			ECF (2202-H COMMERCIAL HOMESTEAD) 1.700 => TCv:															
Brick	(7) Excavation			Ceramic Tub Alcove																		
Insulation	Basement: 576 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Vent Fan																		
(2) Windows	(8) Basement																					
Many Avg. Few	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																					
Large Avg. Small	(9) Basement Finish																					
Wood Sash	Recreation SF																					
Metal Sash	Living SF																					
Vinyl Sash	Walkout Doors (B)																					
Double Hung	No Floor SF																					
Horiz. Slide Casement	Walkout Doors (A)																					
Double Glass	(10) Floor Support																					
Patio Doors	Joists:																					
Storms & Screens	Unsupported Len:																					
(3) Roof	Cntr.Sup:																					
Gable																						
Hip																						
Flat																						
Asphalt Shingle																						
Chimney:																						

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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5035 S WOODRIDGE RD MAINTENANCE	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	04/14/2021	PM21-0290	100% FINIS	

Owner's Name/Address	P.R.E.	MAP #:
SAML LLC HOMESTEAD 1 WOODRIDGE RD GLEN ARBOR MI 49636	0%	15/19
2025 Est TCV 753,205 TCV/TFA: 207.15		

X	Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2010 UPDATED DESCRIPTION - PARCEL SOUTH OF THE HOMESTEAD LAGOON PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT NORTHWESTERLY MOST CORNER OF PARCEL "A", "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51", AS RECORDED IN LIBER 392, PAGES 625-666; THENCE N40°05'18"W 171.60 FT TO SOUTHERLY BOUNDARY OF PARCEL "B" OF SAID "CHIMNEY RIDGE"; THENCE ALONG SAID BOUNDARY N79°38'48"E 194.07 FT; THENCE	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		HOMESTEAD	SKI AREA	77711 SqFt	3.50000	100	SKI AREA - SHAPE IRREG			27
			1.78 Total Acres		Total Est. Land Value =						271,989

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

HENCE S89°02'09"E '46"W 155.07 FT SAID PARCEL "A", ALONG SAID LLOWING NINE (9) .48 FT; THENCE .83 FT ALONG ARC VE TO LEFT, CHORD 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	136,000	240,600	376,600			95,815C
			2024	139,900	213,600	353,500			92,935C
			2023	233,100	149,600	382,700			88,510C
			2022	233,100	133,400	366,500			84,296C

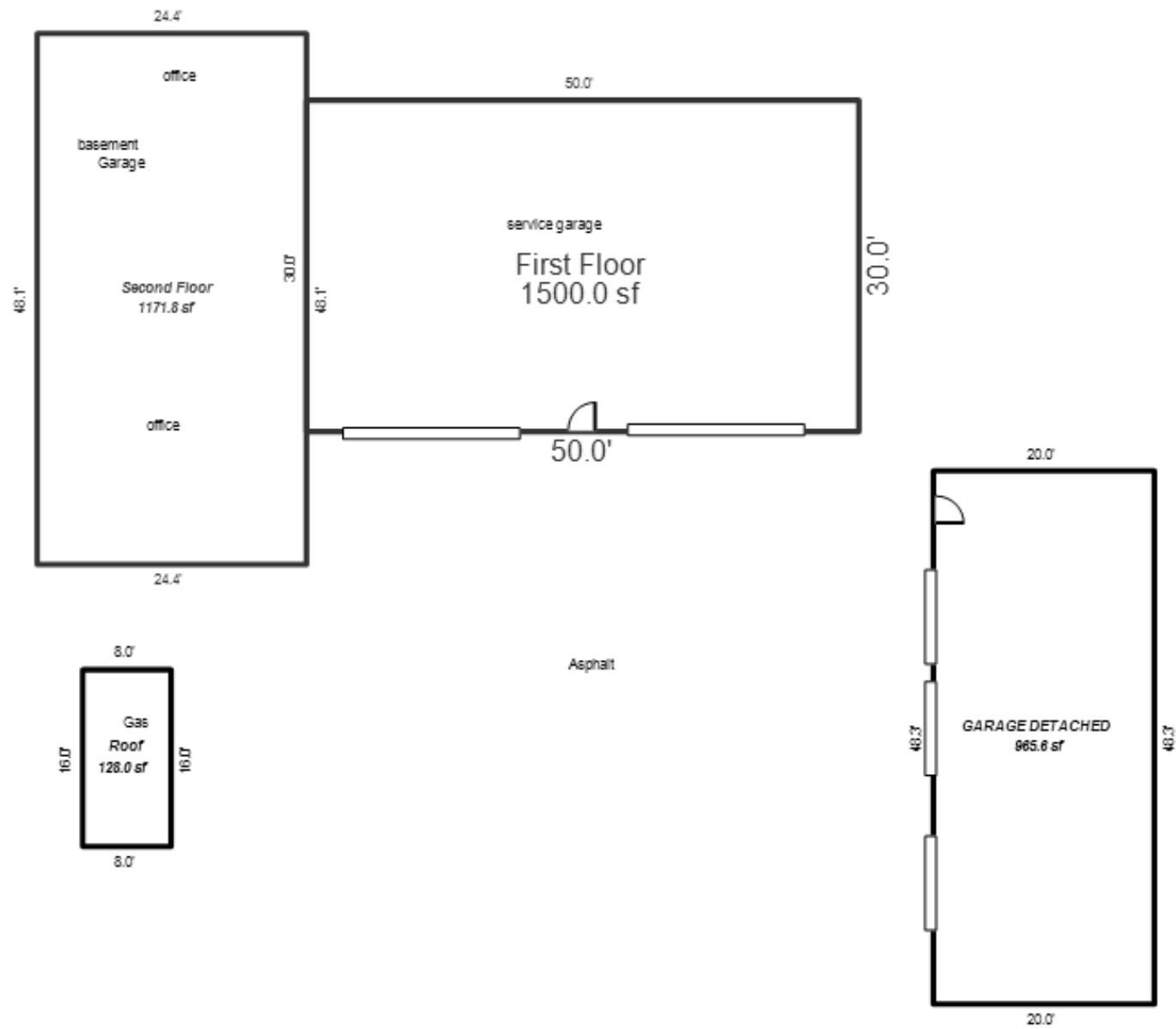
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: VANTAGE POINTE GARAGE Calculator Occupancy: Garages - Storage					
Class: D		Construction Cost			
Floor Area: 1,171	High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 3,636	** ** Calculator Cost Data ** **				
Stories Above Grd: 1	Quality: Average				
Average Sty Hght : 12	Heat#1: Space Heaters, Gas with Fan 100				
Bsmnt Wall Hght : 14	Heat#2: Space Heaters, Gas with Fan 0%				
Depr. Table : 3%	Ave. SqFt/Story: 1171				
Effective Age : 14	Ave. Perimeter: 136				
Physical %Good: 65	Has Elevators:				
Func. %Good : 100	*** Basement Info ***				
Economic %Good: 100	Area: 1171				
Year Built	Perimeter: 136				
Remodeled	Type: Parking Basement				
Overall Bldg Height	Heat: Wall or Floor Furnace				
Comments:	* Mezzanine Info *				
	Area #1:				
	Type #1:				
	Area #2:				
Type #2:					
* Sprinkler Info *					
Area:					
Type:					

<<<<<		Calculator Cost Computations		>>>>>	
Class: D	Quality: Average	Stories: 1	Story Height: 12	Perimeter: 136	
Base Rate for Upper Floors = 84.65					
Parking Basement Basement, Base Rate for Basement = 69.32					
(Basement Fireproofing Rate = 0.00)					
(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.18 100%					
Bsmnt Heating system: Wall or Floor Furnace Cost/SqFt: 5.18					
Adjusted Square Foot Cost for Upper Floors = 90.83					
Adjusted Square Foot Cost for Basement = 74.50					
Total Floor Area: 1,171		Base Cost New of Upper Floors =		106,362	
Basement Area: 1,171		Base Cost New of Basement =		87,240	
Reproduction/Replacement Cost = 193,602					
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0					
Total Depreciated Cost = 125,841					
ECF (2202-H COMMERCIAL HOMESTEAD)		1.500 => TCV of Bldg: 1 =		188,762	
Replacement Cost/Floor Area= 165.33		Est. TCV/Floor Area=		161.20	

(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					
			3-Piece Baths			Wash Bowls					
			2-Piece Baths			Water Heaters					
			Shower Stalls			Wash Fountains					
			Toilets			Water Softeners					
(4) Floor Structure:			(9) Sprinklers:			Flex Conduit			Incandescent		
						Rigid Conduit			Fluorescent		
						Armored Cable			Mercury		
						Non-Metalic			Sodium Vapor		
						Bus Duct			Transformer		
(5) Floor Cover:			(10) Heating and Cooling:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
			Gas Oil			Coal Stoker			Hand Fired Boiler		
									Thickness		
									Bsmnt Insul.		
(6) Ceiling:						(14) Roof Cover:					

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



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



Desc. of Bldg/Section: Calculator Occupancy: Garages - Storage		<<<<< Calculator Cost Computations >>>>>					
Class: D		Construction Cost		Class: D      Quality: Average		Stories: 1      Story Height: 14      Perimeter: 160	
Floor Area: 1,500 Gross Bldg Area: 3,636 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 85.28
Depr. Table : 3% Effective Age : 8 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 1500 Ave. Perimeter: 160 Has Elevators:		(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 6.23      100% Adjusted Square Foot Cost for Upper Floors = 91.51		Total Floor Area: 1,500      Base Cost New of Upper Floors = 137,265	
2013 Year Built Remodeled		Area: Perimeter: Type: Parking Basement Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses		Eff. Age: 8      Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 107,067	
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Item Description      Cost      # or Height Storys		Total Cost New = 0	
Comments:		* Sprinkler Info * Area: Type:		Col.      Rate      SqFt      Adj.      Adj.      Cost		Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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

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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Storage				<<<< Calculator Cost Computations >>>> Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 136  Base Rate for Upper Floors = 87.58  (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.40 100% Adjusted Square Foot Cost for Upper Floors = 93.98  Total Floor Area: 965 Base Cost New of Upper Floors = 90,691  Reproduction/Replacement Cost = 90,691 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 70,739																																													
Class: D Floor Area: 965 Gross Bldg Area: 3,636 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 965 Ave. Perimeter: 136 Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type:																																								
High	Above Ave.	Ave.	X	Low																																													
Depr. Table : 3% Effective Age : 8 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		2013 Year Built Remodeled  Overall Bldg Height		<<<< Segregated Cost Computations >>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses  <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="6" style="text-align: right;">Architectural Multiplier: 0.00</td> <td></td> </tr> <tr> <td colspan="6" style="text-align: right;">Reproduction/Replacement Cost =</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="6" style="text-align: right;">Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0</td> <td></td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Depreciated Cost =</td> <td style="text-align: right;">0</td> </tr> </tbody> </table> <<<< Calculations too long. See Valuation printout for complete pricing. >>>>				Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	Total Cost New =						0	Architectural Multiplier: 0.00							Reproduction/Replacement Cost =						0	Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0							Total Depreciated Cost =						0
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost																																											
Total Cost New =						0																																											
Architectural Multiplier: 0.00																																																	
Reproduction/Replacement Cost =						0																																											
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0																																																	
Total Depreciated Cost =						0																																											
Comments:		Area #1: Type #1: Area #2: Type #2:		(1) Excavation/Site Prep: (7) Interior: (11) Electric and Lighting: (39) Miscellaneous:																																													
(2) Foundation:		Footings		(8) Plumbing:																																													
X Poured Conc		Brick/Stone		Block																																													
(3) Frame:		Many Above Ave.		Average Typical																																													
(4) Floor Structure:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners																																													
(5) Floor Cover:		(9) Sprinklers:		Outlets: Fixtures: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">                     Few Average Many Unfinished Typical                 </td> <td style="width:50%;">                     Few Average Many Unfinished Typical                 </td> </tr> <tr> <td>                     Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct                 </td> <td>                     Incandescent Fluorescent Mercury Sodium Vapor Transformer                 </td> </tr> </table>				Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer																																						
Few Average Many Unfinished Typical	Few Average Many Unfinished Typical																																																
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer																																																
(6) Ceiling:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0  (14) Roof Cover:																																													
(7) Interior:		Gas Oil		Coal Stoker Hand Fired Boiler																																													
(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:																																													
(9) Sprinklers:		(10) Heating and Cooling:		(11) Electric and Lighting:																																													
(10) Heating and Cooling:		(11) Electric and Lighting:		(12) Miscellaneous:																																													
(11) Electric and Lighting:		(12) Miscellaneous:		(13) Roof Structure:																																													
(12) Miscellaneous:		(13) Roof Structure:		(14) Roof Cover:																																													
(13) Roof Structure:		(14) Roof Cover:		(15) Exterior Wall:																																													
(14) Roof Cover:		(15) Exterior Wall:		Thickness Bsmnt Insul.																																													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURAS PROPERTIES	CONTINENTAL REAL ESTATE E	0	12/31/1983	QC	09-FAMILY	243P904	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: NONE	Building Permit(s)	Date	Number	Status
S WOODRIDGE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CONTINENTAL REAL ESTATE EQUITIES IN 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:					
	2025 Est TCV 33,800					

Improved	X	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

Tax Description	Public Improvements	* Factors *
SEE TITLE OPINION PART OF L243P904 EXCEPT PARTS SUBSEQUENTLY CONVEYED BY CONTINENTAL REAL ESTATE EQUITIES INC	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 HOMESTEAD \$1.30/PSF 26000 SqFt 1.30000 100 BACK INTERIOR SITE 33,80 0.60 Total Acres Total Est. Land Value = 33,800

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	16,900	0	16,900			8,443C
2024	10,400	0	10,400			8,190C
2023	7,800	0	7,800			7,800S
2022	7,800	0	7,800			7,800S

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Who	When	What
TPC	05/30/2021	INSPECTED
PSC	12/08/2020	NEW PARCEL
WAS	01/13/2013	NEW PARCEL

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
	BAYBERRY GROUP INC	0	12/31/1996	WD	09-FAMILY		DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: NONE	Building Permit(s)	Date	Number	Status
CHIMNEY RDG	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:					
	2025 Est TCV 13,543 TCV/TFA: 33.86					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEE TITLE OPINION PART OF L436P635 EXCEPT THAT PART CONVEYED AT L437P784 PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF PARCEL "B", "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51", AS RECORDED IN LIBER 392, PAGES 625-666; THENCE ALONG THE NORTH BOUNDARY OF SAID CONDOMINIUM S89°43'04"W 61.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID				HOMESTEAD	\$1.30/PSF	1000 SqFt	1.30000	100	1,300
				0.02 Total Acres Total Est. Land Value =					1,300

RY: S89°43'04"W 45.07 FEET; AND O THE SOUTHERLY, "HAWK'S NEST", IUM SUBDIVISION D IN LIBER 258, ONG SAID 7'58"E 110.09 N ON FILE\*\*\*



- 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	700	6,100	6,800			5,569C
2024	100	6,300	6,400			5,402C
2023	300	5,200	5,500			5,145C
2022	300	4,600	4,900			4,900S

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

Desc. of Bldg/Section: BOOSTER BUILDING  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Zoned A.C. Warm & Cooled Air 0%  
 Ave. SqFt/Story: 400  
 Ave. Perimeter: 80  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type:

2014 Year Built Remodeled  
 Overall Bldg Height  
 Comments:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 24.16

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.18 100%  
 Adjusted Square Foot Cost for Upper Floors = 28.34

Total Floor Area: 400 Base Cost New of Upper Floors = 11,336

Reproduction/Replacement Cost = 11,336  
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 8,162

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

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

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

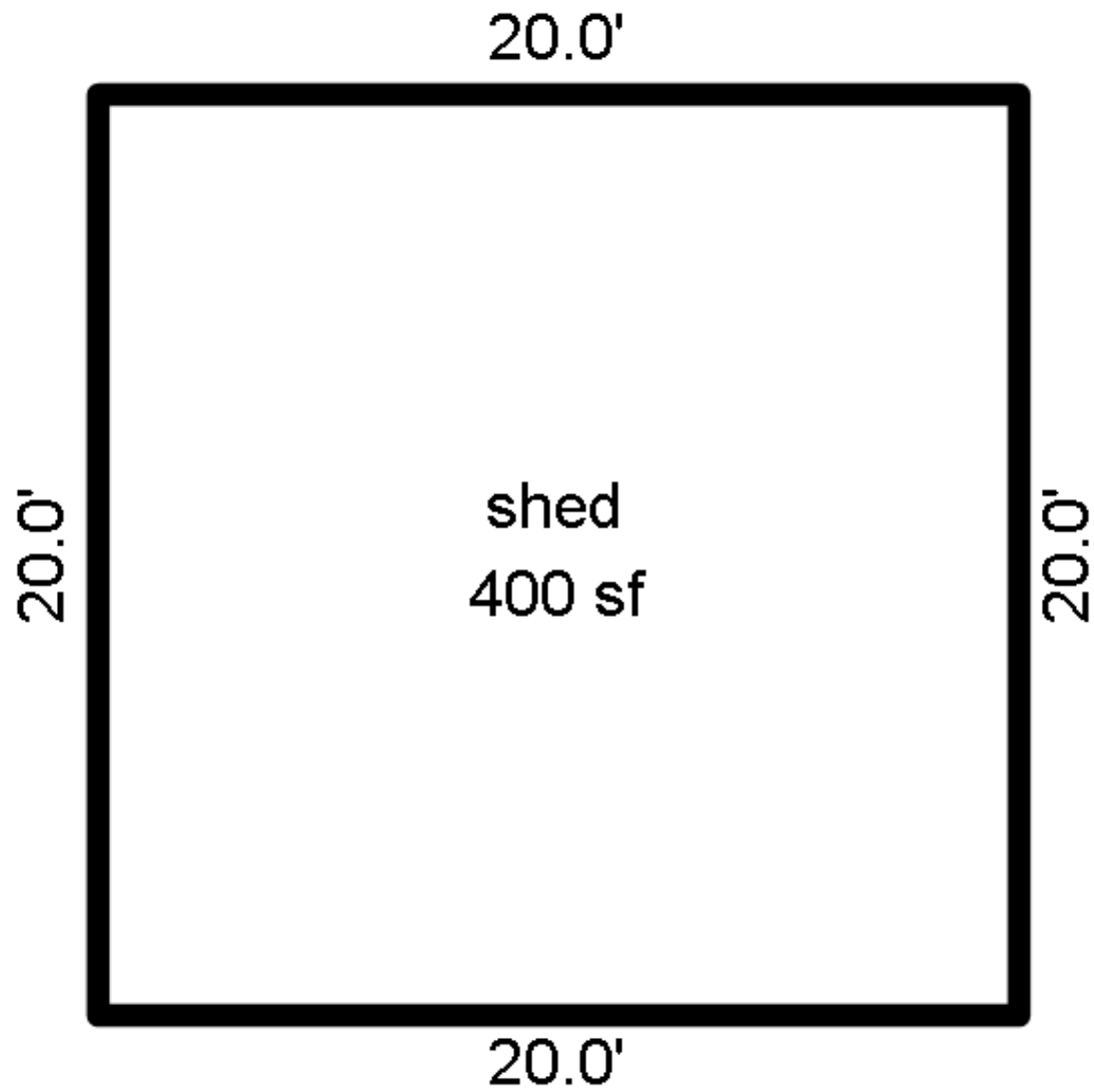
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 0

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

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status		
FIDDLERS POND 1 TO 21		School: GLEN LAKE COMMUNITY SCH DIST	Commercial, Add/Alter/Repa	04/13/2017	PB17-0110	100% FINIS			
Owner's Name/Address		P.R.E. 0%	Mechanical	11/04/2005	PM05-0750				
BAYBERRY GROUP INC FIDDLERS POND RESTAURANT 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21	Mechanical	11/04/2005	PM05-0751				
		2025 Est TCV 2,382,870 TCV/TFA: 151.71	Mechanical	11/04/2005	PM05-0752				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD					
		Public Improvements	* Factors *						
		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		171.00	150.00	1.0000	0.0000	0 100*	0
		Paved Road	HOMESTEAD	\$7.75/PSF	32234 SqFt	7.75000	100		249,817
		Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
		Sidewalk	171 Actual Front Feet, 0.74 Total Acres Total Est. Land Value =						249,817
		Water	Land Improvement Cost Estimates						
		Sewer	Description	Rate	Size	% Good	Cash Value		
		Electric	Landscaping: Lawn seeding	0.55	3500	0	0		
		Gas	Landscaping: Sprinklers, Conv.	0.78	3500	0	0		
		Curb	D/W/P: 4in Concrete	7.16	1563	85	9,512		
		Street Lights	D/W/P: Asphalt Paving	3.19	7488	85	20,304		
		Standard Utilities	Pool: Concrete	79.55	1046	85	70,728		
		Underground Utils.	Whirl Pool Bath	19,357.50	1	85	16,454		
		Topography of Site	Ad-Hoc Unit-In-Place Items						
		Level	Description	Rate	Size	% Good	Cash Value		
		Rolling	/CI16/YARI/RESP/LARPL	5.00	5000	100	25,000		
		Low	Total Estimated Land Improvements True Cash Value =						141,998
		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	124,900	1,066,500	1,191,400	407,060C
		TPC 11/14/2017	INSPECTED	2024	58,000	1,056,100	1,114,100	394,821C	
		WAS 02/06/2009	INSPECTED	2023	96,700	913,100	1,009,800	376,020C	
		WAS 11/27/2007	INSPECTED	2022	96,700	820,100	916,800	358,115C	



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

Desc. of Bldg/Section: BLDG A  
 Calculator Occupancy: Motels

Class: D  
 Floor Area: 5,249  
 Gross Bldg Area: 15,707  
 Stories Above Grd: 2  
 Average Sty Hght : 9  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 15  
 Physical %Good: 63  
 Func. %Good : 100  
 Economic %Good: 100

1982 Year Built  
 2004 Remodeled

Overall Bldg Height

Comments:  
 \$1.2 REMO REMODEL ON  
 FP WAS COMPLETED IN THE  
 SUMMER OF 2004.

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Zoned A.C. Warm & Cooled Air 100  
 Heat#2: Zoned A.C. Warm & Cooled Air 100  
 Ave. SqFt/Story: 2625  
 Total # Units: 7  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: D Quality: Average  
 Total Floor Area: 5249 # of Units: 7

Base Rate for Upper Floors = 101.46

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 Combined Heating System adjustment: 32.68 100%

Adjusted Square Foot Cost for Upper Floors = 134.14

Total Floor Area: 5,249 Base Cost New of Upper Floors = 704,101

Reproduction/Replacement Cost = 704,101  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 443,584

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 665,375  
 Replacement Cost/Floor Area= 134.14 Est. TCV/Floor Area= 126.76

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

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



Desc. of Bldg/Section: BLDG B Calculator Occupancy: Motels		<<<<<< Calculator Cost Computations >>>>>> Class: D Quality: Average Total Floor Area: 5209 # of Units: 7											
Class: D Floor Area: 5,209 Gross Bldg Area: 15,707 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low					
High	Above Ave.	Ave.	X	Low									
Depr. Table : 3% Effective Age : 15 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2605 Total # Units: 7 Has Elevators:											
1983 Year Built 2004 Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
Overall Bldg Height		*** Basement Info *** * Mezzanine Info *											
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:											
(1) Excavation/Site Prep:		(7) Interior:											
(2) Foundation:		(8) Plumbing:											
<table border="1"> <tr> <td>X</td> <td>Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	<table border="1"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None			
X	Poured Conc	Brick/Stone	Block										
Many Above Ave.	Average Typical	Few None											
(3) Frame:		<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners
Total Fixtures	Urinals												
3-Piece Baths	Wash Bowls												
2-Piece Baths	Water Heaters												
Shower Stalls	Wash Fountains												
Toilets	Water Softeners												
(4) Floor Structure:		(9) Sprinklers:											
(5) Floor Cover:		(10) Heating and Cooling:											
(6) Ceiling:		<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler							
Gas Oil	Coal Stoker	Hand Fired Boiler											
		(11) Electric and Lighting:											
		(13) Roof Structure: Slope=0											
		(14) Roof Cover:											
		(39) Miscellaneous:											
		(40) Exterior Wall:											
		<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.								
Thickness	Bsmnt Insul.												

Base Rate for Upper Floors = 101.46  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 Combined Heating System adjustment: 32.68 100%  
 Adjusted Square Foot Cost for Upper Floors = 134.14  
 Total Floor Area: 5,209 Base Cost New of Upper Floors = 698,735  
 Reproduction/Replacement Cost = 698,735  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 440,203  
 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 660,305  
 Replacement Cost/Floor Area= 134.14 Est. TCV/Floor Area= 126.76

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

Desc. of Bldg/Section: BLDG C Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Total Floor Area: 5249 # of Units: 7						
Class: D Floor Area: 5,249 Gross Bldg Area: 15,707 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 3% Effective Age : 15 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2625 Total # Units: 7 Has Elevators:						
1983 Year Built 2004 Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.		* Sprinkler Info * Area: Type:						

Base Rate for Upper Floors = 101.46  (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% Combined Heating System adjustment: 32.68 100% Adjusted Square Foot Cost for Upper Floors = 134.14	
Total Floor Area: 5,249 Base Cost New of Upper Floors = 704,101  Reproduction/Replacement Cost = 704,101 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0 Total Depreciated Cost = 443,584	
ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 3 = 665,375 Replacement Cost/Floor Area= 134.14 Est. TCV/Floor Area= 126.76	

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC & THE	CONDOMINIUM ASSOCIATIONS	1	12/29/2014	OTH	33-TO BE DETERMINED	1230P331	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5455 THE INN	School: GLEN LAKE COMMUNITY SCH DIST		SHED	11/15/2005	2043-05	INSPECTED
Owner's Name/Address	P.R.E. 0%		MECHANICAL	10/01/2004	PM04-0638	
	MAP #: 17		MECHANICAL	04/29/2002	PM02-0251	
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2025 Est TCV 4,469,606 TCV/TFA: 171.49		Res. Garage, Detached	04/24/2002	PB02-0119	

Tax Description	X Improved    Vacant		Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
L256 P48 THE INN- PRT OF GOVT LOT 3 SEC 14 COM SE COR SD SEC TH ALG S LN SD SEC N 88 DEG 56'10" W 2639.99 FT TO S 1/4 COR TH N 10 DEG 08'24" W 2385.97 FT TO POB TH S 24 DEG 49'40" W 72 FT TH N 76 DEG 15'00" W 132.05 FT TH N 18 DEG 26'56" W 55.02 FT TH N 48 DEG 42'05" W 55.13 FT TH N 81 DEG 03'54" W 176.7 FT TO SHR LAKE MICHIGAN TH NWLY ALG SHR 135.99 FT TH S 76 DEG 15'00" E 271.48 FT TH N 13 DEG 45'00" E 60 FT TH N 76 DEG 15'00" E 80 FT TO WLY LN RIDGE TOP CONDO TH S 20 DEG 39'50" E 33.69 FT TH CONT S 10 DEG 03'20" W 163.96 FT TO DOB EXC FISH HOUSE CONDO S			Dirt Road	15000	136.00	0.00	0.9260	0.0000	15000	100	0
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Topography of Site	* Factors *								
	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
	LAKE MICH	15000	136.00	0.00	0.9260	0.0000	15000	100	0
	HOMESTEAD	\$40/SF	INN	22041	SqFt	40.00000	100		881,654
	136 Actual Front Feet, 0.51 Total Acres      Total Est. Land Value = 881,654								
Level	Residential Local Cost Land Improvements								
	Description	Rate	Size	% Good			Cash Value		
	D/W/P: 4in Ren. Conc.	8.41	576	50			2,422		
	Wood Frame	23.21	480	50			5,570		
Topography of Site	Commercial Local Cost Land Improvements								
	Description	Rate	Size	% Good	Arch	Mult	Cash Value		
	LAND IMPROVEMENTS 5	5,000.00	17	0			0		
	CITY WATER & SEWER	0.00	1	91	100		0		
	Total Estimated Land Improvements True Cash Value = 7,992								



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
WAS	11/27/2007	INSPECTED	2025	440,800	1,794,000	2,234,800			1,497,702C
			2024	330,600	1,705,100	2,035,700			1,452,670C
			2023	551,000	1,398,400	1,949,400			1,383,496C
			2022	551,000	1,251,100	1,802,100			1,317,616C

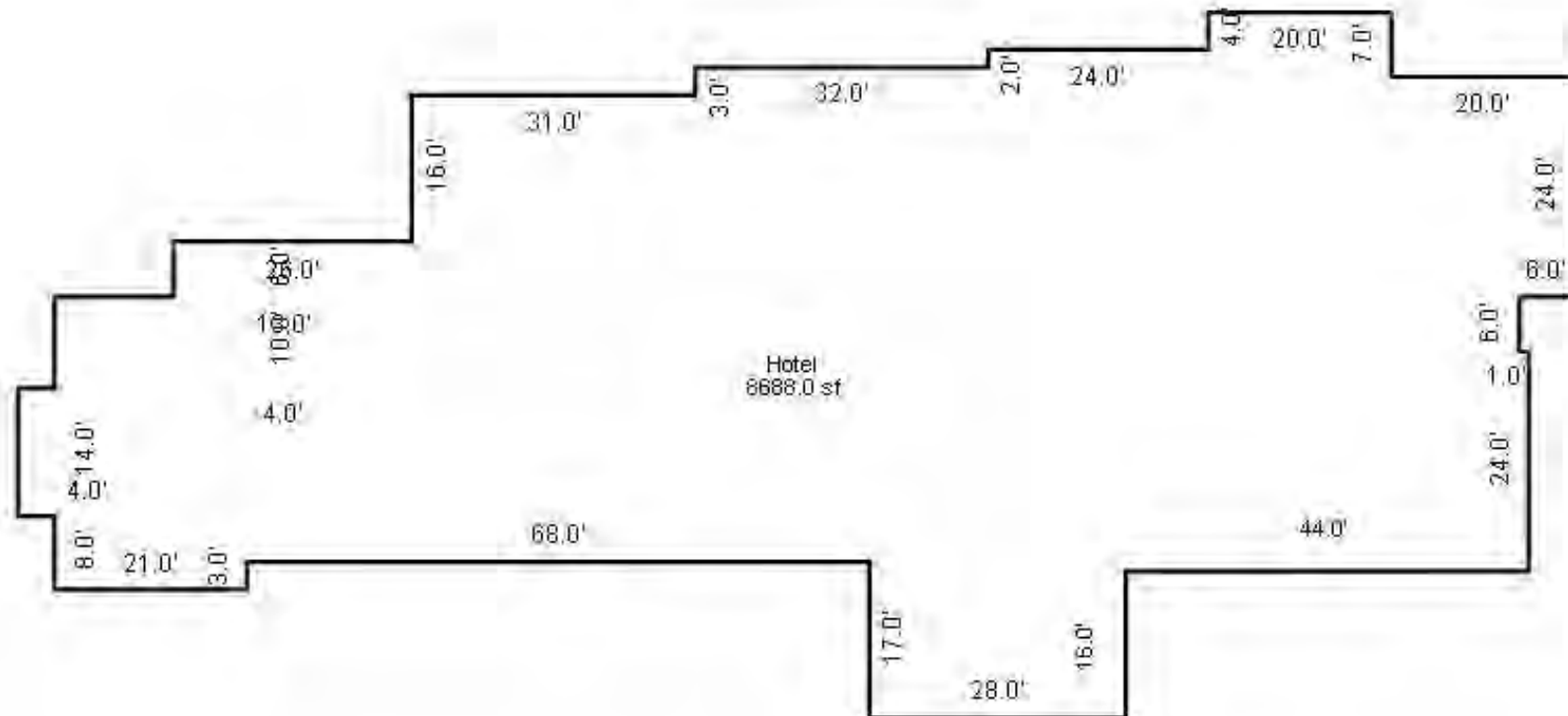
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Motels		Class: D		Construction Cost		<<<<<< Calculator Cost Computations >>>>>>	
Floor Area: 26,064		High		Above Ave.		Class: D Quality: Average	
Gross Bldg Area: 26,064		Ave.		X		Total Floor Area: 26064 # of Units: 13	
Stories Above Grd: 3		Low		X		Base Rate for Upper Floors = 101.46	
Average Sty Hght : 9		** ** Calculator Cost Data ** **		Quality: Average		Finished Basement Basement, Base Rate for Basement = 66.94	
Bsmnt Wall Hght : 8		Heat#1: Zoned A.C. Warm & Cooled Air 100		Heat#2: Zoned A.C. Warm & Cooled Air 100		(Basement Fireproofing Rate = 0.00)	
Depr. Table : 3%		Ave. SqFt/Story: 8688		Total # Units: 13		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%	
Effective Age : 18		Has Elevators: X		*** Basement Info ***		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%	
Physical %Good: 58		Area: 8211		Perimeter: 485		Combined Heating System adjustment: 32.68 100%	
Func. %Good : 100		Type: Finished Basement		Type: Forced Air Furnace		Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 8.16	
Economic %Good: 100		* Mezzanine Info *		Area #1:		Adjusted Square Foot Cost for Upper Floors = 134.14	
Year Built		Area #2:		Type #1:		Adjusted Square Foot Cost for Basement = 75.10	
1986 Remodeled		* Sprinkler Info *		Area:		Total Floor Area: 26,064 Base Cost New of Upper Floors = 3,496,226	
Overall Bldg Height		Type:		Type:		Basement Area: 8,211 Base Cost New of Basement = 616,646	
Comments:		Area #1:		Type #1:		Reproduction/Replacement Cost = 4,112,872	
10/2014 VALUATION		Area #2:		Type #2:		Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 58 /100/100/100/58.0	
REVIEWED BY SALES		Type:		Type:		Total Depreciated Cost = 2,385,466	
COMPARISON APPROACH		Type:		Type:		Unit in Place Items Rate Quantity Arch %Good Depr.Cost	
ANALYSIS ON PER		Type:		Type:		WD TW 8.15 288 1.00 50 1,174	
UNIT/PER SQ FOOT BASIS		Type:		Type:		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 3,579,960	
- AS INDIVIDUAL UNITS		Type:		Type:		Replacement Cost/Floor Area= 157.89 Est. TCV/Floor Area= 137.35	
AND BLDLG AS WHOLE -		Type:		Type:			

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	SAML LLC	0	02/12/2007	MLC	32-SPLIT VACANT	930/517	DEED	0.0
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S WOODRIDGE DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 15					
	2025 Est TCV 324,741 TCV/TFA: 454.82					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD										
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
L243 P887 SEWAGE LAGOON PARCEL PRT GOVT LOT 2 COM N 1/4 COR TH S 88 DEG 52' 45" E 655.54 FT TH S 01 DEG 13' 45" W 1332.49 FT TH S 89 DEG 02' 47" E 520.78 FT TH S 01 DEG 01' 08" W 316.54 FT FOR POB TH N 88 DEG 58' 52" W 471.39 FT TH S 01 DEG 01' 08" W 590 FT TH S 88 DEG 58' 52" E 471.39 FT TH N 01 DEG 01' 08" E TO POB SEC 14 T29N R14W.			Dirt Road										
			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
SEWAGE LAGOON PARCEL	Ad-Hoc Unit-In-Place Items			
	Description	Rate	Size % Good	Cash Value
	/CI16/YARI/RESP/LARPL	0.50	133000 50	33,250
	Total Estimated Land Improvements True Cash Value =			33,250

SEWAGE LAGOON PARCEL



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	135,600	26,800	162,400			131,365C
2024	111,100	44,100	155,200			127,416C
2023	111,100	49,600	160,700			121,349C
2022	111,100	44,700	155,800			115,571C

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

Desc. of Bldg/Section: SEWAGE LAGOON SITE  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D  
 Floor Area: 714  
 Gross Bldg Area: 714  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 16  
 Physical %Good: 52  
 Func. %Good : 100  
 Economic %Good: 100

Year Built Remodeled  
 Overall Bldg Height  
 Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 714  
 Ave. Perimeter: 118  
 Has Elevators: X

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 118

Base Rate for Upper Floors = 32.41

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.97 100%  
 Adjusted Square Foot Cost for Upper Floors = 36.38

Total Floor Area: 714 Base Cost New of Upper Floors = 25,975

Reproduction/Replacement Cost = 25,975  
 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0  
 Total Depreciated Cost = 13,507

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

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

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

Architectural Multiplier: 1.06

Reproduction/Replacement Cost = 0  
 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0  
 Total Depreciated Cost = 0

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

(1) Excavation/Site Prep:  
 X Excavation (in cubic feet)  
 X Site Prep

(2) Foundation:  

X	Poured Conc	Brick/Stone	Block
---	-------------	-------------	-------

 Footings

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:  

Many Above Ave.	Average Typical	Few None
-----------------	-----------------	----------

 Total Fixtures  
 3-Piece Baths  
 2-Piece Baths  
 Shower Stalls  
 Toilets  
 Urinals  
 Wash Bowls  
 Water Heaters  
 Wash Fountains  
 Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:  

Gas Oil	Coal Stoker	Hand Fired Boiler
---------	-------------	-------------------

(11) Electric and Lighting:  
 Outlets:      Fixtures:  

Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer

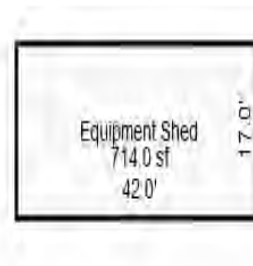
(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:  
 (40) Exterior Wall:  

Thickness	Bsmnt Insul.
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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.
FINDLAN PATRICK D & SANDR	BAYBERRY GROUP INC	25,000	07/10/2012	WD	03-ARM'S LENGTH	1130P279	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
FIDDLERS POND & LTL BELLE 22-63 & 1-14	School: GLEN LAKE COMMUNITY SCH DIST		DEMOLITION	05/25/2011	110090	100% FINIS
Owner's Name/Address	P.R.E. 0%		COMMERCIAL NEW	03/12/2008	2008-2129	100% FINIS
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 19		RETAIL STORE	07/01/2006	PB06-0244	INSPECTED
	2025 Est TCV 5,901,986 TCV/TFA: 139.32					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
	Public Improvements			* Factors *								
FIDDLER'S POND PARCEL PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 31, "SKIPPERS WOOD NO. 2", RECORDED IN LIBER 8 OF PLATS, PAGES 8 THRU 10; THENCE ALONG THE EAST LINE OF SAID PLAT N27°01'10"E 65.13 FEET; THENCE N69°30'00"E 35.24 FEET; THENCE N26°01'55"E 24.04 FEET; THENCE N50°45'58"E 79.00 FEET; THENCE N14°30'00"E 27.83 FEET TO THE WESTERLY	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			HOMESTEAD	\$7.75/PSF	51.15	102.00	1.0000	0.0000	0	100*	0
	Paved Road			* denotes lines that do not contribute to the total acreage calculation.								
	Storm Sewer			51 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 605,300								
	Sidewalk											
	Water			Land Improvement Cost Estimates								
	Sewer			Description	Rate	Size	% Good	Cash Value				
	Electric			D/W/P: Patio Blocks	16.05	3000	50	24,075				
	Gas			Commercial Local Cost Land Improvements								
	Curb			Description	Rate	Size	% Good	Arch	Mult	Cash Value		
	Street Lights			CITY WATER & SEWER	0.00	1	94	100	0			
	Standard Utilities			Ad-Hoc Unit-In-Place Items								
	Underground Utils.			Description	Rate	Size	% Good	Cash Value				
				/CI16/YARI/RESP/LARPL	1.00	140000	100	140,000				
				Total Estimated Land Improvements True Cash Value = 164,075								

REPLAT NO. 2,  
U COUNTY  
PLAN NO. 34", AS  
AGES 677-693;  
RY LINE  
S83°40'30"E 43.75  
.80 FEET; THENCE  
THENCE  
N ON FILE\*\*\*



LE, FITNESS CNTR

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	302,700	2,648,300	2,951,000			327,794C
	TPC 11/26/2019	INSPECTED	2024	31,200	2,701,600	2,732,800			317,938C
	TPC 11/14/2017	INSPECTED	2023	234,300	2,672,400	2,906,700			302,799C
	WAS 12/18/2009	INSPECTED	2022	234,300	2,491,200	2,725,500			288,380C

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

Desc. of Bldg/Section: LTL BELLE1-4 WITH RETAIL  
 Calculator Occupancy: Motels

Class: D  
 Floor Area: 2,476  
 Gross Bldg Area: 42,364  
 Stories Above Grd: 2  
 Average Sty Hght : 9  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 17  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

1982 Year Built  
 2004 Remodeled

Overall Bldg Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Zoned A.C. Warm & Cooled Air 100  
 Heat#2: Zoned A.C. Warm & Cooled Air 100  
 Ave. SqFt/Story: 1238  
 Total # Units: 5  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: D Quality: Average  
 Total Floor Area: 2476 # of Units: 5

Base Rate for Upper Floors = 101.46

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 Combined Heating System adjustment: 32.68 100%

Adjusted Square Foot Cost for Upper Floors = 134.14

Total Floor Area: 2,476 Base Cost New of Upper Floors = 332,131

Reproduction/Replacement Cost = 332,131  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 199,279

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 298,918  
 Replacement Cost/Floor Area= 134.14 Est. TCV/Floor Area= 120.73

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

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

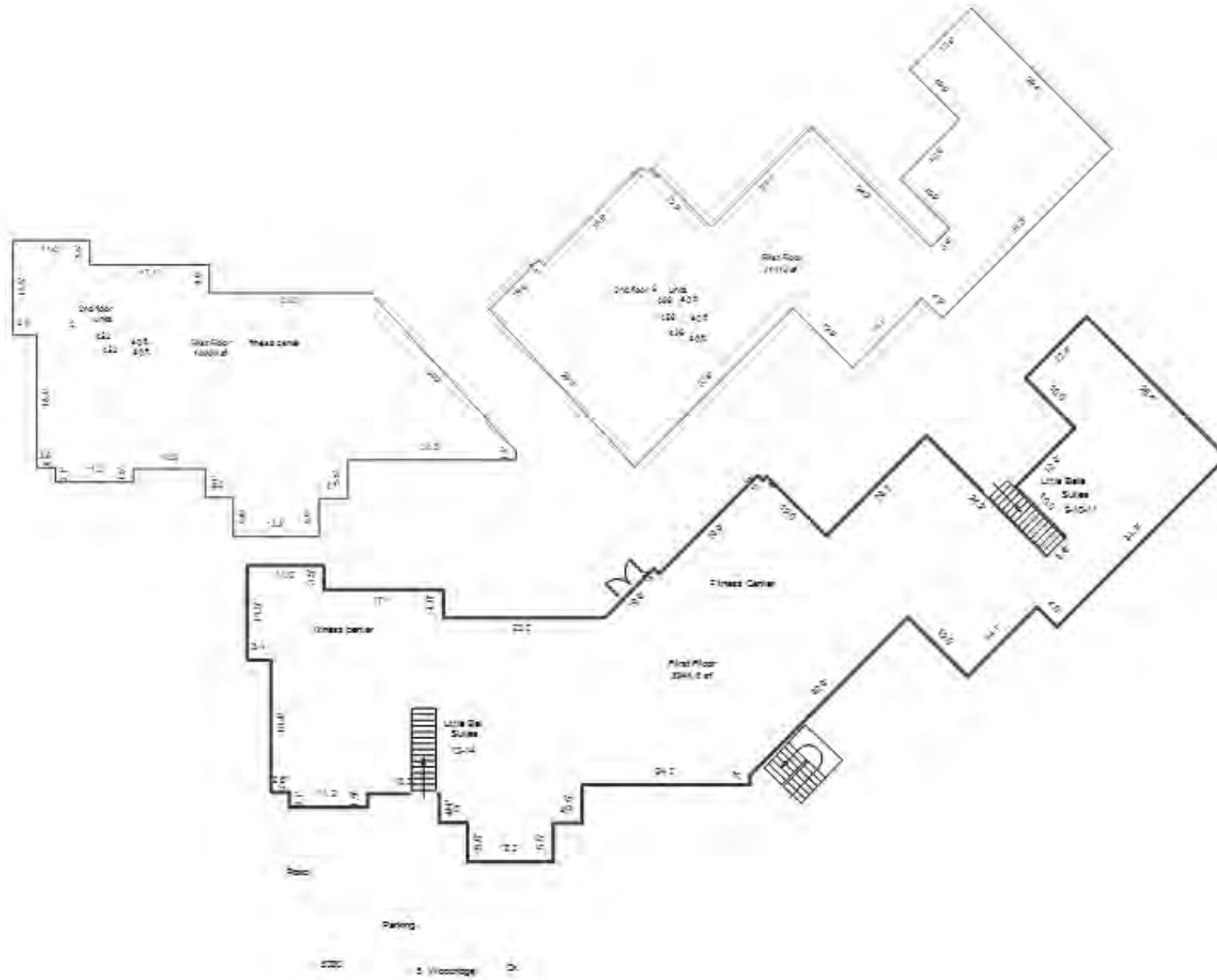
Desc. of Bldg/Section: N.V./LTLBELLE 8-5 Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Total Floor Area: 2090 # of Units: 6					
Class: D Floor Area: 2,090 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 101.46		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% Combined Heating System adjustment: 32.68 100%			
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 1045 Total # Units: 6 Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 134.14		Total Floor Area: 2,090 Base Cost New of Upper Floors = 280,353 Reproduction/Replacement Cost = 280,353 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 168,212			
1983 Year Built 2011 Remodeled		Area: Perimeter: Type: Utility Basement Heat: No Heating or Cooling		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels		Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost			
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Item Description		(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences 1-2U 1988.57 6 1.000 1.000 11,931			
Comments: ORIGINALLY - SALES PAVILLIONO, 389 SQ FT, THEN "FIT-AS-A-FIDDLE, 2011 LILLYJADESPA		* Sprinkler Info * Area: Type: Average		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		6 Appliance Allowance, Multiple R			
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical Few Average Many Unfinished Typical					
(3) Frame:		Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer		(40) Exterior Wall:			
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		Thickness Bsmnt Insul.			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:					
(6) Ceiling:		Gas Coal Hand Fired Oil Stoker Boiler							

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

Desc. of Bldg/Section: LTLBELLE13,14&FITNESSCNTR Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average	
Floor Area: 2,704 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Total Floor Area: 2704 # of Units: 3  Base Rate for Upper Floors = 101.46	
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% Combined Heating System adjustment: 32.68 100% Adjusted Square Foot Cost for Upper Floors = 134.14	
1982 Year Built 2009 Remodeled		Total Floor Area: 2,704 Base Cost New of Upper Floors = 362,714  Reproduction/Replacement Cost = 362,714 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 217,628	
Overall Bldg Height		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 3 = 326,443 Replacement Cost/Floor Area= 134.14 Est. TCV/Floor Area= 120.73	
Comments: SUITES 13 & 14 WITH FITNESS CNTR BELOW		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average	

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

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



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

Desc. of Bldg/Section: LTL BELLE 9-12  
 Calculator Occupancy: Motels

Class: D  
 Floor Area: 3,469  
 Gross Bldg Area: 42,364  
 Stories Above Grd: 2  
 Average Sty Hght : 9  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 17  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

1982 Year Built  
 2004 Remodeled

Overall Bldg Height

Comments:  
 LITTLE BELLE SUITES  
 3017 SQ FT WITH FINISS  
 CENTER ADDTION IN 2009  
 +925 SQ FT  
 LITTLE BELLE NORTH WING  
 UNITS 9-12.

Construction Cost

High	Above Ave.	Ave.	X	Low
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\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Zoned A.C. Warm & Cooled Air 100  
 Heat#2: Zoned A.C. Warm & Cooled Air 100  
 Ave. SqFt/Story: 1735  
 Total # Units: 6  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: D Quality: Average  
 Total Floor Area: 3469 # of Units: 6

Base Rate for Upper Floors = 101.46

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 Combined Heating System adjustment: 32.68 100%

Adjusted Square Foot Cost for Upper Floors = 134.14

Total Floor Area: 3,469 Base Cost New of Upper Floors = 465,331

Reproduction/Replacement Cost = 465,331  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 279,199

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 4 = 418,798  
 Replacement Cost/Floor Area= 134.14 Est. TCV/Floor Area= 120.73

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

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



Desc. of Bldg/Section: BLDG D #22-26  
 Calculator Occupancy: Motels

Class: D  
 Floor Area: 3,447  
 Gross Bldg Area: 42,364  
 Stories Above Grd: 2  
 Average Sty Hght : 9  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 17  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

1982 Year Built  
 2004 Remodeled

Overall Bldg Height

Comments:  
 \$1.2 REMO REMODEL ON  
 FP WAS COMPLETED IN THE  
 SUMMER OF 2004.

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Zoned A.C. Warm & Cooled Air 100  
 Heat#2: Zoned A.C. Warm & Cooled Air 100  
 Ave. SqFt/Story: 1724  
 Total # Units: 5  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: D Quality: Average  
 Total Floor Area: 3447 # of Units: 5

Base Rate for Upper Floors = 101.46

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100%  
 Combined Heating System adjustment: 32.68 100%

Adjusted Square Foot Cost for Upper Floors = 134.14

Total Floor Area: 3,447 Base Cost New of Upper Floors = 462,380

Reproduction/Replacement Cost = 462,380  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 277,428

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 5 = 416,142  
 Replacement Cost/Floor Area= 134.14 Est. TCV/Floor Area= 120.73

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

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



Desc. of Bldg/Section: BLDG E #27-31 Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Total Floor Area: 3447 # of Units: 5  Base Rate for Upper Floors = 101.46  (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% Combined Heating System adjustment: 32.68 100% Adjusted Square Foot Cost for Upper Floors = 134.14  Total Floor Area: 3,447 Base Cost New of Upper Floors = 462,380  Reproduction/Replacement Cost = 462,380 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 277,428  ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 6 = 416,142 Replacement Cost/Floor Area= 134.14 Est. TCV/Floor Area= 120.73						
Class: D Floor Area: 3,447 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 1724 Total # Units: 5 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
1983 Year Built 2004 Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Overall Bldg Height		* Sprinkler Info * Area: Type: Average						
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.								

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

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





Desc. of Bldg/Section: BLDG H #44-49 Calculator Occupancy: Motels										<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Total Floor Area: 4766 # of Units: 6									
Class: D Floor Area: 4,766 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght					Construction Cost High Above Ave. Ave. X Low					Base Rate for Upper Floors = 101.46					(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.34 100% Combined Heating System adjustment: 32.68 100%				
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2383 Total # Units: 6 Has Elevators:					Adjusted Square Foot Cost for Upper Floors = 134.14					Total Floor Area: 4,766 Base Cost New of Upper Floors = 639,310 Reproduction/Replacement Cost = 639,310 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 383,586				
1982 Year Built 2004 Remodeled		Overall Bldg Height			Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.			Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 9 = 575,379 Replacement Cost/Floor Area= 134.14 Est. TCV/Floor Area= 120.73			*** Basement Info ***					
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:		Footings		(8) Plumbing:				Outlets:		Fixtures:		(40) Exterior Wall:							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average											
(3) Frame:				Total Fixtures		Urinals		Many Unfinished Typical		Many Unfinished Typical		Thickness Bsmnt Insul.							
(4) Floor Structure:				3-Piece Baths		Wash Bowls		Flex Conduit		Incandescent									
(5) Floor Cover:				2-Piece Baths		Water Heaters		Armored Cable		Fluorescent									
(6) Ceiling:				Shower Stalls		Wash Fountains		Non-Metallic		Mercury									
				Toilets		Water Softeners		Bus Duct		Sodium Vapor Transformer									
				(9) Sprinklers:				(13) Roof Structure: Slope=0											
				(10) Heating and Cooling:				(14) Roof Cover:											
		Gas Oil		Coal Stoker		Hand Fired Boiler													

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

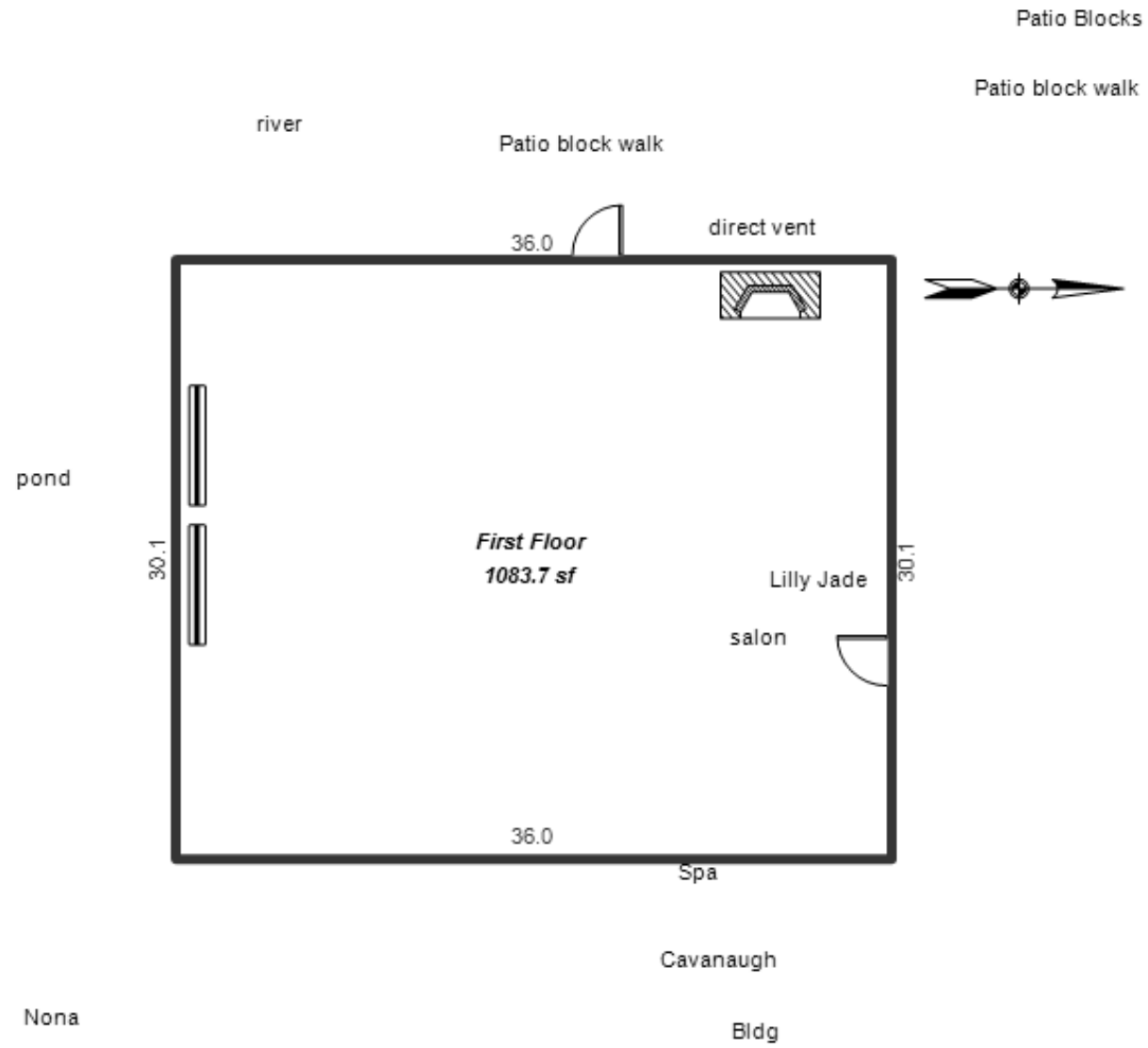


Desc. of Bldg/Section: BLDG J 57-63 Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>>																																																																									
Class: D Floor Area: 5,145 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght				Class: D Quality: Average Total Floor Area: 5145 # of Units: 7 Base Rate for Upper Floors = 101.46																																																																									
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;"></td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2573 Total # Units: 7 Has Elevators:				High		Above Ave.		Ave.		X	Low																																																														
High		Above Ave.		Ave.		X	Low																																																																						
1983 Year Built 2004 Remodeled				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																																																																									
Overall Bldg Height				*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																																																																									
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average																																																																									
(1) Excavation/Site Prep:				(7) Interior:																																																																									
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(10) Heating and Cooling:				(40) Exterior Wall:																																																																									
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Desc. of Bldg/Section: LILLY JADE SPA Calculator Occupancy: Stores - Retail				<<<<< Calculator Cost Computations >>>>>													
Class: D Floor Area: 1,083 Gross Bldg Area: 42,364 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost High      Above Ave.      X Ave.      Low				Class: D      Quality: Average Stories: 1      Story Height: 12      Perimeter: 132				Base Rate for Upper Floors = 122.74					
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1083 Ave. Perimeter: 132 Has Elevators:				(10) Heating system: Zoned A.C. Warm & Cooled Air      Cost/SqFt: 30.05      100% Adjusted Square Foot Cost for Upper Floors = 152.79				Total Floor Area: 1,083      Base Cost New of Upper Floors = 165,471  Reproduction/Replacement Cost = 165,471 Eff.Age:17      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 99,283					
1982 Year Built 2011 Remodeled		Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial				Item Description      Cost      # or Height      Storys      Cost Col.      Rate      SqFt      Adj.      Adj.					
Comments: 1982 SALES PAVILLION THEN, FIT AS A FIDDLE, 2011 LILLY JADE SPA 2011 ON AT 114-016-40 AS CLUBHOUSE \$60K EST TCV				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				(7) Interior: Frame, Barber Shop      1 Up      9.86      1083      1.000      1.000      10,678				(8) Plumbing: Typical, Barber Shop      1 Up      5.90      1083      1.000      1.000      6,390					
* Sprinkler Info * Area: Type: Average				(39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													
(1) Excavation/Site Prep:				(7) Interior: 1083 SqFt, Frame, Barber Shop				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:				Footings				(8) Plumbing:				1 Sound System, Base Cost					
X Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Outlets:		Fixtures:			
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical							
(4) Floor Structure:				1083 SqFt, Typical, Barber Shop				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:					
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure:      Slope=0		Thickness		Bsmnt Insul.					
(6) Ceiling:				(10) Heating and Cooling:				X Gas Oil		Coal Stoker		Hand Fired Boiler		(14) Roof Cover:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
4070 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		07/03/2019	PE19-0361	100% FINIS				
Owner's Name/Address		P.R.E. 100% 05/10/1994		Mechanical		07/02/2019	PM19-0454	100% FINIS				
WINKELMAN ERIC D TRUST PO BOX 451 GLEN ARBOR MI 49636-0451		MAP #: 15		Electrical		09/29/2010	PE10-0316	100% FINIS				
		2025 Est TCV 2,682,321 TCV/TFA: 1503.5		Res. Add/Alter/Repair		09/08/2010	PB10-0263	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	LK MI "A"	20000	100.00	321.55	0.9023	0.9047	20000	100	1,632,654
		X	Paved Road	LK MI "A"	20000	44.82	321.55	0.9023	0.9047	20000	50	SURPLUS: ZONING 100 FT 36
		X	Storm Sewer	145 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 1,998,507								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	D/W/P: Flagstone/Sand	21.16	150	0	0				
		X	Electric	D/W/P: 4in Ren. Conc.	8.24	720	0	0				
		X	Gas	Wood Frame	36.55	57	50	1,041				
		X	Curb	Residential Local Cost Land Improvements								
		X	Street Lights	Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value = 6,041								
Comments/Influences		Topography of Site										
		X	Level									
		X	Rolling									
			Low									
			High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	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	999,300	341,900	1,341,200			501,525C	
		TPC 12/09/2022	INSPECTED		2024	899,300	336,300	1,235,600			486,446C	
		TPC 09/23/2015	INSPECTED		2023	799,400	253,600	1,053,000			463,282C	
		TPC 01/08/2011	INSPECTED		2022	780,200	218,400	998,600			441,221C	

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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 3 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 689 1165 250 160 89	Type WPP Treated Wood Treated Wood Treated Wood Wood Balcony	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: 699 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G											
Building Style: BI-LEVEL		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Class: C +10 Effec. Age: 35 Floor Area: 1,784 Total Base New : 386,208 Total Depr Cost: 251,027 Estimated T.C.V: 677,773			E.C.F. X 2.700		Bsmnt Garage:			
Yr Built 1978	Remodeled 1986	X	Ex	Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL					Cls C 10 Blt 1978				
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Ground Area = 1277 SF Floor Area = 1784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Room List		X	Lg	Ord	Small	(13) Plumbing			Building Areas									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Carpeted Other: Hardwood Other:			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 2 Fixture Bath			1 Story Siding Basement 1,277								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X Many Ave. Few			2 3 Fixture Bath			0.5 Story Siding Overhang 55								
X	Insulation	(7) Excavation		Basement: 1277 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			1 Story Siding Overhang 479								
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	Basement: 1277 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 252,145 163,885						
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 2000 Gal Septic			Other Additions/Adjustments								
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Recreation Room 1277 24,863 16,161 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 2 Fixture Bath 1 3,130 2,034 Separate Shower 1 1,369 890 Water/Sewer 1000 Gal Septic 1 4,899 3,184 Water Well, 100 Feet 1 5,849 3,802								
X	Gable Hip Flat	Gambrel Mansard Shed	1	1000 Gal Septic 2000 Gal Septic			Porches			WPP 689 11,568 7,519								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Deck			Treated Wood 250 4,823 3,135 Treated Wood 160 3,602 2,341 Treated Wood 1165 15,238 9,905								
Chimney: Brick		Joists: 2X14X16 Unsupported Len: 12 Cntr.Sup:		Balcony			Wood Balcony 89 3,652 2,374			Garages								

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



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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
W TIMBER CREST	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	05/02/2002	PE02-0219	
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 19					
	2025 Est TCV 182,210					

	Improved	X	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					177.36	161.00	1.0000	0.0000	0	100*	PARKING LOT	0
				HOMESTEAD	\$7.75/PSF		14273	SqFt	7.75000	100	RESORT MAIN AREA ADD PARKING	53,522
				HOMESTEAD	\$3.75/PSF		14273	SqFt	3.75000	100		53,522
				* denotes lines that do not contribute to the total acreage calculation.								
				177 Actual Front Feet, 0.66 Total Acres			Total Est. Land Value =		164,135			

Tax Description  
 L 256 P 48 UPPER PARKING LOT PRT OF W 1/4 OF SE 1/4 SEC 14 COM AT SE COR SD SEC TH N 47 DEG 54' 22" W 2246.88 FT TH ALG ARC OF CURVE TO LEFT R=763.11 I=01 DEG 26' 27" CHORD=S 12 DEG 33' 43" E 19.19 FT TO POB TH ALG W LN PLAT SKIPPERS WOOD ALG ARC OF CURVE TO LEFT R=763.11 FT I=11 DEG 22' 35" CHORD=S 18 DEG 58' 12" E 151.27 FT-151.52 FT TH ALG ARC OF CURVE TO R 4.11 FT R=836.75 FT I=00 DEG 16' 53" CHORD=S 25 DEG 31' 00" E 4.11 FT TH S 72DEG 16' 00" W 36.99 FT S 64 DEG 59' 00" W 28 15 FT S 61 DEG 06' 00" W 95 65 FT



				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	3.12	11587	50	18,075				
				Total Estimated Land Improvements			True Cash Value =		18,075			

	Topography of Site											
	X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	82,100	9,000	91,100			55,469C		
		Low		2024	71,400	10,500	81,900			53,802C		
		High		2023	71,400	9,800	81,200			51,240C		
		Landscaped		2022	71,400	9,000	80,400			48,800C		
		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
			PSC 03/10/2021 INSPECTED	2024	71,400	10,500	81,900			53,802C
			PSC 08/19/2017 INSPECTED	2023	71,400	9,800	81,200			51,240C
			TPC 10/26/2011 INSPECTED	2022	71,400	9,000	80,400			48,800C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	GENTLE WINDS CONDO ASSOCI	40,000	11/04/1998	WD	03-ARM'S LENGTH	494:886	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17					
GENTLE WINDS CONDO ASSOCIATION PO BOX 7332 TRAVERSE CITY MI 49696	2025 Est TCV 92,854 TCV/TFA: 51.59					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L494 P886-888/98 PRT GOVT LOT 3 SEC 14 COM SE COR SD SEC TH ALG S LN SD SEC N 88 DEG 56'10" W 2639.99 FT TO S 1/4 COR SD SEC TH N 20 DEG 50'16" W 876.16 FT TH N 57 DEG 57' 55" E 67.28 FT TH N 43 DEG 16'04" W 131.64 FT TH 153.05 FT ALG ARC 621.45 FT RADIUS CURVE RIGHT CH-N 36 DEG 12'44" W 152.67 FT TH N 29 DEG 09'24" W 60.02 FT TH S 61 DEG 59'07" W 11.18 FT TH N 27 DEG 55'48" W 206.39 FT TH N 65 56'45" W 13 FT TH N 05 DEG 30' W 145.42 FT TO POB TH S 57 DEG 52'20" W 37.72 FT TH N 12 DEG 13'11" E 63.74 FT TH N 23 DEG			HOMESTEAD	\$1.30/PSF	41382 SqFt	1.30000	100	RES AREA LOCATION	53,797
			* denotes lines that do not contribute to the total acreage calculation.						
			300 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 53,797						

Public Improvements	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				
	D/W/P: Asphalt Paving	2.77	4956 50	6,864
	Total Estimated Land Improvements True Cash Value =			6,864

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	26,900	19,500	46,400			29,816C
Rolling	2024	19,000	20,000	39,000			28,920C
Low	2023	19,000	16,800	35,800			27,543C
High	2022	19,000	14,900	33,900			26,232C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	2025	2024	2023	2022
TPC	10/22/2018	INSPECTED				
PSC	08/19/2017	INSPECTED				
TPC	09/25/2014	INSPECTED				

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Desc. of Bldg/Section:  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 1,800  
 Gross Bldg Area: 1,800  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 8  
 Physical %Good: 72  
 Func. %Good : 100  
 Economic %Good: 100

2014 Year Built  
 Remodeled

Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 1800					
Ave. Perimeter: 180					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type:					

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 16.56

Adjusted Square Foot Cost for Upper Floors = 16.56

Total Floor Area: 1,800 Base Cost New of Upper Floors = 29,808

Reproduction/Replacement Cost = 29,808

Eff. Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 21,462

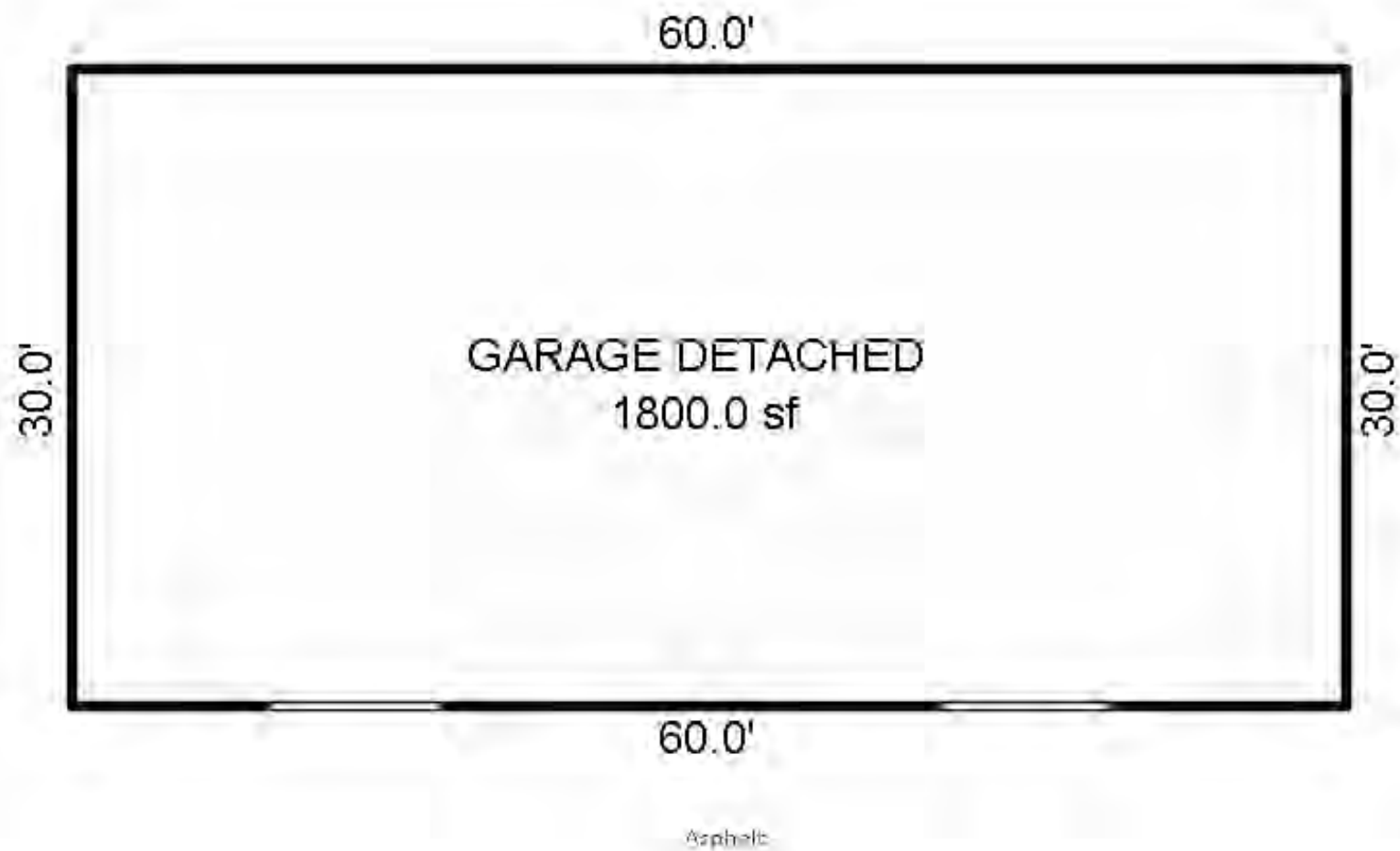
<<<<< Segregated Cost Computations >>>>>

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


Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New = 0									
Architectural Multiplier: 0.00									
Reproduction/Replacement Cost = 0									
Eff. Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0									
Total Depreciated Cost = 0									
ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 32,193									
Replacement Cost/Floor Area= 16.56 Est. TCV/Floor Area= 17.88									

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status		
5030 S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/04/2023	PM23-0866	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Electrical	08/16/2018	PE18-0483	100% FINIS		
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 19		Mechanical	08/07/2018	PM18-0495	100% FINIS		
		2025 Est TCV 2,043,840 TCV/TFA: 266.72		Commercial, New Building	07/19/2018	PB18-0382	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD					
L256 P48 RACQUET CLUB PARCEL- PRT OF NW 1/4 OF SE 1/4 SEC 14 COM NW COR LOT 7 SKIPPERS WOOD SUBDIVISION TH S 19 DEG 00'01" E 163.16 FT TH S 5 DEG 12'21" W 447.86 FT FOR POB TH S 84 DEG 52'06" W 102.84 FT TH S 02 DEG 50' E 82.79 FT TH N 87 DEG 10' E 19.20 FT TH S 02 DEG 50' E 65.90 FT TH S 87 DEG 10' W 33.65 FT TH S 02 DEG 50' E 112 FT TH N 87 DEG 10' E 40 FT TH S 02 DEG 56' E 10.02 FT TH N 87 DEG 04' E 50.98 FT TH N 02 DEG 56' W 33.49 FT TH N 87 DEG 04' E 116.66 FT TO W LN WOOD RIDGE RD TH NELY ALG SD W LN TO SE COR		Public Improvements		* Factors * 51.15 X 102 IRR					
TER		Topography of Site		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		X Level		HOMESTEAD \$7.75/PSF 78103 SqFt 7.75000 100 605,300					
		X Rolling		1.79 Total Acres Total Est. Land Value = 605,300					
		X Low		Land Improvement Cost Estimates					
		X High		Description Rate Size % Good Cash Value					
		X Landscaped		Commercial Local Cost Land Improvements					
		X Swamp		Description Rate Size % Good Arch Mult Cash Value					
		X Wooded		CITY WATER & SEWER 0.00 1 94 100 0					
		X Pond		Total Estimated Land Improvements True Cash Value = 0					
		X Waterfront		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value					
		X Ravine		Who When What 2025 302,700 719,200 1,021,900					
		X Wetland		TPC 05/30/2021 INSPECTED 2024 31,200 937,500 968,700					
		X Flood Plain		WAS 12/18/2009 INSPECTED 2023 126,900 830,600 957,500					
				WAS 11/27/2007 INSPECTED 2022 117,200 744,200 861,400					

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



Desc. of Bldg/Section: NONAS  
 Calculator Occupancy: Restaurants

Class: D  
 Floor Area: 3,259  
 Gross Bldg Area: 7,663  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght : 8

Depr. Table : 3%  
 Effective Age : 20  
 Physical %Good: 54  
 Func. %Good : 100  
 Economic %Good: 100

1982 Year Built  
 2006 Remodeled

Overall Bldg Height

Comments:  
 BASEMENT KITCHEN  
 ADDITION 2018

Construction Cost

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

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

Quality: Average  
 Heat#1: Complete H.V.A.C. 100  
 Heat#2: Complete H.V.A.C. 0%  
 Ave. SqFt/Story: 3259  
 Ave. Perimeter: 282  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area: 3520  
 Perimeter: 282  
 Type: Finished Basement  
 Heat: Forced Air Furnace

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 282

Base Rate for Upper Floors = 149.92  
 Finished Basement Basement, Base Rate for Basement = 93.27  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 29.18 100%  
 Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 8.82  
 Adjusted Square Foot Cost for Upper Floors = 179.10  
 Adjusted Square Foot Cost for Basement = 102.09

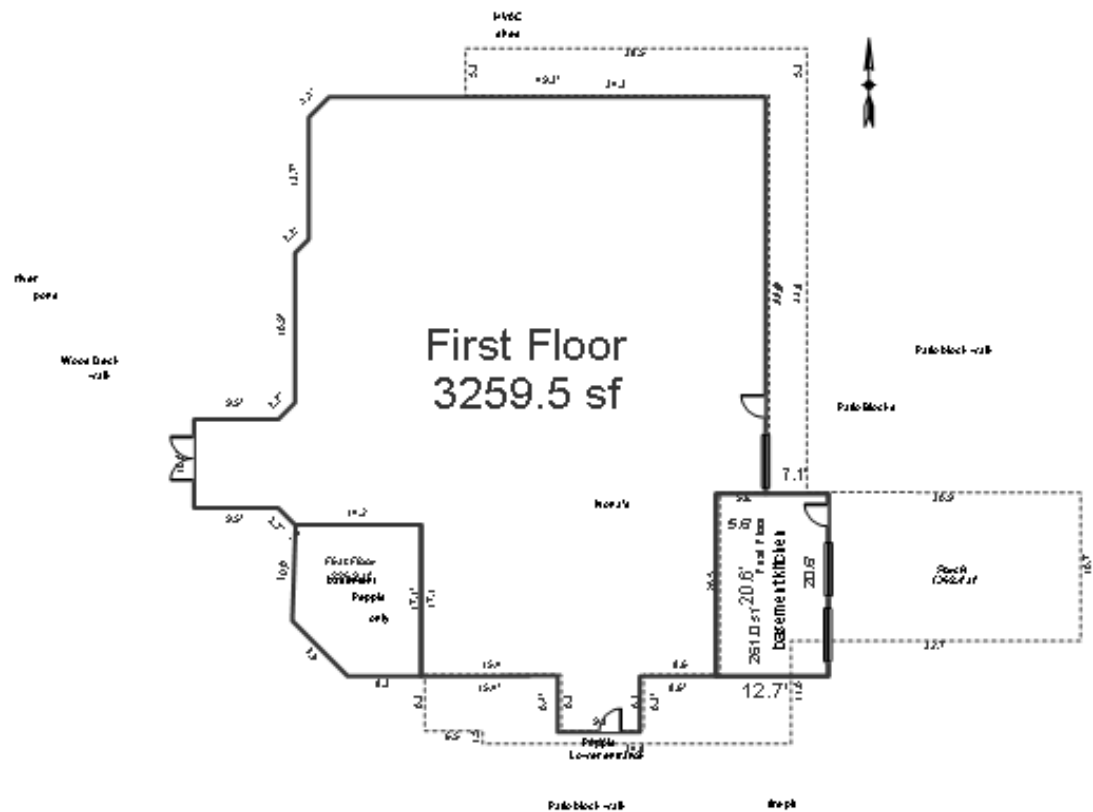
Total Floor Area: 3,259 Base Cost New of Upper Floors = 583,688  
 Basement Area: 3,520 Base Cost New of Basement = 359,356

Reproduction/Replacement Cost = 943,044  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 509,244

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 763,866  
 Replacement Cost/Floor Area= 289.37 Est. TCV/Floor Area= 234.39

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Thickness
(4) Floor Structure:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Bsmnt Insul.
(5) Floor Cover:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0	
(6) Ceiling:	Gas Oil	(14) Roof Cover:	

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



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

Desc. of Bldg/Section: CQ'S & CAVANAUGH'S  
 Calculator Occupancy: Restaurants

Class: D  
 Floor Area: 4,093  
 Gross Bldg Area: 7,663  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght : 8

Depr. Table : 3%  
 Effective Age : 20  
 Physical %Good: 54  
 Func. %Good : 100  
 Economic %Good: 100

1984 Year Built  
 2004 Remodeled

Overall Bldg Height

Comments:  
 1984 - 3 STRUCTURES AROUND TENNIS COURT.  
 2018 MOVE COOLERS

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Complete H.V.A.C. 0%  
 Ave. SqFt/Story: 4093  
 Ave. Perimeter: 279  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area: 1015  
 Perimeter: 140  
 Type: Finished Basement  
 Heat: Package Heating & Cooling

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 279

Base Rate for Upper Floors = 139.27  
 Finished Basement Basement, Base Rate for Basement = 114.41  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.92 100%  
 Bsmnt Heating system: Package Heating & Cooling Cost/SqFt: 21.98  
 Adjusted Square Foot Cost for Upper Floors = 157.19  
 Adjusted Square Foot Cost for Basement = 136.39

Total Floor Area: 4,093 Base Cost New of Upper Floors = 643,379  
 Basement Area: 1,015 Base Cost New of Basement = 138,436

Reproduction/Replacement Cost = 781,815  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 422,180

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 633,270  
 Replacement Cost/Floor Area= 191.01 Est. TCV/Floor Area= 154.72

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

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



Desc. of Bldg/Section: OUTDOOR BAR  
 Calculator Occupancy: Restaurants - Snack Bars

Class: D,Pole  
 Floor Area: 311  
 Gross Bldg Area: 7,663  
 Stories Above Grd: 1  
 Average Sty Hght : 18  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 4  
 Physical %Good: 85  
 Func. %Good : 100  
 Economic %Good: 100

2018 Year Built Remodeled

18 Overall Bldg Height

Comments:  
 MVS - SECTION 13 SNACK BARS OR CONCESSION STANDS HAVE NO SEATING AREA AND INCLUDE THE VERY MARGINAL SEASONAL CAMP-TYPE FACILITY TO THE BEST MUNICIPAL

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 311					
Ave. Perimeter: 70					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type:					

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 18 Perimeter: 70  
 Overall Building Height: 18

Base Rate for Upper Floors = 104.42

Adjusted Square Foot Cost for Upper Floors = 104.42

Total Floor Area: 311 Base Cost New of Upper Floors = 32,474

Reproduction/Replacement Cost = 32,474

Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0  
 Total Depreciated Cost = 27,603

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

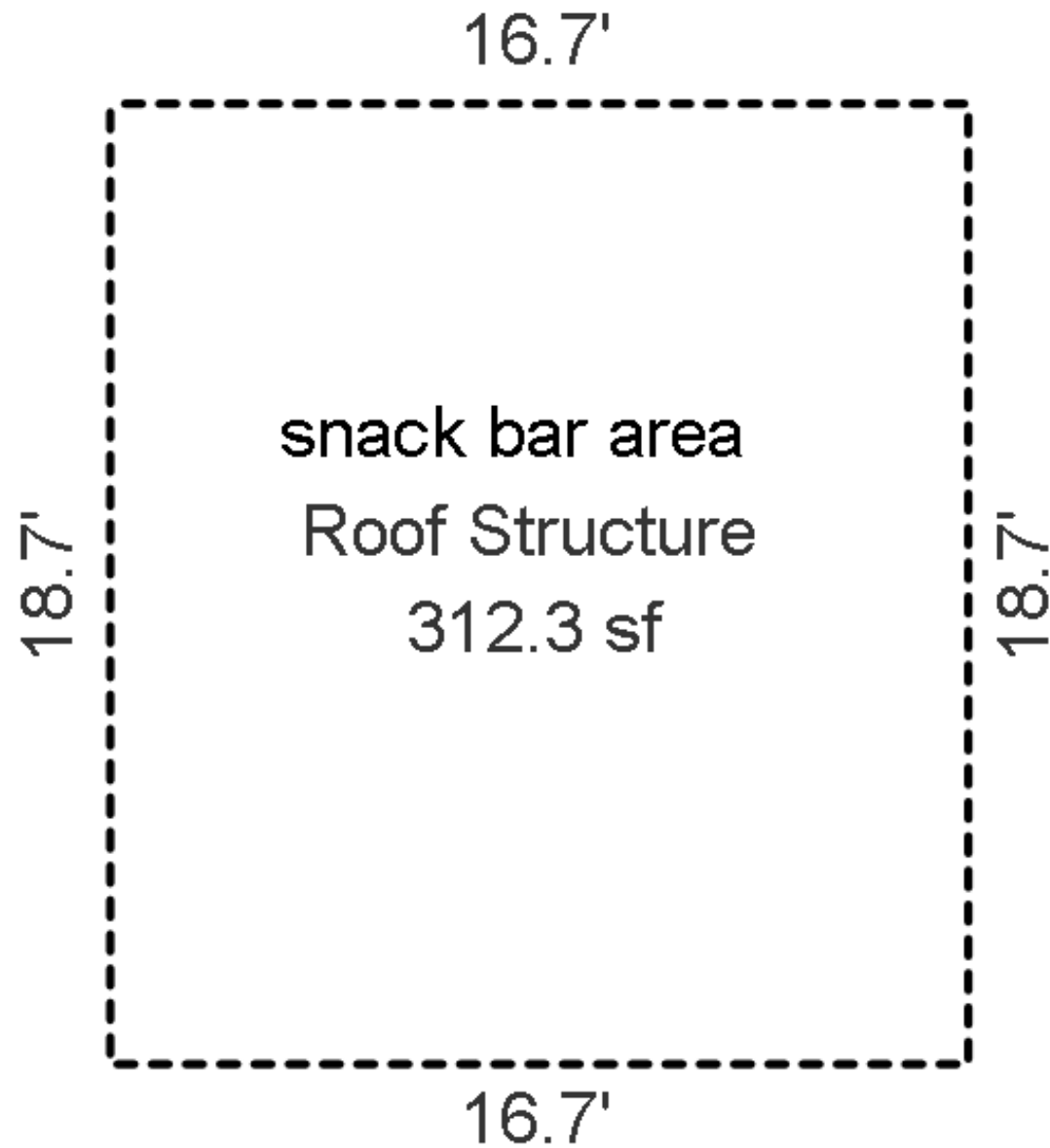
Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	# or Rate	Height SqFt	Storys Adj.	Cost
Total Cost New = 0					
Architectural Multiplier: 0.00					
Reproduction/Replacement Cost = 0					
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0 Total Depreciated Cost = 0					


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

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status		
S HOMESTEAD RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 16		2025 Est TCV 425,110 TCV/TFA: 1095.64		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD				
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		Public Improvements		Description		Frontage		Depth		
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		
L256 P48 LOWER PARKING LOT PRT GOVT LOT 4 SEC 14 COM AT SE COR SD SEC TH N 88 DEG 56' 10" W 2639.99 FT TO S 1/4 COR SD SEC TH N 20 DEG 50' 16" W 876.16 FT TO SLY R/W HOMESTEAD RD & POB TH N 43 DEG 16' 04" W 118.52 FT TH N ALG CURVE TO RIGHT 169.31 FT CH-N 36 DEG 12' 44" W 168.88 FT TH ALG SD R/W N 29 DEG 09' 24" W 88.98 FT ALG SLY R/W HOMESTEAD RD TH N 82 DEG 30' 50" W 55.20FT TH N 37 DEG 16' 48" W 33.80 FT TH N 65 DEG 36' 57" W 125.39 FT TH S 10 DEG 04' 35" W 80 FT TH S 19 DEG 59' 40" E 143.12 FT TO SE COR CRYSTAL BEACH		Water		Sewer		Electric		Gas		
		Curb		Street Lights		Standard Utilities		Underground Utils.		
		Topography of Site		Level		Rolling		Low		
				High		Landscaped		Swamp		
				Wooded		Pond		Waterfront		
				Ravine		Wetland		Flood Plain		
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2025	123,200	89,400	212,600		137,558C
		TPC 04/25/2018	INSPECTED		2024	118,300	91,300	209,600		133,422C
		PSC 08/19/2017	INSPECTED		2023	118,300	85,200	203,500		127,069C
		TPC 09/25/2014	INSPECTED		2022	118,300	74,000	192,300		121,019C

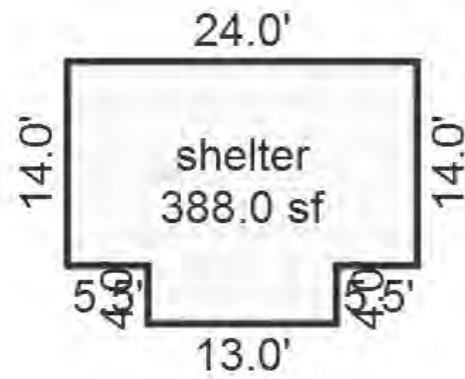
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Pavilions		Calculator Cost Computations	
Class: D		Class: D	Quality: Average
Floor Area: 388		Stories: 1	Story Height: 8
Gross Bldg Area: 388		Perimeter: 84	
Stories Above Grd: 1		Base Rate for Upper Floors = 123.36	
Average Sty Hght : 8		Adjusted Square Foot Cost for Upper Floors = 123.36	
Bsmnt Wall Hght		Total Floor Area: 388	
Depr. Table : 2%		Base Cost New of Upper Floors = 47,864	
Effective Age : 15		Reproduction/Replacement Cost = 47,864	
Physical %Good: 74		Eff. Age: 15    Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0	
Func. %Good : 100		Total Depreciated Cost = 35,419	
Economic %Good: 100		ECF (2202-H COMMERCIAL HOMESTEAD)    1.500 => TCV of Bldg: 1 = 53,129	
Year Built		Replacement Cost/Floor Area= 123.36    Est. TCV/Floor Area= 136.93	
Remodeled			
Overall Bldg Height			
Comments:			

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

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





Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		0	06/22/1977	OTH	33-TO BE DETERMINED	190P790	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: NONE	Building Permit(s)	Date	Number	Status
S RIVERS EDGE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:	2025 Est TCV 15,226				

Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND					
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			2000 COMM	\$1.30/SQFT	11713 SqFt	1.30000	100 EASEMENT AREA - LIMITED USE	
			0.27 Total Acres Total Est. Land Value =					15,226

Tax Description  
 L190P801 PRIVATE EASEMENT & RIGHT OF WAY OF RIVER EDGE ROAD, LABELED D & E IN LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 8 EXHIBIT B TO THE MASTER DEED OF CRYSTAL BEACH CONDOMINIUM GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN A PARCEL OF LAND IN GOV LOT 4 SECTION 14 T29NR14W AN EASEMENT FOR INGRESS AND EGRESS OVER A PARCEL OF LAND COM AT SE CNR OF CRYSTAL BEACH CONDOMINIUM S 86° 6' 45" E 35.25' THEN N 10° 4' 35" E 225.70' THEN N 65° 38' 55" W 36.11' THEN S 10° 4' 35" W 176.66' THEN N 85° 28' 55" W 83.77' S 85° 28' W 17.54'



COM] 016 12:25  
 "D" & "E" BEACH  
 RETAINED OF INGRESS S IN THE

- 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	7,600	0	7,600			4,615C
2024	6,200	0	6,200			4,477C
2023	6,200	0	6,200			4,264C
2022	6,200	0	6,200			4,061C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)		Date	Number	Status				
5460 S HOMESTEAD RD		School: GLEN LAKE COMMUNITY SCH DIST	Commercial Add/Alter/Repai		05/16/2024	PB24-0174	100% FINIS					
Owner's Name/Address		P.R.E. 0%	Mechanical		04/17/2017	PM17-0246	100% FINIS					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 15	Commercial, Add/Alter/Repa		06/30/2016	PB16-0221	100% FINIS					
		2025 Est TCV 4,385,359 TCV/TFA: 1094.1	Mechanical		06/21/2016	PM16-0352	100% FINIS					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LAKE MICH	15000	315.00	378.20	0.7506	0.9769	15000	100	3,464,893
				315 Actual Front Feet, 2.73 Total Acres Total Est. Land Value = 3,464,893								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Wood Frame	29.99	120	50	1,799				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 5	5,000.00	4	100	20,000				
				Total Estimated Land Improvements True Cash Value = 21,799								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2025	1,732,400	460,300	2,192,700			1,686,247C		
		Rolling		2024	1,501,500	466,100	1,967,600			1,635,546C		
		Low		2023	1,501,500	393,100	1,894,600			1,557,663C		
		High		2022	1,501,500	354,400	1,855,900			1,483,489C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		X Flood Plain										
		Who	When	What								
		TPC 11/15/2024	INSPECTED									
		TPC 08/16/2024	INSPECTED									
		TPC 10/19/2016	INSPECTED									



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

Desc. of Bldg/Section: CAFE MANITOU  
 Calculator Occupancy: Restaurants

Class: C	Construction Cost					
Floor Area: 1,716	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 4,008	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Good					
Average Sty Hght : 8	Heat#1: Package Heating & Cooling 100					
Bsmnt Wall Hght	Heat#2: Complete H.V.A.C. 0%					
Depr. Table : 3%	Ave. SqFt/Story: 1716					
Effective Age : 16	Ave. Perimeter: 186					
Physical %Good: 61	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: BATHHOUSES- 2, PRO SHOP BLDG, SNACK BAR BLDG	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type:						

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

Class: C Quality: Good  
 Stories: 1 Story Height: 8 Perimeter: 186

Base Rate for Upper Floors = 227.48

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.45 100%  
 Adjusted Square Foot Cost for Upper Floors = 247.93

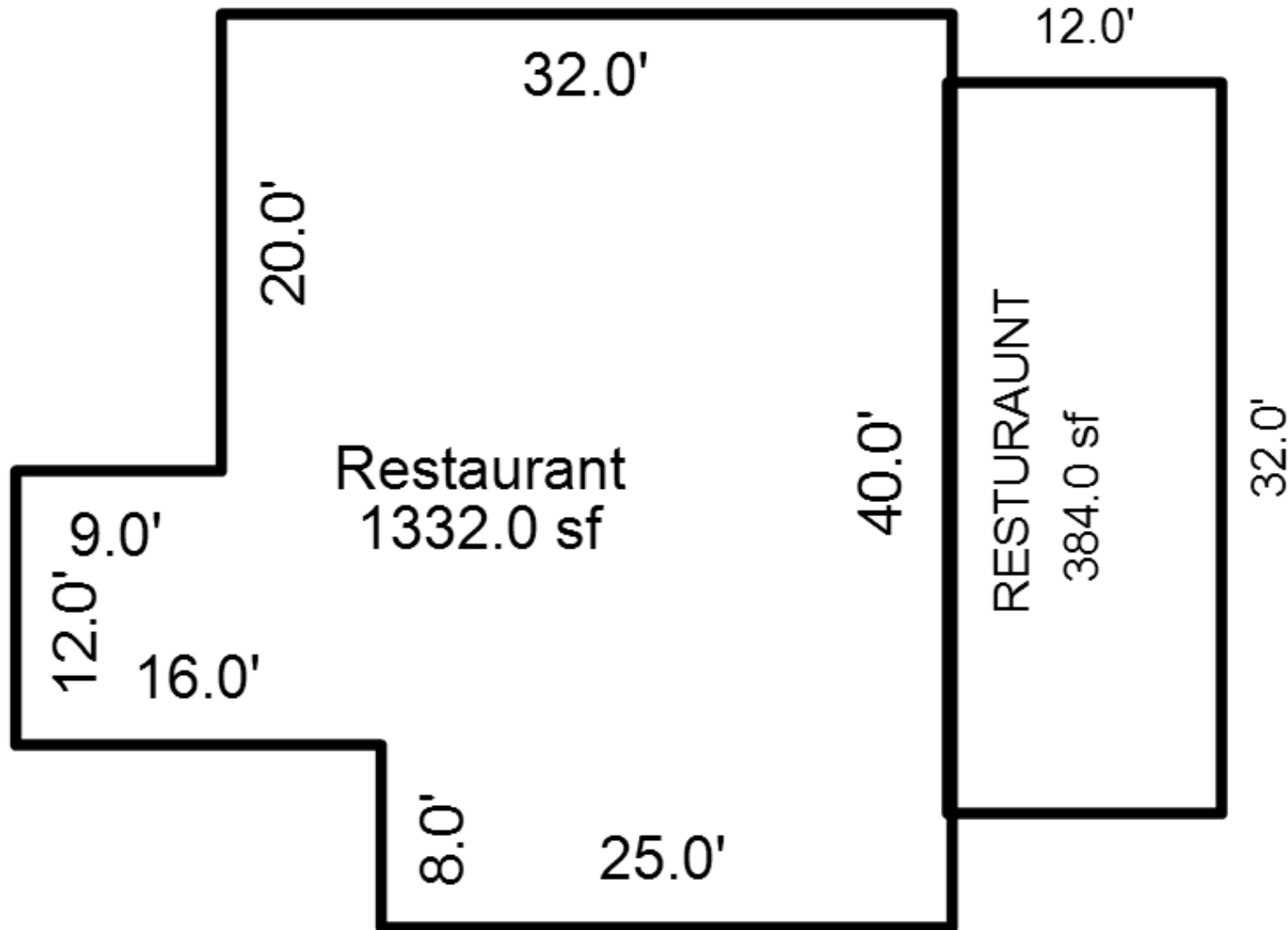
Total Floor Area: 1,716 Base Cost New of Upper Floors = 425,447

Reproduction/Replacement Cost = 425,447  
 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0  
 Total Depreciated Cost = 259,523

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 389,284  
 Replacement Cost/Floor Area= 247.93 Est. TCV/Floor Area= 226.86

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

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



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

Desc. of Bldg/Section: FLIP FLOPS Calculator Occupancy: Stores - Retail		Calculator Cost Computations	
Class: C		Class: C	Quality: Average
Floor Area: 517		Stories: 1	Story Height: 8
Gross Bldg Area: 4,008		Perimeter: 108	
Stories Above Grd: 1		Base Rate for Upper Floors = 155.58	
Average Sty Hght : 8		(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.79 100%	
Bsmnt Wall Hght		Adjusted Square Foot Cost for Upper Floors = 182.37	
Depr. Table : 2%		Total Floor Area: 517	
Effective Age : 18		Base Cost New of Upper Floors = 94,285	
Physical %Good: 69		Reproduction/Replacement Cost = 94,285	
Func. %Good : 100		Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0	
Economic %Good: 100		Total Depreciated Cost = 65,057	
Year Built Remodeled		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 97,585	
Overall Bldg Height		Replacement Cost/Floor Area= 182.37 Est. TCV/Floor Area= 188.75	
Comments:			

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

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



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

Desc. of Bldg/Section: BEHIND FLIP FLOPS  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: C  
 Floor Area: 906  
 Gross Bldg Area: 4,008  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 12  
 Physical %Good: 61  
 Func. %Good : 100  
 Economic %Good: 100

Year Built Remodeled  
 Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 906					
Ave. Perimeter: 147					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: C Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 147

Base Rate for Upper Floors = 42.84

Adjusted Square Foot Cost for Upper Floors = 42.84

Total Floor Area: 906 Base Cost New of Upper Floors = 38,813

Reproduction/Replacement Cost = 38,813

Eff. Age: 12 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 61 /100/100/100/61.0  
 Total Depreciated Cost = 23,676

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

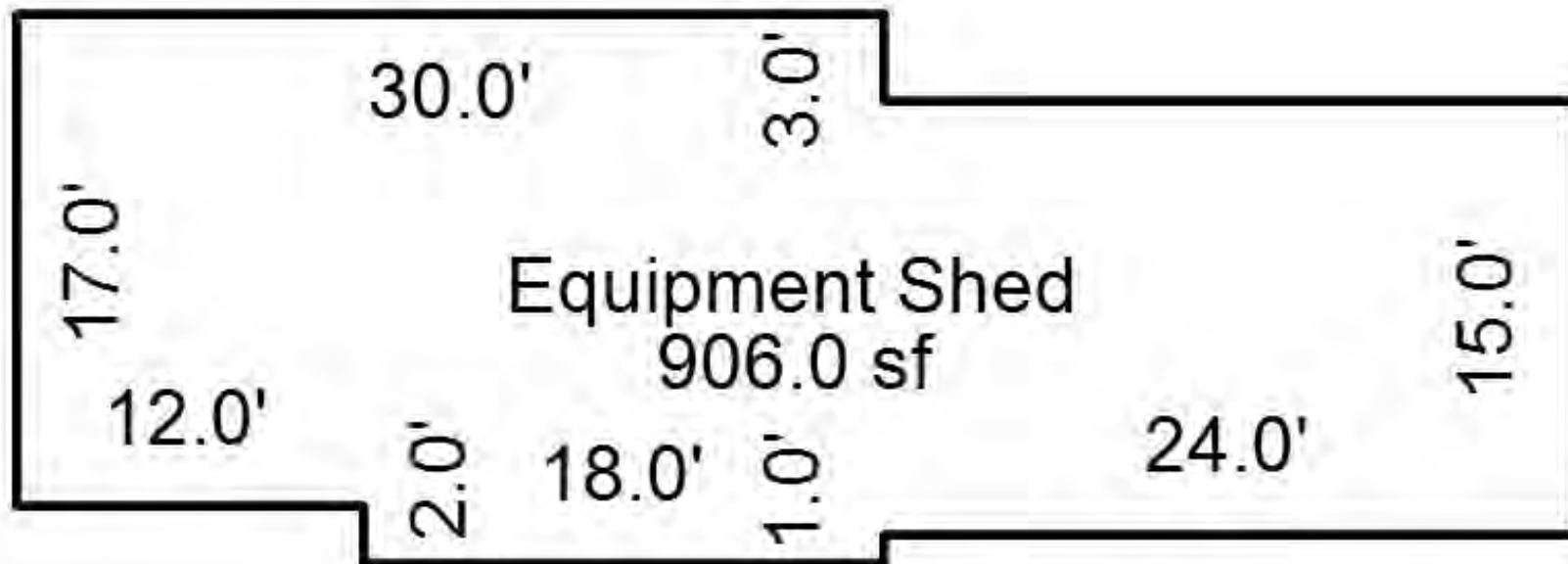
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New = 0				
Reproduction/Replacement Cost = 0				
Eff. Age: 12 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 61 /100/100/100/61.0				
Total Depreciated Cost = 0				
ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 3 = 35,514				
Replacement Cost/Floor Area= 42.84 Est. TCV/Floor Area= 39.20				

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

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





Desc. of Bldg/Section: TENNIS COURT & SWIMMING POOL Calculator Occupancy: Arcade Buildings						Unit in Place Items											
Class: C Floor Area Gross Bldg Area: 4,008 Stories Above Grd Average Sty Hght Bsmnt Wall Hght						Construction Cost						Rate Quantity Arch %Good Depr.Cost TENNIS COURT CC 3.23 6136 1.00 70 13,873 PLUMBING FIX FL DRAIN 438.62 1 1.00 70 307 PLUMBING FIX SHOWER 862.86 1 1.00 70 604 PLUMBING FIX DRK FNT 747.81 1 1.00 70 523 COMMERCIAL SWIM POOL 87.34 2200 1.00 70 134,504 PATIO 7.55 374 1.00 75 2,118 PAVING 3.96 295 1.00 75 876					
Depr. Table : 2.25% Effective Age : 18 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100						High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Good Heat#1: Heat Pump System 0% Heat#2: Heat Pump System 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:						ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 4 = 229,208					
Year Built Remodeled Overall Bldg Height 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:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	Many Average	Many Average	Unfinished Typical	Unfinished Typical	
(3) Frame:				3-Piece Baths				Wash Bowls				Water Heaters			
(4) Floor Structure:				2-Piece Baths				Wash Fountains				Water Softeners			
(5) Floor Cover:				(9) Sprinklers:				Flex Conduit				Incandescent			
(6) Ceiling:				(10) Heating and Cooling:				Rigid Conduit				Fluorescent			
				Gas Oil				Coal Stoker				Mercury			
				Hand Fired Boiler				Non-Metalic				Sodium Vapor			
								Bus Duct				Transformer			
								(13) Roof Structure: Slope=0				(40) Exterior Wall:			
								(14) Roof Cover:				Thickness Bsmnt Insul.			

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Desc. of Bldg/Section: Calculator Occupancy: Restroom Buildings		<<<< Calculator Cost Computations >>>> Class: C Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 0						
Class: C Floor Area: 869 Gross Bldg Area: 4,008 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 178.60
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 12 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Wall or Floor Furnace 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 869 Ave. Perimeter Has Elevators:		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.37 100% Adjusted Square Foot Cost for Upper Floors = 184.97					
Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 869 Base Cost New of Upper Floors = 160,739 Reproduction/Replacement Cost = 160,739 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0 Total Depreciated Cost = 98,051					
Overall Bldg Height	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 5 = 147,076 Replacement Cost/Floor Area= 184.97 Est. TCV/Floor Area= 169.25					
Comments:	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:							
	* Sprinkler Info * Area: Type: Low							

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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
S WOODRIDGE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC KURAS PROPERTIES 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 16					
	2025 Est TCV 78,290 TCV/TFA: 711.73					

	X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD			
	Public Improvements		Description	Frontage	Depth	* Factors * Rate %Adj. Reason Value

Tax Description	Dirt Road	25.00	50.00	1.0000	0.0000	0 100*	0
L243 P887 PRT GOVT LOT 4 COM AT SE COR SD SEC 14 TH N 88 DEG 56' 10" W 2639.99 FT TO S 1/4 COR SD SEC TH N 20 DEG 50' 16" W 876.16 FT TO SLY R/W HOMESTEAD RD TH CONTINUING ALG SLY R/W N 43 DEG 16' 04" W 118.52 FT ALG ARC OF CURVE TO R 169.31 FT R-687.45 FT I-14 DEG 06' 40" CHORD-N 36 DEG 12' 44" W 168.88 FT TH N29 DEG 09' 24" W 88.98 FT FOR POB TH N 82 DEG 30' 50" W 55.20 FT TH N 37 DEG 16' 48" W 33.80 FT TO SLY LN SUN DANCE CONDO TH N 65 DEG 56' 40" E 48.24 FT TH ALG ARC OF CURVE TO R 26.15 FT R-334.60 FT I-04	Gravel Road	HOMESTEAD	\$1.30/PSF	6050 SqFt	1.30000	100	7,865
	Paved Road	* denotes lines that do not contribute to the total acreage calculation.					
	Storm Sewer	25 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	7,865

	Sidewalk	Land Improvement Cost Estimates				
	Water	Description	Rate	Size	% Good	Cash Value
	Sewer	Commercial Local Cost Land Improvements				
	Electric	Description	Rate	Size	% Good Arch Mult	Cash Value
	Gas	WATER WELL 8"-10"	0.00	1	89 100	0
	Curb	Total Estimated Land Improvements True Cash Value =				0
	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	3,900	35,200	39,100			32,508C
2024	600	33,500	34,100			31,531C
2023	1,800	30,000	31,800			30,030C
2022	1,800	26,800	28,600			28,600S

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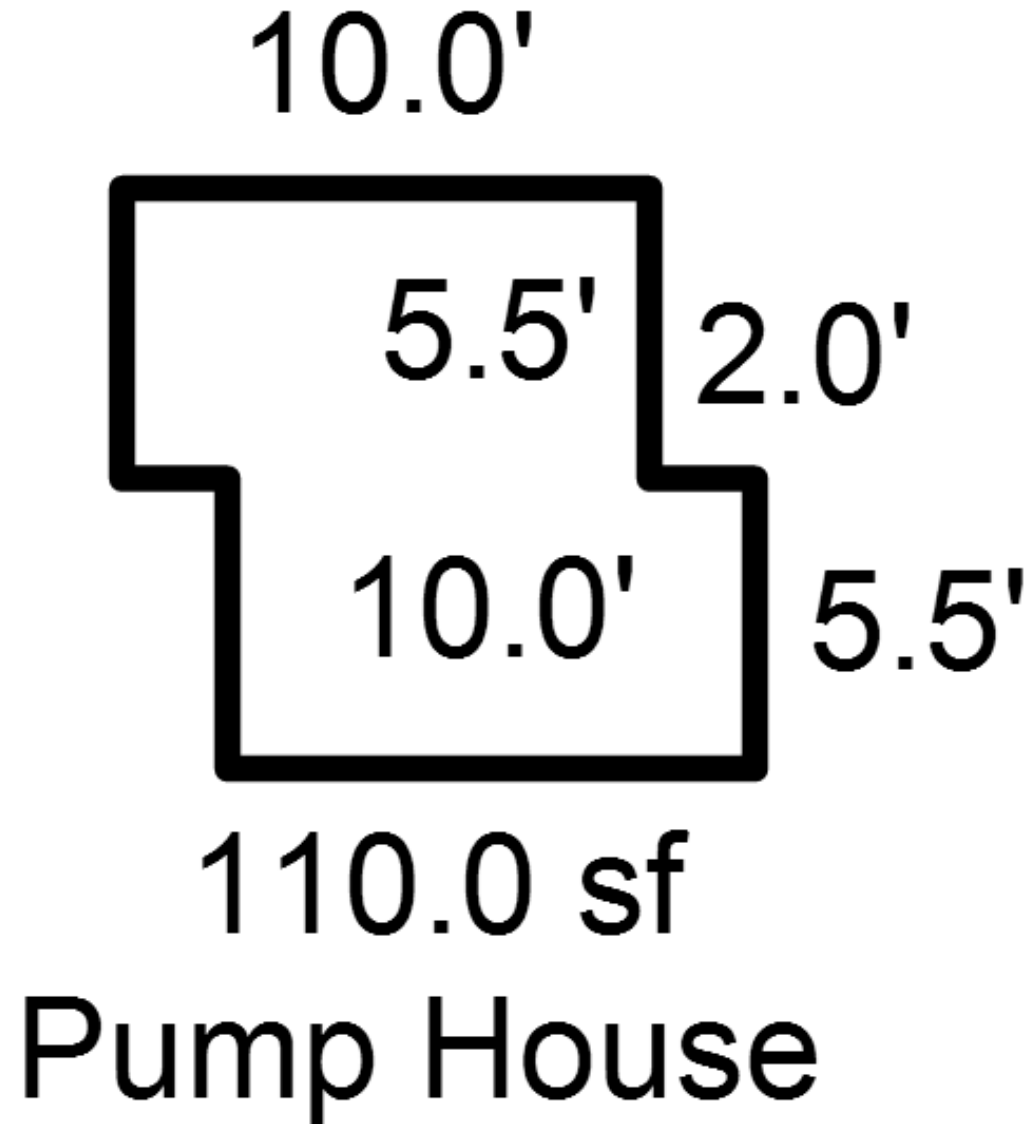
Who	When	What
TPC	10/22/2018	INSPECTED
WAS	11/27/2007	INSPECTED

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Low Cost	
Floor Area: 110		Stories: 1 Story Height: 8 Perimeter: 44	
Gross Bldg Area: 110		Base Rate for Upper Floors = 33.43	
Stories Above Grd: 1		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.78 100%	
Average Sty Hght : 8		Adjusted Square Foot Cost for Upper Floors = 39.21	
Bsmnt Wall Hght		Total Floor Area: 110 Base Cost New of Upper Floors = 4,313	
Depr. Table : 4%		Reproduction/Replacement Cost = 4,313	
Effective Age : 15		Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0	
Physical %Good: 54		Total Depreciated Cost = 2,329	
Func. %Good : 100		Unit in Place Items	
Economic %Good: 100		Rate Quantity Arch %Good Depr.Cost	
Year Built		UIP 12 UTILITY PIPE DRAIN 16.10 4490 1.00 55 39,759	
Remodeled		UIP 3 WATER WELL 8 TO 10" 44.20 200 1.00 55 4,862	
Overall Bldg Height		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 70,425	
Comments: FUNC - AGE		Replacement Cost/Floor Area= 776.75 Est. TCV/Floor Area= 640.23	

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

\*\*\* 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.
OBATA MAJEL CHANCE	OBATA NORI	0	11/09/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
OBATA NORI LIVING TRUST	OBATA NORI	0	12/11/2018	QC	09-FAMILY	1348P550	PROPERTY TRANSFER	0.0
OBATA NORI	OBATA NORI	0	12/11/2018	QC	09-FAMILY	1350P329	PROPERTY TRANSFER	0.0
OBATA NORI	OBATA NORI LIVING TRUST 9	0	12/08/2010	QC	09-FAMILY	2010 1075-477Q	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4040 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/03/2023					

Owner's Name/Address	MAP #: 15	2025 Est TCV 2,474,569 TCV/TFA: 1086.2
OBATA NORI 4040 S SUNSET SHORES DR MAPLE CITY MI 49664		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN																																				
L251 P997 L270 P7 L192 P753 PRT GOVT LOT 1 SEC 14 BEG AT N 1/4 COR TH S 01 DEG 23' 25" W 100.01 ALG N-S 1/4 LN TH N 89 DEG 15' 05" W 357.77 FT TO A POINT NEAR SHR LAKE MICHIGAN TH N 17 DEG 26' 55" E 104.41 FT ALG SD SHR TO N SEC LN TH S 89 DEG 15' 05" E 328.89 FT TO POB SEC 14 T29N R14W.	X			<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>LK MI "A" 20000</td> <td>100.00</td> <td>343.60</td> <td>0.9827</td> <td>0.9198</td> <td>20000</td> <td>100</td> <td></td> <td>1,807,798</td> </tr> <tr> <td>LK MI "A" 20000</td> <td>2.94</td> <td>343.60</td> <td>0.9827</td> <td>0.9198</td> <td>20000</td> <td>50</td> <td>SURPLUS: ZONING 100 FT</td> <td>2</td> </tr> <tr> <td colspan="8">103 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =</td> <td>1,834,400</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	LK MI "A" 20000	100.00	343.60	0.9827	0.9198	20000	100		1,807,798	LK MI "A" 20000	2.94	343.60	0.9827	0.9198	20000	50	SURPLUS: ZONING 100 FT	2	103 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								1,834,400
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	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>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 75</td> <td>7,500.00</td> <td>1</td> <td>100</td> <td>7,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>7,500</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500	Total Estimated Land Improvements True Cash Value =				7,500											
Description	Rate	Size	% Good	Cash Value																																				
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LAND IMPROVEMENTS 75	7,500.00	1	100	7,500																																				
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 Low High Landscaped Swamp Wooded Pond	2025	917,200	320,100	1,237,300			718,375C
			2024	825,500	314,800	1,140,300			696,775C
			2023	733,800	237,600	971,400			663,596C
			2022	728,400	220,600	949,000			631,997C

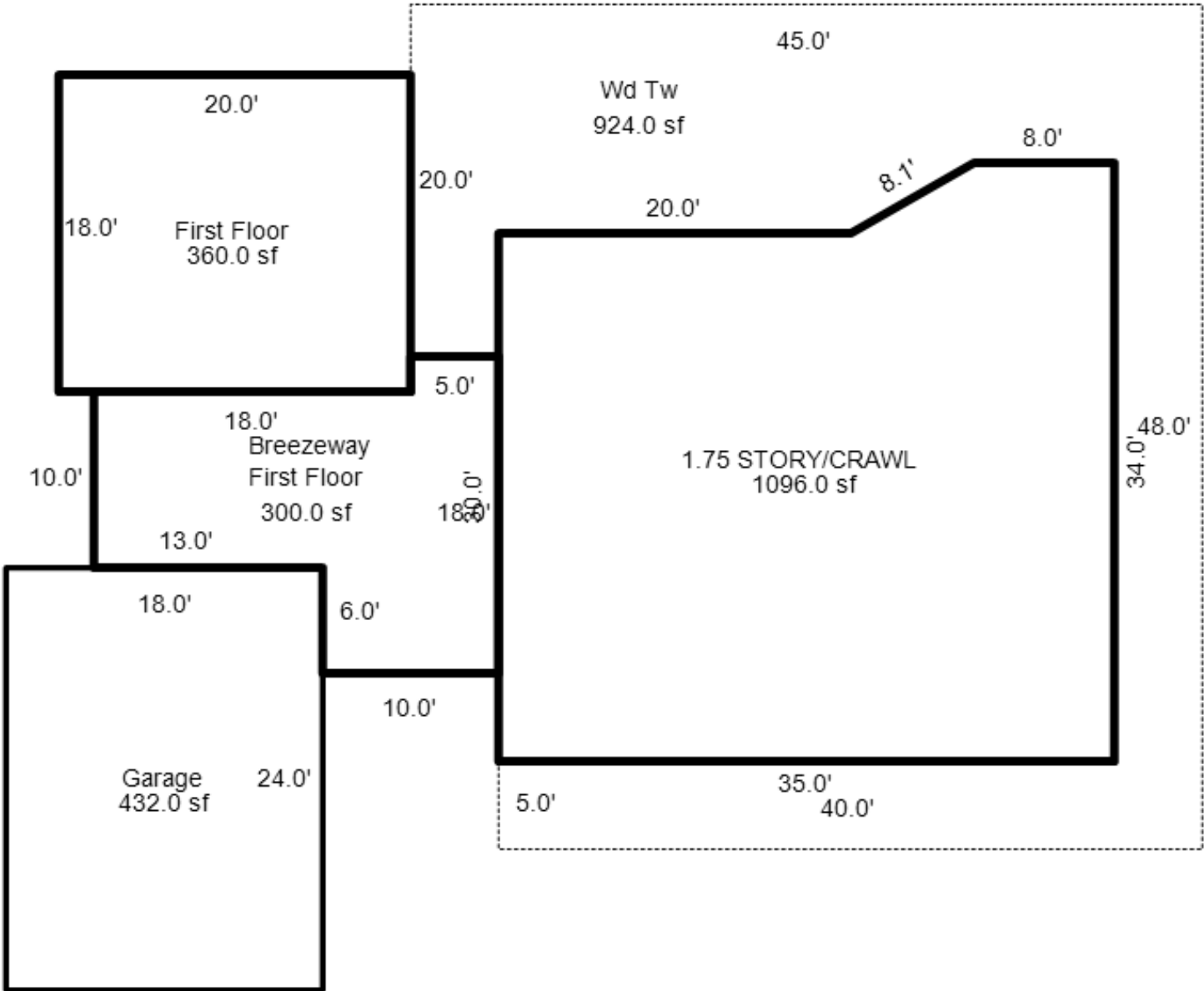
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 962 300	Type Treated Wood Brzwy, FW	Year Built: 1985 Car Capacity: 2 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: 432 % Good: 0 Storage Area: 108 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: 1.75 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
Yr Built 1981	Remodeled 1985	Ex	X	Ord	Min	Size of Closets								
Condition: Average		Lg	X	Ord	Small	Room List								
Basement 5 1st Floor 2 2nd Floor 4 Bedrooms		Doors		Solid	X	H.C.	Central Air Wood Furnace							
(1) Exterior		(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls C 10 Blt 1981		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Ex. X Ord. Min		No. of Elec. Outlets		(11) Heating System: Electric Baseboard		Ground Area = 1456 SF Floor Area = 2278 SF.		
X	Insulation	X	Drywall					Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.75 Story Siding Crawl Space 1,096		
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 Story Siding Crawl Space 360	Total:	280,825	182,519	Other Additions/Adjustments		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s)		1 1,486 966		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		3 Fixture Bath Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		3 Fixture Bath		1 4,678 3,041		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Water/Sewer		1000 Gal Septic		1 4,899 3,184	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Water Well, 100 Feet		1 5,849 3,802		
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Breezeways		Frame Wall		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		432 20,589 13,383		
								Storage Over Garage		Common Wall: 1 Wall		108 1,495 972		
								Door Opener		Door Opener		1 -2,705 -1,758		
								Built-Ins		Appliance Allow.		1 2,786 1,811		
								Fireplaces		Interior 2 Story		1 6,694 4,351		
								Deck		Treated Wood		962 12,583 8,179		
								Breezeways		Frame Wall		300 20,793 13,515		
								<<<<< 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.
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address: S WOODRIDGE DR  
 Class: COMMERCIAL-IMPROV Zoning: RESOR Building Permit(s):  
 Date: Number: Status:

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

Owner's Name/Address: BAYBERRY GROUP INC  
 5000 S WOODRIDGE RD  
 GLEN ARBOR MI 49636  
 2025 Est TCV 48,599 TCV/TFA: 0.00

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			HOMESTEAD	42.00	42.00	1.0000	0.0000	0	100*		0
						1742 SqFt	3.75000	100			6,534

Tax Description: L 244 P 226 . UPPER WATER TANK SITE  
 DESCRIBED AS PRT OF NW 1/4 OF SE 1/4 COM SE SEC COR TH N 01 DEG 39' 35" E 1201.75 FT TH N 89 DEG 01' 29" W 1323.42 FT TH N 01 DEG 29' 09" E 1401.87 FT TH S 88 DEG 26' 53" W 1160.38 FT FOR POB TH S 23 DEG 34' 28" W 42.00 FT TH N 66 DEG 25' 32" W 42.00 FT TH N 23 DEG 34' 28" E 42.00 FT TH S 66 DEG 25' 32" E 42.00 FT TO POB SEC 14 T29N R14W 0.04 A M/L.  
 \* denotes lines that do not contribute to the total acreage calculation.  
 42 Actual Front Feet, 0.04 Total Acres Total Est. Land Value = 6,534

Comments/Influences: UPPER TANK-PUMP HOUSE  
 Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.  
 Topography of Site: Level, Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PSC	08/19/2017	INSPECTED	2025	3,300	21,000	24,300			18,075C
WAS	10/07/2007	INSPECTED	2024	2,800	19,200	22,000			17,532C
The Equalizer.	Copyright (c) 1999 - 2009.		2023	2,800	15,700	18,500			16,698C
Licensed To:	Township of Glen Arbor,		2022	2,600	14,100	16,700			15,903C
	County of Leelanau, Michigan								

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

Desc. of Bldg/Section: PUMP HOUSE Calculator Occupancy: Apartment		Unit in Place Items UIP 11 WELDED ST WATR TAN		Rate	Quantity	Arch	%Good	Depr.Cost	
Class: C		Construction Cost		56085.72	1	1.00	50	28,043	
Floor Area	High	Above Ave.	Ave.	X	Low	ECF (2202-H COMMERCIAL HOMESTEAD)			
Gross Bldg Area	** ** Calculator Cost Data ** **					1.500 =>	TCV of Bldg:	1 =	42,065
Stories Above Grd	Quality: Good								
Average Sty Hght	Heat#1: Electric, Cable or Baseboard 0%								
Bsmnt Wall Hght	Heat#2: Electric, Cable or Baseboard 0%								
Depr. Table : 2%	Ave. SqFt/Story								
Effective Age : 33	Ave. Perimeter								
Physical %Good: 51	Has Elevators:								
Func. %Good : 100	*** Basement Info ***								
Economic %Good: 100	Area:								
Year Built	Perimeter:								
Remodeled	Type:								
Overall Bldg	Heat:								
Height	* Mezzanine Info *								
Comments:	Area #1:								
	Type #1:								
	Area #2:								
	Type #2:								
	* Sprinkler Info *								
	Area:								
	Type:								

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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S WOODRIDGE DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #: 15					
	2025 Est TCV 81,676 TCV/TFA: 486.17					

X Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	3.00	1500.00	1.0000	0.0000	0	100*		0	
Gravel Road	HOMESTEAD \$3.75/PSF	4791	SqFt	3.75000	100			17,966	
* denotes lines that do not contribute to the total acreage calculation.									
Paved Road	3 Actual Front Feet,	0.11	Total Acres	Total Est. Land Value =				17,966	

**Tax Description**  
 L244 P226 LOWER WATER TANK SITE DESCRIBED AS PRT OF GOVT LOT 2 COM SE SEC COR TH N 01 DEG 39' 35" E 1201.75 FT TH N 89 DEG 01' 29" W 1323.42 FT TH N 01 DEG 29' 09" E 1401.87 FT TH S 88 DEG 26' 53" W 1160.38 FT TH N 18 DEG 21' 38" W 743.53 FT FOR POB TH N 82 DEG 10' 17" W 104.88 FT TH N 01 DEG 49' 39" E 41.04 FT TH S 88 DEG 10' 21" E 104.31 FT TH S 01 DEG 49' 39" W 52.00 FT TO POB SEC 14 T29N R14W 0.11 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	9,000	31,800	40,800			19,966C
2024	7,800	26,600	34,400			19,366C
2023	7,800	21,800	29,600			18,444C
2022	7,200	19,500	26,700			17,566C

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

Desc. of Bldg/Section: PUMP HOUSE Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 168 Gross Bldg Area: 168 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 52	
Depr. Table : 4% Effective Age : 9 Physical %Good: 69 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 41.18 Adjusted Square Foot Cost for Upper Floors = 41.18	
Year Built Remodeled Overall Bldg Height		Total Floor Area: 168 Eff. Age: 9 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 69 /100/100/100/69.0 Unit in Place Items UIP 11 WELDED ST WATR TAN 53857.15 1 1.00 70 37,700	
Comments:		Base Cost New of Upper Floors = 6,918 Reproduction/Replacement Cost = 6,918 Total Depreciated Cost = 4,773 ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 63,710 Replacement Cost/Floor Area= 361.76 Est. TCV/Floor Area= 379.23	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: Electric Wall Heaters 0% Ave. SqFt/Story: 168 Ave. Perimeter: 52 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:			

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

\*\*\* 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.			
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)		Date	Number	Status			
5000 S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		04/28/2016	PE16-0170				
Owner's Name/Address		P.R.E. 0%		Mechanical		10/19/2011	PM11-0337				
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 21		REMODEL		02/24/2011	2011LU-2205	100% FINIS			
		2025 Est TCV 1,614,000 TCV/TFA: 359.07		REMODEL		01/18/2008	2008-016-75	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD							
PART OF L256 P48 CENTER BUILDING COM AT SE COR SD SEC TH N 88 DEG 56' 00"W 945.85 FT ALG S LN SD SEC TH N 508.66 FT TO SE COR LOT 30 PLAT SKIPPERS WOODS & N LN HOMESTEAD RD TH ALG N LN SD RD 71 FT ALG CURVE TO RIGHT RAD 687.58 FT &CHORD BEARS N 57 DEG 52' 10" W 70.97 FT N 54 DEG 54' 41" W 398.77 FT, 183.35 FT ALG CURVE TO L RAD 1385.53 FT CHORD BEARS N 58 DEG 42' 09" W 183.21 FT, N 62DEG 29' 36" W 29.08 FT, 39.85 FT ALG CURVE TO L RAD IS 502.44 FT CHORD BEARS N 64 DEG 45' 55" W 39.84 FT FOR POB TH ALG W LN SD PLAT 65.47 FT ALG CURVE TO L RAD IS 20.00 FT CHORD		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		209.52 205.82 1.0000 0.0000 0 100*							
		Paved Road		HOMESTEAD \$7.75/PSF 43124 SqFt 7.75000 100 334,214							
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		Sidewalk		210 Actual Front Feet, 0.99 Total Acres Total Est. Land Value = 334,214							
		Water		Land Improvement Cost Estimates							
		Sewer		Description Rate Size % Good Cash Value							
		Electric		D/W/P: Asphalt Paving 4.05 2232 50 4,520							
		Gas		D/W/P: 4in Concrete 9.14 1218 50 5,566							
		Curb		Wood Frame 42.98 106 50 2,278							
		Street Lights		Wood Frame 59.02 30 80 1,417							
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 13,781							
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2025	167,100	639,900	807,000		500,588C		
TPC 12/31/2015 INSPECTED				2024	77,600	652,600	730,200		485,537C		
WAS 02/03/2008 INSPECTED				2023	107,800	572,500	680,300		462,417C		
				2022	107,800	512,500	620,300		440,398C		



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

Class: D  
 Floor Area: 4,190  
 Gross Bldg Area: 4,495  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght : 12

Depr. Table : 2.25%  
 Effective Age : 18  
 Physical %Good: 66  
 Func. %Good : 100  
 Economic %Good: 100

1997 Year Built  
 2008 Remodeled

Overall Bldg Height

Comments:  
 2008 INT REMOD. SMALL MEETING ROOM ON 2ND FLOOR.

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 4190  
 Ave. Perimeter: 315  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area: 3969  
 Perimeter: 273  
 Type: Office Basement  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1: 225  
 Type #1: Office (No Rates)  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 315

Base Rate for Upper Floors = 124.49  
 Office Basement Basement, Base Rate for Basement = 100.91  
 (Basement Fireproofing Rate = 0.00)  
 Mezzanine 1 Office Base Rate = 85.03

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.89 100%  
 Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 30.22  
 Adjusted Square Foot Cost for Upper Floors = 149.38  
 Adjusted Square Foot Cost for Basement = 131.13

Total Floor Area: 4,190 Base Cost New of Upper Floors = 625,902  
 Basement Area: 3,969 Base Cost New of Basement = 520,455  
 Mezzanine 1 Area: 225 Base Cost New of Mezzanine = 19,132

Reproduction/Replacement Cost = 1,165,489  
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 769,223

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/COMSP/POUCP/100020H	122.90	1104	1.00	50	67,841

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 1,255,596  
 Replacement Cost/Floor Area= 310.54 Est. TCV/Floor Area= 299.66

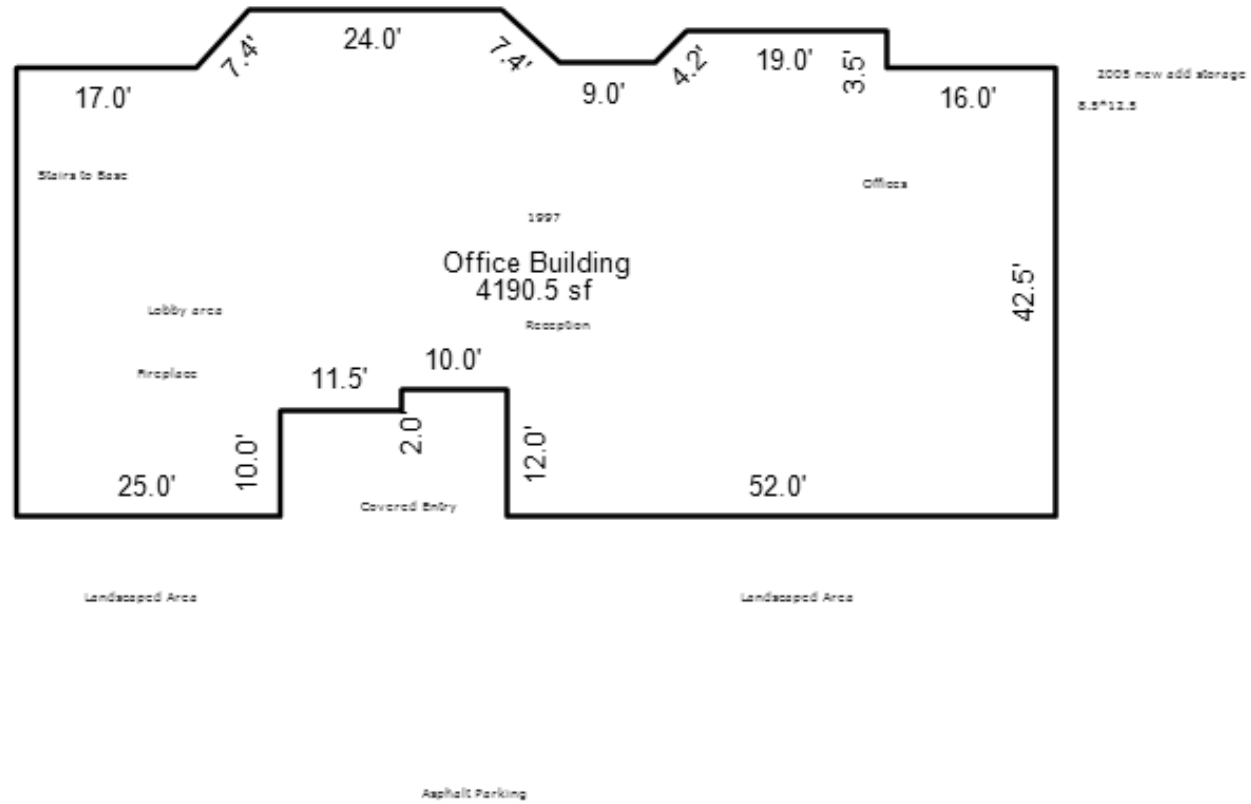
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical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

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



2 pages - see all

Pool & Landscaped Area with Docking



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

Desc. of Bldg/Section: SERVICE BLDG  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D  
 Floor Area: 169  
 Gross Bldg Area: 4,495  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 17  
 Physical %Good: 50  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Electric Wall Heaters 0%					
Heat#2: Electric Wall Heaters 0%					
Ave. SqFt/Story: 169					
Ave. Perimeter					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 43.57

Adjusted Square Foot Cost for Upper Floors = 43.57

Total Floor Area: 169 Base Cost New of Upper Floors = 7,363

Reproduction/Replacement Cost = 7,363

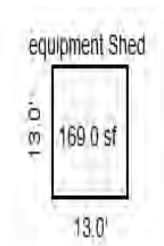
Eff. Age: 17 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 50 /100/100/100/50.0  
 Total Depreciated Cost = 3,682

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
UIP 16 PDD	11.95	124	1.00	50	741

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 6,634  
 Replacement Cost/Floor Area= 52.34 Est. TCV/Floor Area= 39.25

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

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



Sketch by Apex Medina™

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

Desc. of Bldg/Section: 2005 8.5\*12.5 ATTACHED STORAGE  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D	Construction Cost					
Floor Area: 106	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 4,495	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 8	Heat#1: No Heating or Cooling 0%					
Bsmnt Wall Hght	Heat#2: Electric Wall Heaters 0%					
Depr. Table : 4%	Ave. SqFt/Story: 106					
Effective Age : 12	Ave. Perimeter: 29					
Physical %Good: 61	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
2005 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments: 2018 ROLL MOVED TO LI	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type:						

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 29

Base Rate for Upper Floors = 27.42  
 Adjusted Square Foot Cost for Upper Floors = 27.42

Total Floor Area: 106 Base Cost New of Upper Floors = 2,906  
 Reproduction/Replacement Cost = 2,906  
 Eff. Age: 12 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 61 /100/100/100/61.0  
 Total Depreciated Cost = 1,773

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 3 = 2,659  
 Replacement Cost/Floor Area= 27.42 Est. TCV/Floor Area= 25.08

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

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

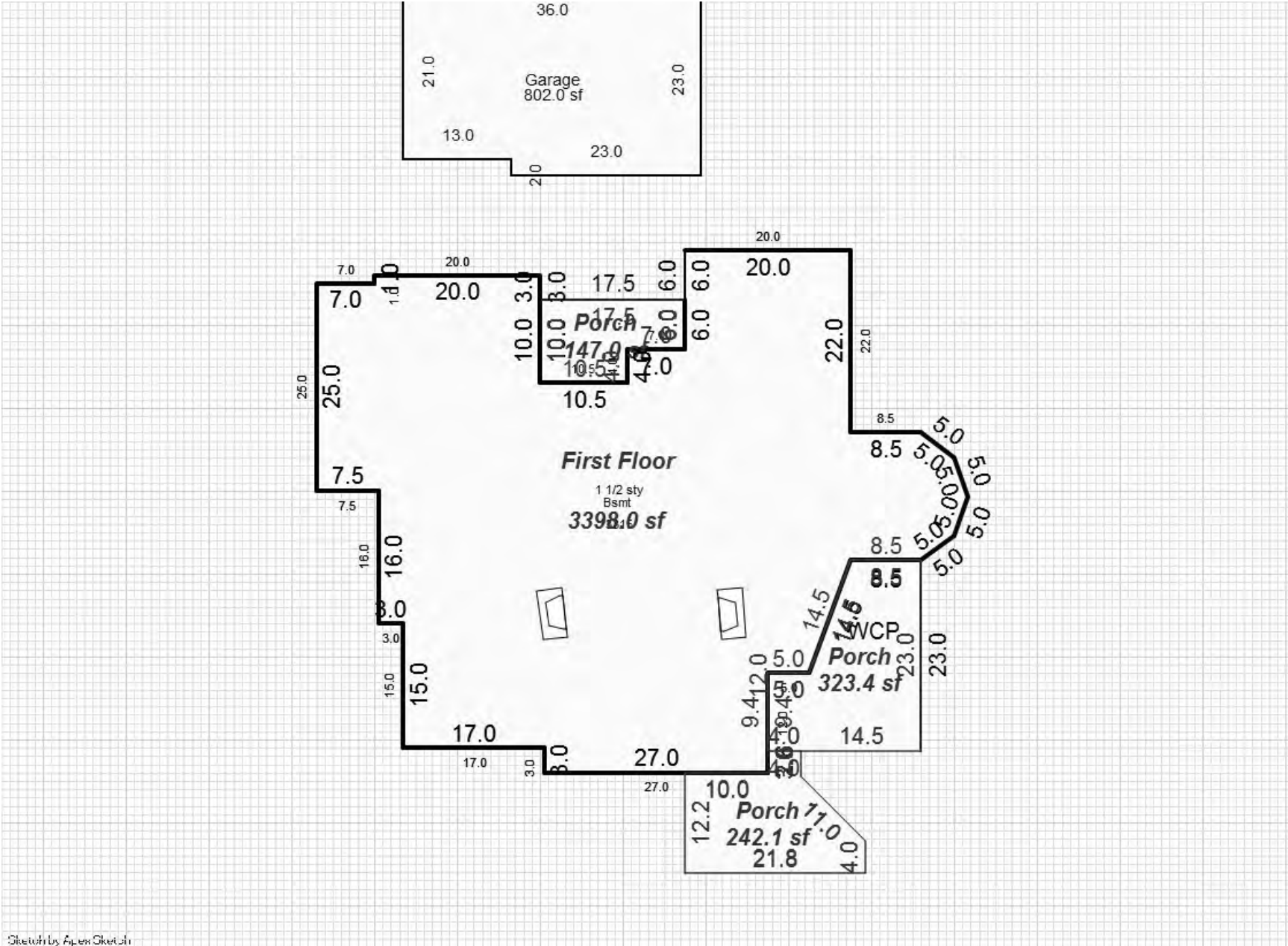
Desc. of Bldg/Section: GATE HOUSE Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 22  Base Rate for Upper Floors = 49.70  (10) Heating system: Electric Wall Heaters Cost/SqFt: 6.67 100% Adjusted Square Foot Cost for Upper Floors = 56.37  Total Floor Area: 30 Base Cost New of Upper Floors = 1,691  Reproduction/Replacement Cost = 1,691 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 744  ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 4 = 1,116 Replacement Cost/Floor Area= 56.37 Est. TCV/Floor Area= 37.20						
Class: D Floor Area: 30 Gross Bldg Area: 4,495 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric Wall Heaters 100 Heat#2: Electric Wall Heaters 0% Ave. SqFt/Story: 30 Ave. Perimeter: 22 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
1997	Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Overall Bldg Height  Comments: 2018 ROLL MOVED TO LI		* Sprinkler Info * Area: Type: Low						

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

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







Sketch by Alex Skelch

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



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

Property Address      Class: COMMERCIAL-IMPROV      Zoning: NONE      Building Permit(s)      Date      Number      Status

5000 S WOODRIDGE RD      School: GLEN LAKE COMMUNITY SCH DIST

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

BAYBERRY GROUP INC      MAP #:

5000 S WOODRIDGE RD      2025 Est TCV 506,003 TCV/TFA: 329.43

GLEN ARBOR MI 49636      X Improved      Vacant      Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

Tax Description      Public Improvements      \* Factors \*

2009 UPDATED DESCRIPTION - POOL PARCEL      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

PART OF THE NORTHEAST 1/4 OF SECTION 14,      HOMESTEAD      \$3.75/PSF      20038 SqFt      3.75000      100      75,141

TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN      0.46 Total Acres      Total Est. Land Value =      75,141

ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN

MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH 1/4 CORNER OF SAID

SECTION 14; THENCE ALONG NORTH LINE OF

SAID SECTION S88°51'41"E 110.00 FT

NORTHWEST CORNER OF "VANTAGE POINTE",

LEELANAU COUNTY CONDOMINIUM SUBDIVISION

PLAN NO. 28; THENCE ALONG WESTERLY

BOUNDARY OF SAID "VANTAGE POINTE"

S23°41'51"E 153.68 FT TO NORTHWEST CORNER

OF PARCEL "B", "BEALS HOUSE", LEELANAU

COUNTY CONDOMINIUM SUBDIVISION PLAN NO.



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County of Leelanau, Michigan

Topography of Site

Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,600	215,400	253,000			74,238C
2024	50,100	188,000	238,100			72,006C
2023	50,100	153,400	203,500			68,578C
2022	50,100	137,800	187,900			65,313C

Who      When      What

2025      37,600      215,400      253,000       

2024      50,100      188,000      238,100       

2023      50,100      153,400      203,500       

2022      50,100      137,800      187,900       

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

Desc. of Bldg/Section: HAWKS NEST CLUB HOUSE & POOL Calculator Occupancy: Clubhouses		<<<<< Calculator Cost Computations >>>>>	
Class: C		Class: C Quality: Average	
Floor Area: 1,536		Stories: 2 Story Height: 14 Perimeter: 112	
Gross Bldg Area: 1,536		Base Rate for Upper Floors = 177.70	
Stories Above Grd: 2		(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.06 100%	
Average Sty Hght : 14		(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.06 100%	
Bsmnt Wall Hght		Combined Heating System adjustment: 58.12 100%	
Depr. Table : 2.25%		Adjusted Square Foot Cost for Upper Floors = 235.82	
Effective Age : 13		Total Floor Area: 1,536 Base Cost New of Upper Floors = 362,219	
Physical %Good: 74		Reproduction/Replacement Cost = 362,219	
Func. %Good : 100		Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0	
Economic %Good: 100		Total Depreciated Cost = 268,042	
Year Built Remodeled		Unit in Place Items Rate Quantity Arch %Good Depr.Cost	
Overall Bldg Height		/CI16/YARI/COMSP/POUCP/100020H 127.99 200 1.00 75 19,199	
Comments:		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 430,862	
*** Basement Info ***		Replacement Cost/Floor Area= 252.49 Est. TCV/Floor Area= 280.51	
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:	(8) Plumbing:	Outlets:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
	Average Typical	Few Average Many Unfinished Typical	(40) Exterior Wall:
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Thickness Bsmnt Insul.
	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
	Shower Stalls	(14) Roof Cover:	
(5) Floor Cover:	Toilets		
	Urinals		
(6) Ceiling:	Wash Bowls		
	Water Heaters		
	Wash Fountains		
	Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	SAML LLC	1	02/04/2012	WD	03-ARM'S LENGTH	1114P288	DEED	0.0
BAYBERRY GROUP INC	SAML LLC	0	02/12/2007	MLC	32-SPLIT VACANT	930/517	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S WOODRIDGE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
	MAP #: 15, 19					
	2025 Est TCV 201,848					

Improved	X	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L1114P288 PARCEL 1 GOLF COURSE EXHIBIT A A PARCEL OF LAND IN SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG SOUTH LINE OF SAID SECTION NORTH 88°58'52" WEST 1320.00 FEET; THENCE NORTH 01°29'09" EAST 2601.61 FEET TO SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER; THENCE NORTH 01°01'08" EAST. 424.39 FEET ALONG	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Topography of Site	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	HOMESTEAD	\$1.30/PSF	133729	SqFt	1.30000	100			173,848
			3.07	Total Acres				Total Est. Land Value =	173,848

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	Ad-Hoc Unit-In-Place Items				
	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	/CI16/YARI/RESP/LARPL	2.00	14000	100	28,000
	Gas				
	Total Estimated Land Improvements True Cash Value =				28,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	86,900	14,000	100,900			69,485C
2024	66,900	28,000	94,900			67,396C
2023	100,300	0	100,300			64,187C
2022	100,300	0	100,300			61,131C

Who When What TPC 10/22/2018 INSPECTED PSC 08/19/2017 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.
BAYBERRY GROUP INC	SAML LLC	0	08/04/2021	QC	21-NOT USED/OTHER	2021006575	PROPERTY TRANSFER	0.0
BAYBERRY PROPERITES INC N	BAYBERRY MILLS INC	0	11/03/2017	OTH	09-FAMILY		OTHER	0.0
BAYBERRY GROUP INC	SAML LLC	1	02/04/2012	WD	03-ARM'S LENGTH	1114P288	DEED	0.0
BAYBERRY GROUP INC	SAML LLC	0	02/12/2007	MLC	32-SPLIT VACANT	930/517	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S WOODRIDGE RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	07/01/2006	2007	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15, 19	2025 Est TCV 4,529,760 TCV/TFA: 515.80
SAML LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD
2021006575 PART OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH¼ CORNER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID SECTION S88°5L'41 "E 1312.10 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE ALONG SAID EAST 1/8 LINE S01°01 '08"W 2529.76 FEET TO THE NORTHEAST CORNER OF LOT 8 OF THE PLAT OF "SKIPPERS WOOD" AS RECORDED IN LIBER 7 OF PLATS, PAGES 49 THROUGH 51; THENCE ALONG THE			

ON THE FOLLOWING '52"W 330.07 FEET TO THE POINT CONTINUING ALONG THE SAID PLAT ON THE SES: S82°37'48"W 159.11 FEET AND THENCE CONTINUING N ON FILE\*\*\*



Y  
6-114-016-96 USED LAND USE PERMIT BACK

RCEL - BY VANTAGE

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Public Improvements	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.								
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	784,900	1,480,000	2,264,900			984,635C		
2024	120,700	1,909,400	2,030,100			955,030C		
2023	271,700	1,641,700	1,913,400			909,553C		
2022	271,700	1,477,900	1,749,600			866,241C		
Who	When	What						
TPC	05/30/2021	INSPECTED						
TPC	11/26/2019	INSPECTED						
TPC	10/26/2011	INSPECTED						

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

Desc. of Bldg/Section: MOUNTAIN FLOWERS (GNOMES)  
 Calculator Occupancy: Convention Centers

Class: C  
 Floor Area: 8,182  
 Gross Bldg Area: 8,782  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght : 12

Depr. Table : 2.5%  
 Effective Age : 20  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

1985 Year Built  
 2007 Remodeled

Overall Bldg Height

Comments:  
 MOUNTAIN FLOWERS LODGE:  
 COMM ADD TO GNOMES  
 BANQUET FACILITY 2007

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: Package Heating & Cooling 100					
Heat#2: Package Heating & Cooling 0%					
Ave. SqFt/Story: 8182					
Ave. Perimeter: 478					
Has Elevators:					
*** Basement Info ***					
Area: 6137					
Perimeter: 358					
Type: Unfinished Basement					
Heat: No Heating or Cooling					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area: 8182					
Type: Low					

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

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 478

Base Rate for Upper Floors = 117.29  
 Unfinished Basement Basement, Base Rate for Basement = 49.41  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.57 100%  
 Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00  
 Adjusted Square Foot Cost for Upper Floors = 143.86  
 Adjusted Square Foot Cost for Basement = 49.41

Total Floor Area: 8,182 Base Cost New of Upper Floors = 1,177,062  
 Basement Area: 6,137 Base Cost New of Basement = 303,229

8,182 Sq.Ft. of Sprinklers @ 4.56, Cost New = 37,310

Reproduction/Replacement Cost = 1,517,601  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 910,561

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 1,365,841  
 Replacement Cost/Floor Area= 185.48 Est. TCV/Floor Area= 166.93

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

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



Sketch by Apex Medina™

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

Desc. of Bldg/Section: RENDEZVOUS CAFE SKI/GOLF SHOP  
 Calculator Occupancy: Stores - Retail

Class: D  
 Floor Area: 600  
 Gross Bldg Area: 8,782  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 20  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

1985 Year Built  
 Remodeled

Overall Bldg Height

Comments:

Construction Cost

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

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

Quality: Low Cost  
 Heat#1: Forced Air Furnace 100  
 Heat#2: Forced Air Furnace 0%  
 Ave. SqFt/Story: 600  
 Ave. Perimeter: 116  
 Has Elevators:

\*\*\* Basement Info \*\*\*

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

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type: Low

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 116

Base Rate for Upper Floors = 109.10

(10) Heating system: Forced Air Furnace Cost/SqFt: 13.60 100%  
 Adjusted Square Foot Cost for Upper Floors = 122.70

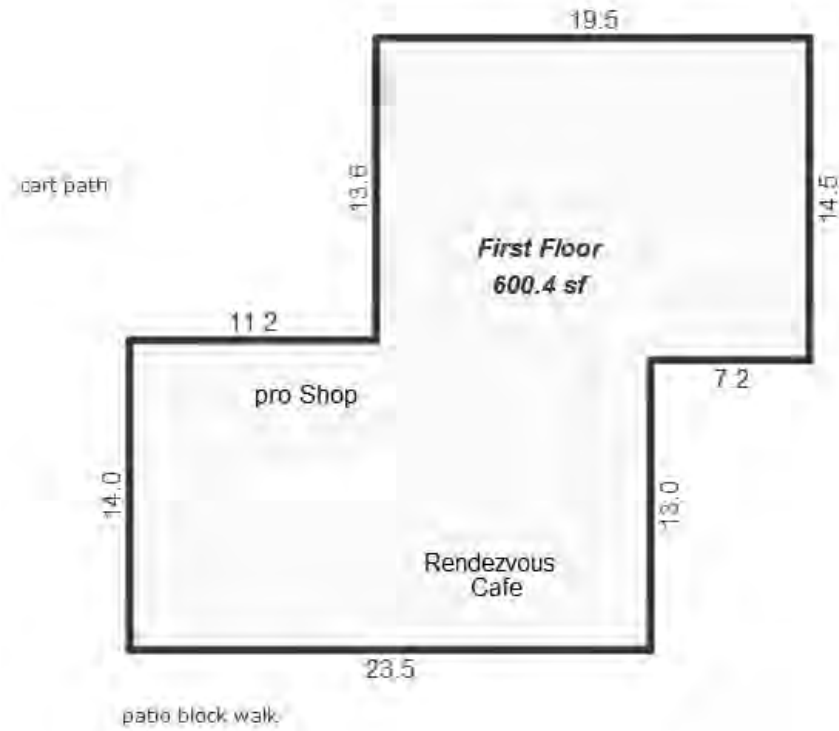
Total Floor Area: 600 Base Cost New of Upper Floors = 73,620

Reproduction/Replacement Cost = 73,620  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 44,172

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 2 = 66,258  
 Replacement Cost/Floor Area= 122.70 Est. TCV/Floor Area= 110.43

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

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



Sketch by Apex Sketch

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



Desc. of Bldg/Section: 3 SKI CHAIR LIFTS  
 Calculator Occupancy: Clubhouses

Class: C Floor Area Gross Bldg Area: 8,782 Stories Above Grd Average Sty Hght Bsmnt Wall Hght	Construction Cost					
	High	Above Ave.	Ave.	X	Low	
Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:					
Year Built Remodeled						
Overall Bldg Height						
Comments:						

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

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
Total Cost New =						0
Architectural Multiplier: 0.00						
Reproduction/Replacement Cost =						0
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0						
Total Depreciated Cost =						0
Unit in Place Items						
/CI17/SKIL/DOU1500350A	334.36		830	1.00	70	194,263
/CI17/SKIL/DOU1500350A	334.36		817	1.00	70	191,220
/CI17/SKIL/DOU1500350A	334.36		615	1.00	70	143,942
ECF (2202-H COMMERCIAL HOMESTEAD)	1.500 =>	TCV of Bldg:	3	=		794,138

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

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

Desc. of Bldg/Section: GOLF COURSE IMPROVEMENTS Calculator Occupancy: Clubhouses						<<<< Segregated Cost Computations >>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels					
Class: C Floor Area Gross Bldg Area: 8,782 Stories Above Grd Average Sty Hght Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low				Item Description Cost Col. Rate # or Height Storys SqFt Adj. Adj. Cost		Total Cost New = 0			
Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:				Architectural Multiplier: 0.00 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 0		Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0			
Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:				Unit in Place Items /CI17/GOLC/SHOC/PARC3L 72623.81 9 1.00 70 457,530		ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 4 = 686,295			

(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	(40) Exterior Wall:		
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		Thickness	Bsmnt Insul.
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0					
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:					
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY MILLS INC	BAYBERRY GROUP INC	0	08/04/2021	QC	21-NOT USED/OTHER	2021006576	OTHER	0.0
SAML LLC	BAYBERRY MILLS INC	0	04/11/2018	QC	09-FAMILY	1331P375	PROPERTY TRANSFER	0.0
SAML LLC	BAYBERRY MILLS INC	0	11/03/2017	OTH	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
32 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	MAP #:					
	2025 Est TCV 9,801					

Improved	X	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

Tax Description	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
202106576 PART NOT IN SUBDIVISION PLAT TRANSFER PARCEL #2 PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE NORTH 44 °29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, TO THE POINT OF BEGINNING; THENCE NORTH 02°43'30" WEST, 65.00 FEET. ALONG THE EASTERLY LINE OF	HOMESTEAD	\$3.75/PSF	2614 SqFt	3.75000	100		9,801
			0.06 Total Acres			Total Est. Land Value =	9,801

PLAT OF SKIPPERS  
49°36'06" EAST,  
48°31'33" WEST,  
N THE EASTERLY  
NCE NORTH



SAID EASTERLY  
INNING.  
N ON FILE\*\*\*  
  
86-032-00  
R FROM 114-016-96  
LAND USE PERMIT

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	4,900	0	4,900			2,127C
2024	4,200	0	4,200			2,064C
2023	4,200	0	4,200			1,966C
2022	3,900	0	3,900			1,873C

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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 THORESON 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 #: 15		2025 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
L212 P845 11-7-79 SURVEY L8 P193 E 1/2 OF NE 1/4 SEC 14 T29N R14W 80 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		4019 SEC 1	14000	80.00	Acres	14000	100			1,120,000
		Paved Road		80.00 Total Acres				Total Est. Land Value =		1,120,000		
		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	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TPC 04/28/2017 INSPECTED			2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
					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: W SLEEPING BEAR DR  
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):  
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 22

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 4085.4085 LAKE MICHIGAN

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

4085 ACRE TBL LK MI 5.300 Acres 42,000 100 222,600  
 5.30 Total Acres Total Est. Land Value = 222,600

Tax Description: L167 P529/73 L181 P61/75 L188 P962/77  
 L165 P292/72 L197 P540/78 L167 P893  
 ENTIRE SECTION 17 T29N R14W 5.30 A M/L.

Comments/Influences: Comments/Influences

Level: Rolling

Topography of Site: Low

Level: High

Level: Landscaped

Level: Swamp

Level: Wooded

Level: Pond

Level: Waterfront

Level: Ravine

Level: Wetland

Level: Flood Plain

Year: 2025

Land Value: EXEMPT

Building Value: EXEMPT

Assessed Value: EXEMPT

Board of Review: EXEMPT

Tribunal/Other: EXEMPT

Taxable Value: EXEMPT

Who: TPC 04/28/2017

When: INSPECTED

What: 2024

2023

2022

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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 DUNE HWY		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 #: 23		2025 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
GOVT LOTS 1, 2, 3 & 4 SEC 18 T29N R14W 204.5 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		4085 ACRE TBL LK MI		204.500 Acres		42,000		50 TERRAIN DUNES		4,294,500
		Paved Road		204.50 Total Acres		Total Est. Land Value =		4,294,500				
		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		
					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: S DUNE HWY  
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):  
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 24

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 4085.4085 LAKE MICHIGAN

Public Improvements	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Dirt Road	4085 CONSERVATION	604.64	Acres	1,000	100	INT SITE DUNES	604,640	
Gravel Road	604.64 Total Acres Total Est. Land Value =							604,640
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								

Tax Description: L179 P818/75 ENTIRE SECTION 19 T29N R14W  
 640.64 A.  
 Comments/Influences:



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

Who: TPC 04/28/2017 INSPECTED  
 When: 2025  
 What: EXEMPT

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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST	WELL/SEPTIC	10/21/2015	L15 -235	100% FINIS	
Owner's Name/Address	P.R.E. 0%	Demolish	01/23/2006	PB06-0018		
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	MAP #: 25	2025 Est TCV 0				

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			LK MI "A"	200001000.00	350.00	0.5566 0.9241 20000 100	10,287,373
			4085 CONSE CE 1600/		95.04 Acres	1600 100	152,067
			1000 Actual Front Feet,	103.08 Total Acres		Total Est. Land Value =	10,439,440

Tax Description	Land Improvement Cost Estimates			
L197 P540/78 L167 P898 L216 P659/80 L182 P18/76 L179 P947/75 L196 P510&512 L191 P415/77 L219 P899/80 L195 P258/77 NW 1/4 SEC 20 EXCEPT PRIVATELY OWNED LAND SEC 20 T29N R14W 103.077 A M/L.	Description	Rate	Size % Good	Cash Value
Comments/Influences	D/W/P: Asphalt Paving	2.71	19000 50	25,745
HISTORIC COAST GUARD STATION	Total Estimated Land Improvements True Cash Value = 25,745			



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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Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/28/2017	INSPECTED
TPC	09/05/2015	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.

Property Address	Class: COMMERCIAL-IMPROV	Zoning: NTL P	Building Permit(s)	Date	Number	Status
8000 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Demolish	01/06/2020	PB20-0002	100% FINIS
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	06/13/2016	L16 -138	100% FINIS
US GOVT NATL PARK	MAP #: 25		WELL/SEPTIC	06/03/2009	L09-064	100% FINIS
SLEEPING BEAR DUNES NATL LAKE SHR		2025 Est TCV 0	WELL/SEPTIC	05/05/2009	L09-045	100% FINIS
9922 W FRONT ST						
EMPIRE MI 49630						

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			4085 ACRE TBL LK MI	106.189 Acres	42,000	100	4,459,938
			106.19 Total Acres Total Est. Land Value =				4,459,938

Tax Description  
L208 P462/72 P195 P210/77 L188 P515/77  
L230 P145/82 L211 P217/79 L211 P219/79  
L208 P462/79 L192 P664 L192 P630/77 L192  
P461 L207 P834 L279 P648/87 L251 P252/84  
L199 P173/78 SURVEY L8 P208 ENTIRE E 1/2  
SEC 20 EXC PLAT OF GLEN HAVEN (TOTAL  
ACREAGE INCLUDES PLAT OF GLEN HAVEN) SEC  
20 T29N R14W 160.189 A M/L.

Comments/Influences  
CAMPGROUND & HISTORIC CANNERY



- 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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEEKS GEORGE C TRUST	UNITED STATES OF AMERICA	1,002,600	10/12/2016	WD	03-ARM'S LENGTH	1275P556	PROPERTY TRANSFER	0.0
WEEKS GEORGE C TRUST	WEEKS GEORGE C TRUST	0	06/08/1999	QC	09-FAMILY	515P673	DEED	0.0
PEPPLER WILLIAM H & HELEN	WEEKS GEORGE C & MOLLIE R	30,000	10/01/1975	WD	03-ARM'S LENGTH	180P235	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST		Demolish	08/18/2022	PB22-0440	100% FINIS
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 #: 26					
		2025 Est TCV 0				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
L180P235 L515 P673/99 PRT GOVT LOT 4 COM NW SEC COR TH S 89 DEG 48' E 282.20 FT TH S 41 DEG 37' E 947.60 FT TO POB TH CONT S 41 DEG 37' E 77.40 FT TH S 50 DEG 53' E 20.78 FT TH N46 DEG 40' E 725.75 FT TO SHR LK MICH THN 31 DEG 00' W ALG SHR 100 FT TH S 46 DEG 40' W 744.17 FT TO POB SEC 20 T29N R14W.	X			* Factors *							
	X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X			LK MI "A"	20000	100.00	735.00	0.9898	1.1124	20000 100	2,202,213
	X			100 Actual Front Feet,	1.69	Total Acres				Total Est. Land Value =	2,202,213

Comments/Influences



Public Improvements	Topography of Site
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	X 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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: NTL P      Building Permit(s)      Date      Number      Status

S DUNE HWY      School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address      P.R.E. 0%      MAP #: 27

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 4085.4085 LAKE MICHIGAN

Public Improvements	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.	4085 CONSERVATION				150.000 Acres	1,000	100	150,000
	150.00 Total Acres      Total Est. Land Value =							150,000

Tax Description  
 L230 P531/81 L221 P772 SW 1/4 SEC 20  
 EXCEPT PLAT OF GLEN HAVEN SEC 20 T29N  
 R14W 150.00 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.
TAAFFE MICHAEL R & TRAVIS	TRAVIS FAMILY TRUST	0	05/20/2021	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
PNC BANK	TRAVIS P & K 1/3 & TRAVIS	0	06/10/2010	QC	03-ARM'S LENGTH	1054P342	OTHER	100.0
TRAVIS ROBERT F TRUST	TRAVIS ROBERT F TRUST	0	08/18/2008	AFF	07-DEATH CERTIFICATE	2010 1054-337D	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
8721 W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	04/25/2002	PE02-0197	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 26	2025 Est TCV 610,866 TCV/TFA: 854.36
TRAVIS FAMILY TRUST 3440 CAMEO LN BLACKSBURG VA 24060		
	X Improved	Vacant
	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN	
	* Factors *	
	Public Improvements	Description Frontage Depth Front Depth Rate %Adj. Reason Value
		LK MI "A" 20000 100.00 273.00 0.9898 0.8684 20000 25 VIEW LOT CONSERVATION EASM
		100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 429,802

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN
DC L534 P616 L534 P617/00 PRT OF GOVT LOT 3 SEC 20 COM AT NW COR SEC TH S 89 DEG 48' E ON SEC LN 282.20 FT TH S 41 DEG 37' E 1025 FT TH S 50 DEG 53' E 239.26 FT TH S 47 DEG 52' E 200.20 FT TH S 79 DEG 25' E 370.17 FT TH S 56 DEG 45' E 163.92 FT TO POB ON C/L CO HWY TH S 56 DEG 45' E ON C/L 100 FT TH S 33 DEG 15' W 273 FT TH N 56 DEG 45' W 100 FT TH N 33 DEG 15' E 273 FT TO POB. NELY 33 FT SUBJ TO R/W CO RD SEC 20 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Crushed Rock 2.29 440 50 504
	X	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 97 1,455 Total Estimated Land Improvements True Cash Value = 1,959

Comments/Influences

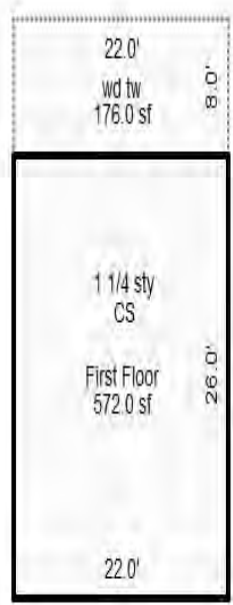


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	214,900	90,500	305,400			187,101C
X Rolling	2024	200,000	88,800	288,800			181,476C
X Low	2023	175,000	66,900	241,900			172,835C
X High	2022	150,000	53,000	203,000			164,605C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who When What							
WAS 11/23/2007 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.
MADELINE LLC	WALDECK GEORGE PHILLIP JR	1,600,000	08/15/2016	WD	03-ARM'S LENGTH	1269P665	PROPERTY TRANSFER	100.0
SOBIECK FAMILY LLC	MADELINE LLC	1	08/22/2005	QC	09-FAMILY	868:33	OTHER	100.0
BARROSO	SOBRIECK	700,000	10/27/2000	WD	03-ARM'S LENGTH	558:792	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8762 W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/29/2024	PM24-0563	100% FINIS
	P.R.E. 0%		Plumbing	09/16/2019	PP19-0252	100% FINIS
Owner's Name/Address	MAP #: 26		Electrical	10/16/2009	PE09-0349	100% FINIS
WALDECK GEORGE PHILLIP JR 24 NORTINGTON DR AVON CT 06001	2025 Est TCV 2,666,789 TCV/TFA: 1162.5		Res. Add/Alter/Repair	08/31/2009	PB09-0206	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
				Description	Frontage	Depth	Rate	Value
L558 P792/00 L569 P049/01 L868 P33/05 NWLY 75 FT OF SELY 150 FT OF A PARCEL WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: A PRT OF GOVT LOTS 3 & 4 BEG AT A PT 1056.85 FT S OF & 1298.99 FT E OF NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W ALG SD C/L 364.47 FT TO POB REF:TERMS & COND OF AGREEMENT L201 P525 SEC 20 T29N R14W.	X			LK MI "A" 20000	75.00	475.00	1.0637	1,591,318
				75 Actual Front Feet, 0.82 Total Acres			Total Est. Land Value =	1,591,318

Tax Description	X	Public Improvements	* Factors * PROGRESSION <100'			
			Description	Rate	Size % Good	Cash Value
L558 P792/00 L569 P049/01 L868 P33/05 NWLY 75 FT OF SELY 150 FT OF A PARCEL WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: A PRT OF GOVT LOTS 3 & 4 BEG AT A PT 1056.85 FT S OF & 1298.99 FT E OF NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W ALG SD C/L 364.47 FT TO POB REF:TERMS & COND OF AGREEMENT L201 P525 SEC 20 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Fencing: Wd, Split, 2 Rail	18.73	30 0	0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements			7,275
			LAND IMPROVEMENTS 75	7,500.00	1 97	7,275
			Total Estimated Land Improvements True Cash Value =			7,275

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 X Waterfront Ravine Wetland Flood Plain	2025	795,700	537,700	1,333,400			962,246C
	2024	716,100	528,800	1,244,900			933,314C
	2023	636,500	398,600	1,035,100			888,871C
	2022	571,800	343,500	915,300			846,544C

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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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: 3 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1032 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							24 WCP (1 Story) 203 WSEP (1 Story) 78 WCP (1 Story) 337 Treated Wood 788 Treated Wood				
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,294 Total Base New : 494,537 Total Depr Cost: 395,628 Estimated T.C.V: 1,068,196			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1960 REM	Remodeled 2015	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 2294 SF Floor Area = 2294 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 1960			
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Total:		350,384		280,306		
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
6	Basement	(5) Floors		Ex. X Ord. Min			1 Story Siding Crawl Space 2,294									
1	1st Floor	Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile		No. of Elec. Outlets			Other Additions/Adjustments									
4	2nd Floor	X Drywall		Many X Ave. Few			Exterior Stone Veneer 420 19,727 15,782									
4	Bedrooms	(6) Ceilings		(13) Plumbing			Plumbing Average Fixture(s) 1 2,188 1,750									
(1) Exterior		X Drywall		1 Average Fixture(s)			Solar Water Heat 1 6,880 5,504									
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		2 3 Fixture Bath			No Plumbing 1 4,610 3,688									
X	Insulation	(7) Excavation		1 2 Fixture Bath			Extra Toilet 1 4,610 3,688									
(2) Windows		Basement: 0 S.F. Crawl: 2294 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto			Water/Sewer 1000 Gal Septic 1 5,676 4,541									
X	Many Avg. X Avg. Large Few Small	(8) Basement		Softener, Manual			Ceramic Tile Floor 1 6,289 5,031									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Sink			Porches WSEP (1 Story) 203 13,402 10,722									
(3) Roof		(9) Basement Finish		Separate Shower			WCP (1 Story) 78 5,366 4,293									
X	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tile Wains			Deck Treated Wood 337 6,228 4,982									
X	Asphalt Shingle	(10) Floor Support		Ceramic Tub Alcove			Garages WCP (1 Story) 24 2,134 1,707									
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Vent Fan			Deck Treated Wood 788 10,922 8,738									
				(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)									
				Public Water			Door Opener 3 2,064 1,651									
				Public Sewer			Base Cost 1032 47,699 38,159									
				Water Well			Built-Ins									
				1 1000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
				1 2000 Gal Septic												
				Lump Sum Items:												

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAMS DAVID & JACQUELINE	ADAMS DAVID E & JACQUELIN	0	08/26/2013	WD	03-ARM'S LENGTH	1176P419	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8770 W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	08/31/2016	L16 -209	100% FINIS

Owner's Name/Address	MAP #: 26	2025 Est TCV 2,124,424 TCV/TFA: 1301.7
ADAMS DAVID E & JACQUELINE S 1630 WAGNER RD GLENVIEW IL 60025		

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
		* Factors * PROGRESSION <100'				
		Description	Frontage	Depth	Rate %Adj. Reason	Value
		LK MI "A" 20000	75.00	500.00	1.0637 1.0103 20000 100	1,611,855
		75 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =				1,611,855

Tax Description	Public Improvements	Land Improvement Cost Estimates				
NWLY 75 FT OF SELY 225 FT OF A PARCEL OF LAND WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: PRT OF GOVT LOTS 3 & 4 BEG AT A PT 1056.85 FT S OF &1298.99 FT E OF THE NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W ALG SD C/L 364.47 FT TO POB. SEC 20 T29N R14W.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				



Comments/Influences	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
2025	805,900	256,300	1,062,200			252,885C
2024	725,300	252,100	977,400			245,282C
2023	644,700	190,400	835,100			233,602C
2022	580,600	164,300	744,900			222,479C

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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: 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							234 120 768 96	CSEP (1 Story) Treated Wood Treated Wood Treated Wood				
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,632 Total Base New : 281,953 Total Depr Cost: 187,109 Estimated T.C.V: 505,195			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1964	Remodeled 1982	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas									
Condition: Average		Size of Closets		120 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost						Cls C Blt 1964				
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			1 Story Siding Slab 1,632			Total: 199,311 129,551						
Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Tile Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet Porches CSEP (1 Story) Deck Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Treated Wood Treated Wood								
(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Plumbing			Garages								
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			(13) Plumbing			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
X Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1632 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			Base Cost 624 23,743 15,433 Door Opener 1 550 357								
(2) Windows	Many Avg. X Avg. Large Few Small		Basement			1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,786 1,811								
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		(8) Basement			Lump Sum Items:			Fireplaces Exterior 1 Story 1 6,559 4,263								
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish						Fireplaces Exterior 1 Story 1 6,559 4,263								
X Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support						Fireplaces Exterior 1 Story 1 6,559 4,263								
X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Fireplaces Exterior 1 Story 1 6,559 4,263								
Chimney: Brick																	

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



Sketch by Apex Medina™

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 26					
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	2025 Est TCV 0 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
	Public Improvements		* Factors *						
	Dirt Road		Description	Frontage	Depth	Front	Rate %Adj. Reason	Value	
	Gravel Road		LK MI "A" 20000	75.00	394.94	1.0637	0.9524 20000 100	1,519,558	
	Paved Road		75 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =	1,519,558

Tax Description	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
L155 P128/70 L515 P997/99 L586 P157/01 L607 P38/01 TRACT 19-177 PRT GOVT LOT 3 SD SEC 20 COM AT NW COR SEC 20 TH E ALG N LN SD SEC 282.20 FT TO C/L OF A RD TH S 41 DEG 37' E ALG SD C/L 1025.00 FT TH S 50 DEG 53' E ALG SD C/L 239.59 FT TH S 47 DEG 52' E ALG C/L 200.20 FT TH N 45 DEG 00' E ALG SE LN OF TH COAST GUARD STATION 632.17 FT TO SHR LK MICH TH S 45 DEG 04' E ALG SD SHR 224.91 FT TO POB TH S 45 DEG 04' E CONT ALG SD SHR 75.00 FT TH S 44 DEG 56' W 426.30 FT TO C/L ABOVE MENTIONED RD TH N 79 DEG 25' W TO A PT S	Description D/W/P: Asphalt Paving Residential Local Cost Land Improvements Description LAND IMPROVEMENTS 5 Total Estimated Land Improvements True Cash Value =	2.71 5,000.00	2500 0 1 97	0 4,850 4,850



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2023	0	0	0			0
		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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type WCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 575 % Good: 0 Storage Area: 0 No Conc. Floor: 0	192	WCP (1 Story)	E.C.F. X 1.000	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: 35 Floor Area: 1,200 Total Base New : 261,616 Total Depr Cost: 170,052 Estimated T.C.V: 170,052																																																					
	Town Home	0																																																																						
	Duplex	0																																																																						
	A-Frame																																																																							
	Wood Frame	(4) Interior			X																																																																			
		Drywall Paneled	Plaster Wood T&G																																																																					
	Building Style: 1 STORY	Trim & Decoration																																																																						
	Yr Built 1950	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																		
	Condition: Average		Lg	Ord	Small																																																																			
	Room List	Doors	Solid	H.C.	Central Air Wood Furnace																																																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																																			
	(1) Exterior	Kitchen: Other: Other:			0 Amps Service																																																																			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																																																			
	Insulation				Ex. Ord. Min																																																																			
	(2) Windows	(7) Excavation			No. of Elec. Outlets																																																																			
	Many Avg. Few	Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few																																																																			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																																																																			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																			
	(3) Roof	(9) Basement Finish			(14) Water/Sewer																																																																			
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																			
	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																			
	Chimney:	Joists: Unsupported Len: Cntr.Sup:																																																																						
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1950</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 1200 SF Floor Area = 1200 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,200</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>200,927</td> <td>130,604</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>2,188</td> <td>1,422</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>5,676</td> <td>3,689</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,289</td> <td>4,088</td> </tr> <tr> <td>Porches WCP (1 Story)</td> <td>192</td> <td>10,218</td> <td>6,642</td> </tr> <tr> <td>Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>575</td> <td>32,315</td> <td>21,005</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>4,003</td> <td>2,602</td> </tr> <tr> <td colspan="4">Totals:</td> <td>261,616</td> <td>170,052</td> </tr> </tbody> </table> <p>Notes: ECF (090 EXEMPT) 1.000 =&gt; TCV: 170,052</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,200			Total:				200,927	130,604	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	2,188	1,422	Water/Sewer 1000 Gal Septic	1	5,676	3,689	Water Well, 100 Feet	1	6,289	4,088	Porches WCP (1 Story)	192	10,218	6,642	Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	575	32,315	21,005	Built-Ins Appliance Allow.	1	4,003	2,602	Totals:				261,616	170,052
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type Treated Wood	Year Built: Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 912 % 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												
	Building Style: 1 STORY	X	Drywall		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
	Yr Built 1958		Plaster Wood T&G		Central Air Wood Furnace												
	Remodeled 0		Trim & Decoration		(12) Electric												
	Condition: Average	Ex	Ord	Min	100 Amps Service												
	Room List	Lg	Ord	Small	No./Qual. of Fixtures												
	Basement 4 1st Floor 2nd Floor 2 Bedrooms		Solid	X	H.C.	Ex. X Ord. Min											
	(1) Exterior		(5) Floors	Kitchen: Other: Ceramic Tile Other: Carpeted			No. of Elec. Outlets										
	Wood/Shingle Aluminum/Vinyl X Brick	X	Drywall	No. of Elec. Outlets			Many X Ave. Few										
	X Insulation		(6) Ceilings	(13) Plumbing			Average Fixture(s)										
	(2) Windows		(7) Excavation	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 1000 Gal Septic 1 2000 Gal Septic										
	Many Avg. X Avg. Few Small		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement			(14) Water/Sewer										
	X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
	(3) Roof		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: Unsupported Len: Cntr.Sup:													
	X Asphalt Shingle		Chimney: Brick														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls C -5 Blt 1958							
(11) Heating System: Wall/Floor Furnace										Ground Area = 672 SF Floor Area = 672 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 Brick Crawl Space 672							
Total: 94,854 52,171										Other Additions/Adjustments							
Plumbing										Average Fixture(s) 1 1,486 817							
Water/Sewer										1000 Gal Septic 1 4,899 2,694							
Water Well, 100 Feet 1 5,849 3,217										Deck							
Treated Wood 224 4,498 1,889 *										Garages							
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)										Base Cost 912 31,364 17,250							
Door Opener 3 1,651 908										Built-Ins							
Appliance Allow. 1 2,786 1,532										Fireplaces							
Exterior 1 Story 1 6,559 3,607										Totals: 153,946 84,085							
Notes:										ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 227,030							

\*\*\* 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.
MORAN PATRICK T & LYNN D	MORAN HOLDINGS	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN HOLDINGS	MORAN HOLDINGSG LLLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN HOLDINGS LLLC	MORAN LYNN D	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN LYNN D	MORAN HOLDINGS LLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 28					
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MORAN HOLDINGS LLC	2025 Est TCV 2,213,364					
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PO BOX 189	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN		
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NEW HUDSON MI 48165	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		LK MI "A"	20000	100.00	750.00	0.9898	1.1180	20000	100	2,213,364
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		100 Actual Front Feet, 1.72 Total Acres						Total Est. Land Value =		2,213,364
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Tax Description	X	Dirt Road									
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L435 P674 L436 P644 L482 P724 L756	X	Gravel Road									
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P122/03 SURVEY L8 P219/03 W 100 FT OF E	X	Paved Road									
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600 FT OF GOVT LOT 1 LYING N OF C/L ST RD	X	Storm Sewer									
---	---	-------------	--	--	--	--	--	--	--	--	--

M-109 SEC 21 T29N R14W.	X	Sidewalk									
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Comments/Influences	X	Water									
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	X	Sewer									
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	X	Electric									
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	X	Gas									
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	X	Curb									
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	X	Street Lights									
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	X	Standard Utilities									
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	X	Underground Utils.									
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	X	Topography of Site									
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	X	Level									
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	X	Rolling									
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	X	Low									
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	X	High									
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	X	Landscaped									
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	X	Swamp									
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	X	Wooded									
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	X	Pond									
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	X	Waterfront									
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	X	Ravine									
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	X	Wetland									
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	X	Flood Plain									
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2025	1,106,700	0	1,106,700			639,077C
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		2024	996,000	0	996,000			619,862C
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		2023	885,300	0	885,300			590,345C
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		2022	790,500	0	790,500			562,234C
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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.
JONES	HURLBUTT	600,000	10/28/1996	WD	03-ARM'S LENGTH	432:798	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6986 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck	12/01/2023	PB23-0541	100% FINIS
Owner's Name/Address	P.R.E. 0%		DECK/PORCH	10/02/2023	LU23-30	100% FINIS
HURLBUTT DANIEL C JR & BARBARA FAMILY TRUST PO BOX 9090 KETCHUM ID 83340-7142	MAP #: 28		Mechanical	11/28/2022	PM22-1040	100% FINIS
	2025 Est TCV 2,729,873 TCV/TFA: 1609.5		Plumbing	11/28/2022	PP22-0382	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
Public Improvements			* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
L248 P124/84 L432 P798/96 PRT OF GOVT LOT 1 SEC 21 COM SE SEC COR TH N ALG E SEC LN 335.20 FT TO C/L ST HWY M-109 TH S 78 DEG 31' W ALG SD C/L 408.18 FT FOR POB TH S 78 DEG 31' W ALG SD C/L 102.04 FT TH N 718.10 FT TO SHR LAKE MICHIGAN TH N 86 DEG 27' 30" E ALG SD SHR 100.19 FT TH S 704.04 FT TO POB SEC 21 T29N R14W.	X		Dirt Road	20000	100.00	710.00	0.9898	1.1028	20000	100		2,183,243
	X		Gravel Road	100 Actual	Front Feet,	1.63	Total Acres		Total Est.	Land Value =		2,183,243

X Improved		Vacant	Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value			
Water	16.60	50	50	415			
Sewer	32.53	80	50	1,301			
Wood Frame				1,716			
Total Estimated Land Improvements True Cash Value =						1,716	

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
Public Improvements			* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
L248 P124/84 L432 P798/96 PRT OF GOVT LOT 1 SEC 21 COM SE SEC COR TH N ALG E SEC LN 335.20 FT TO C/L ST HWY M-109 TH S 78 DEG 31' W ALG SD C/L 408.18 FT FOR POB TH S 78 DEG 31' W ALG SD C/L 102.04 FT TH N 718.10 FT TO SHR LAKE MICHIGAN TH N 86 DEG 27' 30" E ALG SD SHR 100.19 FT TH S 704.04 FT TO POB SEC 21 T29N R14W.	X		Dirt Road	20000	100.00	710.00	0.9898	1.1028	20000	100		2,183,243
	X		Gravel Road	100 Actual	Front Feet,	1.63	Total Acres		Total Est.	Land Value =		2,183,243

X Improved		Vacant	Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value			
Water	16.60	50	50	415			
Sewer	32.53	80	50	1,301			
Wood Frame				1,716			
Total Estimated Land Improvements True Cash Value =						1,716	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,091,600	273,300	1,364,900			433,871C
2024	982,500	268,800	1,251,300			420,826C
2023	873,300	188,400	1,061,700			393,549C
2022	777,700	157,000	934,700			368,809C

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County of Leelanau, Michigan



Who	When	What
TPC	11/14/2023	INSPECTED
TPC	12/09/2022	INSPECTED
TPC	12/07/2019	INSPECTED

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 287 405 683	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1961 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % 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: 1,696 Total Base New : 310,521 Total Depr Cost: 201,820 Estimated T.C.V: 544,914			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace							
Yr Built 1961	Remodeled 2023	Ex	X Ord		Min	Size of Closets			No./Qual. of Fixtures							
Condition: Average		Lg	X Ord	Small	Doors			150 Amps Service								
Room List		(5) Floors		Kitchen: Other: Tile Other: Carpeted			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1696 SF Floor Area = 1696 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls C 5 Blt 1961			
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		X	Drywall	Many X Ave. Few			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,696 Total: 231,677 150,573						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1696 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments						
X	Many Avg. X Avg. Few Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Porches CGEP (1 Story) Deck Treated Wood Treated Wood			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 18,590 12,083 Built-Ins Appliance Allow. 1 2,786 1,811 Fireplaces Interior 1 Story 1 5,376 3,494		Totals: 310,521 201,820	
(3) Roof		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 544,914						
X	Gable Hip Flat Gambrel Mansard Shed						Lump Sum Items:									
X	Asphalt Shingle															
Chimney: Brick																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HURLBUTT YVONNE	HURLBUTT JAMES E & PATRIC	500,000	03/07/2012	WD	09-FAMILY	1116P404	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6976 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/01/2021	PM21-0446	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	09/13/2019	PE19-0537	100% FINIS
HURLBUTT JAMES E & PATRICIA 2135 NORTHGATE RD NORTHFIELD IL 60093-1011	MAP #: 28		Res. Garage Detached	10/09/2017	PB17-0595	100% FINIS
	2025 Est TCV 2,278,794 TCV/TFA: 1998.9		Electrical	10/03/2017	PE17-0544	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L240 P699 L274 P274 L398 P856 L398 P865 DC L398 P991 PRT GOVT LOT 1 SEC 21 COM SE SEC COR TH N ALG E SEC LN 335.20 FT TO C/L ST HWY M-109 TH S 78 DEG 31' W ALG SD C/L 321.45 FT FOR POB TH S 78 DEG 31' W ALG SD C/L 86.73 FT TH N 704.04 FT TO SHR LAKE MICHIGAN TH N 86 DEG 27' 30" E ALG SD SHR 85.16 FT TH S 692.09 FT TO POB SEC 21 T29N R14W.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			LK MI "A"	20000	85.00	700.00	1.0309	1.0989	20000	100	1,925,867
			85 Actual Front Feet, 1.37 Total Acres Total Est. Land Value = 1,925,867								
			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	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 X Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	962,900	176,500	1,139,400			468,114C
2024	866,600	173,600	1,040,200			454,039C
2023	770,300	131,200	901,500			432,419C
2022	696,700	113,300	810,000			411,828C

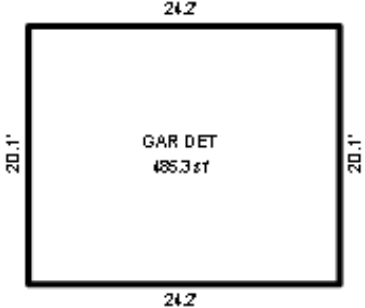
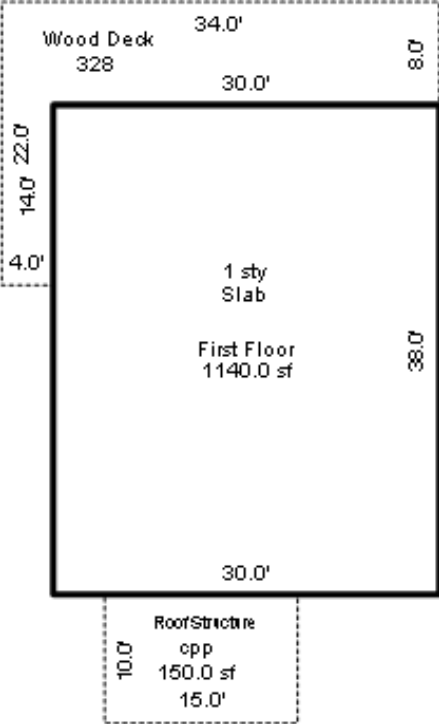
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 150 328	Type CPP Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 485 % 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		Trim & Decoration		Size of Closets						Class: C Effec. Age: 35 Floor Area: 1,140 Total Base New : 198,251 Total Depr Cost: 128,862 Estimated T.C.V: 347,927		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg			X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 4 1st Floor 2nd Floor 2 Bedrooms	(5) Floors														
		Kitchen: Tile Other: Hardwood Other:														
(1) Exterior																
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Insulation	X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1140 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
		Chimney: Brick														
				(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 2 Fixture Bath Softener, Auto 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:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C		Blt 1968				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 1,140 Total: 146,392 95,155																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,486 966																
Water/Sewer																
1000 Gal Septic 1 4,899 3,184																
Water Well, 100 Feet 1 5,849 3,802																
Porches																
CPP 150 2,888 1,877																
Deck																
Treated Wood 328 5,773 3,752																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 485 22,252 14,464																
Door Opener 1 550 357																
Built-Ins																
Appliance Allow. 1 2,786 1,811																
Fireplaces																
Interior 1 Story 1 5,376 3,494																
Totals: 198,251 128,862																
Notes:																
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 347,927																

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





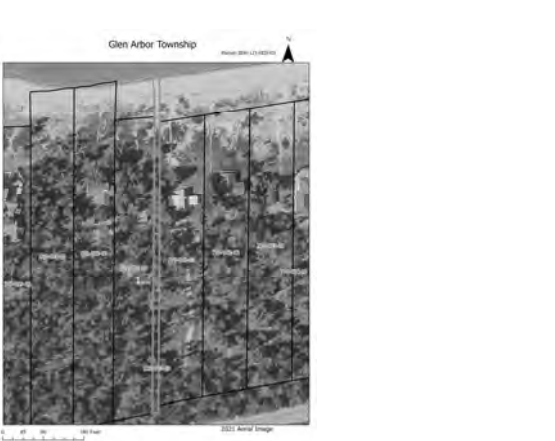
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAND FAMILY LIMITED PARTN	ERDMANN E THOMAS III	2,800,000	01/26/2024	WD	19-MULTI PARCEL ARM'S LE	2024000538	PROPERTY TRANSFER	100.0
RAND DAVID C	RAND FAMILY LIMITED PARTN	0	09/14/2007	WD	03-ARM'S LENGTH	957:232	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ERDMANN E THOMAS III 20425 LAKEVIEW AVE DEEPHAVEN MN 55331	MAP #: 28	2025 Est TCV 200,000				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN
L618 P754 L695 P790&793/02 W 15 FT OF E 315 FT OF GOVT LOT 1 LYING N OF ST RD M-109 SEC 21 T29N R14W .23 A M/L. 2008 ALL THREE INTEREST SPLITS COMBINED - NEW PARCEL #006-121-003-03				


Comments/Influences	Public Improvements	* Factors *
OWNED BY 770-001-03, NEIGHBORING PARCEL COMBINED 121-003-00,01,02	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 <Site Value A> IRREGULAR SITE 200000 100 200,000 15 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 200,000



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	100,000	0	100,000			100,000S

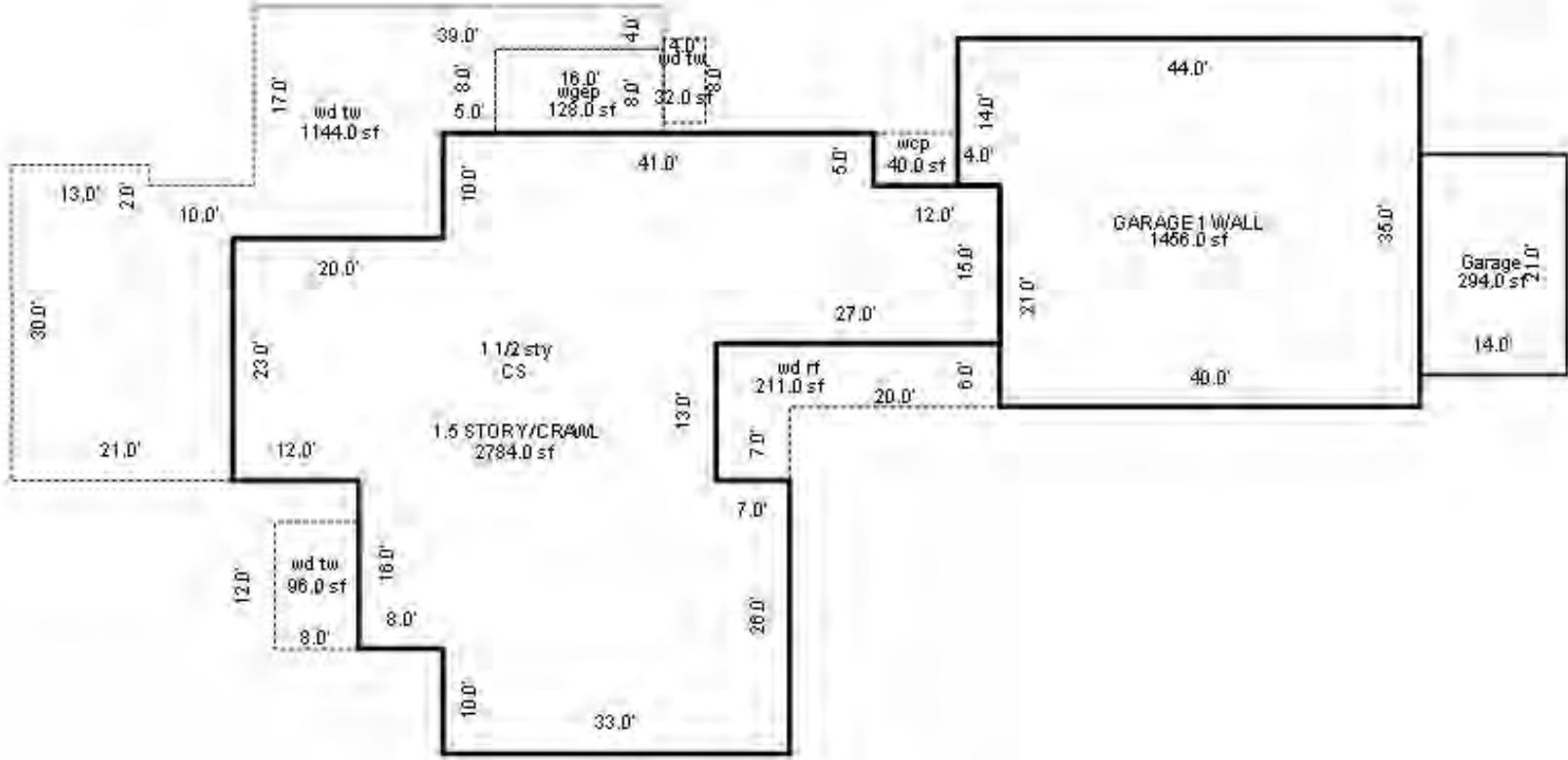
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/09/2022	INSPECTED	2024	100,000	0	100,000			55,412C
WAS	02/06/2009	INSPECTED	2023	90,000	0	90,000			52,774C
TPC	12/11/2011	INSPECTED	2022	60,000	0	60,000			50,261C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHADEN VERONICA B	MCCLURE DOUGLAS & CATHERI	3,900,000	07/07/2023	WD	03-ARM'S LENGTH	2023002890	PROPERTY TRANSFER	100.0				
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B TRUST	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_883W	DEED	0.0				
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_875W	DEED	0.0				
RDV CORPORATION	TUBERGEN JERRY L TRUST	0	07/16/1999	QC	09-FAMILY	519P192	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7510 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/10/2020	PM20-0772	100% FINIS				
Owner's Name/Address		P.R.E. 100% 07/07/2023		MAP #: 29								
MCCLURE DOUGLAS & CATHERINE PO BOX 183 GLEN ARBOR MI 49636		2025 Est TCV 4,070,673 TCV/TFA: 761.30										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
DC L430 P949/96 L430 P951 L491 P969/98 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 630.24 FT TH S 74 DEG 41'26" E 229.18 FT TO POB TH N 00 DEG 01'45" E 600 FT TO TRAVERSE LN LAKE MICHIGAN TH ALG SD LN S 74 DEG 41'30" E 114.63 FT TH S 00 DEG 01'48" W 600 FT TH N 74 DEG 41'26" W 114.630 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.52 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		LK MI "A"	20000	100.00	600.00	0.9579	1.0574	20000	100	2,025,812
		Paved Road		LK MI "A"	20000	14.00	600.00	0.9579	1.0574	20000	50	SURPLUS: ZONING 100 FT 14
		Storm Sewer		114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value = 2,167,619								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Wood Frame	47.57	80	50	1,903				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Street Lights			0.00	0	100	0				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 6,903								
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2025	1,083,800	951,500	2,035,300			1,970,344C		
		Rolling		2024	975,400	935,700	1,911,100			1,911,100S		
		Low		2023	867,000	754,500	1,621,500			742,431C		
		High		2022	662,300	551,700	1,214,000			707,078C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	09/30/2022	INSPECTED								
		TPC	11/19/2020	INSPECTED								
		WAS	12/21/2007	INSPECTED								

\*\*\* 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.				
GWILLIAM JENNIFER B	GWILLIAM SCOTT L	0	01/29/2021	WD	09-FAMILY	2021007154	PROPERTY TRANSFER	0.0				
GWILLIAM SCOTT L	GWILLIAM SCOTT L IRR TRUS	0	01/29/2021	WD	09-FAMILY	2021007155	PROPERTY TRANSFER	0.0				
TUBERGEN JERRY L TRUST	GWILLIAM JENNIFER B	1,895,000	08/30/2018	WD	03-ARM'S LENGTH	1339P485	PROPERTY TRANSFER	100.0				
RDV CORPORATION	TUBERGEN JERRY L TRUST	0	07/16/1999	WD	09-FAMILY	519P192	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7520 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		09/05/2019	PE19-0518	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		08/05/2019	PM19-0553	100% FINIS				
GWILLIAM SCOTT L IRR TRUST 1314 HINMAN AVE EVANSTON IL 60201		MAP #: 29		Res. Single Family Dwellin		07/19/2019	PB19-0258	100% FINIS				
		2025 Est TCV 4,856,362 TCV/TFA: 1029.1		HOUSE		06/28/2019	LU19-17	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
L491 P974 L519 P192/99 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 630.24 FT TH S 74 DEG 41'26" E 114.59 FT TO POB TH N 00 DEG 01'42" E 600 FT TO TRAVERSE LN LAKE MICHIGAN TH ALG SD LN S 74 DEG 41'30" E 114.60 FT TH S 00 DEG 01'45" W 600 FT TH N 74 DEG 41'26" W 114.59 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.52 A M/L. 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	LK MI "A" 20000	100.00	600.00	0.9579	1.0574	20000	100		2,025,812
		X		LK MI "A" 20000	14.00	600.00	0.9579	1.0574	20000	50	SURPLUS: ZONING 100 FT 14	114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value = 2,167,619
		Topography of Site		Land Improvement Cost Estimates								
		Level Rolling Low High Landscaped Swamp		Description	Rate	Size	% Good	Cash Value				
		X	Wooded Pond	D/W/P: Flagstone/Sand	29.65	220	0	0				
		X	Waterfront Ravine Wetland Flood Plain	D/W/P: 4in Ren. Conc.	11.69	1564	0	0				
				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							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	1,083,800	1,344,400	2,428,200		1,603,771C		
		TPC 11/05/2020	INSPECTED		2024	975,400	1,335,900	2,311,300		1,555,549C		
		TPC 06/01/2020	INSPECTED		2023	867,000	1,016,300	1,883,300		1,481,476C		
		TPC 12/06/2019	INSPECTED		2022	662,300	887,300	1,549,600		1,410,930C		

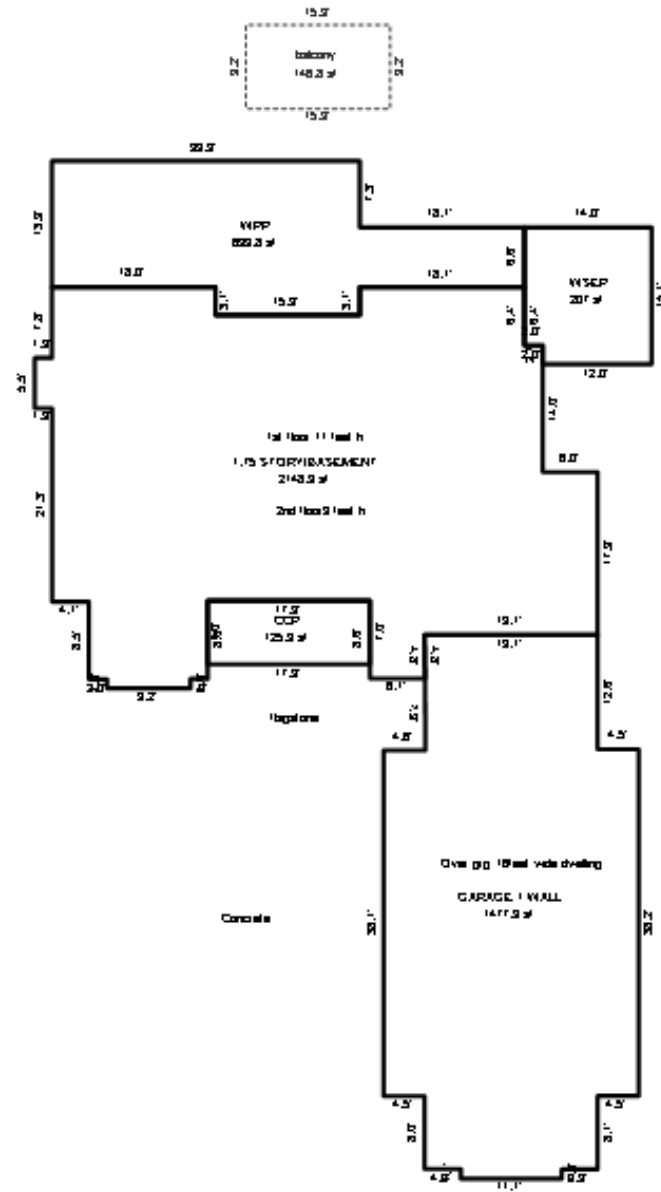


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 125 639 207 146	Type CCP (1 Story) WPP WSEP (1 Story) Wood Balcony	Year Built: 2020 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1477 % 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 Effec. Age: 5 Floor Area: 4,719 Total Base New : 1,044,346 Total Depr Cost: 992,127 Estimated T.C.V: 2,678,743			E.C.F. X 2.700					
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets			Bsmnt Garage:					
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Carport Area: Roof:							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B Blt 2020							
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 2148 SF Floor Area = 4719 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95							
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Story Siding Overhang			1.75 Story Siding			Total: 788,450 749,026					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 2148 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			Other Additions/Adjustments			Exterior Stone Veneer 200 10,416 9,895 Basement, Outside Entrance, Below Grade 1 4,288 4,074 Plumbing Average Fixture(s) 1 3,337 3,170 3 Fixture Bath 7 73,686 70,002 Water/Sewer 2000 Gal Septic 1 12,006 11,406 Water Well, 50 Feet 1 3,110 2,954 Porches CCP (1 Story) 125 4,953 4,705 WPP 639 15,700 14,915 WSEP (1 Story) 207 15,548 14,771 Balcony Wood Balcony 146 8,158 7,750 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,672 -3,488 Door Opener 3 2,312 2,196 Base Cost 1477 93,686 89,002					
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer			1000 Gal Septic			1 2000 Gal Septic					
Many Avg. Few	Large Avg. Small	(9) Basement Finish		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			Lump Sum Items:								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHADEN VERONICA B TRUST	GWILLIAM SCOTT L 2012 IRR	150,000	07/19/2023	WD	03-ARM'S LENGTH	2023003142	PROPERTY TRANSFER	100.0
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B TRUST	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_875W	DEED	0.0
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B TRUST	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_883W	DEED	0.0
HOLDSWORTH ET AL	SCHADEN	75,000	10/20/1998	WD	03-ARM'S LENGTH	491:971	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0% Cond. 1st				
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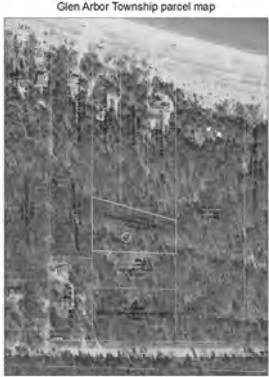
Owner's Name/Address	MAP #: 29					
GWILLIAM SCOTT L 2012 IRR TRUST 1314 HINMAN AVE EVANSTON IL 60204	2025 Est TCV 114,802					

	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN		
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Public Improvements	* Factors *						Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
<Site Value A> IRREGULAR SITE					200000	50	INTEREST SPLIT
BAY LANE 2000/F	38.15	217.88	0.9224	0.8413	2000	25	SURPLUS & INTEREST SPLIT
138 Actual Front Feet, 0.69 Total Acres			Total Est. Land Value =				114,802

Tax Description	X	Topography of Site
L491 P971 L496 P634 L520 P310-313/99 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 406.53 FT TO POB TH N 00 DEG 01'39" E 223.71 FT TH S 74 DEG 41'26" E 343.78 FT TH S 00 DEG 01' 48" W 138.15 FT TH N 89 DEG 06'00" W 331.66 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT UND 1/2 INTEREST SEC 21 T29N R14W 1.38 A M/L. 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Comments/Influences



004-00 &

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2025	57,400	0	57,400			32,888C
X Low	2024	31,900	0	31,900			31,900S
X High	2023	25,500	0	25,500			17,456C
X Landscaped	2022	25,000	0	25,000			16,625C
X Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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 County of Leelanau, Michigan

Who	When	What
TPC	07/16/2015	INSPECTED
WAS	10/26/2007	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.

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

W HARBOR HWY      School: GLEN LAKE COMMUNITY SCH DIST

Owner's Name/Address      P.R.E. 0%      MAP #: 29

TUBERGEN JERRY L & MARCIA D  
C/O BUTTONWOOD CAPITAL MANAGEMENT  
7505 RIVER ST STE 200  
ADA MI 49301      2025 Est TCV 92,398

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

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
L520 P310-313/99 PRT GOVT LOT 3 SEC 21 COM SE CORN SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 406.53 FT TO POB TH N 00 DEG 01'39" E 223.71 FT TH S 74 DEG 41'26" E 343.78 FT TH S 00 DEG 01' 48" W 138.15 FT TH N 89 DEG 06'00" W 331.66 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT UNDIVIDED 1/2 INTEREST SEC 21 T29N R14W 1.38 A M/L. 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00	X	Dirt Road	100.00	217.88	0.9224	0.8413	2000 50 INTEREST SPLIT	77,597
	X	Gravel Road	38.15	217.88	0.9224	0.8413	2000 25 SURPLUS & INTEREST SPLIT	
		138 Actual Front Feet, 0.69 Total Acres      Total Est. Land Value =						92,398

Comments/Influences

Topography of Site

Level

X Rolling

X Low

X High

Landscaped

X Swamp

X Wooded

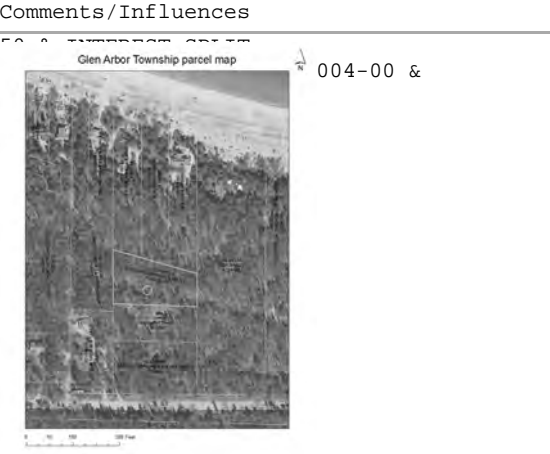
Pond

Waterfront

Ravine

Wetland


Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	46,200	0	46,200			18,896C
2024	31,900	0	31,900			18,328C
2023	25,500	0	25,500			17,456C
2022	25,000	0	25,000			16,625C

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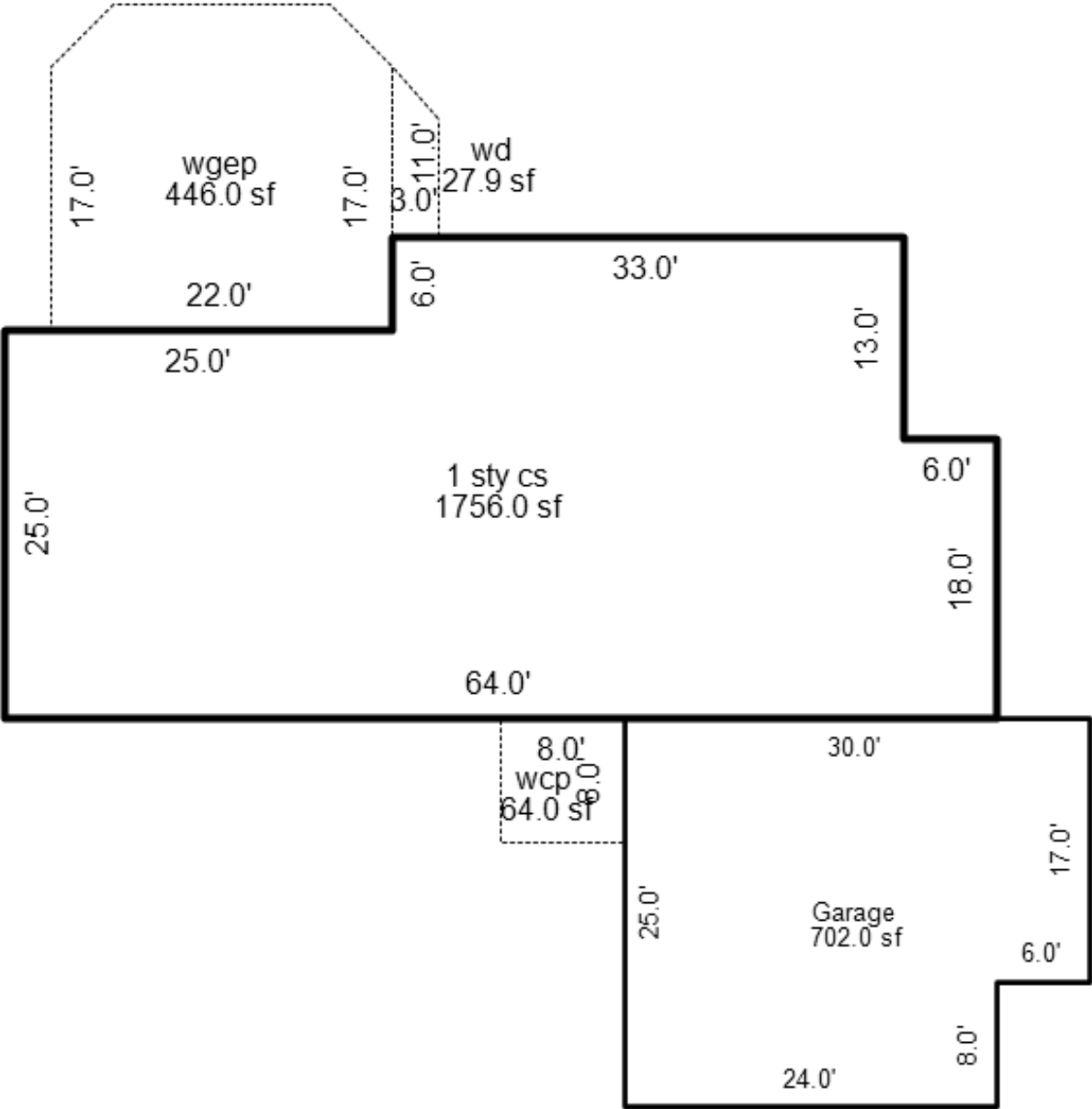
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JONES MARTHA M	JONES WILLIAM H JR & MART	0	08/31/2022	WD	09-FAMILY	2022005027	PROPERTY TRANSFER	0.0				
BONZELET	JONES	78,000	06/15/2000	WD	03-ARM'S LENGTH	546:273	OTHER	0.0				
HOLDSWORTH ET AL	BONZELET	69,500	08/19/1999	WD	03-ARM'S LENGTH	521:193	PROPERTY TRANSFER	0.0				
HOLDSWORTH ET AL	HOLDSWORTH ET	0	10/20/1998	WD	03-ARM'S LENGTH	491:951	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7504 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/28/2017	PM17-0581	100% FINIS				
Owner's Name/Address		P.R.E. 0%		MECHANICAL		01/13/2004	PM04-0023	100% FINIS				
JONES WILLIAM H JR & MARTHA TRUST P.O. BOX 1111 ASHLAND KY 41105-1111		MAP #: 29		PLUMBING		10/16/2003	PP03-0441	100% FINIS				
		2025 Est TCV 697,888 TCV/TFA: 397.43		MECHANICAL		10/16/2003	PM03-0787	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L491 P951 L521 P193-198 L546 P273/00 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 255.75 FT TO POB TH N 150.78 FT TH S 89 DEG 06'00" E 331.66 FT TH S 00 DEG 01'48" W 150.78 FTTH N 89 DEG 06'00" W 331.65 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.15 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		BAY LANE 2000/F	100.00	331.00	0.9036	0.9340	2000	100		168,788
		Paved Road		BAY LANE 2000/F	50.00	331.00	0.9036	0.9340	2000	50	SURPLUS: ZONING	100 FT 4
		Storm Sewer		150 Actual Front Feet, 1.14 Total Acres Total Est. Land Value = 210,985								
		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								
		Curb					5,000.00	1 100		5,000		
		Street Lights		Total Estimated Land Improvements True Cash Value = 5,000								
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		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	105,500	243,400	348,900		183,788C		
		TPC 05/30/2021 INSPECTED			2024	75,300	226,300	301,600		178,262C		
		TPC 10/29/2018 INSPECTED			2023	60,200	210,900	271,100		169,774C		
		TPC 04/13/2017 INSPECTED			2022	50,000	185,300	235,300		161,690C		

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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: 2003 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: 702 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior												
Building Style: 1 STORY		X	Drywall Paneled											
Yr Built 2003		Remodeled 0												
Condition: Average			Ex	X	Ord		Min							
Room List			Lg	X	Ord		Small							
	Basement 1st Floor 2nd Floor 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: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0												
(3) Roof		(8) Basement												
X	Gable Hip Flat	X	Gambrel Mansard Shed											
X	Asphalt Shingle	(9) Basement Finish												
Chimney: Metal		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												
				(12) Electric										
				200	Amps Service									
				No./Qual. of Fixtures										
				Ex.	X	Ord.	Min							
				No. of Elec. Outlets										
				Many	X	Ave.	Few							
				(13) Plumbing										
				1	Average Fixture(s)									
				2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
				(14) Water/Sewer										
				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 STORY											Cls C -5 Blt 2003			
(11) Heating System: Forced Heat & Cool														
Ground Area = 1756 SF Floor Area = 1756 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 1,756														
Total: 216,110 190,153														
Other Additions/Adjustments														
Exterior														
Stone Veneer 122 4,664 4,104														
Plumbing														
Average Fixture(s)														
3 Fixture Bath 1 1,486 1,308														
Water/Sewer														
2000 Gal Septic 1 9,735 8,567														
Water Well, 100 Feet 1 5,849 5,147														
Porches														
WCP (1 Story) 64 3,709 3,264														
Deck														
Treated Wood 28 1,293 1,138														
Garages														
Class: C Exterior: Siding Foundation: 42 Inch (Finished)														
Base Cost 702 34,714 30,548														
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														
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CULTON	SACK	92,000	09/07/2000	WD	03-ARM'S LENGTH	553:835	PROPERTY TRANSFER	0.0
SHIFFERD ET AL	CULTON	74,000	08/04/1999	WD	03-ARM'S LENGTH	520:488	PROPERTY TRANSFER	0.0
HOLDSWORTH	HOLDSWORTH	0	12/20/1998	WD	03-ARM'S LENGTH	491:954	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7500 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/27/2020	PE20-0333	100% FINIS
	P.R.E. 100% 05/01/2002		HOUSE	04/11/2001	1858A	100% FINIS
Owner's Name/Address	MAP #: 29					
SACK CHRISTOPHER R & HEATHER M P O BOX 661 GLEN ARBOR MI 49636	2025 Est TCV 554,401 TCV/TFA: 312.16					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
L491 P954 L520 P488/99 L553 P835/00 PARCEL #6 - PRT OF GOVT LOT 3 SEC 21 COM AT SE COR SD LOT ALSO BEING THE S 1/4 COR SD SEC TH N 89 DEG 06' 00" W 331.64 FT ALG THE S LN SD GOVT LOT 3 & SEC 21 TH N 00 DEG 01' 39" E 255.75 FT TH S 89 DEG 06' 00" E 331.65 FT PAR WITH S LN TH S 00 DEG 01' 48" W 255.75 FT ALG E LN GOVT LOT 3 TO POB SEC 21 T29N R14W 1.38 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		<Site Value A> IRREGULAR SITE			200000 100	200,000
	X	Electric		<Site Value A> IRREGULAR SITE			200000 10 SURPLUS: ZONING UNBLD	20
	X	Gas Curb Street Lights Standard Utilities Underground Utils.		256 Actual Front Feet, 1.95 Total Acres Total Est. Land Value =				220,000
				Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
				Wood Frame	25.52	108 50	1,378	
				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 =				2,878



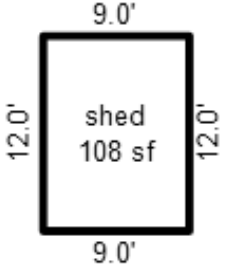
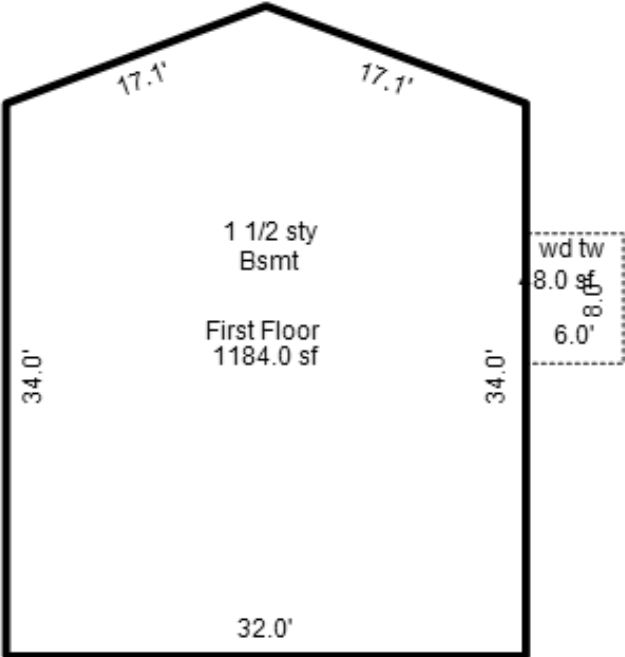
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2025	110,000	167,200	277,200			198,756C
TPC 02/01/2021 INSPECTED	2024	80,100	143,400	223,500			192,780C
TPC 11/05/2020 INSPECTED	2023	50,100	133,500	183,600			183,600S
TPC 04/13/2017 INSPECTED	2022	55,100	119,800	174,900			174,900S

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Class: CD Effec. Age: 20 Floor Area: 1,776 Total Base New : 218,105 Total Depr Cost: 174,486 Estimated T.C.V: 331,523	54	Treated Wood	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Ex X Ord Min		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1184 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		E.C.F. X 1.900		Cls CD Blt 2001	
Yr Built 2001	Remodeled 0	Size of Closets Lg X Ord Small		200 Amps Service			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size 1.5 Story Siding Basement 1,184		Cost New		Depr. Cost	
Condition: Average		Doors Solid X H.C.		(12) Electric			(13) Plumbing			Water/Sewer		Total: 195,965		156,773	
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Hardwood Other: Hardwood Other:		(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow. Microwave Fireplaces Prefab 2 Story Local Cost Items GENERATOR		1,238 3,887 4,582 5,680 1,810 1,947 311 2,684 1		990 3,110 3,666 4,544 1,448 1,558 249 2,147 1	
(1) Exterior		(6) Ceilings X Drywall		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:			1		1		1	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 1184 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:						Totals: 218,105		174,486		331,523	
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor								Totals: 218,105		174,486		331,523	
(2) Windows		Many Avg. X Avg. Large Few Small								Totals: 218,105		174,486		331,523	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish								Totals: 218,105		174,486		331,523	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Totals: 218,105		174,486		331,523	
X	Gable Hip Flat	Gambrel Mansard Shed								Totals: 218,105		174,486		331,523	
X	Asphalt Shingle	(10) Floor Support Joists: 2X12X16 Unsupported Len: Cntr.Sup:								Totals: 218,105		174,486		331,523	
Chimney: Brick										Totals: 218,105		174,486		331,523	

\*\*\* 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.
7566 W HARBOR HWY LLC	TUBERGEN	745,000	07/30/1999	WD	03-ARM'S LENGTH	520:310	PROPERTY TRANSFER	0.0
HOLDSWORTH ET AL	7566 W HARBOR	650,000	10/20/1998	WD	03-ARM'S LENGTH	491:977	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7566 W HARBOR HBR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/13/2024	PM24-0354	100% FINIS
	P.R.E. 0%		Mechanical	05/10/2024	PM24-0348	100% FINIS
Owner's Name/Address	MAP #: 29		Mechanical	05/10/2024	PM24-0351	100% FINIS
TUBERGEN JERRY L & MARCIA D C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301	2025 Est TCV 2,694,256 TCV/TFA: 1854.2		Res. Porch/Deck	07/05/2023	PB23-0250	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L491 P977 L520 P310-313/99 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 630.24 FT TO POB TH N 00 DEG 01'39" E 600 FT TO TRAVERSE LN LAKE MICHIGAN TH ALG SD LN S 74 DEG 41'30" E 114.60 FT TH S 00 DEG 01'42" W 600 FT TH N 74 DEG 41'26" W 114.59 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.52 A M/L. 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00	X			Dirt Road	20000	100.00	600.00	0.9579	1.0574	20000	100	2,025,812
	X			Gravel Road	20000	14.00	600.00	0.9579	1.0574	20000	50	141,807
	X			Paved Road	114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value = 2,167,619							
	X			Storm Sewer	Land Improvement Cost Estimates							
	X			Sidewalk	Description	Rate	Size	% Good	Cash Value			
	X			Water	Wood Frame	28.93	80	50	1,157			
	X			Sewer	Residential Local Cost Land Improvements							
	X			Electric	Description	Rate	Size	% Good	Cash Value			
	X			Gas	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
	X			Curb	Total Estimated Land Improvements True Cash Value = 6,157							
	X			Street Lights								
	X			Standard Utilities								
	X			Underground Utils.								



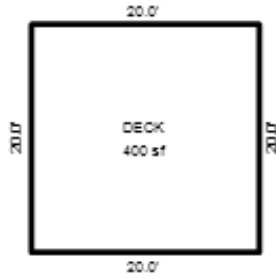
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	2025	1,083,800	263,300	1,347,100			686,319C
	Rolling	2024	975,400	259,000	1,234,400			665,683C
	Low	2023	867,000	179,600	1,046,600			613,889C
	High	2022	662,300	154,900	817,200			584,657C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	TPC	11/06/2024	INSPECTED					
	TPC	11/14/2023	INSPECTED					
	TPC	12/12/2022	INSPECTED					

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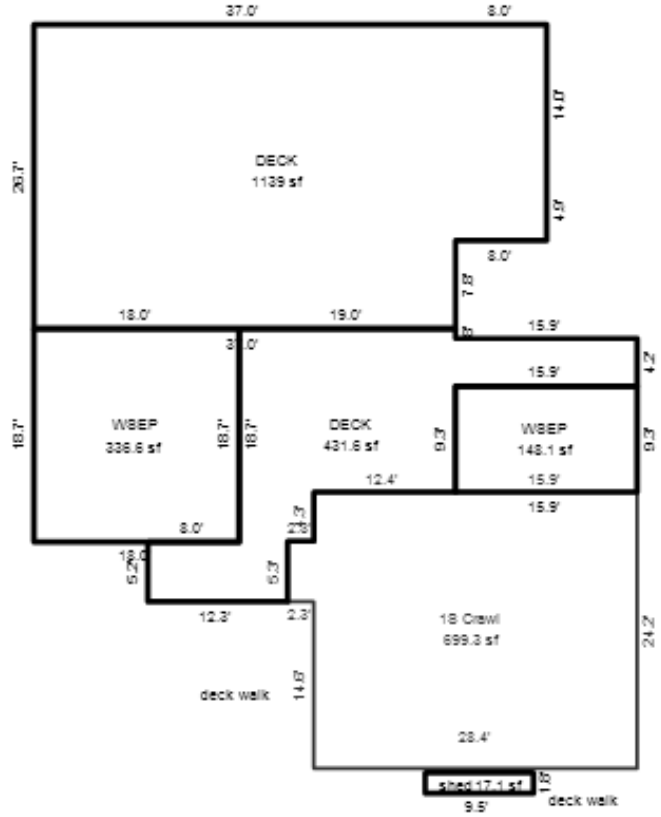
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	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							336 148 431 400 330	WSEP (1 Story) WSEP (1 Story) Treated Wood Treated Wood Treated Wood			
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 699 SF Floor Area = 699 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Class: CD Effec. Age: 30 Floor Area: 699 Total Base New : 150,091 Total Depr Cost: 105,063 Estimated T.C.V: 283,671			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1976 200	Remodeled 2018	Trim & Decoration		100 Amps Service			Building Areas			Total: 86,519			Depr. Cost 60,564			
Condition: Average		Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			699						
Room List	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Ex. X Ord. Min			1 Story Siding Crawl Space			1						
		Kitchen: Hardwood Other: Tile Other:		No. of Elec. Outlets			Other Additions/Adjustments			1						
(1) Exterior				Many X Ave. Few			Plumbing			1						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Average Fixture(s)			1						
X	Insulation	X	Drywall	1			3 Fixture Bath			1						
(2) Windows		(7) Excavation		1			2 Fixture Bath			1						
X	Many Avg. X Avg. Few	Basement: 0 S.F. Crawl: 699 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Softener, Auto			1						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Softener, Manual			1						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			No Plumbing			1						
(3) Roof		(9) Basement Finish		1			Extra Toilet			1						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Extra Sink			1						
X	Asphalt Shingle	(10) Floor Support		1			Separate Shower			1						
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		1			Ceramic Tile Floor			1						
Chimney: Brick				1			Ceramic Tile Wains			1						
				1			Ceramic Tub Alcove			1						
				1			Vent Fan			1						
				1			Lump Sum Items:			1						
				1			Public Water			1						
				1			Public Sewer			1						
				1			Water Well			1						
				1			1000 Gal Septic			1						
				1			2000 Gal Septic			1						
				1			Notes: 7572 W HARBOR HWY: NEAR LAKE ECF (4085 LAKE MICHIGAN) 2.700 => TCV:			1						

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



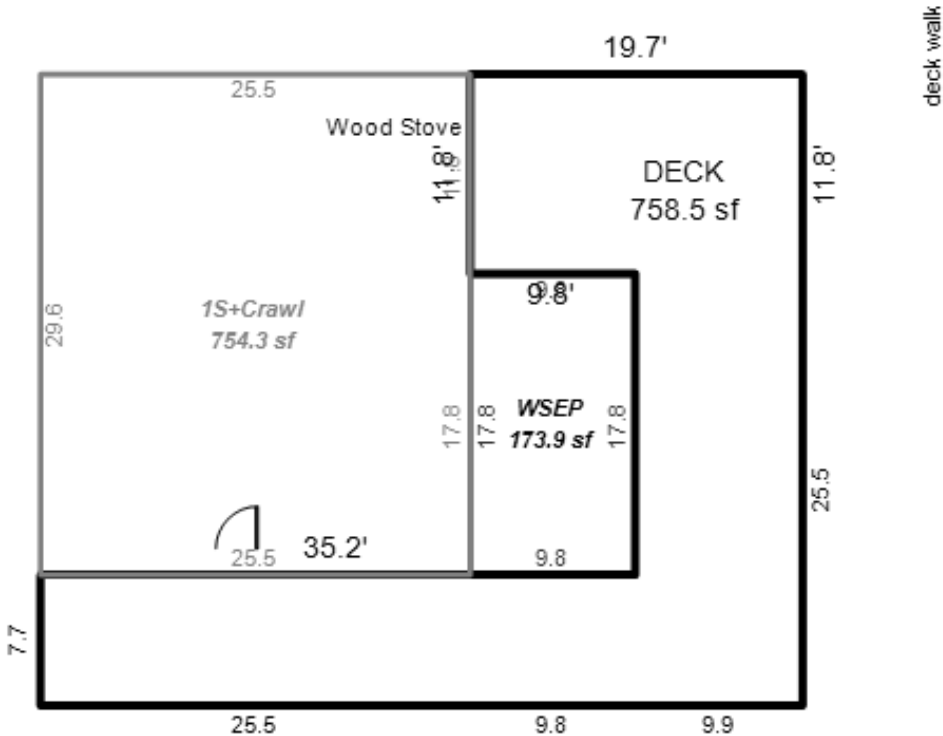
deck walk



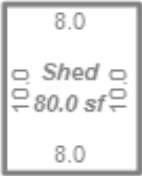
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 173 758	Type WSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Class: CD Effec. Age: 30 Floor Area: 754 Total Base New : 125,298 Total Depr Cost: 87,707 Estimated T.C.V: 236,809			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G											
Yr Built 1976		Remodeled 2018		Trim & Decoration											
Condition: Average		Ex	X	Ord	Min										
Room List		Size of Closets													
Basement 1st Floor 2nd Floor Bedrooms		Lg	X	Ord	Small										
(1) Exterior		Doors		Solid	X	H.C.									
Wood/Shingle Aluminum/Vinyl Brick		(5) Floors													
Insulation		Kitchen:													
(2) Windows		Other: Hardwood Other: Tile													
Many Avg. Few		X		Large Avg. Small											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings													
(3) Roof		(7) Excavation													
X	Gable Hip Flat	Basement: 0 S.F. Crawl: 754 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Gambrel Mansard Shed		(8) Basement													
Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Chimney: Brick		(9) Basement Finish													
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
		(11) Heating/Cooling													
		Public Water Public Sewer Water Well 1000 Gal Septic 1 2000 Gal Septic													
		(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													
		Lump Sum Items:													
		Notes: FURTHER FROM LAKE													
		ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 236,809													
		Building Areas													
		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
		1 Story		Siding		Crawl Space		754		92,879		65,014			
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s)		1		1,238		867							
		Water/Sewer													
		2000 Gal Septic		1		9,185		6,429							
		Porches													
		WSEP (1 Story)		173		8,205		5,743							
		Built-Ins													
		Appliance Allow.		1		1,947		1,363							
		Fireplaces													
		Wood Stove		1		2,164		1,515							
		Deck													
		Treated Wood		758		9,680		6,776							
		Totals:		125,298		87,707									

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



deck walk



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRONDYK DANIEL J & SUSAN	BRONDYK DANIEL J & SUSAN	0	06/01/2020	WD	15-LADY BIRD	2021001494	PROPERTY TRANSFER	0.0
LAURETO PAMELA & JACKLIN	BRONDYK DANIEL J & SUSAN	905,000	08/23/2013	WD	03-ARM'S LENGTH	1176P813	PROPERTY TRANSFER	100.0
JACKLIN PHILLIP D TRUST	LAURETO PAMELA J	0	04/12/2011	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
JACKLIN PHILLIP D TRUST	LAURETO PJ & JACKLIN W II	1	04/08/2011	QC	03-ARM'S LENGTH	1083-424	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7604 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/22/2024	PM24-0230	100% FINIS
	P.R.E. 0%		Res. Add/Alter/Repair	11/08/2023	PB23-0519	100% FINIS
Owner's Name/Address	MAP #: 29		Electrical	10/11/2023	PE23-0743	100% FINIS
BRONDYK DANIEL J & SUSAN K 205 NORWOOD AVE SE GRAND RAPIDS MI 49506	2025 Est TCY 3,086,533 TCY/TFA: 1051.9		Mechanical	10/03/2023	PM23-0857	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LK MI "A"	20000	100.00	495.81	0.9810	1.0081	20000 100	1,977,896
			LK MI "A"	20000	3.67	495.81	0.9810	1.0081	20000 50 SURPLUS: ZONING 100 FT	3
			104 Actual Front Feet, 1.18 Total Acres Total Est. Land Value = 2,014,191							

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
L1176P813 PARCEL A PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 3 AND THE SOUTH QUARTER CORNER OF SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FEET, (PREVIOUSLY RECORDED AS (331.64 FEET), ALONG THE SOUTH LINE OF SAID SECTION 21, AND THE CENTERLINE OF STATE HIGHWAY M-109; THENCE NORTH 00°00'21" EAST 730.06 FEET (PREVIOUSLY RECORDED	X	Dirt Road		Description						
	X	Gravel Road		Rate						
	X	Paved Road		Size % Good						
	X	Storm Sewer		Cash Value						
	X	Sidewalk		D/W/P: Crushed Rock						
	X	Water		2.29						
	X	Sewer		500 50						
	X	Electric		Total Estimated Land Improvements True Cash Value =						
	X	Gas		572						
	X	Curb		572						
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

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



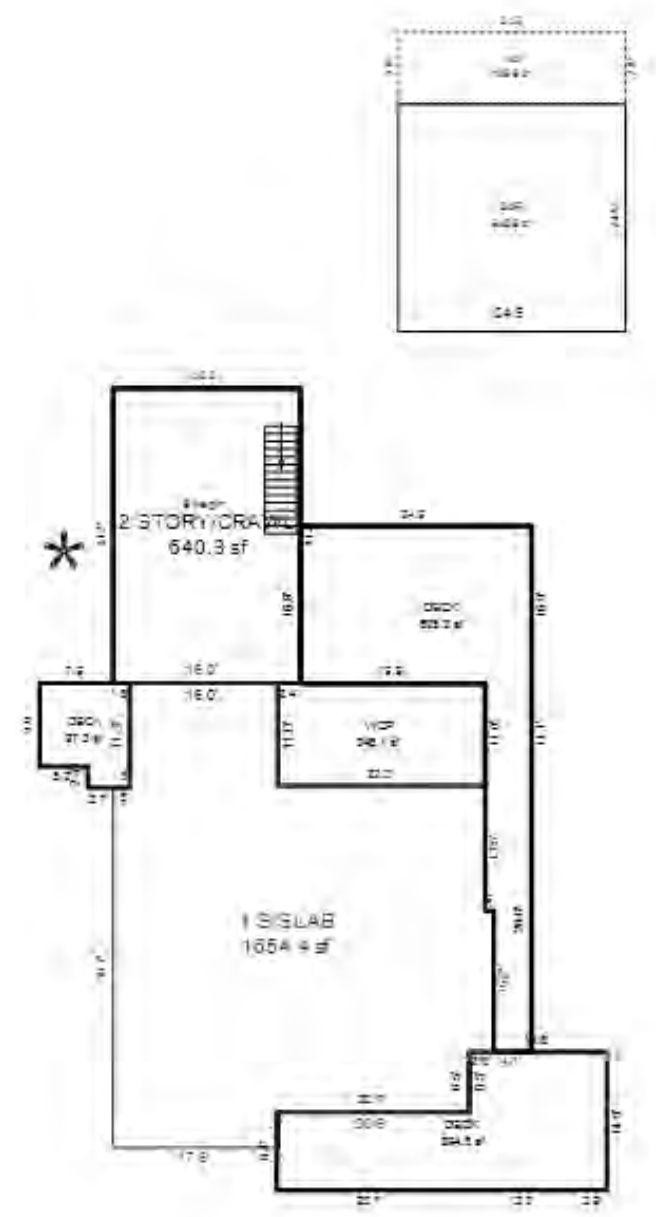
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,007,100	536,200	1,543,300			946,691C
2024	906,400	216,700	1,123,100			613,377C
2023	805,700	244,600	1,050,300			649,121C
2022	603,700	211,000	814,700			618,211C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 264 1003 97 189	Type WCP (1 Story) Treated Wood Treated Wood Roof Cover Onl	Year Built: 1983 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: 600 % 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: 6 Floor Area: 2,934 Total Base New : 422,289 Total Depr Cost: 396,952 Estimated T.C.V: 1,071,770			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C		Blt 2018	
Yr Built 2018	Remodeled 2024	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 2294 SF Floor Area = 2934 SF.							
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94							
Room List		Doors	Solid	H.C.	(12) Electric			Building Areas								
4	Basement	(5) Floors			150			Stories Exterior Foundation Size Cost New Depr. Cost								
4	1st Floor	Kitchen: Hardwood Other: Carpeted Other:			Amps Service			1 Story Siding Slab 1,654								
4	2nd Floor				Ex. X Ord. Min			2 Story Siding Crawl Space 640								
4	Bedrooms				Many X Ave. Few			Total: 343,915 323,279								
(1) Exterior		(6) Ceilings			(14) Water/Sewer			Other Additions/Adjustments								
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			Plumbing								
X	Insulation	(7) Excavation			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath								
(2) Windows		Basement: 0 S.F. Crawl: 640 S.F. Slab: 1654 S.F. Height to Joists: 0.0			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath								
X	Many Avg. X Few	Large Avg. X Small			(8) Basement			Average Fixture(s) 3 Fixture Bath								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Average Fixture(s) 3 Fixture Bath								
(3) Roof		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath								
X	Gable Hip Flat	Gambrel Mansard Shed			Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Average Fixture(s) 3 Fixture Bath								
X	Asphalt Shingle							Average Fixture(s) 3 Fixture Bath								
Chimney: Metal								Average Fixture(s) 3 Fixture Bath								
<p>Notes: 2018 ADDITION - 2023 ORIGINAL LOG DEMO ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCY: 1,071,770</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.
JACKLIN D & K & JACKLIN W	LAURETO PAMELA J & THOMAS	100,000	08/23/2013	QC	09-FAMILY	1176P591	PROPERTY TRANSFER	66.0
JACKLIN PHILLIP D TRUST	LAURETO PJ & JACKLIN W II	0	04/12/2011	QC	03-ARM'S LENGTH	1083-424	PROPERTY TRANSFER	100.0
JACKLIN PHILLIP D TRUST		0	08/09/2010	QC	03-ARM'S LENGTH	2010 1056_515	DEED	0.0
JACKLIN PHILLIP D TRUST		0	08/09/2010	OTH	33-TO BE DETERMINED	2010 1056_524E	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7676 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/13/2017	PM17-0808	100% FINIS
	P.R.E. 100% 09/15/2016		SHED	05/31/2017	LU17-12	100% FINIS

Owner's Name/Address	MAP #: 29	Mechanical	Date	Number	Status				
LAURETO PAMELA J & THOMAS PO BOX 649 GLEN ARBOR MI 49636	2025 Est TCV 2,382,655 TCV/TFA: 2335.9	Plumbing	10/29/2015	PM15-0575					
	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
			LK MI "A"	20000	65.001447.50	1.1024	1.3178	20000 100	1,888,544
			65 Actual Front Feet, 2.16 Total Acres		Total Est. Land Value =		1,888,544		

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	
PARCEL B (10/349) PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMM SE CNR GOV LOT 3, AND SOUTH 1/2 CNR SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FT, (PREVIOUSLY RECORDED AS 331.64 FT), ALONG SOUTH LINE OF SAID SECTION 21, AND CENTERLINE OF STATE HIGHWAY M-109; THENCE NORTH 00°00'21" EAST, 375.01 FT; (PREVIOUSLY RECORDED AS NORTH 00°01'39"EAST), TO POB; THENCE NORTH 89°06'00" WEST 165.86 FT;																
		Land Improvement Cost Estimates														
		Description	Rate	Size	% Good	Cash Value										
		D/W/P: Flagstone/Sand	21.16	80	0	0										
		Wood Frame	35.33	64	50	1,130										
		Wood Frame	25.17	192	50	2,416										
		Residential Local Cost Land Improvements														
		Description	Rate	Size	% Good	Cash Value										
		LAND IMPROVEMENTS 15	0.00	0	100	1,500										
		Total Estimated Land Improvements True Cash Value =				5,046										



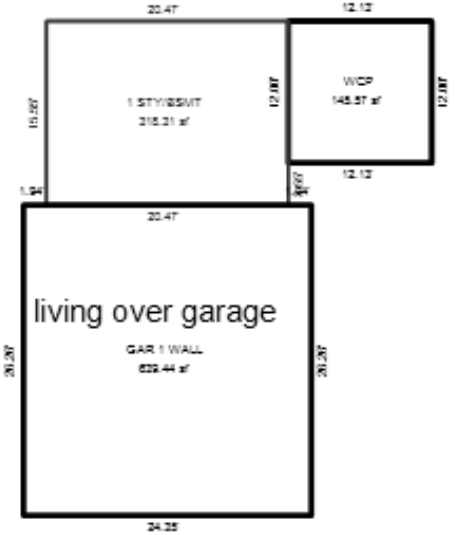
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		Who	When	What	2025	944,300	247,000	1,191,300			453,545C			
		TPC 06/29/2017	INSPECTED		2024	849,800	243,100	1,092,900			439,908C			
		TPC 01/04/2016	INSPECTED		2023	755,400	166,600	922,000			418,960C			
		TPC 05/01/2014	INSPECTED		2022	630,100	143,600	773,700			399,010C			

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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	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	1	Direct-Vented Ga	Area 145 80	Type WCP (1 Story) Treated Wood	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 639 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home														0 Front Overhang 0 Other Overhang
Town Home	(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C		Blt 2016			
Duplex	Drywall Paneled		Plaster Wood T&G			0 Amps Service		No./Qual. of Fixtures		Ground Area = 381 SF		Floor Area = 1020 SF.			
A-Frame	Trim & Decoration		Kitchen: Other: Other:			No. of Elec. Outlets		Ex. Ord. Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas			
Wood Frame	Ex	Ord	Min	Size of Closets			Many Ave. Few		(13) Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Building Style: 1.5 STORY	Lg	Ord	Small	Doors Solid H.C.			1 Average Fixture(s) 2 3 Fixture Bath		(14) Water/Sewer		1 Story Siding Basement		381 639		
Yr Built 2016	Condition: Average			(5) Floors			1 2000 Gal Septic		Public Water Public Sewer		1 Story Siding Overhang		Total: 121,617 115,534		
Remodeled 0	Room List			Basement 1st Floor 2nd Floor Bedrooms			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 Well, 50 Feet		Other Additions/Adjustments Recreation Room 318 6,191 5,881 Plumbing Average Fixture(s) 3 Fixture Bath 1 4,678 4,444 Water/Sewer 2000 Gal Septic 1 9,735 9,248 Water Well, 50 Feet 1 2,705 2,570 Porches WCP (1 Story) 145 6,451 6,128 Deck Treated Wood 80 2,280 2,166 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 639 32,404 30,784 Common Wall: 1 Wall 1 -2,705 -2,570 Built-Ins Appliance Allow. 1 2,786 2,647 Fireplaces Direct-Vented Gas 1 3,043 2,891		Totals: 190,671 181,135		
Condition: Average	Basement			(6) Ceilings			Lump Sum Items:		Totals:		190,671		181,135		
Ex	Basement			(7) Excavation					<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
Ord	1st Floor			Basement: 381 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Min	2nd Floor			(8) Basement											
Size of Closets	Bedrooms			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Lg	(1) Exterior			(9) Basement Finish											
Ord	Wood/Shingle														
Small	Aluminum/Vinyl														
Doors	Brick														
Solid	Insulation														
H.C.	(2) Windows														
	Many Avg. Few														
	Large Avg. Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
	Gable														
	Hip														
	Gambrel														
	Mansard														
	Flat														
	Shed														
	Asphalt Shingle														
	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.
JACKLIN LIVING TRUST	JACKLIN DAVID W & KERI S	0	12/05/2011	QC	09-FAMILY	1105/84	PROPERTY TRANSFER	0.0
JACKLIN LIVING TRUST	JACKLIN DAVID W & KERI S	1	12/03/2011	QC	09-FAMILY	1105-84 201106	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7682 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 03/05/2011					
Owner's Name/Address	MAP #: 29					
JACKLIN DAVID W & KERI S PO BOX 398 GLEN ARBOR MI 49636	2025 Est TCV 758,692 TCV/TFA: 512.63					

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

**Tax Description**  
 2011 ADDITION OF - TRANSFER PARCEL PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP. LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT SE CNR GOV LOT 3, AND SOUTH ¼ CNR SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FT, (PREVIOUSLY RECORDED AS 331.64 FT), ALONG SOUTH LINE OF SAID SECTION 21, AND THE CENTERLINE OF STATE HIGHWAY M-109 THENCE NORTH 00°00'21" EAST, 275.00 FT (PREVIOUSLY RECORDED AS NORTH 00°01 '39 EAST) TO POB; THENCE NORTH 89°06'00"

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

C 100' @ 2000/	100.00	200.00	0.8823	0.8234	2000	100				145,310
B 100' @ 3500/	65.00	200.00	0.8823	0.8234	3500	50	EASMENT			82,645
165 Actual Front Feet, 0.76 Total Acres										Total Est. Land Value = 227,954

Land Improvement Cost Estimates			
Description	Rate	Size	Cash Value
Wood Frame	38.12	48 50	915
Wood Frame	38.12	48 50	915
Residential Local Cost Land Improvements			
Description	Rate	Size	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
Total Estimated Land Improvements True Cash Value =			3,330



- 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	114,000	265,300	379,300			218,105C
2024	76,800	256,900	333,700			211,548C
2023	62,400	239,200	301,600			201,475C
2022	59,600	210,000	269,600			191,881C

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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.			
SCHWARTZ BARBARA A	SCHWARTZ BARBARA A TRUST	0	05/08/2015	WD	03-ARM'S LENGTH	1230P420	PROPERTY TRANSFER	0.0			
PERRY DOUGLAS E & HEATHER	SCHWARTZ BARBARA A	334,000	08/27/2010	WD	03-ARM'S LENGTH	2010 1058_831W	PROPERTY TRANSFER	100.0			
WALKER MICHAEL & CAROL	PERRY DOUGLAS E & HEATHER	334,000	08/03/2005	WD	03-ARM'S LENGTH	865:673	OTHER	100.0			
MCLAUGHLIN V KATHLEEN	WALKER MICHAEL & CAROL	105,000	02/06/2004	WD	03-ARM'S LENGTH	788:579	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status			
5804 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/20/2012	PM12-0561				
Owner's Name/Address		P.R.E. 0%		Plumbing		12/20/2012	PP12-0207				
SCHWARTZ BARBARA A TRUST 725 N LINN ST IOWA CITY IA 52245		MAP #: 35		Electrical		10/11/2012	PE12-0431				
		2025 Est TCV 794,758 TCV/TFA: 513.08		Res. Add/Alter/Repair		10/03/2012	PB12-0290	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				B 100' @ 3500/	85.00	132.00	1.0415	0.7422	3500	100	229,961
				85 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 229,961							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Fencing: Wd, Split, 2 Rail	18.73	100	50	936			
				Fencing: Wd, Basket, 5 ft.	38.59	100	50	1,929			
				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 = 7,865							
Comments/Influences		Topography of Site									
		X Level	Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X Wooded	Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	115,000	282,400	397,400		238,920C	
		TPC 03/28/2018	INSPECTED		2024	72,300	273,300	345,600		231,737C	
		TPC 04/17/2013	INSPECTED		2023	62,400	254,700	317,100		220,702C	
		TPC 01/02/2013	INSPECTED		2022	51,000	223,700	274,700		210,193C	



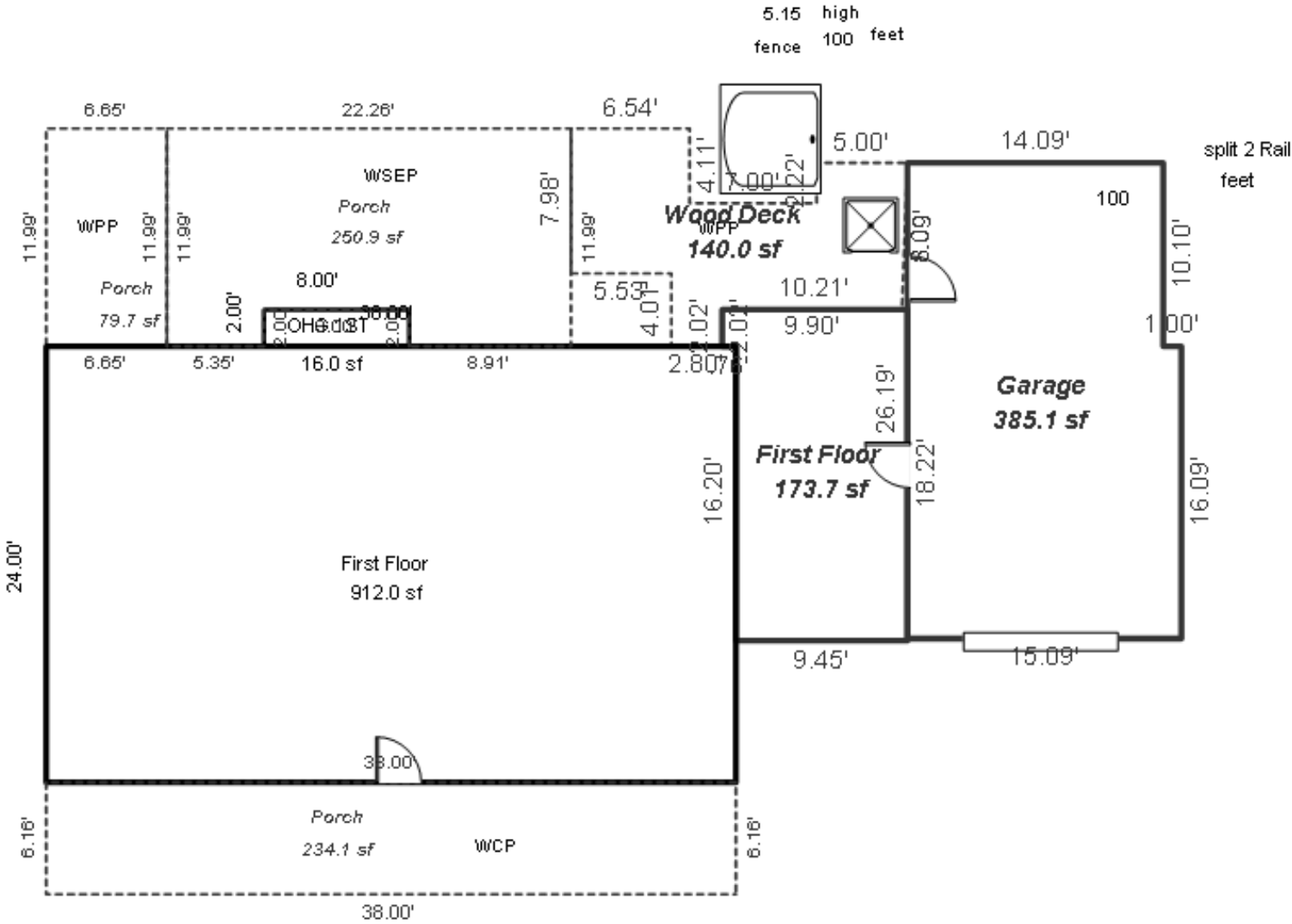
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 234 250 140	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 2013 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 385 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																												
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																												
Yr Built Remodeled 2005 201		Ex	X Ord	Min																																													
Condition: Average		Size of Closets																																															
Room List		Doors	Solid	X H.C.																																													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric																																												
	(1) Exterior		Kitchen: Other: Other:																																														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			0 Amps Service																																												
	(2) Windows				No./Qual. of Fixtures																																												
	Many Avg. X Large Avg. X Small				Ex.	X Ord.	Min																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			No. of Elec. Outlets																																												
	Basement: 912 S.F. Crawl: 173 S.F. Slab: 0 S.F. Height to Joists: 0.0				Many	X Ave.	Few																																										
	(3) Roof	(8) Basement			(13) Plumbing																																												
X	Gable Hip Flat	Gambrel Mansard Shed	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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																												
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer																																												
	Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																												
		(10) Floor Support			Lump Sum Items:																																												
			Joists: Unsupported Len: Cntr.Sup:		Deck Treated Wood Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1/2 Wall Door Opener Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																												
<table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>912</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>173</td> <td></td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>16</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>253,616</td> <td>215,575</td> </tr> </tbody> </table>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	912				1 Story	Siding	Crawl Space	173				0.5 Story	Siding	Overhang	16				Total:					253,616	215,575
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																											
1.5 Story	Siding	Basement	912																																														
1 Story	Siding	Crawl Space	173																																														
0.5 Story	Siding	Overhang	16																																														
Total:					253,616	215,575																																											

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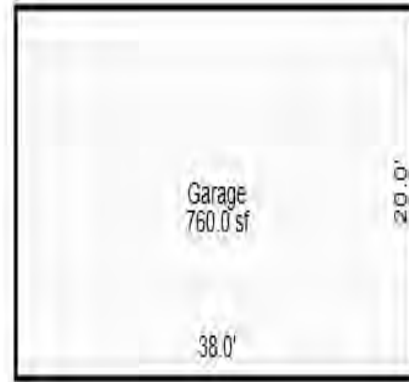
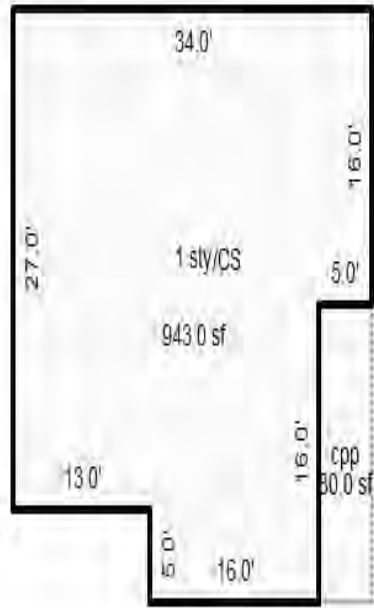
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RICHARDSON JESSIE L	RICHARDSON JESSE & REBECC	0	08/17/2023	QC	09-FAMILY	2023004771	PROPERTY TRANSFER	0.0				
RICHARDSON CHRISTOPHER DU	ROCHARDSON JESSE LOREN	0	07/03/2023	QC	09-FAMILY	2023004518	DEED	0.0				
RICHARDSON BARBARA ESTATE	RICHARDSON J & RICHARDSON	0	04/13/2023	WD	06-COURT JUDGEMENT	2023003870	PROPERTY TRANSFER	0.0				
RICHARDSON IAN R	RICHARDSON JESSE LOREN	100,000	04/13/2023	WD	09-FAMILY	2023004062	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)		Date	Number	Status		
6333 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 32 & 35								
RICHARDSON JESSIE & REBECCA TRUST & ELLISON KENNETH & AMY MARIE 6242 KNAPP ST NE ADA MI 49301		2025 Est TCV 431,592 TCV/TFA: 457.68										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
LIBER 10 PAGE 116 AS SURVEYED A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE NORTH 00°00'26" WEST, 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO AT-IRON AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED SOUTH 89° 11'50" EAST 528.42 FEET TO THE POINT OF		Public Improvements		* Factors *		OFF OAK ST						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
				C 100' @ 2000/	164.64	433.91	0.8828	0.9994	2000	100	290,508	
				165 Actual Front Feet, 1.64 Total Acres							Total Est. Land Value =	290,508
				Land Improvement Cost Estimates								
				Description			Rate	Size % Good		Cash Value		
				Residential Local Cost Land Improvements								
				Description			Rate	Size % Good		Cash Value		
				LAND IMPROVEMENTS 15								
				1,500.00							1 100	1,500
				Total Estimated Land Improvements True Cash Value =							1,500	
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	145,300	70,500	215,800			74,368C	
		TPC 08/31/2016 INSPECTED			2024	145,300	64,500	209,800			72,132C	
		WAS 09/24/2007 INSPECTED			2023	115,500	60,100	175,600		175,600C	68,698C	
					2022	55,800	52,800	108,600		108,600C	65,427C	

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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 80	Type CPP	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 760 % 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 STORY		Trim & Decoration		Size of Closets			(12) Electric			Class: D -10 Effec. Age: 45 Floor Area: 943 Total Base New : 133,566 Total Depr Cost: 73,465 Estimated T.C.V: 139,584		Storage Area: 0 No Conc. Floor: 0				
Yr Built 1900	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D-10		Blt 1900			
Condition: Fair		Lg	X	Ord	Small	60 Amps Service			Ground Area = 943 SF Floor Area = 943 SF.		Cost New		Depr. Cost			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Total:		94,074 51,745			
Basement 5	1st Floor	(5) Floors		Kitchen: Tile Other: Carpeted Other:			Many			1 Story		943				
2nd Floor	3 Bedrooms	Kitchen: Tile Other: Carpeted Other:		X Drywall			Average Fixture(s)			Other Additions/Adjustments		1		1,032 568		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			Plumbing		1		4,293 2,361		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		X Ave.			2 Fixture Bath			Water/Sewer		1		5,545 3,050		
X	Insulation	(7) Excavation		Few			Softener, Auto			Porches		80		1,457 801		
(2) Windows		Basement: 0 S.F. Crawl: 943 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			Softener, Manual			Garages		760		21,356 11,746		
X	Many Avg. Few	X	Large Avg. Small	1			Solar Water Heat			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		1		4,159 2,287		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			No Plumbing			Base Cost		1		1,650 907		
(3) Roof		Conc. Block Poured Conc. Stone		1			Extra Toilet			Fireplaces		1		4,159 2,287		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1			Extra Sink			Interior 1 Story		760		21,356 11,746	
X	Asphalt Shingle	Treated Wood Concrete Floor		1			Separate Shower			Notes:		1		4,159 2,287		
Chimney: Metal		(10) Floor Support		1			Ceramic Tile Floor			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:		1		1,650 907		
Joists: 2X8X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1			Ceramic Tile Wains			Totals:		133,566		73,465		
Lump Sum Items:		Public Water Public Sewer Water Well		1			Ceramic Tub Alcove			Total:		94,074		51,745		
Lump Sum Items:		Vent Fan		1			Vent Fan			Total:		94,074		51,745		

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



Sketch by Apex Mapping™

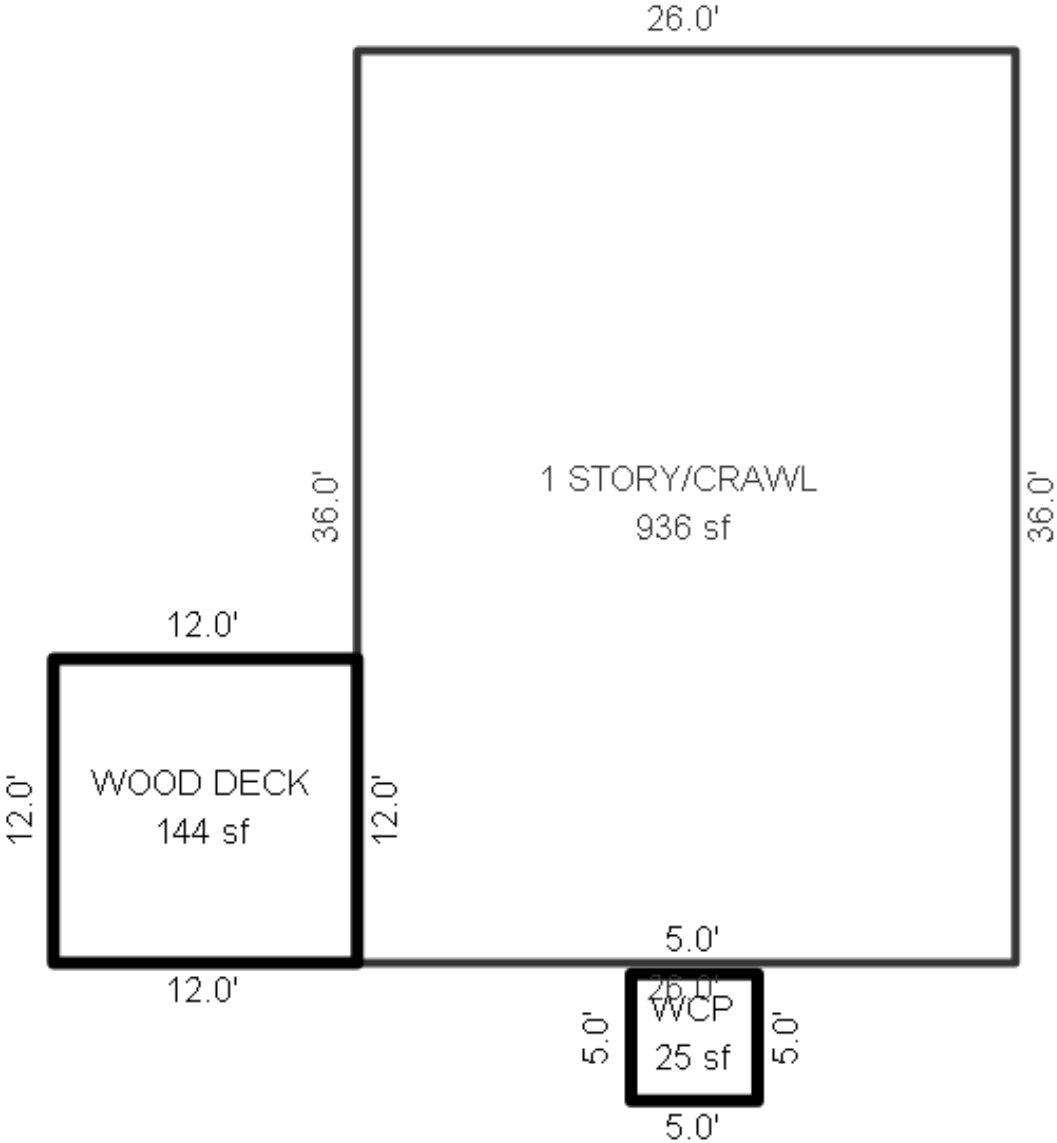
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHERIDAN MICHAEL L & DIAN	SMITH KYLE R & AMANDA E	96,000	06/19/2020	WD	03-ARM'S LENGTH	2020003697	PROPERTY TRANSFER	100.0				
SHERIDAN MICHAEL L & DIAN	SHERIDAN MICHAEL L & DIAN	0	09/01/2017	WD	09-FAMILY	1307P982	PROPERTY TRANSFER	0.0				
SHERIDAN MICHAEL & DIANNA	SHERIDAN FAMILY TRUST	0	05/25/2004	QC	09-FAMILY	808:327	OTHER	0.0				
RICHARDSON DUANE E & BARB	SHERIDAN MICHAEL & DIANNA	125,000	08/27/2003	WD	03-ARM'S LENGTH	771:389	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
6314 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/03/2020	PM20-0839	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		12/03/2020	PP20-0363	100% FINIS				
SMITH KYLE R & AMANDA E 14769 OLD TOWN CT RIVERVIEW MI 48193		MAP #: 32		Electrical		12/02/2020	PE20-0669	100% FINIS				
		2025 Est TCV 445,116 TCV/TFA: 475.55		Res. Single Family Dwellin		08/21/2020	PB20-0242	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L760 P41/03 RE-REC L771 P389/03 L808 P327/04 L809 P615/04 2003 SPLIT FROM 006-122-002-00 2005 DESCR REVISED (REF: SPLIT 006-122-002-60) PART OF GOVERNMENT LOT 3, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER 'OF SAID SECTION 22; THENCE N00°01'41"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 22, 660.01 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE N00°01'59"W		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C 100' @ 2000/ 99.00 164.69 1.0025 0.7844 2000 100 LOCATION 155,704								
		Paved Road		99 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 155,704								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Crushed Rock	2.29	120	50	137				
		Sewer		Total Estimated Land Improvements True Cash Value = 137								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2025	77,900	144,700	222,600				177,889C
		TPC 12/12/2022 INSPECTED			2024	77,900	132,200	210,100				172,541C
		TPC 05/10/2021 INSPECTED			2023	62,300	123,100	185,400				164,325C
		TPC 11/05/2020 INSPECTED			2022	50,000	106,500	156,500				156,500S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 25 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	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: 2 Floor Area: 936 Total Base New : 155,359 Total Depr Cost: 152,250 Estimated T.C.V: 289,275			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
	Building Style: 1 STORY	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
	Yr Built 2021	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 2021				
	Condition: Average	Size of Closets		0 Amps Service			Ground Area = 936 SF Floor Area = 936 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98						
	Room List	Doors	Solid	H.C.	No. of Elec. Outlets			Building Areas								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Stories Exterior Foundation Size			Cost New		Depr. Cost				
	(1) Exterior	(6) Ceilings		(12) Electric			1 Story Siding Crawl Space			Total: 130,340		127,732				
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Deck Treated Wood Built-Ins Appliance Allow.			1 1,486 1,456 1 4,678 4,584 1 4,899 4,801 1 5,849 5,732 25 1,959 1,920 144 3,362 3,295 1 2,786 2,730 Totals: 155,359 152,250			
	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 289,275						
	(2) Windows	(9) Basement Finish		(14) Water/Sewer			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 289,275									
	Many Avg. Few	Large Avg. Small	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TROMBETT MARCUS	TROMBETTA MARCUS & LAURA	0	11/22/2022	QC	09-FAMILY	2022006620	PROPERTY TRANSFER	0.0				
SHERIDAN MICHAEL L & DIAN	TROMBETTA MARCUS	92,800	01/19/2018	WD	03-ARM'S LENGTH	1319P393	PROPERTY TRANSFER	100.0				
SHERIDAN FAMILY TRUST	SHERIDAN MICHAEL L & DIAN	0	09/01/2017	WD	09-FAMILY	1307P982	PROPERTY TRANSFER	0.0				
SHERIDAN FAMILY TRUST	SHERIDAN MICHAEL L & DIAN	0	07/27/2006	QC	09-FAMILY	910:356	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
6300 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/03/2020	PM20-0456	100% FINIS				
Owner's Name/Address		P.R.E. 100% 11/30/2021		Mechanical		06/26/2020	PM20-0355	100% FINIS				
TROMBETTA MARCUS & LAURA F PO BOX 274 GLEN ARBOR MI 49636		MAP #: 32		Mechanical		10/03/2019	PM19-0763	100% FINIS				
		2025 Est TCV 679,531 TCV/TFA: 348.48		Plumbing		10/03/2019	PP19-0281	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 100' @ 2000/	99.00	165.00	1.0025	0.7848	2000	100		155,778
				99 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 155,778								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Flagstone/Sand	21.16	144	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				Gas	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500			
				Total Estimated Land Improvements True Cash Value = 1,500								
		Topography of Site										
		X Level										
		X 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	77,900	261,900	339,800				264,750C
		TPC 05/12/2022	INSPECTED		2024	77,900	239,300	317,200				256,790C
		TPC 05/10/2021	INSPECTED		2023	62,300	222,900	285,200				244,562C
		TPC 11/05/2020	INSPECTED		2022	50,000	197,600	247,600				232,917C



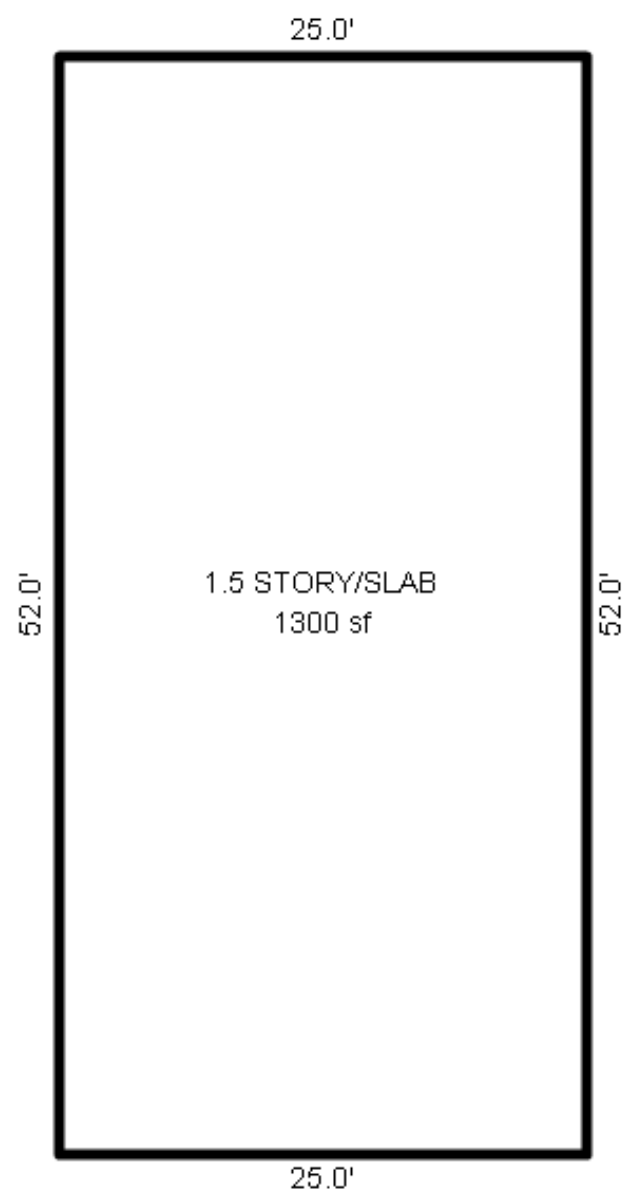
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 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		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: C +10 Effec. Age: 3 Floor Area: 1,950 Total Base New : 283,392 Total Depr Cost: 274,870 Estimated T.C.V: 522,253		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			12		No. of Elec. Outlets		No./Qual. of Fixtures		
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets			0 Amps Service			Ex.		Ord.	Min		
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Many			Ave.	Few	(13) Plumbing			
Room List		Doors	Solid	H.C.	(5) Floors			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer		
Basement	1st Floor	(6) Ceilings		Kitchen: Other: Other:			1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 50 Feet			Built-Ins		Appliance Allow.	
2nd Floor	3 Bedrooms	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1300 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Fireplaces		Wood Stove	
(1) Exterior		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes:			Totals:		283,392 274,870	
X	Wood/Shingle Aluminum/Vinyl Brick	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:			522,253			
Insulation		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:			522,253			
(2) Windows		Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1300 S.F. Height to Joists: 0.0			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:			522,253			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:			522,253			
(3) Roof		(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:			522,253			
X	Gable Hip Flat	Gambrel Mansard Shed	(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:			522,253		
Asphalt Shingle		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:			522,253			
Chimney:		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:			522,253			

\*\*\* 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.
DAWSON JUDITH & FORTNER C	KMW PROPERTY MANAGEMENT L	350,000	03/30/2017	WD	31-SPLIT IMPROVED	1292P432	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6324 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, New Building	12/01/2017	PB17-0722	100% FINIS
	P.R.E. 0%		Commercial, New Building	12/01/2017	PB17-0722	100% FINIS
Owner's Name/Address	MAP #: 35		COMMERCIAL ADD/ALT	11/14/2017	LU17-47	100% FINIS
KMW PROPERTY MANAGEMENT LLC PO BOX 220 GLEN ARBOR MI 49636	2025 Est TCV 742,703 TCV/TFA: 287.09		Mechanical	11/02/2017	PM17-0703	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Dirt Road	141.00	0.00	1.0000	1.0000	0 100	0
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

Tax Description

L12P288 SPLIT ON 04/12/2017 FROM 006-122-003-00; PARCEL "A-1" ON SURVEY PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00'18'07" WEST, ALONG THE NORTH AND SOUTH 9. UARTER LINE, 690.63 FEET TO THE NORTH LINE OF STATE HIGHWAY M-22; THENCE SOUTH 89'05'37" EAST, ALONG THE NORTHERLY LINE OF STATE HIGHWAY M-22, 863.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89"05'37" EAST, ALONG SAID THE NORTHERLY LINE OF STATE HIGHWAY M-22, 141.00 FEET; THENCE NORTH 00'21'21" EAST, 162.19 FEET; THENCE NORTH 89'00'12' WEST, 46.44 FEET; THENCE NORTH



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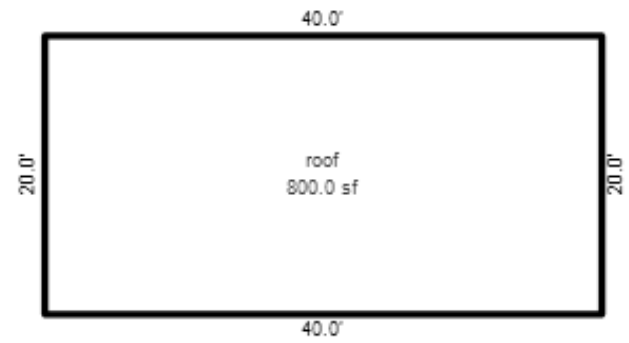
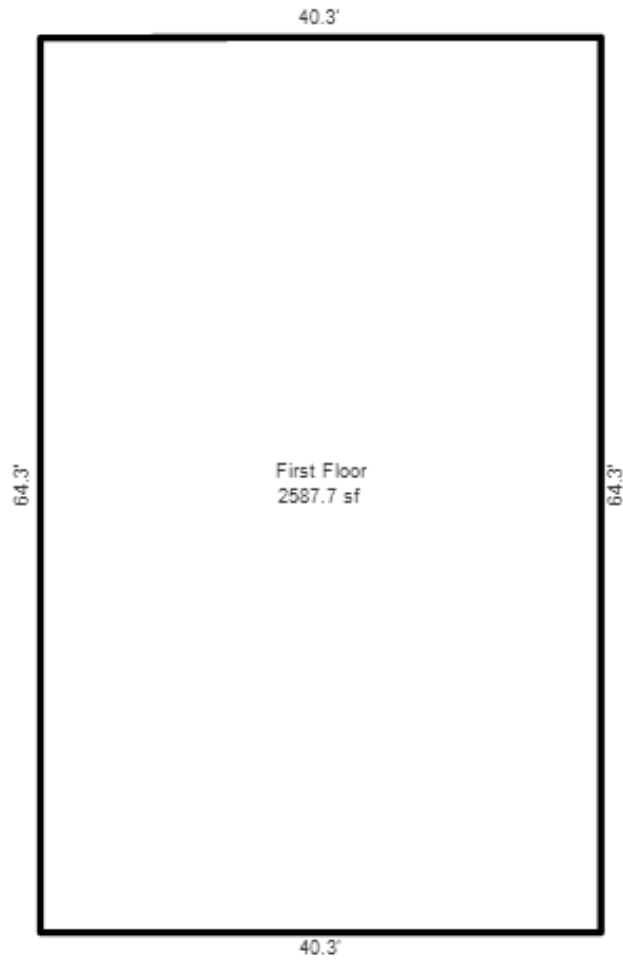
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2025	221,300	150,100	371,400			357,598C
Rolling	2024	183,200	182,500	365,700			346,846C
Low	2023	183,200	172,700	355,900			330,330C
High	2022	183,200	131,400	314,600			314,600S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount		<<<<< Calculator Cost Computations >>>>>																																																																																																																																			
Class: D Floor Area: 2,587 Gross Bldg Area: 2,587 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost		Class: D    Quality: Low Cost Stories: 1    Story Height: 12    Perimeter: 209 Overall Building Height: 26		Base Rate for Upper Floors = 50.41																																																																																																																															
Depr. Table : 4% Effective Age : 4 Physical %Good: 85 Func. %Good : 100 Economic %Good: 100		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> <tr> <td colspan="6" style="text-align: center;">** ** Calculator Cost Data ** **</td> </tr> <tr> <td colspan="6">Quality: Low Cost</td> </tr> <tr> <td colspan="6">Heat#1: Package Heating &amp; Cooling    100</td> </tr> <tr> <td colspan="6">Heat#2: Zoned A.C. Warm &amp; Cooled Air    0%</td> </tr> <tr> <td colspan="6">Ave. SqFt/Story: 2587</td> </tr> <tr> <td colspan="6">Ave. Perimeter: 209</td> </tr> <tr> <td colspan="6">Has Elevators:</td> </tr> <tr> <td colspan="6" style="text-align: center;">*** Basement Info ***</td> </tr> <tr> <td colspan="6">Area:</td> </tr> <tr> <td colspan="6">Perimeter:</td> </tr> <tr> <td colspan="6">Type:</td> </tr> <tr> <td colspan="6">Heat: Hot Water, Radiant Floor</td> </tr> <tr> <td colspan="6" style="text-align: center;">* Mezzanine Info *</td> </tr> <tr> <td colspan="6">Area #1:</td> </tr> <tr> <td colspan="6">Type #1:</td> </tr> <tr> <td colspan="6">Area #2:</td> </tr> <tr> <td colspan="6">Type #2:</td> </tr> <tr> <td colspan="6" style="text-align: center;">* Sprinkler Info *</td> </tr> <tr> <td colspan="6">Area: 2587</td> </tr> <tr> <td colspan="6">Type:</td> </tr> </table>			High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** **						Quality: Low Cost						Heat#1: Package Heating & Cooling    100						Heat#2: Zoned A.C. Warm & Cooled Air    0%						Ave. SqFt/Story: 2587						Ave. Perimeter: 209						Has Elevators:						*** Basement Info ***						Area:						Perimeter:						Type:						Heat: Hot Water, Radiant Floor						* Mezzanine Info *						Area #1:						Type #1:						Area #2:						Type #2:						* Sprinkler Info *						Area: 2587						Type:						(10) Heating system: Package Heating & Cooling    Cost/SqFt: 19.65    100% Adjusted Square Foot Cost for Upper Floors = 70.06		Total Floor Area: 2,587    Base Cost New of Upper Floors =    181,246  Reproduction/Replacement Cost =    181,246 Eff.Age:4    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0 Total Depreciated Cost =    154,059	
	High	Above Ave.	Ave.	X	Low																																																																																																																																
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2018 Year Built Remodeled		26 Overall Bldg Height		<<<<< Segregated Cost Computations >>>>>		Costs taken from Segregated Cost Section 3: Stores & Commercial																																																																																																																															
Comments: BLDG PERMIT CODE 2-1 USE TYPE VB OCC 61		Area #1: Type #1: Area #2: Type #2:		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">0</td> </tr> </tbody> </table>		Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	Total Cost New =							0	Architectural Multiplier: 0.00  Reproduction/Replacement Cost =    0 Eff.Age:4    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0 Total Depreciated Cost =    0																																																																																																																
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																																																																					

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAWSON JUDITH & FORTNER C	CRYSTAL RIVER INVESTMENTS	475,000	04/27/2021	WD	19-MULTI PARCEL ARM'S LE	2021003564	REALTOR	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: COM (	Building Permit(s)	Date	Number	Status
W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CRYSTAL RIVER INVESTMENTS LLC 2602 S LINDEN CT DENVER CO 80222	MAP #: 35					
	2025 Est TCV 448,375					

Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value B>					0 100		0
2000 COMM \$7.75/SQFT			10000 SqFt		7.75000 100	LIMITED COMM FRONTAGE-MIXED	
2000 COMM \$3.75/PSF			98900 SqFt		3.75000 100	REAR SITE AREA - WET LANDS	
294 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =							448,375

**Tax Description**  
 L12P288 SPLIT ON 04/12/2017 FROM 006-122-003-00; REMAINDER PARCEL EXCLUDING PART OF LOT 8 WHISPERING PINES ASSESSED ON PIN 006-835-008-00 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00'18'07" WEST, ALONG THE NORTH AND SOUTH QUARTER LINE, 690.63 FEET TO THE NORTH LINE OF STATE HIGHWAY M-22; THENCE SOUTH 89'05'37" EAST, ALONG THE NORTHERLY LINE OF STATE HIGHWAY M-22, 763.47 FEET



- 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
  - X WET
- Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	224,200	0	224,200			176,022C
2024	192,600	0	192,600			170,730C
2023	162,600	0	162,600			162,600S
2022	162,600	0	162,600			162,600S

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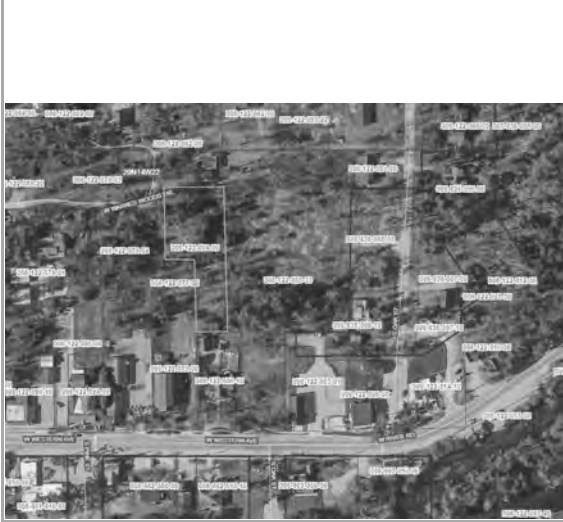
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARIBEAU DOUGLAS & THERES	GLEN ARBOR TOWNSHIP	13,500	03/18/1985	WD	03-ARM'S LENGTH	253P284	DEED	0.0
WEPKING GEORGE E & JESSIE	BARIBEAU DOUGLAS & PATTON	0	07/27/1983	QC	09-FAMILY	293P828	DEED	0.0
TOBIN FRANK A & NELLIE E	BARIBEAU JESSIE MAE	2,800	03/29/1973	WD	08-ESTATE	170P793	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	04/03/2003	PE03-0129	
Owner's Name/Address	P.R.E. 0%					
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 35					
	2025 Est TCV 0					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
L 253 P 284 GA 156 PART OF S 1/2 OF SE 1/4 COM 594 FT E OF N & S 1/4 LN & 80 FT S OF LINE ON N SIDE OF S 1/2 TH S 165 FT TH E 66 FT TH S 165FT TH E 66 FT TH N 330 FT TH W 132 FT TOPOB SEC 22 T29N R14W. .75 A.				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				2000 COMM	\$3.75/PSF	33460 SqFt	3.75000	100	BACK OFF MAIN STREET		125,
				* denotes lines that do not contribute to the total acreage calculation.							
				70 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 125,475							

Comments/Influences	Public Improvements	Land Improvement Cost Estimates			
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size % Good	Cash Value
		D/W/P: Asphalt Paving	2.91	4000 97	11,291
		Total Estimated Land Improvements True Cash Value =			11,291



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
	PSC 03/14/2024	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	TPC 10/19/2017	INSPECTED	2023	0	0	0			0
	TPC 04/09/2015	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.
OAK & BEARS III LLC	CRYSTAL RIVER INVESTMENTS	1,475,000	01/23/2023	WD	03-ARM'S LENGTH	2023000394	PROPERTY TRANSFER	100.0
TURNER	OAK&BEARS III LLC	442,500	02/28/2001	WD	03-ARM'S LENGTH	570:713	PROPERTY TRANSFER	0.0
HAZELTON	SUTHERLAND	10,000	11/07/1992	LC	16-LC PAYOFF	352:933	OTHER	0.0
MEINKE	SUTHERLAND	155,000	04/16/1992	WD	03-ARM'S LENGTH	342:576	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6548 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Commercial Porch/ Deck	12/27/2024	PB23-0582	100% FINIS
	P.R.E. 0%		DECK/PORCH	10/17/2024	LU24-107	100% FINIS
Owner's Name/Address	MAP #: 33		Plumbing	06/12/2024	PP24-0182	100% FINIS
CRYSTAL RIVER INVESTMENTS IV LLC 901 S GARFIELD AVE SUITE 200 TRAVERSE CITY MI 49686	2025 Est TCV 1,916,565 TCV/TFA: 224.58		Electrical	03/07/2024	PE24-0124	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				76.00	78.00	1.0000	0.0000	0	100*	0
			2000 COMM	\$14.50/SQFT		20495 SqFt	14.50000	125	CORNER - CENTER OF TOWN	3
			2000 COMM	\$3.75/PSF		1320 SqFt	3.75000	100		4,950
			* denotes lines that do not contribute to the total acreage calculation.							
			76 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 376,422							

Tax Description  
7/2015 COMBINED PRIOR YEAR 1998 DIVISION W/-005-05 & -005-15 FOR HEALTH DEPARTMENT COMPLIANCE: 006-122-005-00 DESCRIPTION: A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS TO-WIT: AS FURNISHED: LAND IN GOV LOT 4, SEC22,T29N,R14W COMM AT THE S 1/4 CORNER SEC22; THENCE N 00DEG27'W, ALONG THE N AND S 1/4 LINE AND THE CENTERLINE OF LAKE STREET, 693.05 FT; THENCE N 89DEG32'40"W, 233.96' TO POB ON THE NORTHERLTY ROW OF STATE HIGHWAY M-22; THENCE CONTINUING



X	Public Improvements	Description	Rate	Size	% Good	Arch	Mult	Cash Value
	Dirt Road							
	Gravel Road							
X	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
X	Electric							
X	Gas							
	Curb	Fencing: Vnyl, Solid, 6'	41.62	100	50			2,081
	Street Lights	D/W/P: 4in Ren. Conc.	8.41	400	97			3,263
	Standard Utilities	Wood Frame	36.07	64	50			1,154
	Underground Utils.	Commercial Local Cost Land Improvements						
		Description	Rate	Size	% Good	Arch	Mult	Cash Value
		WATER WELL 4"-6"	0.00	1	92	100		0
		SEPTIC TANK 1000 GAL	0.00	1	92	100		0
		Total Estimated Land Improvements True Cash Value =						6,498

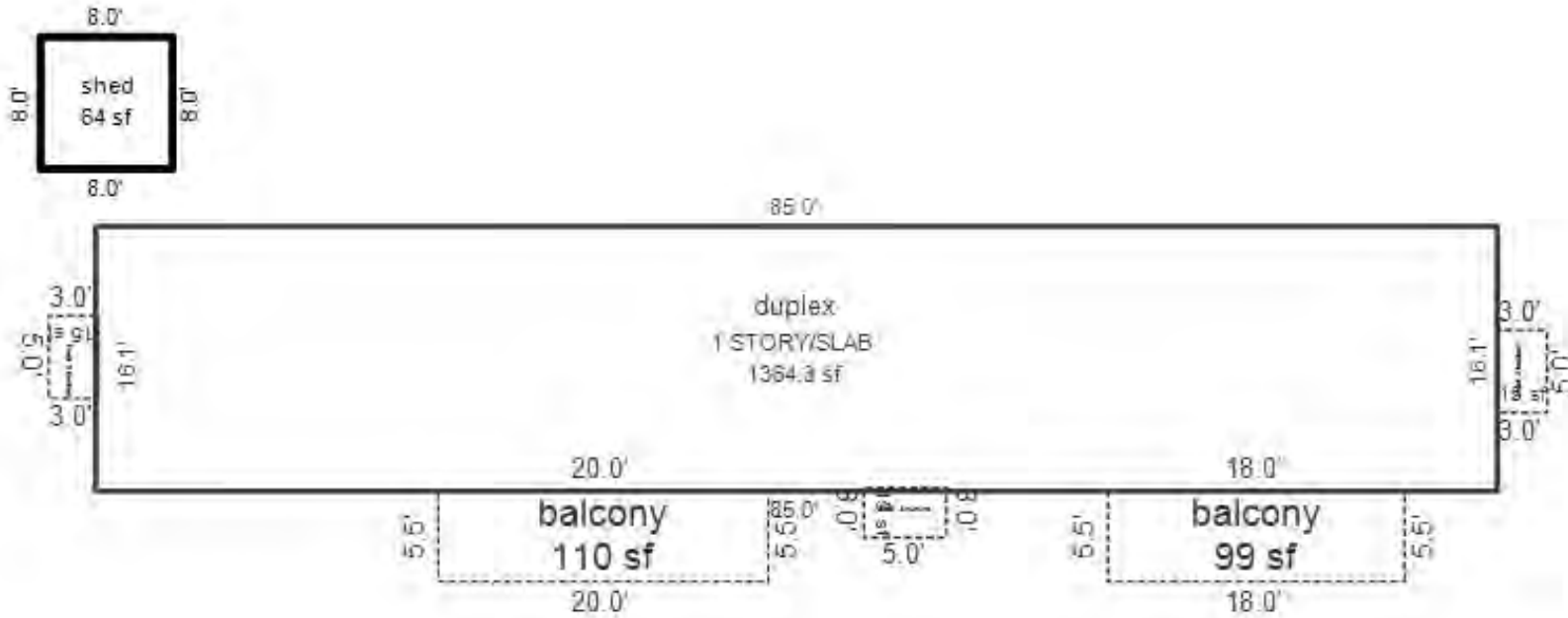
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil 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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 1,364 Total Base New : 351,982 Total Depr Cost: 348,464 Estimated T.C.V: 592,389			15	Roof Cover Onl	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 Duplex 2 STORY Exterior Units: 2 Interior Units: 0 Roof: (11) Heating System: Forced Heat & Cool Ground Area = 682 SF Floor Area = 1364 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			E.C.F. X 1.700		Cls C Blt 2024						
Yr Built 2024	Remodeled 0	Ex	Ord	Min	(12) Electric			Building Areas			Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		0 Amps Service			No./Qual. of Fixtures			Total: 682		286,502		141,819				
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Stories Exterior Foundation			682		1,486		1,471			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			Many Ave. Few			2000 Gal Septic		9,735		9,638				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Water Well, 150 Feet		8,655		8,568				
Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 682 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			Balcony		115		6,608		6,542		
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Built-Ins		1		2,786		2,758		
Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Deck			w/Roof (Roof portion)		15		340		337		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			Notes:			Totals:		351,982		348,464		ECF (2201 COMMERCIAL) 1.700 => TCV: 592,389		
(3) Roof		(10) Floor Support		Chimney:														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:															
X	Asphalt Shingle																	

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



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

Desc. of Bldg/Section: 2ND FLOOR WITH RESI RENTAL  
 Calculator Occupancy: Lodges

Class: D  
 Floor Area: 3,792  
 Gross Bldg Area: 5,806  
 Stories Above Grd: 2  
 Average Sty Hght : 12  
 Bsmnt Wall Hght : 7

Depr. Table : 2.5%  
 Effective Age : 15  
 Physical %Good: 68  
 Func. %Good : 100  
 Economic %Good: 100

1985 Year Built  
 2024 Remodeled

Overall Bldg Height

Comments:  
 2ND STORY 1776 SQFT  
 WITH RESIDENTIAL RENAL  
 UNITS

Construction Cost

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

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

Quality: Average  
 Heat#1: Zoned A.C. Warm & Cooled Air 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 1896  
 Ave. Perimeter: 184  
 Has Elevators:

\*\*\* Basement Info \*\*\*

Area: 2016  
 Perimeter: 184  
 Type: Utility Basement  
 Heat: No Heating or Cooling

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type: Average

Calculator Cost Computations

Class: D Quality: Average  
 Stories: 2 Story Height: 12 Perimeter: 184

Base Rate for Upper Floors = 150.11

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 21.14 100%  
 Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00  
 Adjusted Square Foot Cost for Upper Floors = 171.25  
 Adjusted Square Foot Cost for Basement = 36.07

Total Floor Area: 3,792 Base Cost New of Upper Floors = 649,381  
 Reproduction/Replacement Cost = 649,381  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 441,579

Basement Area: 2,016 Base Cost New of Basement = 72,717  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/40 /100/16.0  
 Total Depreciated Cost = 11,635

Total Depreciated Cost (Upper floors and basement) = 453,214

Segregated Cost Computations

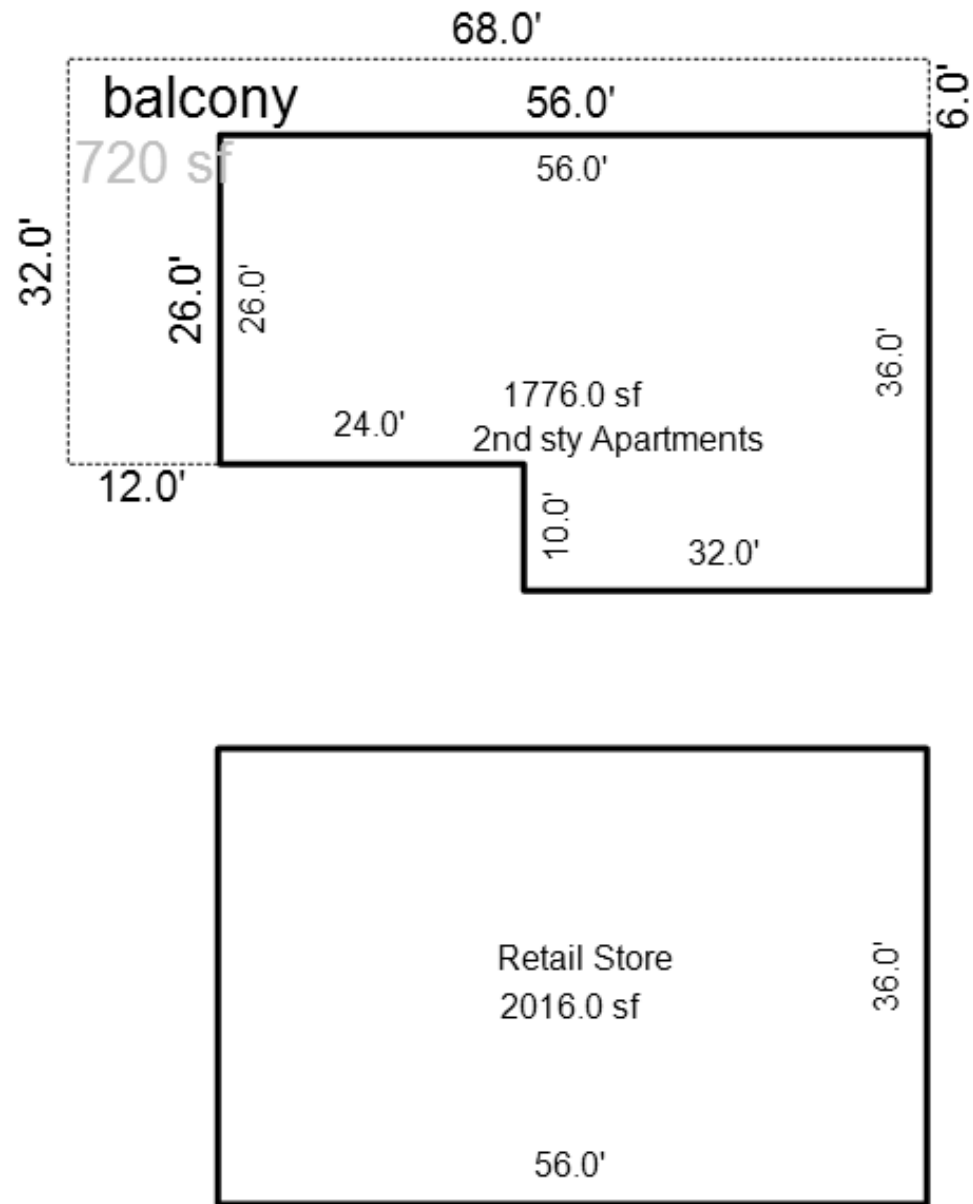
Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost	# or Height	Storys
Col. Rate	SqFt	Adj.	Adj.
Cost			

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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	3 Appliance Allowance, Multiple R
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
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	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	1776 SqFt, Typical, Multiple Residences	(13) Roof Structure: Slope=6	720 SqFt, Wood
(6) Ceiling:	(9) Sprinklers:	(14) Roof Cover:	
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Desc. of Bldg/Section: B&B  
 Calculator Occupancy: Lodges - Inns and Cottages Bed and Breakfast

Class: D  
 Floor Area: 2,014  
 Gross Bldg Area: 5,806  
 Stories Above Grd: 2  
 Average Sty Hght : 8  
 Bsmnt Wall Hght : 8

Depr. Table : 2.5%  
 Effective Age : 20  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

1875 Year Built  
 1992 Remodeled

Overall Bldg Height

Comments:  
 SEE SEGREGATED COSTS FOR ITEMS NOT INCLUDED IN CAL COSTS:  
 FIREPLACES, BUILT-IN APPLIANCES, BALCONIES OR PORCHES, SPRINKLERS, FURNISHINGS OR SERVICE

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Forced Air Furnace 100  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 1007  
 Total # Units: 6  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type: Unfinished Basement  
 Heat: No Heating or Cooling

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Average

Calculator Cost Computations >>>>  
 Class: D Quality: Average  
 Total Floor Area: 2014 # of Units: 6

Base Rate for Upper Floors = 103.32

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.06 100%  
 Adjusted Square Foot Cost for Upper Floors = 110.38

Total Floor Area: 2,014 Base Cost New of Upper Floors = 222,305

Reproduction/Replacement Cost = 222,305  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 133,383

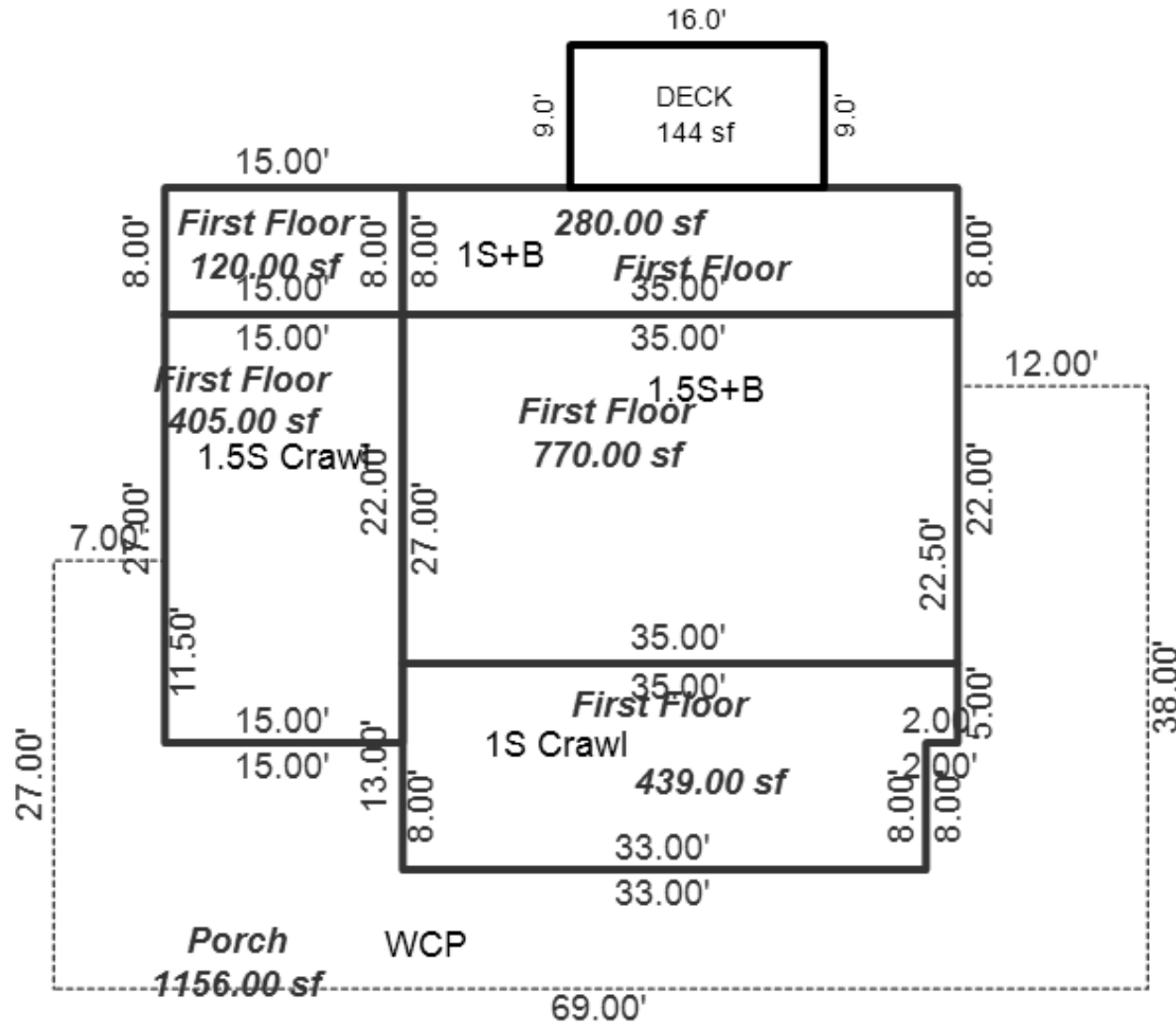
Segregated Cost Computations >>>>  
 Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	# or Rate	Height SqFt	Adj.	Adj.	Cost
(39) Miscellaneous Canopies & Marquees: Wood Frame	2 Up	40.53	1156	1.000	1.000	46,853
Total Cost of Lump-Sum Items =						46,853
Total Cost New =						46,853

Architectural Multiplier: 0.50  
 <<<< Calculations too long. See Valuation printout for complete pricing. >>>>

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	1156 Wood Frame
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
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	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

\*\*\* 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 PROPERTY INVESTMENTS	CRYSTAL RIVER INVESTMENTS	575,000	04/15/2022	LC	03-ARM'S LENGTH	2022002396	PROPERTY TRANSFER	100.0
DUFF JAMES G REVOCABLE TR	DUFF PROPERTY INVESTMENTS	10	04/26/2016	WD	09-FAMILY	1259P822	PROPERTY TRANSFER	0.0
DUFF PROPERTY INVESTMENTS	DUFF JAMES G REVOCABLE TR	10	07/22/2014	QC	09-FAMILY	1205P113	PROPERTY TRANSFER	100.0
DUFF JAMES G REVOCABLE TR	DUFF PROPERTY INVESTMENTS	10	06/28/2014	QC	09-FAMILY	1202P95	DEED	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Tents	06/16/2015	PB15-0184	100% FINIS
	P.R.E. 0%		TENTS	03/24/2015	LU15-06	100% FINIS
Owner's Name/Address	MAP #: 33		Tents	06/03/2014	PB14-0151	100% FINIS
CRYSTAL RIVER INVESTMENTS III LLC 2602 S LINDEN COURT DENVER CO 80222		2025 Est TCV 600,312	Tents	06/13/2013	PB13-0158	100% FINIS

Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	100.00	132.00	1.0000	0.0000	0	100*	CORNER	0	
Gravel Road	90.00	132.00	1.0000	0.0000	0	100*	EXCESS/NOPURC	0	
2000 COMM Paved Road	\$24/SQFT		25013	SqFt	24.00000	100	CORNER & CENTER OF TOWN VACA		
* denotes lines that do not contribute to the total acreage calculation.									
190 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 600,312									

Tax Description

2011 JBOR CORRECTED - L342 P574 L367 P754/93 L598 P734/01 L823 P419/04 PRT GOVT LOT 4 SEC 22 COM AT S 1/4 COR SD SEC TH N 0 DEG 27'26" W ALG N-S 1/4 LN & C/L LAKE ST 693.94 FT TH N 89 DEG 32' 40" W ALG NLY R/W LN ST HWY M-22 33.01 FT TO POB TH CONT N 89 DEG 32' 40" W 190.97 FT TH N 00 DEG 40' 55" E 132 FT TH S 89 DEG 28' 34" E 188.35 FT TO WLY R/W LN LAKE ST TH S 00 DEG 27' 26" E 131.73 FT TO POB SEC 22 T29N R14W. MERGED BACK - NOT CONTIG 2011 ROLL MERGED WITH 006-031-034-31 L342 P574 L367 P754/93 L598 P734/01 L823



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	300,200	0	300,200			193,415C
TPC	12/06/2019	INSPECTED	2024	187,600	0	187,600			187,600S
TPC	03/30/2018	INSPECTED	2023	187,600	0	187,600			187,600S
PSC	08/19/2017	INSPECTED	2022	187,600	0	187,600			155,734C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WORSLEY DONALD & CAROL	WORSLEY TRUST	0	07/27/2021	QC	09-FAMILY	2021006366	PROPERTY TRANSFER	0.0
		269,000	03/21/1997	WD	03-ARM'S LENGTH	441:30	OTHER	0.0
BALL	WORSLEY	269,000	03/29/1977	WD	03-ARM'S LENGTH	441:30	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6362 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/07/2023	PE23-0082	100% FINIS
	P.R.E. 0%		Mechanical	02/06/2023	PM23-0135	100% FINIS
Owner's Name/Address	MAP #: 35		Mechanical	12/30/2015	PM15-0722	100% FINIS
WORSLEY TRUST 721 N OLD WOODWARD AVE BIRMINGHAM MI 48009	2025 Est TCV 722,415 TCV/TFA: 247.23		Res. Add/Alter/Repair	10/01/2015	PB15-0363	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
L257 P84 L280 P143 L441 P026-031/97 GA 158-1 L 197 P 544 BEG AT PT 660 FT E OF & 693 FT N OF S 1/4 COR TH N 221.15 FT TH E 100.00 FT TH S 221.15 FT TH W 100.00 FT TO POB SEC 22 T29N R14W.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			2000 COMM	\$14.50/SQFT	22128 SqFt	14.50000	100	0	100*	320,863
			* denotes lines that do not contribute to the total acreage calculation.							
			100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 320,863							

Comments/Influences	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates				
THYME INN 05/16/2006 HEALTH DEPT. PERMIT #L06-091 5- BED ROOMS 4- BATHS 1- GARBAGE DISPOSAL NEW WELL							Description	Rate	Size	% Good	Cash Value
							D/W/P: Asphalt Paving	3.12	2800	0	0
							Residential Local Cost Land Improvements				
							Description	Rate	Size	% Good	Cash Value
							LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
							Commercial Local Cost Land Improvements				



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

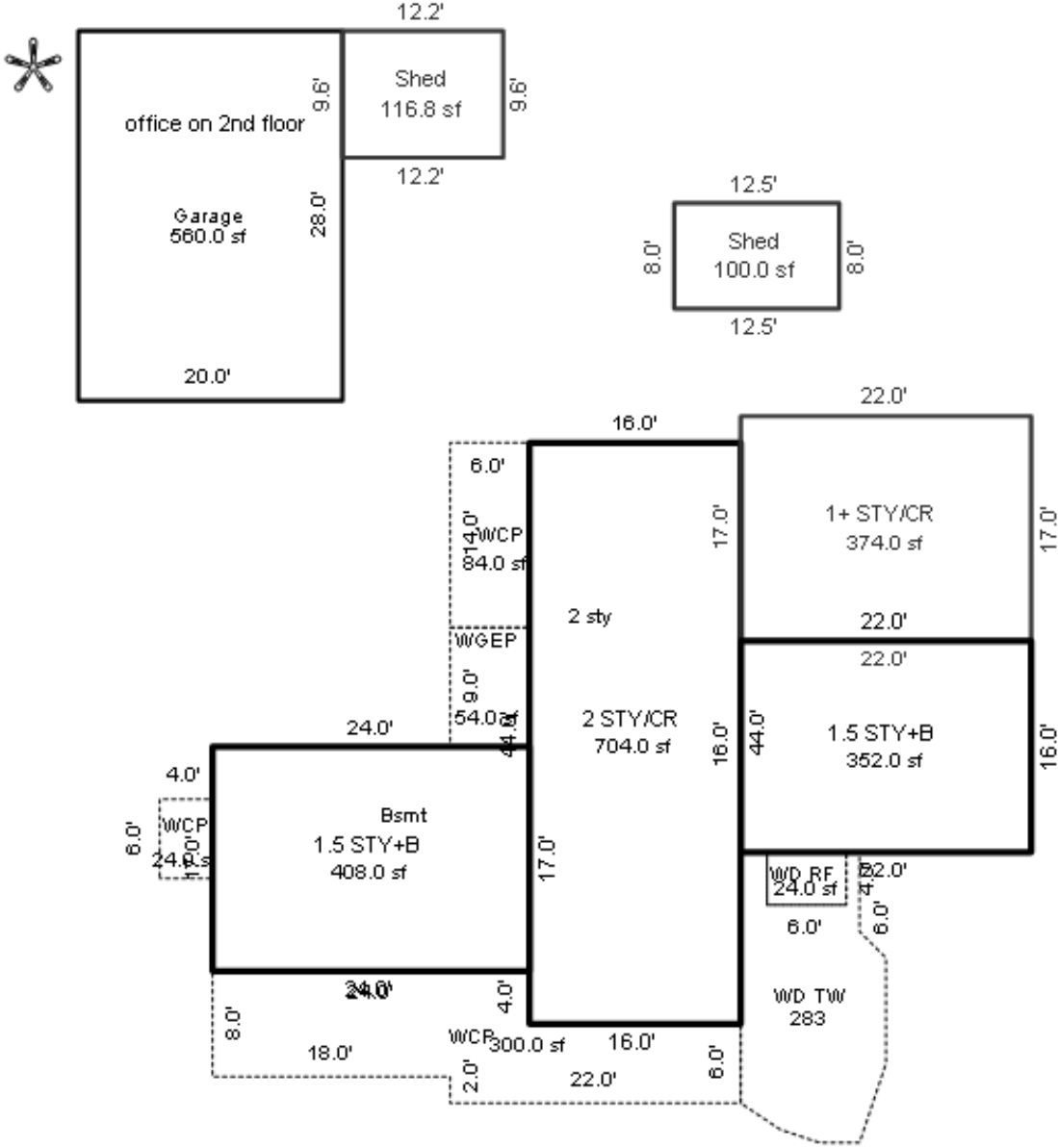
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	160,400	200,800	361,200			302,464C
2024	132,800	190,600	323,400			293,370C
2023	132,800	146,600	279,400			279,400S
2022	132,800	167,800	300,600			266,406C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(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: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 896 % Good: 0 Storage Area: 896 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +10 Effec. Age: 40 Floor Area: 2,922 Total Base New : 502,777 Total Depr Cost: 233,266 Estimated T.C.V: 396,552	E.C.F. X 1.700	308 WCP (1 Story) 24 WCP (1 Story) 54 WGEF (1 Story) 84 WCP (1 Story) 283 Treated Wood 24 Treated Wood	Bsmnt Garage: Carport Area: 336 Roof: Comp.Shingle					
Building Style: 2 STORY		X	Drywall Plaster X Paneled Wood T&G		Central Air Wood Furnace	(12) Electric 200 Amps Service	Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1838 SF Floor Area = 2922 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/75/100/100/45 Building Areas						Stories	Exterior	Foundation	Size	Cost New
Yr Built 1900		Remodeled 1984		X	Ex	Ord	Min	No./Qual. of Fixtures		Cls C 10 Blt 1900							
Condition: Average		Size of Closets		X	Lg	Ord	Small	No. of Elec. Outlets									
Room List		Doors X Solid H.C.		(5) Floors		Kitchen: Hardwood Other: Hardwood Other:		Many X Ave. Few									
Basement 6 1st Floor 4 2nd Floor 5 Bedrooms		(6) Ceilings		X		Drywall		(13) Plumbing									
(1) Exterior		(7) Excavation		3		Average Fixture(s)		3		3 Fixture Bath							
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story		Siding		Basement 408					
X	Insulation	Basement: 760 S.F. Crawl: 1078 S.F. Slab: 0 S.F. Height to Joists: 0.0		3		3 Fixture Bath		1.5 Story		Siding		Basement 352					
(2) Windows		X Many Avg. Few		X Large Avg. Small		1		2 Fixture Bath		1 Story		Siding Crawl Space 374					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		3		Average Fixture(s)		Other Additions/Adjustments									
X	Many Avg. Few	X Large Avg. Small		3		3 Fixture Bath		Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		3		4,458		2,006			
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		3 Fixture Bath		2		9,357		4,211			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Fixture Bath		1		3,130		1,408			
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic		1		4,899		2,205	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1000 Gal Septic		Water Well, 100 Feet		1		5,849		2,632	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		WCP (1 Story)		308		10,164		6,937 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		WGEF (1 Story)		54		6,415		4,378 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		WCP (1 Story)		84		4,395		2,472 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Decks		Treated Wood		283		5,241		3,656 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Treated Wood		24		1,104		1,016 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost		896		41,530		18,688	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
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X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
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X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
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X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
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X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
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X	Many Avg. Few	X Large Avg. Small		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WCP (1 Story)		24		1,824		1,660 *	
X	Many Avg. Few																



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DYKSTRA JAMES	KMW PROPERTY MANAGEMENT L	338,213	12/08/2009	WD	03-ARM'S LENGTH	2009 1034-984W	DEED	100.0
GEE	DYKSTRA	200,000	09/24/2001	WD	03-ARM'S LENGTH	603:39	OTHER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6298 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/23/2015	PM15-0108	
	P.R.E. 0%		Plumbing	02/23/2015	PP15-0041	
Owner's Name/Address	MAP #: 35		Electrical	02/17/2015	PE15-0048	
KMW PROPERTY MANAGEMENT LLC P O BOX 220 GLEN ARBOR MI 49636	2025 Est TCV 968,000 TCV/TFA: 255.95		COMMERCIAL ADD/ALT	01/13/2015	LU15-01	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
L269 P473 L305 P106/89 L603 P39/01 PRT SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4COR SD SEC 22 TH N ALG N-S 1/4 LN SD SEC 692.91 FT TH S 88 DEG 55' 00" E ALG NLY R/W LN ST HWY M-22 1000.56 FT FOR POB THN 165.16 FT TO S LN REC PLAT OF WHISPERING PINES TH N 88 DEG 40' 32" E ALG SD PLAT LN 66.01 FT TH S 164.88 FT TO SD NLY R/W LN TH N 88 DEG 55' 00" W ALG SD NLY R/W LN 66 FT TO POB SEC 22 T29N R14W.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				66.00	165.00	1.0000	0.0000	0 100*	CORNER	0
			2000 COMM	\$14.50/SQFT	10890 SqFt	14.50000	125	CORNER LOCATION - IN TOWN		
			* denotes lines that do not contribute to the total acreage calculation.							
			66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value = 197,381

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	8.41	725	50	3,048
X	Gas	3.19	1537	50	2,451
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	98,700	385,300	484,000			352,665C
	Rolling	2024	81,700	411,700	493,400			342,062C
	Low	2023	81,700	389,600	471,300			325,774C
	High	2022	81,700	293,800	375,500			310,261C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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County of Leelanau, Michigan

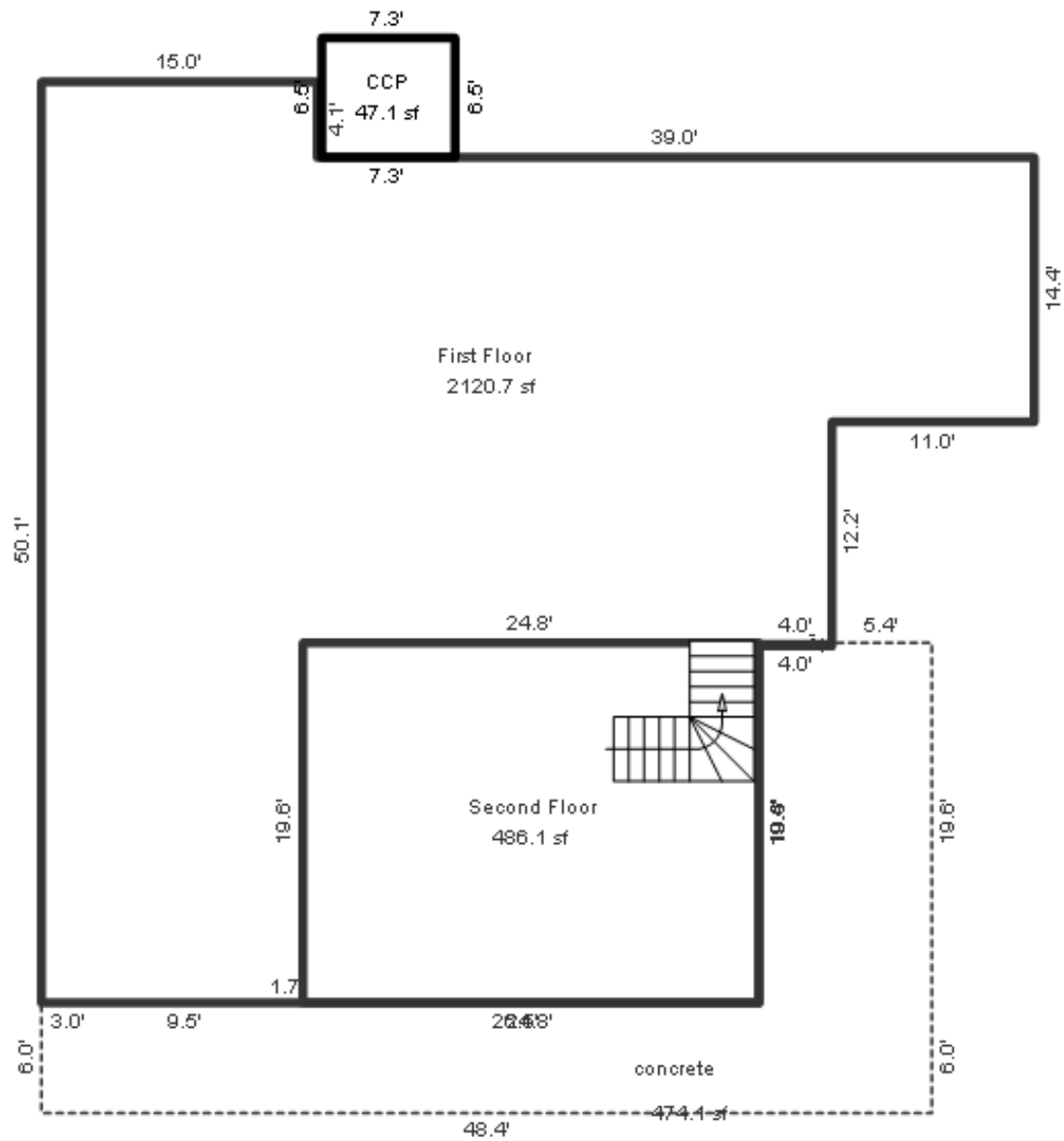
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: 2014 Calculator Occupancy: Stores - Retail	
Class: D Floor Area: 2,638 Gross Bldg Area: 3,782 Stories Above Grd: 2 Average Sty Hght : 11 Bsmnt Wall Hght : 8	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 100 Ave. SqFt/Story: 1319 Ave. Perimeter: 208 Has Elevators:
	*** Basement Info *** Area: 1319 Perimeter: 208 Type: Storage Basement Heat: Hot Water, Radiant Floor
1951 Year Built 2015 Remodeled	
16 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: 1319 Type: Low

Calculator Cost Computations	
Class: D Quality: Low Cost	Stories: 2 Story Height: 11 Perimeter: 208
Overall Building Height: 16	
Base Rate for Upper Floors = 98.94 Storage Basement Basement, Base Rate for Basement = 58.29 (Basement Fireproofing Rate = 0.00)	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.07 100%	(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.07 100%
Combined Heating System adjustment: 50.14 100%	
Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 23.12	
Adjusted Square Foot Cost for Upper Floors = 149.08 Adjusted Square Foot Cost for Basement = 81.41	
Total Floor Area: 2,638	Base Cost New of Upper Floors = 393,273
Basement Area: 1,319	Base Cost New of Basement = 107,380
1,319 Sq.Ft. of Bsmt Splr. @ 5.12, Cost New = 6,753	
Reproduction/Replacement Cost = 507,406	
Eff. Age: 3	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 93 /100/100/100/93.0
Total Depreciated Cost = 471,888	
ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 707,831	
Replacement Cost/Floor Area= 192.34 Est. TCV/Floor Area= 268.32	

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

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



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

Desc. of Bldg/Section:  
 Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: C  
 Floor Area: 1,144  
 Gross Bldg Area: 3,782  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 40  
 Physical %Good: 45  
 Func. %Good : 100  
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 1144  
 Ave. Perimeter: 140  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Low

1951 Year Built Remodeled  
 Overall Bldg Height  
 Comments:  
 AGE 1951 FROM HISTORICAL RECORD CARD

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

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 140

Base Rate for Upper Floors = 67.96

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.23 100%  
 Adjusted Square Foot Cost for Upper Floors = 74.19

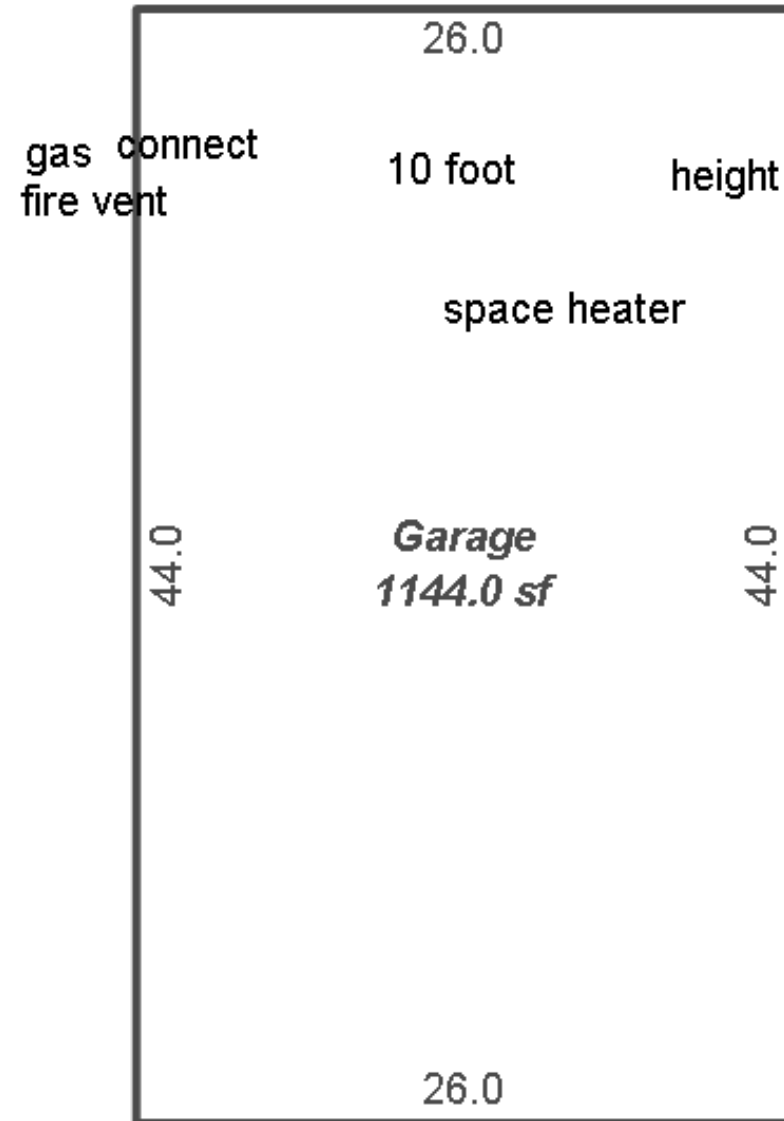
Total Floor Area: 1,144 Base Cost New of Upper Floors = 84,873

Reproduction/Replacement Cost = 84,873  
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0  
 Total Depreciated Cost = 38,193

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 57,289  
 Replacement Cost/Floor Area= 74.19 Est. TCV/Floor Area= 50.08

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMBRILL RICHARD S	DUMBRILL LUCILLE CLARK	0	02/25/2009	AFF	07-DEATH CERTIFICATE	1199P376	OTHER	0.0
WILLIAMS & PRINGLE & DUMB	DUMBRILL RICHARD S & LUCI	10	04/22/1984	WD	03-ARM'S LENGTH	246P567	DEED	0.0

Property Address: 6224 W RIVER RD  
 Class: RESIDENTIAL-IMPRO Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 35

Owner's Name/Address: DUMBRILL RICHARD S & LUCILLE C  
 203 GRANDVIEW DR  
 NEWCASTLE WY 82701  
 2025 Est TCV 519,921 TCV/TFA: 339.82

Tax Description: L 246 P 567 GA 161-1 PRT SE 1/4 COM  
 1132.56 FT E OF N & S 1/4LN & 693 FT N OF  
 S SEC LN TH N 165 FT TH E 313.5 FT TH S  
 56 DEG 15' W 66 FT TOPOB TH S 56 DEG 15'  
 W 155.76 FT TH N 194.17 FT TH N 56 DEG  
 15' E 51.48 FT TH S 32 DEG 25' E 165 FT  
 TO POB SEC 22 T29N R14W .4 A M/L.

Comments/Influences: X Improved Vacant Land Value Estimates for Land Table 4120.4120 RESI

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

X Dirt Road 100.00 180.00 0.9926 0.8020 3500 100 278,647  
 X Gravel Road 3.00 180.00 0.9926 0.8020 3500 50 SURPLUS: ZONING 100 FT  
 X Paved Road 103 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 282,827  
 X Storm Sewer  
 X Sidewalk  
 X Water  
 X Sewer  
 X Electric  
 X Gas  
 X Curb  
 X Street Lights  
 X Standard Utilities  
 X Underground Utils.

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

D/W/P: 4in Concrete 7.01 891 0 0  
 Residential Local Cost Land Improvements

Description Rate Size % Good Cash Value  
 LAND IMPROVEMENTS 15 1,500.00 1 100 1,500  
 Total Estimated Land Improvements True Cash Value = 1,500

Topography of Site: 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	141,400	118,600	260,000			88,395C
2024	80,800	108,400	189,200			85,738C
2023	64,600	101,000	165,600			81,656C
2022	60,900	88,600	149,500			77,768C

Who When What: TPC 12/18/2010 INSPECTED WAS 06/13/2007 INSPECTED

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 305	Type Treated Wood	Year Built: 1930 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 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			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			Cls C		Blt 1930							
Yr Built 1930	Remodeled 1987	Ex	X	Ord	Min	100 Amps Service			Total Base New : 225,452			Total Depr Cost: 123,997		Estimated T.C.V: 235,594					
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.	(12) Electric			Ground Area = 1224 SF Floor Area = 1530 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			100 Amps Service			Plumbing Areas			1.25 Story Siding Crawl Space			Total: 186,334 102,483				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)				
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			X	Ave.	Few	Water/Sewer			1000 Gal Septic		Water Well, 100 Feet				
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 1224 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath			2 Fixture Bath		Softener, Auto				
(2) Windows		Many	X	Avg.	X	Avg.	Few	Small	Solar Water Heat			No Plumbing		Extra Toilet		Extra Sink			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone			1			Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Treated Wood Concrete Floor			1			Vent Fan			Deck			Treated Wood		305 5,496 3,023	
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water			Public Sewer			Water Well		1000 Gal Septic	
X	Patio Doors Storms & Screens	(10) Floor Support		Joints: 2X10X16 Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Lump Sum Items:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 235,594			
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle			Chimney: Metal			Totals: 225,452 123,997			Appliance Allow. 1 2,786 1,532		Totals: 225,452 123,997		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMBRILL RICHARD S	DUMBRILL LUCILLE CLARK	0	02/25/2009	AFF	07-DEATH CERTIFICATE	1199P376	OTHER	0.0
WILLIAMS & PRINGLE & DUMB	DUMBRILL RICHARD S & LUCI	10	04/22/1984	WD	03-ARM'S LENGTH	246P567	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 35					
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DUMBRILL LUCILLE C 203 GRANDVIEW DR NEWCASTLE WY 82701	2025 Est TCV 79,414					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	32.00	330.00	1.3296	0.9333	2000	100	ADJ PROP OWNER	79,414
32 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 79,414

Tax Description	X	Dirt Road	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
L 246 P 567 GA 162 PRT OF SE 1/4 COM 1132.56 FT E OF N & S 1/4 LN & 693 FT N OF S SEC LN TH N 165 FT TH E 313.5 FT TO HWY M-22 TH S 56 DEG15' W 66 FT FOR POB TH N 32 DEG 15' W 330 FT TH N 56 DEG 15' E 32 FT TH S 32 DEG 15' E 330 FT TO N LN HWY M-22 TH S 56 DEG 15' W 32 FT TO POB SEC 22 T29N R14W .5 A M/L.									

Comments/Influences	Topography of Site								
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	X	Level							
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		Rolling							
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		Low							
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		High							
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		Landscaped							
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		Swamp							
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		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	39,700	0	39,700			7,994C
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2024	27,800	0	27,800			7,754C
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2023	21,800	0	21,800			7,385C
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2022	19,200	0	19,200			7,034C
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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.
DUMBRILL RICHARD S	DUMBRILL LUCILLE CLARK	0	02/25/2009	AFF	07-DEATH CERTIFICATE	1199P376	OTHER	0.0
WILLIAMS & PRINGLE & DUMB	DUMBRILL RICHARD S & LUCI	10	04/22/1984	WD	03-ARM'S LENGTH	246P567	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 36					
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DUMBRILL RICHARD S & LUCILLE C 203 GRANDVIEW DR NEWCASTLE WY 82701	2025 Est TCV 75,049					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
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	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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C 100' @ 2000/	66.00	30.00	1.1095	0.5125	2000	100	ADJ PROP OWNER	75,049
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66 Actual Front Feet, 0.04 Total Acres								Total Est. Land Value = 75,049
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Tax Description L 246 P 567 GA 162A PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT TO HWY M-22 FOR POB TH N 56 DEG 15' E 66 FT TH S 32 DEG 07' E TO THREAD OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT TH N 34 DEG W TO POB SEC 22 T29N R14W. Comments/Influences	X	Dirt Road						
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	X	Gravel Road						
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	X	Paved Road						
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	X	Storm Sewer						
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	X	Sidewalk						
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	X	Water						
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	X	Sewer						
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	X	Electric						
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	X	Gas						
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		Curb						
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		Street Lights						
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		Standard Utilities						
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		Underground Utils.						
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		Topography of Site						
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	X	Level						
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		Rolling						
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		Low						
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		High						
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		Landscaped						
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		Swamp						
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		Wooded						
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		Pond						
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	X	Waterfront						
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		Ravine						
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		Wetland						
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	X	Flood Plain						
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	X	RIVER						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	37,500	0	37,500			3,370C
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2024	26,300	0	26,300			3,269C
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2023	20,600	0	20,600			3,114C
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2022	16,500	0	16,500			2,966C
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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.
HOMAKA LLC	PRINGLE & POMPY & HANSEN	1	01/22/2018	WD	09-FAMILY	1318P814	PROPERTY TRANSFER	0.0
HANSEN MARILYN M	PRINGLE HOMER L III	63,333	01/22/2018	WD	09-FAMILY	1318P821	PROPERTY TRANSFER	0.0
POMPY KATHRYN E	PRINGLE HOMER L III	0	01/22/2018	WD	09-FAMILY	1318P834	PROPERTY TRANSFER	0.0
PRINGLE HOMER L III	PRINGLE H L & LORNA R TRU	1	01/22/2018	WD	09-FAMILY	1318P833	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6206 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 35 & 36					
PRINGLE H L & LORNA R TRUST 601 E MAIN ST JEROME ID 83338	2025 Est TCV 452,255 TCV/TFA: 703.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L246 P563 L565 P047/01(RE-REC L572 P697)L651 P247 L651 P249/02 PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT FOR POB TH S 56 DEG 15'W 34 FT TH N 32 DEG 15' W 330 FT TH N 56DEG 15' E 100 FT TH S 32 DEG 15' E 330 FT TH S 56 DEG 15' W 66 FT TO POB SEC 22 T29N R14W.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 100' @ 3500/	100.00	330.00	1.0000	0.9333	3500	100	326,644
			100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =							326,644

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
		Dirt Road	Description	Rate	Size	% Good	Cash Value	
		Gravel Road	Wood Frame	21.68	140	50	1,517	
		Paved Road	Residential Local Cost Land Improvements					
		Storm Sewer	Description	Rate	Size	% Good	Cash Value	
		Sidewalk	Gas	1,500.00	1	100	1,500	
		Water	LAND IMPROVEMENTS 15					
		Sewer	Total Estimated Land Improvements True Cash Value =					3,017
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						



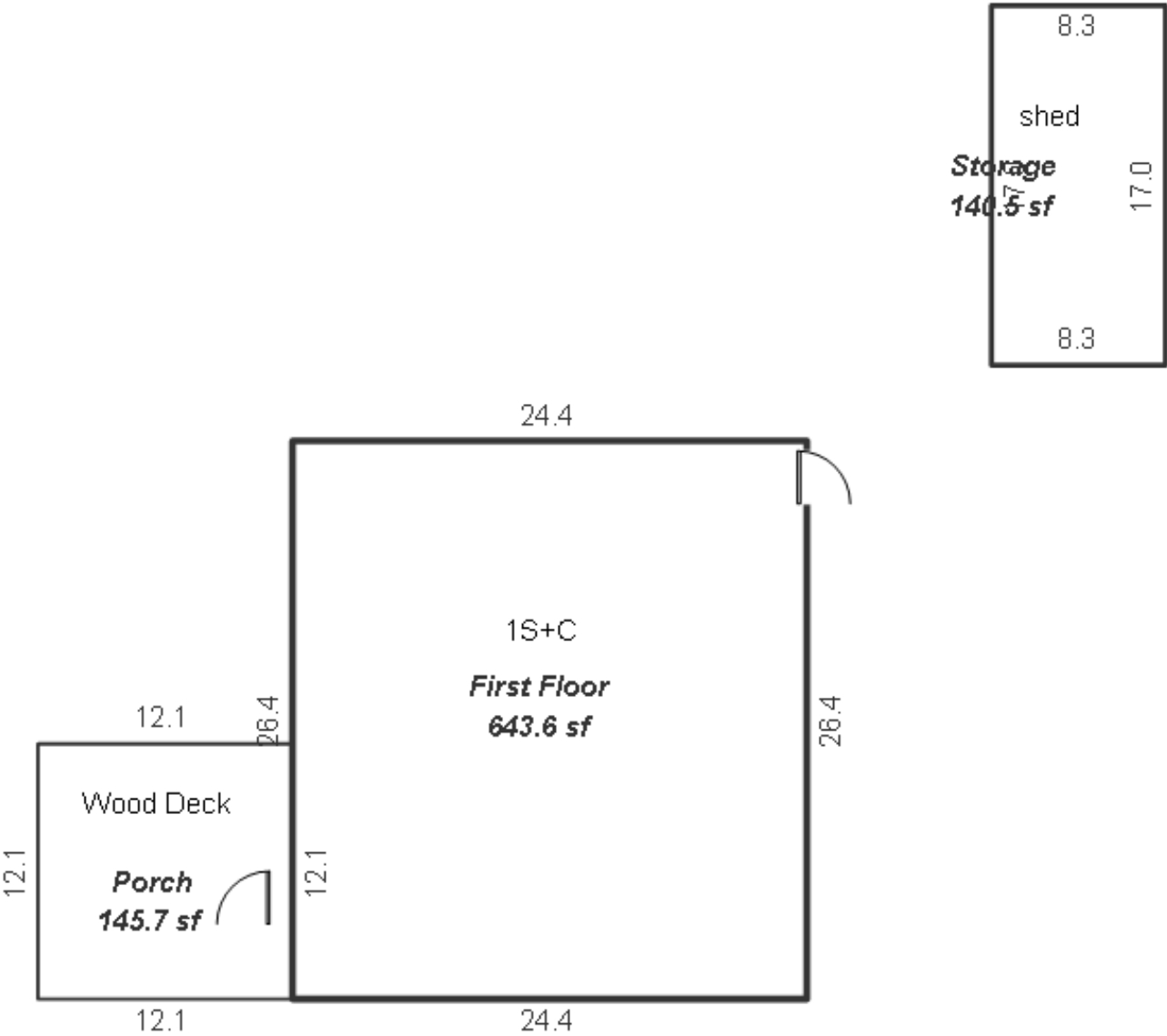
Comments/Influences	Topography of Site	X Level	X High	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2025	163,300	62,800	226,100			19,664C
		Low		2024	93,300	57,600	150,900			19,073C
		High		2023	74,700	53,600	128,300			18,165C
		Landscaped		2022	50,000	47,100	97,100			17,300C
		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 145	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D +10 Effec. Age: 35 Floor Area: 643 Total Base New : 99,270 Total Depr Cost: 64,523 Estimated T.C.V: 122,594		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace					
Yr Built 1960	Remodeled 0	Ex	Ord	X	Min	Size of Closets							
Condition: Average		Lg	Ord	X	Small								
Room List		Doors	Solid	X	H.C.								
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric		120 Amps Service							
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D 10		Blt 1960	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(11) Heating System: Electric Baseboard					
X	Insulation	X	Tile					Ground Area = 643 SF Floor Area = 643 SF.					
(2) Windows		(7) Excavation		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 643 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Stories Exterior Foundation Size Cost New Depr. Cost					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1 Story Siding Crawl Space		Total: 83,519 54,286			
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish		Lump Sum Items:		Other Additions/Adjustments					
X	Asphalt Shingle	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:				Plumbing					
Chimney: Metal								Average Fixture(s)					
								Water/Sewer					
								1000 Gal Septic					
								Water Well, 100 Feet					
								Deck					
								Treated Wood		145		3,231 2,100	
								Built-Ins					
								Appliance Allow.		1		1,650 1,072	
								Totals:		99,270		64,523	
								Notes:					
								ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:				122,594	

\*\*\* 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.
HOMAKA LLC	PRINGLE L HOMER III	1	12/29/2017	WD	09-FAMILY	1318P814	PROPERTY TRANSFER	0.0
HANSEN MARILYN M	PRINGLE HOMER L III	63,333	12/29/2017	WD	09-FAMILY	1318P821	PROPERTY TRANSFER	0.0
PRINGLE HOMER L III	PRINGLE H L & LORNA R TRU	1	12/21/2017	WD	09-FAMILY	1318P833	PROPERTY TRANSFER	0.0
PRINGLE HOMER L III ET AL	HOMAKA LLC	0	10/31/2008	QC	09-FAMILY	2008 988/899QC	DEED	0.0

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

Owner's Name/Address	MAP #: 36
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PRINGLE H L & LORNA R TRUST 601 E MAIN ST JEROME ID 83338	2025 Est TCV 75,049
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	66.00	30.00	1.1095	0.5125	2000	100		75,049
66 Actual Front Feet, 0.04 Total Acres Total Est. Land Value =								75,049

**Tax Description**  
 L246 P563 L565 P047/01(RE-REC L572 P697)L651 P247 L651 P249/02 PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT TH N 56 DEG 15' E ALG NLN OF HWY M-22 66 FT FOR POB TH N 56 DEG15' E 66 FT TH S 32 DEG 07' E TO THREAD OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT TH N 34 DEG W TO N LN OF HWY M-22 TO POB UND 1/3 INTEREST EACH TO HOMER L PRINGLEIII & MARILYN M HANSEN & KATHRYN I POMPY (TENANTS IN COMMON) SEC 22 T29N R14W.

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

**Comments/Influences**



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	37,500	0	37,500			10,643C
2024	26,300	0	26,300			10,323C
2023	20,600	0	20,600			9,832C
2022	16,500	0	16,500			9,364C

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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.
WIESEN MATTHEW J	HIGH WATER HOLDINGS LLC	0	05/07/2008	QC	09-FAMILY	978/323	DEED	0.0
CRO LLC	WIESEN MATTHEW J	427,745	05/03/2004	WD	03-ARM'S LENGTH	802:159	OTHER	100.0
SHIPWATCH LTD	GRAHAM	360,000	05/12/2000	WD	03-ARM'S LENGTH	543:235	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6249 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/03/2022	PE22-0001	100% FINIS
	P.R.E. 0%		Mechanical	12/29/2021	PM21-1064	100% FINIS
Owner's Name/Address	MAP #: 36		Plumbing	12/29/2021	PP21-0400	100% FINIS
HIGH WATER HOLDINGS LLC % MATT WIESEN PO BOX 220 GLEN ARBOR MI 49636	2025 Est TCV 520,566 TCV/TFA: 488.79		Commercial, New Building	12/14/2021	PB21-0592	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L248 P53 L258 P963 L543 P235/00 L607	X		Dirt Road	280.00	40.00	1.0000	0.0000	0	100*	0	
P440/01 L802 P159/04 PRT OF SE 1/4 SEC 22	X		Gravel Road	2000 COMM	\$24/SQFT		8895 SqFt	24.00000	100	RIVER SIDE	213,478
COM 1446.6 FT E & 858 FT N OF S 1/4 SEC	X		Paved Road	2000 COMM	\$0/SQFT ROW		2300 SqFt	0.00000	100	EST AREA IN RIVER	0
COR TH S 34 DEG E 66 FT FOR POB TH S 34			Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.							
DEG E 33 FT TO C/L CRYSTAL RIVER TH S 56			Sidewalk	280 Actual	Front Feet,	0.26 Total	Acres	Total Est.	Land Value =	213,478	
DEG W 280.5 FT TH N 34 DEG W TO HWY M-22	X		Water	Land Improvement Cost Estimates							
TH NELY ON EDGE HWY R/W 280.5 FT TH S 34	X		Sewer	Description	Rate	Size	% Good	Cash Value			
DEG E TO POB BEING RIVERSIDE SHOP	X		Electric	D/W/P: 4in Ren. Conc.	8.41	500	97	4,079			
PROPERTY SEC 22 T29N R14W .4 A M/L.	X		Gas	D/W/P: Crushed Rock	2.33	2500	97	5,650			
Comments/Influences			Curb	Wood Frame	30.37	96	100	2,916			
CRYSTAL RIVER OUTFITTERS			Street Lights	Total Estimated Land Improvements True Cash Value =						12,645	
			Standard Utilities								
			Underground Utils.								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	106,700	153,600	260,300			229,647C
Rolling	2024	111,200	143,700	254,900			222,742C
Low	2023	111,200	135,900	247,100			212,136C
X High	2022	111,200	15,000	126,200			126,200S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																										
X	Single Family	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 396	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:	E.C.F. X 1.700	Bsmnt Garage: Carport Area: Roof:																											
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 0 Floor Area: 0 Total Base New : 25,074 Total Depr Cost: 24,866 Estimated T.C.V: 42,272																								
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC		Blt 0																													
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool		Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100																											
A-Frame		Trim & Decoration		Size of Closets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																					
Wood Frame		Ex		Ord		Min		(13) Plumbing		1		Average Fixture(s)		1		2,188		2,188																						
Building Style: 1 STORY		Lg		Ord		Small		No. of Elec. Outlets		1		3 Fixture Bath		2		Softener, Auto		Softener, Manual																						
Yr Built 0		Remodeled 0		Doors		Solid		H.C.		1		Average Fixture(s)		1		1000 Gal Septic		Water Well, 100 Feet																						
Condition: Average		No. of Elec. Outlets		Many			Ave.			Few			(14) Water/Sewer		1		4,003		4,003																					
Room List		Basement		1st Floor		2nd Floor		Bedrooms		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min																				
Basement		(5) Floors		Kitchen:			Other:			Plumbing		Average Fixture(s)		1		3 Fixture Bath		2		Fixture Bath																				
1st Floor		Kitchen:		Other:			Other:			Deck		Treated Wood		396		6,918		6,710		*																				
2nd Floor		No. of Elec. Outlets		Many			Ave.			Few			Built-Ins		1		4,003		4,003																					
Bedrooms		(6) Ceilings		Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic									
(1) Exterior		(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			(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:	
Wood/Shingle		(8) Basement		Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:							
Aluminum/Vinyl		(9) Basement Finish		Public Water			Public Sewer			Water Well			1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																					
Brick		(10) Floor Support		Lump Sum Items:																																				
Insulation		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
(2) Windows		Many		Large		Avg.		Avg.		Few		Small		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0																				
Wood Sash		(3) Roof		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
Metal Sash		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)										
Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		Asphalt Shingle		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)										
Double Hung		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
Horiz. Slide		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
Casement		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
Double Glass		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
Patio Doors		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
Storms & Screens		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
Notes:		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
ECF (2201 COMMERCIAL) 1.700 => TCV:		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								
42,272		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																								

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

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

Class: D  
 Floor Area: 1,065  
 Gross Bldg Area: 1,065  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 1  
 Physical %Good: 98  
 Func. %Good : 100  
 Economic %Good: 100

2022 Year Built  
 Remodeled

Overall Bldg Height

Comments:  
 2021 FIRE. DEMO TO FOUNDATION & REBUILD REMOD 1940

Construction Cost

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

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

Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 1065  
 Ave. Perimeter: 165  
 Has Elevators:

\*\*\* Basement Info \*\*\*

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

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area: 1035  
 Type: Average

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 165

Base Rate for Upper Floors = 130.39

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.32 100%  
 Adjusted Square Foot Cost for Upper Floors = 154.71

Total Floor Area: 1,065 Base Cost New of Upper Floors = 164,766

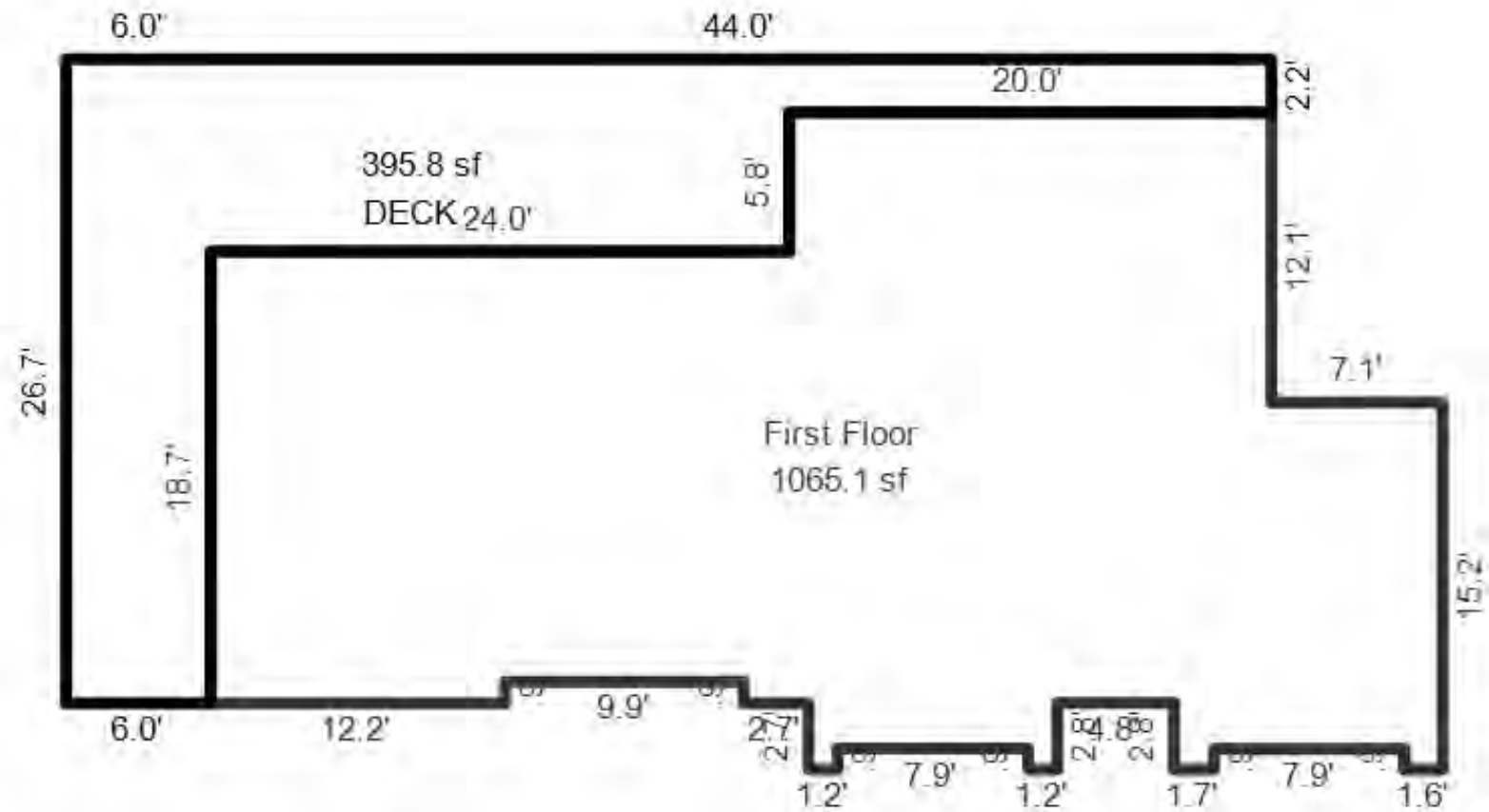
1,035 Sq.Ft. of Sprinklers @ 6.55, Cost New = 6,779

Reproduction/Replacement Cost = 171,545  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0  
 Total Depreciated Cost = 168,114

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 252,171  
 Replacement Cost/Floor Area= 161.08 Est. TCV/Floor Area= 236.78

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMBRILLE LYNN H & SANDRA	UP NORTH VENTURES LLC	280,000	08/26/2010	WD	03-ARM'S LENGTH	2010 1058_851&	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6260 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	06/20/2017	PB17-0273	100% FINIS
	P.R.E. 0%		SIGN	12/11/2011	LU11-2231	100% FINIS
Owner's Name/Address	MAP #: 35		COMMERCIAL ADD/ALT	10/10/2011	11-0303	100% FINIS
UP NORTH VENTURES LLC PO BOX 220 GLEN ARBOR MI 49636	2025 Est TCV 478,408 TCV/TFA: 429.45		COMMERCIAL ADD/ALT	09/16/2011	11-2017	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
				143.23	170.31	1.0000 0.0000 0 100*
			2000 COMM	\$14.50/SQFT	20038 SqFt	14.50000 105 CORNER PARCEL LOCATION 30
			2000 COMM	\$0/SQFT ROW	4356 SqFt	0.00000 100 0
			* denotes lines that do not contribute to the total acreage calculation.			
			143 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = 305,077			

Tax Description  
 2011 ROLL PARCEL 1 PART OF SE 1/4 SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT SOUTH 1/4 CNR SECTION 22; THENCE NORTH, ALONG NORTH & SOUTH 1/4 LINE, 693.12 FT; THENCE SOUTH 88°47'30" EAST, 1132.56 FT TO POB; THENCE SOUTH 88°47'30" EAST, 132.00 FT; THENCE NORTH 165.00 FT; THENCE NORTH 88°47'30" WEST, 3.47 FT; THENCE NORTH 55.99 FT; THENCE SOUTH 57°43'50" WEST, ALONG SOUTH LINE OF RECORDED PLAT OF WHISPERING PINES 101 48



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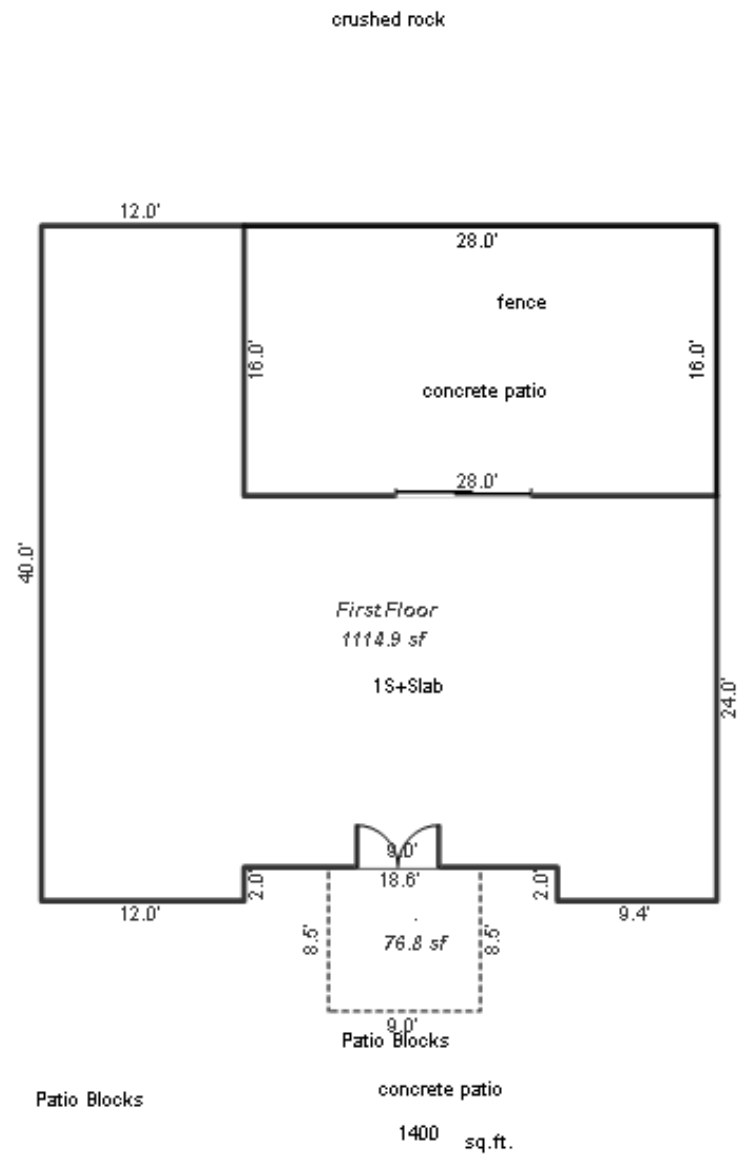
	Land Improvement Cost Estimates									
	Description	Rate	Size % Good	Cash Value						
	Residential Local Cost Land Improvements									
	Description	Rate	Size % Good	Cash Value						
	LAND IMPROVEMENTS 10	10,000.00	2 97	19,400						
	Total Estimated Land Improvements True Cash Value =				19,400					
	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	152,500	86,700	239,200			207,684C
	TPC 11/17/2021	INSPECTED		2024	126,200	93,500	219,700			201,440C
	TPC 07/27/2017	INSPECTED		2023	126,200	89,000	215,200			191,848C
	TPC 05/04/2016	INSPECTED		2022	126,200	69,200	195,400			182,713C

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 164 Overall Building Height: 8  Base Rate for Upper Floors = 89.63  (10) Heating system: Package Heating & Cooling Cost/SqFt: 22.71 100% Adjusted Square Foot Cost for Upper Floors = 112.34  Total Floor Area: 1,114 Base Cost New of Upper Floors = 125,147  Reproduction/Replacement Cost = 125,147 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 102,621  ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 153,931 Replacement Cost/Floor Area= 112.34 Est. TCV/Floor Area= 138.18						
Class: D Floor Area: 1,114 Gross Bldg Area: 1,114 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 1114 Ave. Perimeter: 164 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 8 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
1950 Year Built 2012 Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
8 Overall Bldg Height		* Sprinkler Info * Area: Type:						
Comments:								

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS TRUST	WWM PROPERTIES LLC	1	02/25/2003	WD	03-ARM'S LENGTH	736:274	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		SHED	09/07/2024	LU24-72	100% FINIS
Owner's Name/Address	P.R.E. 0%		MECHANICAL	05/10/2004	PM04-0281	100% FINIS
WWM PROPERTIES LLC C/O ROOT ALICE 10277 ROUGH & READY RD ROUGH & READY CA 95975	MAP #: 36					
	2025 Est TCV 353,977					

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

X	Dirt Road		B 100' @ 3500/	66.00	165.00	0.9329	0.7848	3500	100	169,129
X	Gravel Road		B 100' @ 3500/	66.00	215.16	0.9329	0.8386	3500	100	180,733
	Paved Road		132 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =		349,861

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		26.52	160 97	4,116
Total Estimated Land Improvements True Cash Value =				4,116

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
2025	174,900	2,100	177,000			69,396C
2024	119,700	0	119,700			65,273C
2023	95,800	0	95,800			62,165C
2022	79,900	0	79,900			59,205C



Who	When	What	2025	2024	2023	2022
TPC	11/06/2024	INSPECTED				
TPC	05/30/2021	INSPECTED				
TPC	06/12/2015	INSPECTED				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS TRUST	WWM PROPERTIES LLC	0	02/25/2003	WD	03-ARM'S LENGTH	736:274	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6168 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	02/20/2004	PE04-0075	
Owner's Name/Address	P.R.E. 0%		PLUMBING	02/17/2004	PP04-0050	
WWM PROPERTIES LLC C/O ROOT ALICE 10277 ROUGH & READY RD ROUGH & READY CA 95975	MAP #: 36		Res. Add/Alter/Repair	10/28/2003	PB03-0665	
	2025 Est TCV 537,015 TCV/TFA: 396.61		ADDITION/ALTERATION	10/09/2003	2024A	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
	Public Improvements		* Factors *									
L272 P116-118/87 L736 P274/03 PRT OF SE 1/4 OF SE FRL 1/4 SEC 22 COM 1446.06 FT E & 858 FT N OF S 1/4 COR TH N 50 DEG 15' E 132 FT ALG NLY LN M-22 FOR POB TH N 32 DEG 15' W 165 FT TH N 56 DEG 15' E 66 FT TH S 32 DEG 07' E 165 FT M/L TO NLY LN M-22 TH S 32 DEG 07' E TO THREAD OF N BEND OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT M/L TH N 32 DEG 07' W TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	B 100' @ 3500/	66.00	165.00	0.9329	0.7848	3500	100			169,129
			B 100' @ 3500/	66.00	50.00	0.9329	0.5823	3500	100	STIP ACCROSS RD	125,484	
			132 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 294,613									
			Land Improvement Cost Estimates									
			Description	Rate	Size	% Good	Cash Value					
			Residential Local Cost Land Improvements									
			Description	Rate	Size	% Good	Cash Value					
			LAND IMPROVEMENTS 25		2,500.00	1	100	2,500				
			Total Estimated Land Improvements True Cash Value = 2,500									

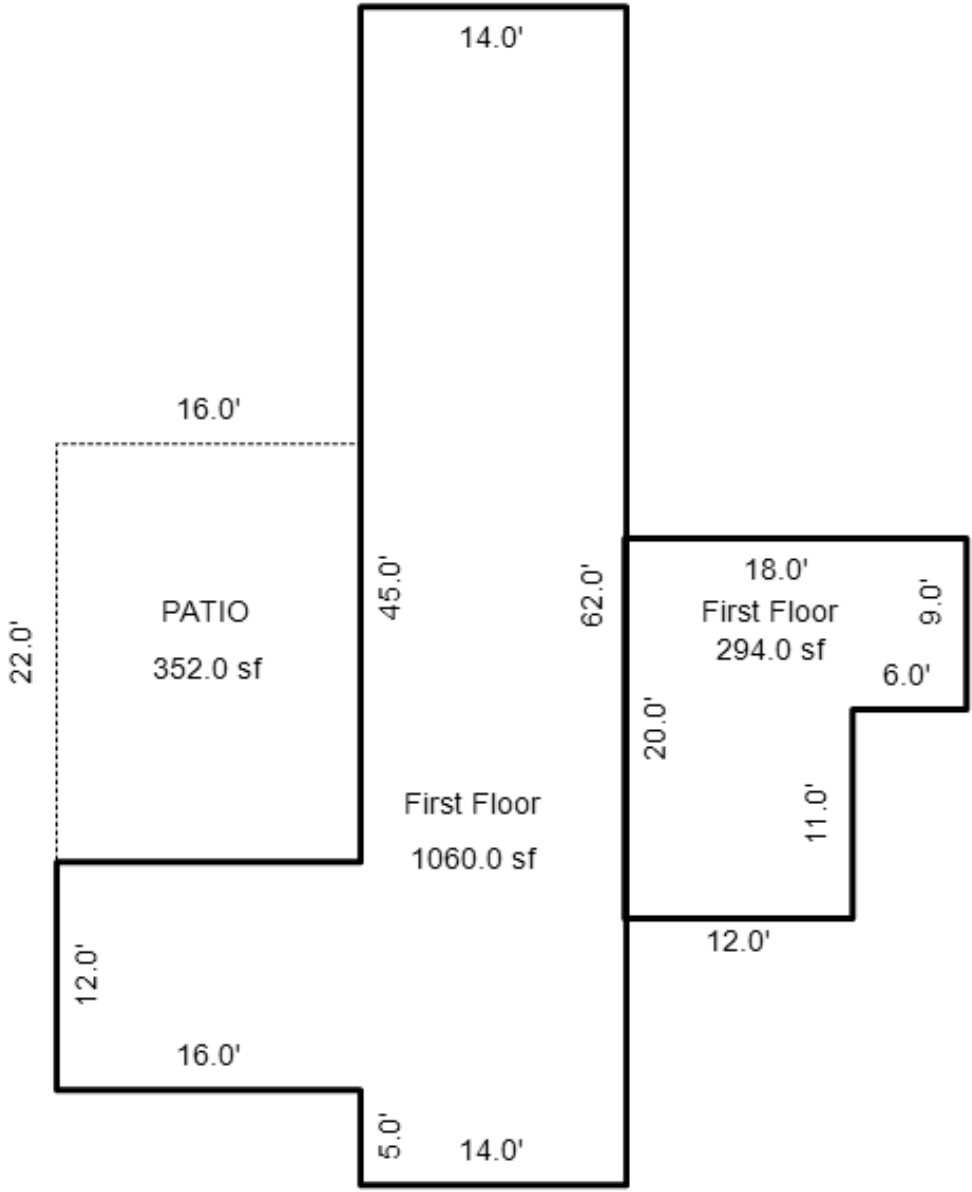


Comments/Influences	Topography of Site									
	X Level									
	Rolling									
	Low									
	X High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	X Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	2025	147,300	121,200	268,500			115,147C
	TPC	11/06/2024	INSPECTED	2024	84,200	110,800	195,000			111,685C
	TPC	06/12/2015	INSPECTED	2023	67,300	103,300	170,600			106,367C
	WAS	06/22/2007	INSPECTED	2022	48,100	90,700	138,800			101,302C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 352	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 1,354 Total Base New : 194,251 Total Depr Cost: 126,264 Estimated T.C.V: 239,902		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1354 SF Floor Area = 1354 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C -5 Blt 1970					
Yr Built 1970 200	Remodeled 2003	Trim & Decoration		0 Amps Service			No./Qual. of Fixtures		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Ex X Ord Min		No. of Elec. Outlets			X Ex. Ord. Min		1 Story Siding Crawl Space 1,060		1 Story Siding Crawl Space 294					
Room List		Lg X Ord Small		(13) Plumbing			Many X Ave. Few		Other Additions/Adjustments		Average Fixture(s) 1 1,486 966					
Basement 1st Floor 2nd Floor Bedrooms		Doors Solid X H.C.		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet		Porches CPP 352 5,590 3,633		Built-Ins Appliance Allow. 1 2,786 1,811		Fireplaces Exterior 1 Story 1 6,559 4,263		Totals: 194,251 126,264	
(1) Exterior		(5) Floors		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 239,902							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(9) Basement Finish			Lump Sum Items:									
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1354 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Many Avg. X Avg. Few Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support												
(3) Roof		Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PRINGLE H L & LORNA R	PRINGLE H L & LORNA R TRU	0	07/30/2020	WD	09-FAMILY	2020004594	PROPERTY TRANSFER	0.0				
PRINGLE HL & LORNA R TRUS	PRINGLE H L & LORNA R	0	06/05/2020	QC	09-FAMILY	2020003675	PROPERTY TRANSFER	0.0				
PRINGLE HOMER L & LORNA R	PRINGLE H L & LORNA R LIV	0	09/04/2007	QC	09-FAMILY	953:354	OTHER	0.0				
SUTHERLAND MICHAEL ET AL	PRINGLE HOMER L & LORNA R	269,000	08/10/2007	WD	03-ARM'S LENGTH	949:952	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6118 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL		10/16/2003	PE03-0772					
Owner's Name/Address		P.R.E. 0%		MAP #: 36								
PRINGLE H L & LORNA R TRUST 601 E MAIN ST JEROME ID 83338		2025 Est TCV 591,906 TCV/TFA: 571.34										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L263 P578 L365 P180/93 L478 P74/98 L640 P544/02 L704 P595&596/03 L828 P828 P273/04 PRT SE 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH ALG N-S 1/4 LN N 693.12 FT TH ALG NLY R/W LN ST HWY M-22 S 88 DEG 47'30" E 1132.56 FT TH N 165 FT TH S 88 DEG 47'30" E 42.70 FT TH N 57 DEG 43'50" E 101.48 FT TH N 47.46 FT TH N 56 DEG 45'30" E 513.48 FT TO POB TH ALG SELY LN PLAT OF WHISPERING PINES N 56 DEG 45'30" E 132 FT TH S 31 DEG 35'30" E 263.47 FT TO LEFT BANK OF CRYSTAL RIVER TH UPSTREAM ALG SD BANK S 50 DEG 41'15" W 133.13 FT		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 3500/	100.00	270.00	0.9329	0.8876	3500	100		289,830
		Paved Road		B 100' @ 3500/	32.00	270.00	0.9329	0.8876	3500	50	SURPLUS: ZONING 100 FT	4
		Storm Sewer		132 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 336,203								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Wood Frame	28.20	120	50	1,692				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		LAND IMPROVEMENTS 15	1,500.00	1	95	1,425				
		Street Lights		Total Estimated Land Improvements True Cash Value = 3,117								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2025	168,100	127,900	296,000			156,623C		
		X Low		2024	96,100	116,900	213,000			151,914C		
		X High		2023	76,800	109,000	185,800			144,680C		
		X Landscaped		2022	63,800	95,700	159,500			137,791C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What								
		TPC 05/06/2018	INSPECTED									
		TPC 06/12/2015	INSPECTED									
		TPC 06/21/2007	INSPECTED									

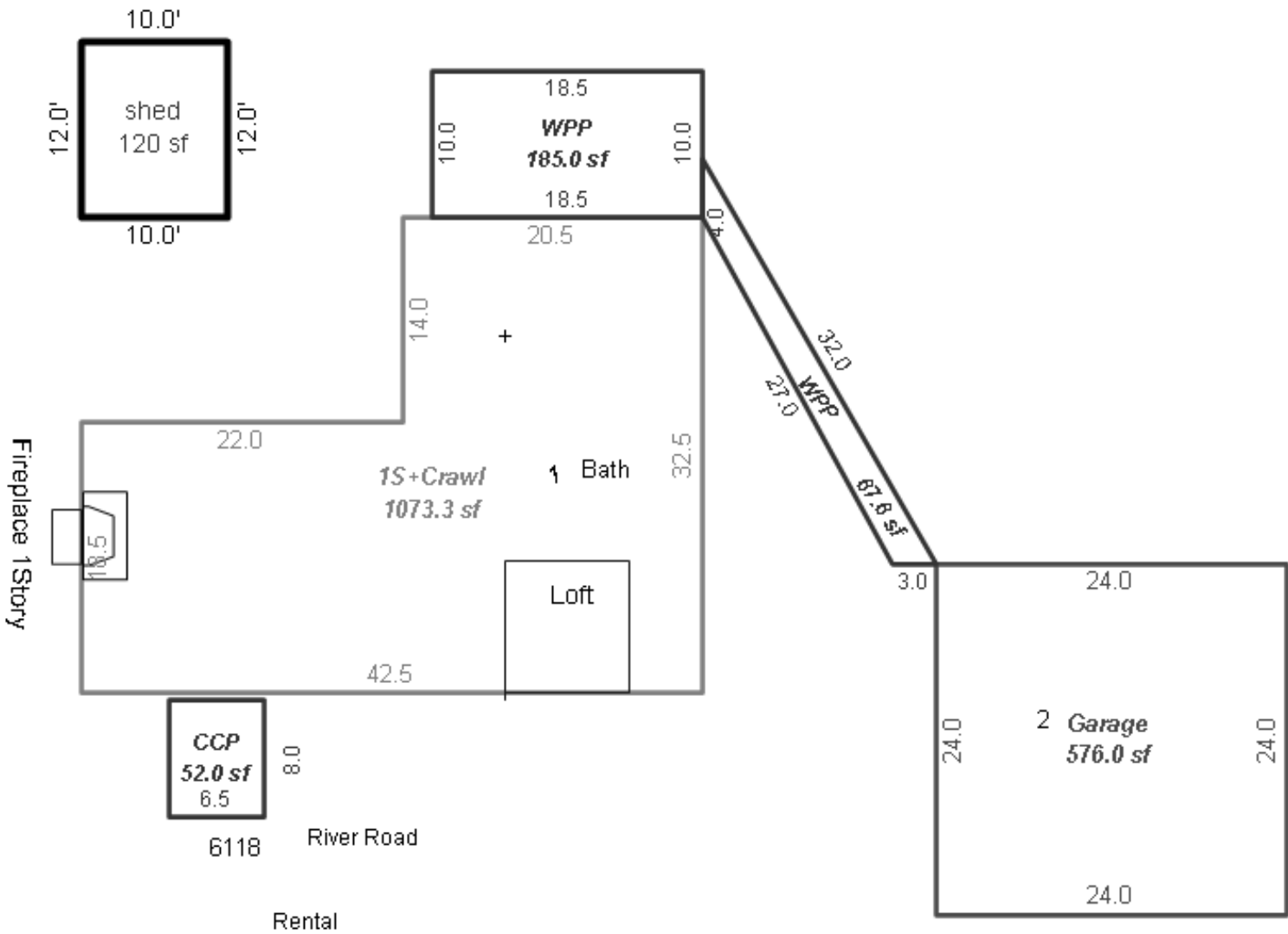


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1999 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: 576 % Good: 93 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							52 185 50	CCP (1 Story) Treated Wood Treated Wood																												
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 1,036 Total Base New : 194,622 Total Depr Cost: 132,940 Estimated T.C.V: 252,586		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																												
Yr Built 1943	Remodeled 2003	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1036 SF Floor Area = 1036 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1943																											
Condition: Average		Lg	X Ord	Small	No. of Elec. Outlets			(12) Electric		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																			
Room List		Doors	Solid	X H.C.	(13) Plumbing			120 Amps Service		1 Story		Siding		Crawl Space		1,036		Total:		142,760		92,793																			
	Basement 4 1st Floor 1 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Carpeted Other:			Ex. X Ord. Min		Plumbing		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:		252,586													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1036 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)			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic										
(2) Windows		Many Avg.	X Avg.	Large Small	Basement: 0 S.F. Crawl: 1036 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)			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			Basement: 0 S.F. Crawl: 1036 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)			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic									
(3) Roof		(7) Excavation			Basement: 0 S.F. Crawl: 1036 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)			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic																	
X	Asphalt Shingle	(10) Floor Support			Joists: 2X8X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:		252,586																										
Chimney: Brick		(10) Floor Support			Joists: 2X8X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:		252,586																										

\*\*\* 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.
MENACHER THOMAS F & WENDY	MENACHER THOMAS F & WENDY	0	08/14/2023	WD	03-ARM'S LENGTH	2023003519	PROPERTY TRANSFER	0.0
CASS STEVEN A & RENEE L	MENACHER THOMAS F & WENDY	222,500	06/11/2021	WD	03-ARM'S LENGTH	2021004915	PROPERTY TRANSFER	100.0
CASS STEVEN A & RENEE L	CASS STEVEN A & RENEE L	100	06/01/2020	QC	09-FAMILY	2020003459	PROPERTY TRANSFER	0.0
RADER ROBERT D & RADER JA	CASS STEVEN A & RENEE L	142,500	04/06/2017	WD	32-SPLIT VACANT	1292P291	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6116 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/16/2024	PM24-0099	100% FINIS
	P.R.E. 0%		Plumbing	02/16/2024	PP24-0040	100% FINIS
Owner's Name/Address	MAP #: 36		Electrical	12/05/2023	PE23-0890	100% FINIS
MENACHER THOMAS F & WENDY S TRUST 6149 EAST LONGVIEW DR EAST LANSING MI 48823	2025 Est TCV 1,193,062 TCY/TFA: 456.76		Mechanical	09/18/2023	PM23-0818	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
	Public Improvements		* Factors * CONTAINS NO BUILD AREA			
			Description	Frontage	Depth	Rate %Adj. Reason Value

Tax Description	X	Dirt Road	B 100' @ 3500/	100.00	631.49	0.9216	1.0977	3500	100	354,044
		Gravel Road	B 100' @ 3500/	38.65	631.49	0.9216	1.0977	3500	50	ZONING 100': SURPLUS 68,

SPLIT ON 04/12/2017 FROM 006-122-017-01; PARCEL2 PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, RL4W, GLEN ARBOR TWP., LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST COMER OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N88°55'30"W 575.48 FEET; THENCE N22°07'13"W 411.29 FEET TO THE POINT OF BEGINNJNG; THENCE N22°07'13"W 516.59 FEET (RECORDED AS N22°06'55"W 515.96 FEET) TO	X	Electric	Land Improvement Cost Estimates							
		Gas	Description	Rate	Size	% Good	Cash Value			

	X	Curb	D/W/P: 4in Ren. Conc. 8.24 1200 50 4,944							
	X	Street Lights	Total Estimated Land Improvements True Cash Value = 4,944							
	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	211,200	385,300	596,500			474,474C
X	Rolling	2024	132,800	48,100	180,900			137,512C
X	Low	2023	114,700	0	114,700			85,155C
X	High	2022	81,100	0	81,100			81,100S
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	RIVER							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	11/06/2024	INSPECTED	2024	132,800	48,100	180,900			137,512C
TPC	04/15/2024	INSPECTED	2023	114,700	0	114,700			85,155C
TPC	11/14/2023	INSPECTED	2022	81,100	0	81,100			81,100S

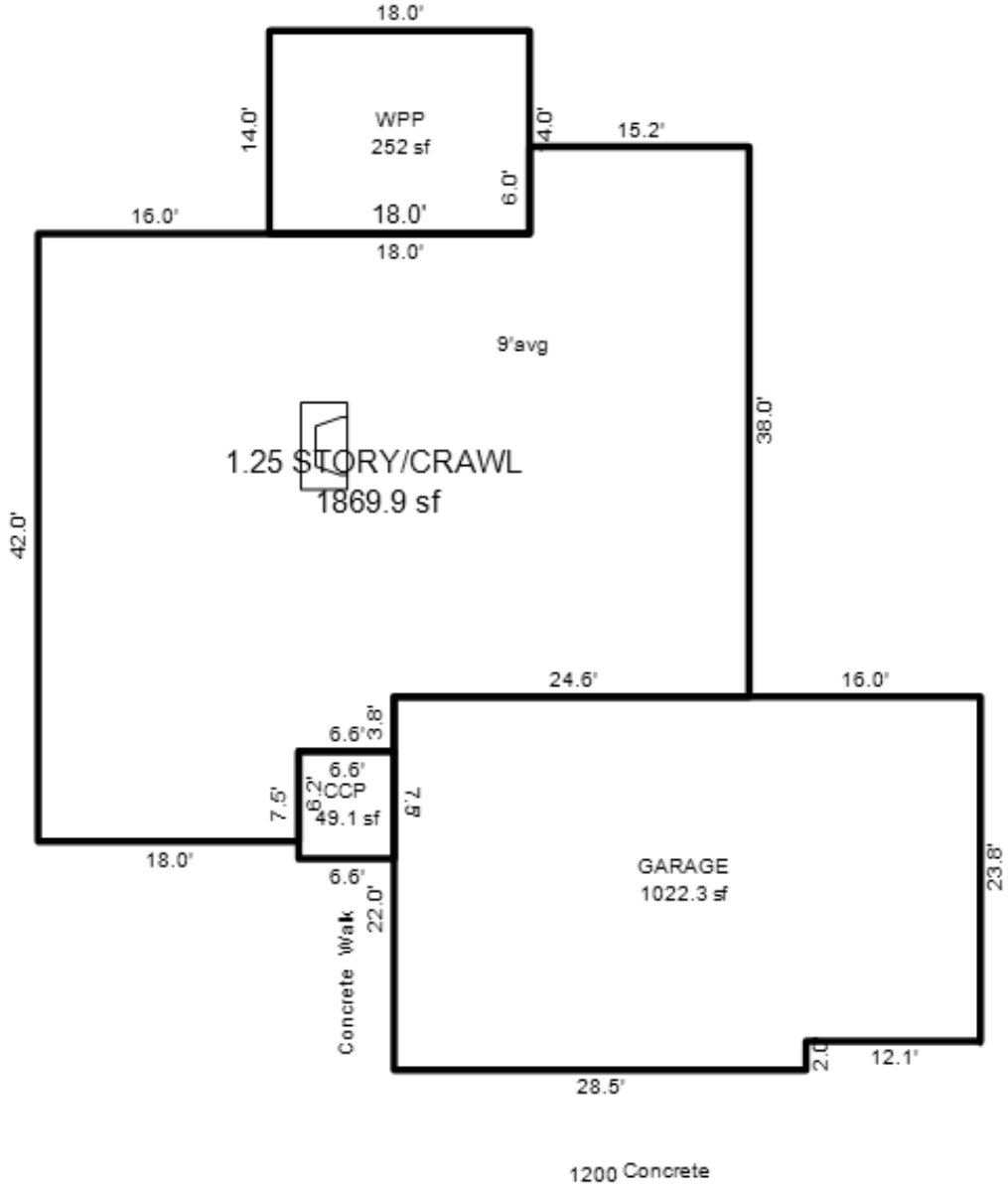
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 252 49	Type WPP WCP (1 Story)		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: 1022 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: C +5 Effec. Age: 1 Floor Area: 2,612 Total Base New : 407,063 Total Depr Cost: 402,977 Estimated T.C.V: 765,656			E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								Carport Area: Roof:		
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 5 Blt 2024			
Condition: Average		Lg	Ord	Small	X			0 Amps Service			Ground Area = 1869 SF Floor Area = 2612 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99						
Room List		Doors	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Building Areas						
	Basement 1st Floor 2nd Floor 3 Bedrooms				Kitchen: Other: Other:			Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior					(6) Ceilings			(13) Plumbing			1.25 Story Siding Crawl Space 1,869 1 Story Siding Overhang 276			Total: 324,172 320,916			
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation				(7) Excavation			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
(2) Windows		Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1869 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Plumbing							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(9) Basement Finish			(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2000 Gal Septic Water Well, 150 Feet						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches							
X	Asphalt Shingle		(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WPP 252 4,997 4,947 WCP (1 Story) 49 3,065 3,034							
Chimney:										Garages							
										Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 2 Wall 1 -5,409 -5,355 Door Opener 2 1,101 1,090 Base Cost 1022 44,508 44,063							
										Built-Ins							
										Appliance Allow. 1 2,786 2,758							
										Fireplaces							
										Prefab 1 Story 1 2,610 2,584							
										Totals: 407,063 402,977							
										Notes:							
										ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 765,656							

\*\*\* 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.
BIRD DAVID L & KYNKOR MAR	KYNKOR MARY T TRUST	0	06/28/2018	WD	09-FAMILY	1336P878	PROPERTY TRANSFER	0.0
RADER ROBERT D & RADER JA	BIRD DAVID L & KYNKOR MAR	146,500	04/03/2017	WD	32-SPLIT VACANT	1292P317	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6108 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/12/2019	PM19-0414	100% FINIS
	P.R.E. 0%		Electrical	06/04/2019	PE19-0275	100% FINIS
Owner's Name/Address	MAP #: 36		Mechanical	01/17/2018	PM18-0051	100% FINIS
KYNKOR MARY T TRUST PO BOX 86 GLEN ARBOR MI 49636-0086	2025 Est TCV 1,182,526 TCV/TFA: 479.53		Plumbing	01/17/2018	PP18-0010	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
	Public Improvements		* Factors * CONTAINS NO BUILD AREA			
			Description	Frontage	Depth	Rate %Adj. Reason Value

	Dirt Road		B 100' @ 3500/	100.00	618.92	0.9216 1.0922 3500 100 352,269
	Gravel Road		B 100' @ 3500/	38.65	618.92	0.9216 1.0922 3500 50 ZONING 100': SURPLUS 68,
	Paved Road		139 Actual Front Feet, 1.97 Total Acres Total Est. Land Value = 420,345			
	Storm Sewer					
	Sidewalk					

Tax Description		Land Improvement Cost Estimates			
SPLIT ON 04/12/2017 FROM 006-122-017-01; PARCEL 1 PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, RL4W, GLEN ARBOR TWP., LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N88°55'30"W 575.48 FEET; THENCE N22°07'13"W 411.29 FEET; THENCE N63°03'28"E 138.65 FEET TO THE POINT OF BEGINNING; THENCE N24°51'53"W 527.39 FEET TO THE SOUTHERLY BANK OF THE NORTH PART	Water	Description	Rate	Size % Good	Cash Value
	Sewer	D/W/P: 4in Ren. Conc.	8.24	240 0	0
	Electric	D/W/P: Asphalt Paving	3.12	350 0	0
	Gas	Residential Local Cost Land Improvements			
	Curb	Description	Rate	Size % Good	Cash Value

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							



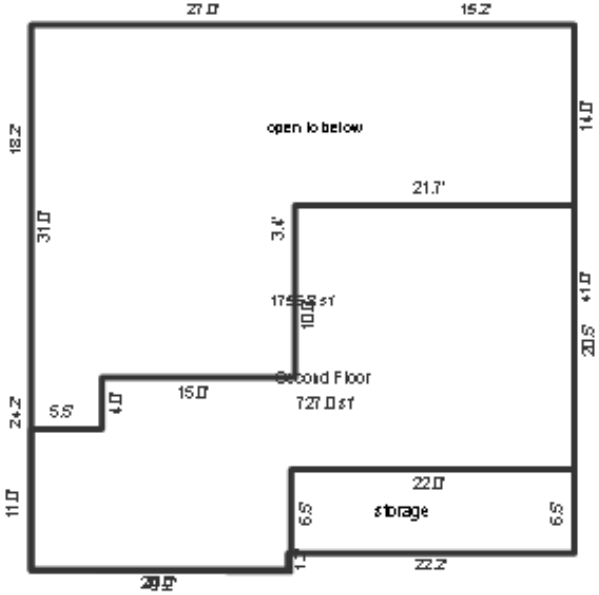
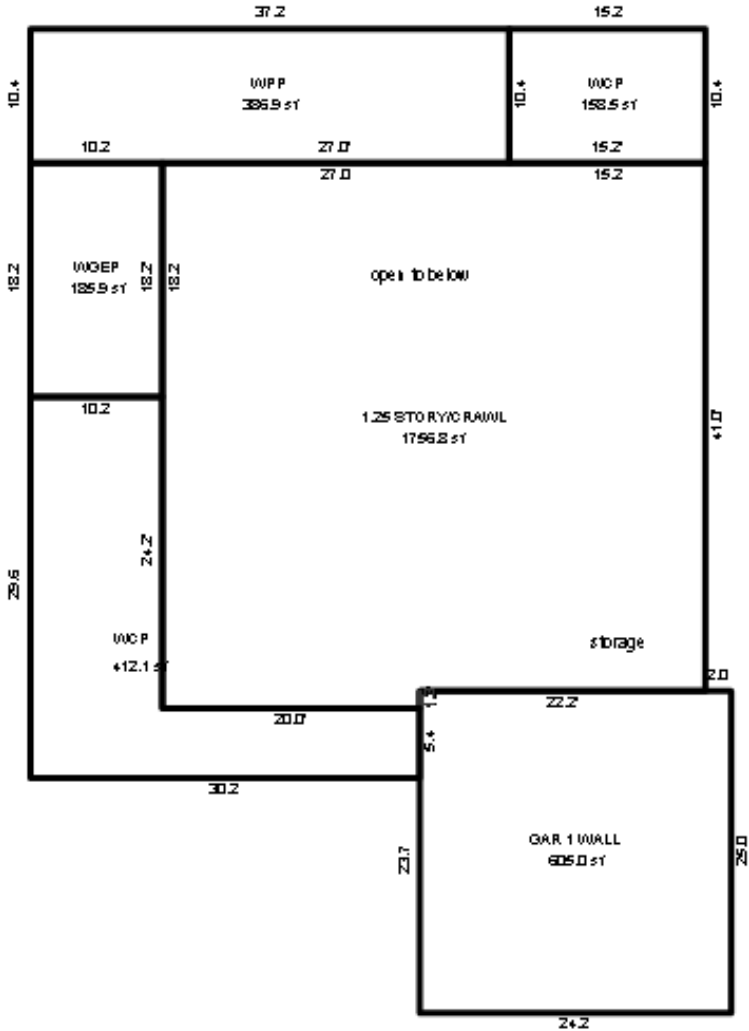
Who	When	What	2025	210,200	381,100	591,300		379,863C
	TPC 03/26/2018	INSPECTED	2024	132,100	348,300	480,400		368,442C
	TPC 11/14/2017	INSPECTED	2023	114,100	324,400	438,500		350,898C
	TPC 04/12/2017	INSPECTED	2022	81,100	296,100	377,200		334,189C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story			Area	Type	Year Built:					
	Mobile Home				Drywall Paneled	Plaster Wood T&G	Wood				Coal	Steam	Interior 2 Story			412 WCP (1 Story)	Car Capacity:				
	Town Home						Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story					185 WGEP (1 Story)	Class: C				
	Duplex	(4) Interior			Central Air Wood Furnace						Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga					386 WPP	Exterior: Siding				
	A-Frame	Trim & Decoration			No./Qual. of Fixtures						Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 420,863 Total Depr Cost: 399,832 Estimated T.C.V: 759,681					158 WCP (1 Story)	Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 605 % Good: 0 Storage Area: 161 No Conc. Floor: 0				
	Wood Frame	Ex	Ord		Min	No. of Elec. Outlets					E.C.F.					Bsmnt Garage:					
	Building Style: 1.25 STORY	Size of Closets			0 Amps Service						X 1.900					Carport Area:					
	Yr Built 2018	Lg	Ord		Small	No./Qual. of Fixtures					Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY					Roof:					
	Remodeled 0	Doors			Ex.						Ground Area = 1756 SF Floor Area = 2466 SF.					Cls C 10 Blt 2018					
	Condition: Average	Solid			Ord.						Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95										
Room List	H.C.			Few			Building Areas														
Basement	(5) Floors			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost														
1st Floor	Kitchen:			2 3 Fixture Bath			1.25 Story Siding Crawl Space 1,756														
2nd Floor	Other:			1 2 Fixture Bath			1 Story Siding Overhang 271														
3 Bedrooms	Other:			Softener, Auto			Total: 321,414 305,356														
(1) Exterior	(6) Ceilings			Softener, Manual			Other Additions/Adjustments														
Wood/Shingle	No. of Elec. Outlets			Solar Water Heat			Plumbing														
Aluminum/Vinyl	Many			No Plumbing			Average Fixture(s)														
Brick	Ave.			Extra Toilet			3 Fixture Bath														
Insulation	Few			Extra Sink			2 Fixture Bath														
(2) Windows	(7) Excavation			Extra Shower			Separate Shower														
Many	Basement: 0 S.F.			Separate Shower			Water/Sewer														
Avg.	Crawl: 1756 S.F.			Ceramic Tile Floor			1000 Gal Septic														
Few	Slab: 0 S.F.			Ceramic Tile Wains			Water Well, 100 Feet														
Large	Height to Joists: 0.0			Ceramic Tub Alcove			Porches														
Avg.	(8) Basement			Vent Fan			WCP (1 Story)														
Small	Conc. Block			(14) Water/Sewer			WGEP (1 Story)														
Wood Sash	Poured Conc.			Public Water			WPP														
Metal Sash	Stone			Public Sewer			WCP (1 Story)														
Vinyl Sash	Treated Wood			Water Well			Garages														
Double Hung	Concrete Floor			1000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Finished)														
Horiz. Slide	(9) Basement Finish			2000 Gal Septic			Base Cost														
Casement	Recreation SF			Lump Sum Items:			Storage Over Garage														
Double Glass	Living SF			Public Water			Common Wall: 1 Wall														
Patio Doors	Walkout Doors (B)			Public Sewer			Door Opener														
Storms & Screens	No Floor SF			Water Well			Built-Ins														
(3) Roof	Walkout Doors (A)			Ceramic Tile Floor			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														
Gable	(10) Floor Support			Ceramic Tub Alcove																	
Hip	Joists:			Vent Fan																	
Flat	Unsupported Len:			Extra Shower																	
Asphalt Shingle	Cntr.Sup:			Separate Shower																	
Chimney:				Ceramic Tile Wains																	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 436 436 128 337 194	Type WPP WPP WCP (1 Story) Roof Cover Onl Brzwy, FW	Year Built: 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: 1 Area: 820 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 2,968 Total Base New : 530,019 Total Depr Cost: 344,518 Estimated T.C.V: 654,584			E.C.F. X 1.900		Bsmnt Garage:	
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1484 SF Floor Area = 2968 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls C 5 Blt 1920		
Yr Built 1920 199	Remodeled 2014	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas						
Condition: Average		Size of Closets		Lg	X	Ord		Small	Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors		Solid	X	H.C.	(12) Electric 100 Amps Service			2 Story Siding Crawl Space 1,484			Total: 332,063 215,848			
	Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Softwood Other: Carpeted Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments 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 Porches WPP 436 7,373 4,792 WCP (1 Story) 128 5,856 3,806 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 820 38,737 25,179 Common Wall: 1 Wall 1 -2,705 -1,758 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 1822 25,216 16,390 Door Opener 3 1,651 1,073 Base Cost 1822 65,173 42,362 Built-Ins Appliance Allow. 1 2,786 1,811 Fireplaces						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1484 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic						
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces						
X	Many Avg. X Avg. Few Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						
X	Gable Hip Flat	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						
X	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,786 1,811						

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

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPBELL BRETT & FITZGIBB	BC MANAGEMENT LLC	0	09/03/2014	WD	09-FAMILY	1208P33	DEED	100.0
US BANK NATIONAL ASSOCIAT	CAMPBELL BRETT	0	07/21/2014	CD	11-FROM LENDING INSTITUT	1206P465	DEED	100.0
SUTHERLAND MICHAEL & REBE	US BANK	588,673	09/21/2012	SD	10-FORECLOSURE	1138P201	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 36					
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BC MANAGEMENT LLC PO BOX 1932 TRAVERSE CITY MI 49685	2025 Est TCV 166,873					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	251.00	0.8378	0.8716	2000	100		146,033
E 200' @ 800/	60.00	251.00	0.9963	0.8716	800	50	SURPLUS: ZONING 100 FT	2
E 200' @ 800/	43.00	251.00	0.9963	0.8716	800	0	EASEMENT	0
203 Actual Front Feet, 1.17 Total Acres								Total Est. Land Value = 166,873

Tax Description  
 PER APPROVED LDA 2002 SPLIT FROM  
 006-122-017-11 PARCEL B PRT OF SE 1/4 OF  
 SE 1/4 SEC 22 COM AT SE COR SD SEC TH N  
 88 DEG 55'30" W ALG S LN SD SEC 1320.48  
 FT TO E 1/8 LN SD SEC TH N 00 DEG 40'45"  
 E 33.00 FT TH N 80 DEG 34'20" E 101.58 FT  
 TO POB TH CONT N 80 DEG 34'20" E 13.92 FT  
 TH N 70 DEG 51'20"E 172.09 FT TH N 61 DEG  
 51'20" E 49.86 FT TH N 11 DEG 49'05" W  
 64.93 FT TH ALG ARC OF 150 FT RAD CRV TO  
 RIGHT 37.34 FT (CHORD=N 04 DEG 41'14" W  
 37.24 FT) TH N 02 DEG 26'36" E 69.01 FT  
 TH S 90 DEG 00'00" W 203.89 FT TH S 00  
 O POB TOGETHER  
 NT SEC 22 T29N  
 3 A.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	83,400	0	83,400			36,373C
2024	56,400	0	56,400			35,280C
2023	45,200	0	45,200			33,600C
2022	32,000	0	32,000			32,000S

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGSON	REID	65,000	07/27/1998	WD	03-ARM'S LENGTH	484:996	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
REID KENNETH M & KATHLEEN A 4472 MORNINGVIEW SHELBY TWP MI 48316	MAP #: 36					
	2025 Est TCV 387,086					

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				B 100' @ 3500/	100.00	566.00	0.9678 1.0680	3500	100	361,763
				B 100' @ 3500/	14.00	566.00	0.9678 1.0680	3500	50 SURPLUS: ZONING 100 FT	2
				114 Actual Front Feet, 1.48 Total Acres				Total Est. Land Value =		387,086

Tax Description

L286 P524 L322 P206 L484 P996-997/98 PRT SE 1/4 OF SE 1/4 SEC 22 COM SE COR SD SEC TH ALG S SEC LN N 88 DEG 55' 30" W 575.48 FT TH N 22 DEG 06' 55" W 411.41 FT TO POB TH S 41 DEG 25' 20" W 127.02 FT TH N 22 DEG 06' 55" W 566.88 FT TO S BANK OF N PART OF CRYSTAL RIVER TH ALG SD BANK N 65 DEG 01' 30" E 113.85 FT TH S 22 DEG 06' 55" E 515.96 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS SEC 22 T29N R14W.

Comments/Influences



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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	09/17/2015	INSPECTED
WAS	09/30/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	193,500	0	193,500			50,299C
2024	121,700	0	121,700			48,787C
2023	105,100	0	105,100			46,464C
2022	77,200	0	77,200			44,252C

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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.
BOLEN BRUCE & JANE	BOLEN BRUCE & JANE TRUST	0	12/11/2024	WD	14-INTO/OUT OF TRUST	2024005953	DEED	0.0
BOLEN JANE	BOLEN BRUCE & JANE	0	12/19/2016	WD	09-FAMILY	1292P176	OTHER	0.0
THOMASMA VIRGINIA M TRUST	VREDEVOOGD COMBS PATRICIA	0	12/15/2016	QC	19-MULTI PARCEL ARM'S LE	1292P166	DEED	0.0
VREDEVOOGD COMBS PATRICIA	VREDEVOOGD PATRICIA A TRU	0	12/15/2016	QC	09-FAMILY	1292P169	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6104 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BOLEN BRUCE & JANE TRUST 5421 CASCADE RD SE GRAND RAPIDS MI 49546	MAP #: 36					
	2025 Est TCV 1,253,327 TCV/TFA: 551.16					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L1292P172 L1292P166 L1292P169 L1292P148 EASE 12/2016 TRANSFER .86 A TO ADJACENT PARCEL 122-017-45: 006-122-017-20 MINUS TRANSFER PARCEL: THAT PART OF THE SE QTR OF SEC 22, T29N, R14W GLEN ARBOR TWP LEELANAU COUNTY MICHIGAN COM AT THE SE CNR OF SAID SEC 22; THENCE ALONG THE S LINE OF SAID SEC 22 N88°55'30"W 575.48'; THENCE N22°06'55"W 411.41'; THENCE N63°02'45"E 277.30' TO POB; THENCE N27°37'00"W 526.91'; THENCE ALONG A SHORELINE TRAVERSE OF THE CRYSTAL RIVER N37°28'20"E 121.44'; THENCE N52°31'50"E	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 100' @ 3500/	200.00	565.09	0.7757	1.0676	3500	100		579,657
			B 100' @ 3500/	76.27	565.09	0.7757	1.0676	3500	50	SURPLUS: ZONING 100 FT 11	
			276 Actual Front Feet, 3.58 Total Acres		Total Est. Land Value =		690,183				

Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
X	Gravel Road				
X	Paved Road				
X	Storm Sewer				
X	Sidewalk				
X	Water Sewer				
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				

Topography of Site	Description	Rate	Size	% Good	Cash Value
X	Level				
X	Rolling				
X	Low				
X	High				
X	Landscaped				
X	Swamp				
X	Wooded				
X	Pond				
X	Waterfront				
X	Ravine				
X	Wetland				
X	Flood Plain				

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	345,100	281,600	626,700			215,320C
2024	216,900	257,600	474,500			208,846C
2023	187,300	240,100	427,400			198,901C
2022	104,000	211,100	315,100			189,430C

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																									
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: BC Effec. Age: 35 Floor Area: 2,274 Total Base New : 449,913 Total Depr Cost: 292,444 Estimated T.C.V: 555,644			E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:																																																								
Building Style: 1.25 STORY		X	Ex	Ord	Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1570 SF Floor Area = 2274 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC		Blt 1984																																																									
Yr Built 1984	Remodeled 0	Size of Closets			(12) Electric			Building Areas			Total: 334,288		217,288																																																										
Condition: Average		X	Lg	Ord	Small	200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost																																																														
Room List		Doors	X	Solid	H.C.	No./Qual. of Fixtures			1.25 Story Siding Crawl Space 1,570																																																														
	Basement 4 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors			No. of Elec. Outlets			1 Story Siding Overhang 312																																																															
(1) Exterior		X	Drywall			Average Fixture(s)			Other Additions/Adjustments																																																														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			2 3 Fixture Bath			Plumbing																																																															
X	Insulation	X				1 2 Fixture Bath			Average Fixture(s)																																																														
(2) Windows		(7) Excavation			1 2 Fixture Bath			3 Fixture Bath																																																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1570 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Average Fixture(s)																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement			1 2 Fixture Bath			2 Fixture Bath																																																															
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic Water Well, 100 Feet																																																													
(3) Roof		(9) Basement Finish			1 2 Fixture Bath			Porches																																																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			WPP WPP																																																														
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Deck																																																															
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well			Treated Wood																																																															
<table border="1"> <thead> <tr> <th>Class</th> <th>Base Cost</th> <th>Common Wall</th> <th>Door Opener</th> <th>Built-Ins</th> <th>Appliance Allow.</th> <th>Jacuzzi Tub</th> </tr> </thead> <tbody> <tr> <td>Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td>624</td> <td>31,344</td> <td>20,374</td> <td>1</td> <td>4,003</td> <td>2,602</td> </tr> <tr> <td>Base Cost</td> <td>624</td> <td>31,344</td> <td>20,374</td> <td>1</td> <td>4,003</td> <td>2,602</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,670</td> <td>-1,735</td> <td>1</td> <td>11,975</td> <td>7,784</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>688</td> <td>447</td> <td>1</td> <td>4,003</td> <td>2,602</td> </tr> <tr> <td>Built-Ins</td> <td>1</td> <td>4,003</td> <td>2,602</td> <td>1</td> <td>11,975</td> <td>7,784</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>4,003</td> <td>2,602</td> <td>1</td> <td>11,975</td> <td>7,784</td> </tr> <tr> <td>Jacuzzi Tub</td> <td>1</td> <td>11,975</td> <td>7,784</td> <td>1</td> <td>4,003</td> <td>2,602</td> </tr> </tbody> </table>																Class	Base Cost	Common Wall	Door Opener	Built-Ins	Appliance Allow.	Jacuzzi Tub	Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)	624	31,344	20,374	1	4,003	2,602	Base Cost	624	31,344	20,374	1	4,003	2,602	Common Wall: 1 Wall	1	-2,670	-1,735	1	11,975	7,784	Door Opener	1	688	447	1	4,003	2,602	Built-Ins	1	4,003	2,602	1	11,975	7,784	Appliance Allow.	1	4,003	2,602	1	11,975	7,784	Jacuzzi Tub	1	11,975	7,784	1	4,003	2,602
Class	Base Cost	Common Wall	Door Opener	Built-Ins	Appliance Allow.	Jacuzzi Tub																																																																	
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)	624	31,344	20,374	1	4,003	2,602																																																																	
Base Cost	624	31,344	20,374	1	4,003	2,602																																																																	
Common Wall: 1 Wall	1	-2,670	-1,735	1	11,975	7,784																																																																	
Door Opener	1	688	447	1	4,003	2,602																																																																	
Built-Ins	1	4,003	2,602	1	11,975	7,784																																																																	
Appliance Allow.	1	4,003	2,602	1	11,975	7,784																																																																	
Jacuzzi Tub	1	11,975	7,784	1	4,003	2,602																																																																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOVILLE	REID	64,125	08/19/1996	LC	16-LC PAYOFF	428:936	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6136 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/16/2013	PM13-0622	
Owner's Name/Address	P.R.E. 0%		Electrical	10/28/2013	PE13-0488	
REID KENNETH M & KATHLEEN A 4472 MORINGVIEW DR SHELBY TOWNSHIP MI 48316-3932	MAP #: 36		HOUSE	11/07/1996	97004061	INSPECTED
	2025 Est TCV 874,362 TCV/TFA: 737.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L428 P936-941 L433 P602/96 PRT SE 1/4 SEC 22 COM SE COR SD SEC TH ALG S SEC LN N 88 DEG 55' 30" W 575.48 FT TH N 22 DEG 06' 55" W 411.41 FT TH S 41 DEG 25' 20" W 127.02 FT TO POB TH S 41 DEG 25' 20" W 103.78 FT TH S 61 DEG 51' 20" W 16.82 FT TH N 22 DEG 06' 55" W 591.96 FT TO S BANK N PRT CRYSTAL RIVER TH ALG BANK N 56 DEG 04' 05" E 112.01 FT TH S 22 DEG 06' 55" E 566.88 FT TO POB TOGETHER & SUBJECT TO EASEMENTS SEC 22 T29N R14W.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 100' @ 5000/	100.00	580.00	0.9721	1.0746	5000	100		522,276
			A 100' @ 5000/	12.00	580.00	0.9721	1.0746	5000	50	SURPLUS: ZONING 100 FT	3
			112 Actual Front Feet, 1.49 Total Acres			Total Est. Land Value =				553,613	

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
L428 P936-941 L433 P602/96 PRT SE 1/4 SEC 22 COM SE COR SD SEC TH ALG S SEC LN N 88 DEG 55' 30" W 575.48 FT TH N 22 DEG 06' 55" W 411.41 FT TH S 41 DEG 25' 20" W 127.02 FT TO POB TH S 41 DEG 25' 20" W 103.78 FT TH S 61 DEG 51' 20" W 16.82 FT TH N 22 DEG 06' 55" W 591.96 FT TO S BANK N PRT CRYSTAL RIVER TH ALG BANK N 56 DEG 04' 05" E 112.01 FT TH S 22 DEG 06' 55" E 566.88 FT TO POB TOGETHER & SUBJECT TO EASEMENTS SEC 22 T29N R14W.			D/W/P: 3.5 Concrete	6.63	70	0	0
			Total Estimated Land Improvements True Cash Value =				0

Comments/Influences	X	Electric	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	276,800	160,400	437,200			144,827C
			2024	121,800	167,500	289,300			140,473C
			2023	105,200	155,900	261,100			133,784C
			2022	76,800	139,100	215,900			127,414C



Comments/Influences	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	276,800	160,400	437,200			144,827C
			2024	121,800	167,500	289,300			140,473C
			2023	105,200	155,900	261,100			133,784C
			2022	76,800	139,100	215,900			127,414C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 299 468 60	Type WGEP (1 Story) Treated Wood Pine	Year Built: 1997 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,185 Total Base New : 241,150 Total Depr Cost: 168,815 Estimated T.C.V: 320,749		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			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 5 Blt 1997				
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1185 SF Floor Area = 1185 SF.						
Condition: Average		Size of Closets		Lg			X	Ord		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Crawl Space 1,185		Total: 168,937 118,268				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1185 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments						
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Water/Sewer						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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						
(3) Roof		(11) Heating/Cooling		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			WGEP (1 Story)		299 19,892 13,924				
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric			Lump Sum Items:			Deck							
X	Asphalt Shingle	(13) Plumbing		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			Treated Wood		468 7,282 5,097				
Chimney: Brick		(14) Water/Sewer		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			Pine w/Roof (Deck Portion)		60 1,576 1,103				
		(15) Fireplaces		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			Pine w/Roof (Roof portion)		60 1,172 820				
		(16) Porches/Decks		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			Garages						
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
				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			Base Cost		720 26,345 18,441				
				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			Common Wall: 1 Wall		1 -2,235 -1,564				
				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			Door Opener		1 550 385				
				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			Built-Ins						
				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			Appliance Allow.		1 2,786 1,950				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces						
				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			Prefab 1 Story		1 2,610 1,827				
				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			Local Cost Items						
				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			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRYSTAL GLEN PROPERTIES L	SUTHERLAND PAUL H & AMY B	0	06/28/2022	QC	21-NOT USED/OTHER	2022003849	DEED	100.0
SUTHERLAND PAUL H & AMY B	CRYSTAL GLEN PROPERTIES L	1	07/31/2020	QC	09-FAMILY	2020004961	OTHER	100.0
HORIZON ENTERPRISES LLC	SUTHERLAND PAUL H & AMY B	440,000	06/25/2020	WD	03-ARM'S LENGTH	2020004022	REALTOR	100.0
WEAVER ROBERT C & KAREN C	HORIZON ENTERPRISES LLC	0	04/08/2014	WD	09-FAMILY	1196P247	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6166 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	02/03/2021	PP21-0028	100% FINIS
	P.R.E. 100% 08/24/2022		Res. Add/Alter/Repair	02/01/2021	PB20-0476	100% FINIS
Owner's Name/Address	MAP #: 36		ADDITION/ALTERATION	11/29/2020	LU20-38	100% FINIS
SUTHERLAND PAUL H & AMY BORER 6166 W CRYSTAL BEND DR GLEN ARBOR MI 49636	2025 Est TCV 805,557 TCV/TFA: 342.79		Electrical	11/05/2020	PE20-0585	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Dirt Road	100.00	600.00	1.0000	1.0837	3500	100 379,301
Gravel Road	100 Actual Front Feet,	1.38 Total Acres	Total Est. Land Value =			379,301

Tax Description	Rate	Size % Good	Cash Value
L341 P720 L386 P223 L455 P548 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH S 88 DEG 55' 30" E ALG S LN SD SEC 1320.39 FT TO E 1/8 LN SD SEC TH N 00 DEG 38' 45" E ALG SD 1/8 LN 99 FT TO POB TH N 88 DEG 56' 00" W 52.88 FT TH N 00 DEG 20' 23" E 324.51 FT TO TRAVERSE LN ALG BANK CRYSTAL RIVER TH N 74 DEG 02' 05" E ALG SD TRAVERSE LN 57.09 FT TO SD E 1/8 LN TH N 0 DEG 40' 45" E 229 FT M/LTO S BANK OF N PRT OF CRYSTAL RIVER TH ALG SD BANK N 55 DEG 40' 40" E 122.08 FT TH S 0 DEG 40' 45" W 622 47 FT TH S 80 DEG 34' 20" W			

Description	Rate	Size % Good	Cash Value
Water			
Sewer			
Electric			
Gas	2,500.00	1 100	2,500
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			
Total Estimated Land Improvements True Cash Value =			2,500

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	189,700	213,100	402,800			307,877C
Rolling	2024	119,200	194,800	314,000			298,620C
Low	2023	103,000	181,400	284,400			284,400S
High	2022	60,000	186,100	246,100		246,100W	235,880C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

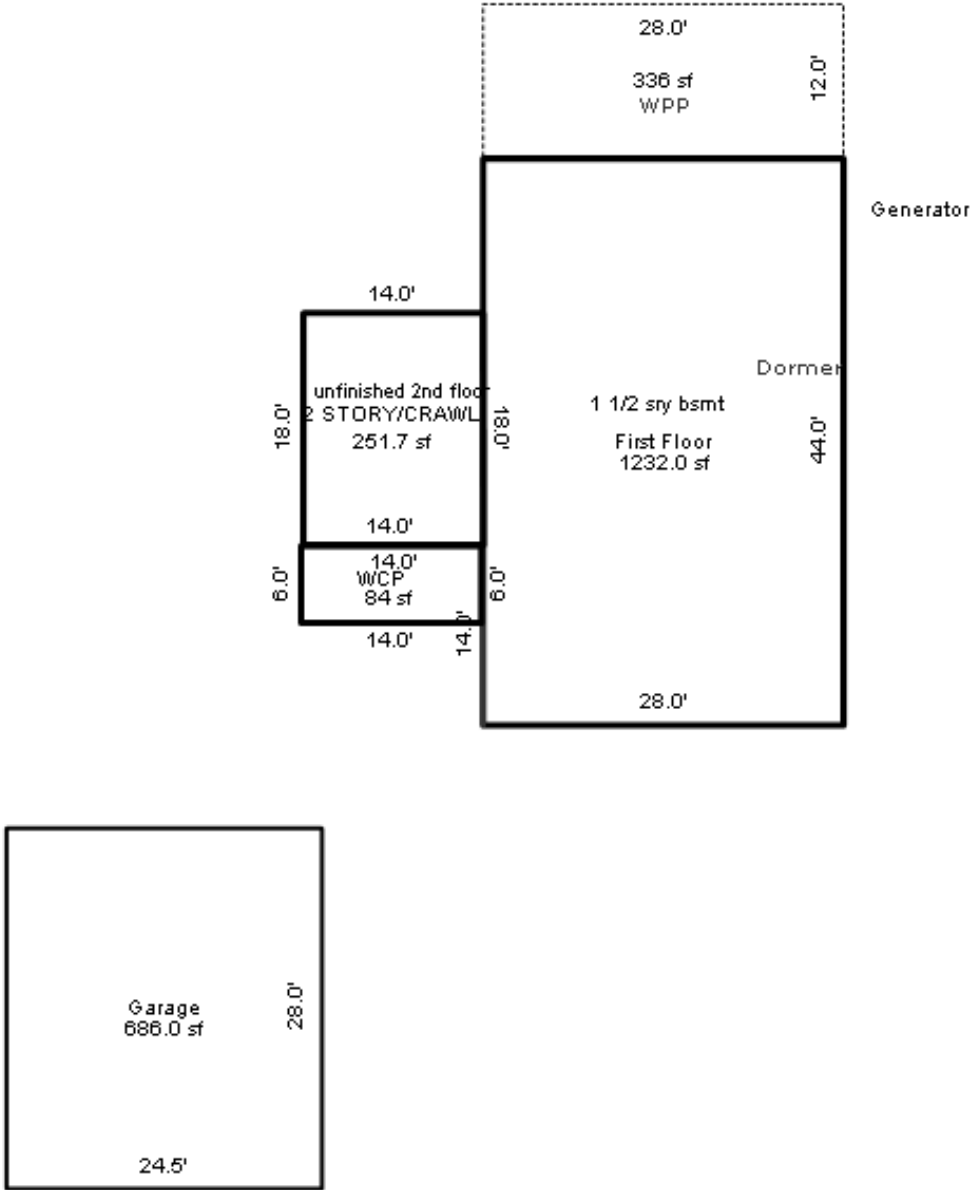


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 336 16	Type WPP WPP	Year Built: 1994 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 686 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 2,350 Total Base New : 343,124 Total Depr Cost: 223,030 Estimated T.C.V: 423,756			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1.5 STORY		Trim & Decoration		(12) Electric	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C		Blt 1992									
Yr Built 1992	Remodeled 2021	Ex	Ord	Min	No./Qual. of Fixtures			(11) Heating System: Electric Baseboard			Floor Area = 2350 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
Condition: Average		Size of Closets			No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Room List	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Many			Average Fixture(s)			1.5 Story		Siding		Basement		1,232		277,674		180,488	
	(1) Exterior	(6) Ceilings			X Ave.			3 Fixture Bath			2 Story		Siding		Crawl Space		251		1,676			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			X			2 Fixture Bath			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1		2,578		1,676			
X	Insulation	Basement: 1232 S.F. Crawl: 251 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Plumbing		Average Fixture(s)		3 Fixture Bath		2		9,357		6,082	
(2) Windows	Many Avg. Few	Large Avg. Small						Water/Sewer			1000 Gal Septic		1		4,899		3,184					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement						Water Well, 100 Feet			Porches		WPP		336		5,699		3,704			
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor						Vent Fan			WPP		16		854		555					
		(9) Basement Finish						Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		686		28,270		18,375			
(3) Roof	X	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)						(14) Water/Sewer			Door Opener		2		1,101		716					
X	Gable Hip Flat	Gambrel Mansard Shed						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1		2,786		1,811			
X	Asphalt Shingle	(10) Floor Support						Lump Sum Items:			Fireplaces		Wood Stove		1		2,570		1,670			
	Chimney: Metal	Joists: 2X12X16 Unsupported Len: Cntr.Sup:									Local Cost Items		GENERATOR		1		1		1			
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																						



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RADER JACK D II & CHRISTI	KURAS PROPERTIES	0	04/04/1987	WD	03-ARM'S LENGTH	309P860	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NONE	Building Permit(s)	Date	Number	Status
------------------	--------------------------	--------------	--------------------	------	--------	--------

W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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KURAS PROPERTIES 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2025 Est TCV 1,044
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
E 200' @ 800/	33.00	68.64	1.5690	0.6303	800	4 ROW EASEMENT	1,044
33 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =							1,044

Tax Description	Dirt Road
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SEE TITLE OPINION REMAINDER PART OF LIBER 309P860 EXCEPT THAT PART CONVEYED TO WOODSTONE CONDOMINIUM REC L1339P695	Gravel Road
--	-------------

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	500	0	500			324C
2024	500	0	500			315C
2023	300	0	300			300S
2022	300	0	300			300S

Who When What TPC 05/30/2021 INSPECTED WAS 01/13/2013 NEW PARCEL

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COMBS TIMOTHY GUY & VREDE	CRYSTAL COTTAGE TRUST	1	06/19/2019	QC	09-FAMILY	1363P842	PROPERTY TRANSFER	0.0
VREDEVOOGD PATRICIA A TRU	COMBS TIMOTHY GUY &	0	01/09/2017	WD	09-FAMILY	1285P163	PROPERTY TRANSFER	0.0
VAN ELDEREN & JOSTEN & VR	VREDEBOOGD PATRICIA A TRU	0	10/14/2015	WD	09-FAMILY	L1244P661	PROPERTY TRANSFER	0.0
VREDEVOOGD FAMILY TRUST	VAAN ELDEREN & JOSTEN & V	0	10/14/2015	QC	09-FAMILY	1244P657	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6060 W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/15/2024	PM24-0921	100% FINIS
	P.R.E. 100% 05/26/2022		Mechanical	08/31/2017	PM17-0527	100% FINIS
Owner's Name/Address	MAP #: 36		Plumbing	08/30/2017	PP17-0222	100% FINIS
CRYSTAL COTTAGE TRUST PO BOX 322 GLEN ARBOR MI 49636	2025 Est TCV 1,083,420 TCV/TFA: 557.89		Mechanical	08/21/2017	PM17-0492	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 100' @ 3500/	100.00	626.90	0.8865	1.0957	3500	100		339,964
			B 100' @ 3500/	61.90	626.90	0.8865	1.0957	3500	50	SURPLUS: ZONING 100' 105,	
			162 Actual Front Feet, 2.33 Total Acres							Total Est. Land Value =	445,183

Tax Description  
 L1292P148 EASE 12/2016 TRANSFER PART FROM ADJ PIN FULLY DESCRIBED WITH TRANSFER PARCEL: A PRT OF THE SE QTR OF SEC22T29NR14W GLEN ARBOR TWP LEELANAU COUNTY MICHIGAN COM AT THE SEC CNR COM TO SEC 22, 23, 26 & 27; THENCE ALONG THE S LINE OF SEC 23 S89°10'00"E75.02'; THENCE N28°57'25W 715.79'; THENCE N63°02'45"E 39.94' TO THE POB; THENCE N28°54'25"W 615.39'; THENCE ALONG A SHORELINE TRAVERSE OF THE CRYSTAL RIVER N42°31'12"E 63.28'; THENCE N58°06'36"E 100.05'; THENCE S28°57'25"E 634.37'; THENCE

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

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	21.16	390	0	0
D/W/P: Asphalt Paving	3.12	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500



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

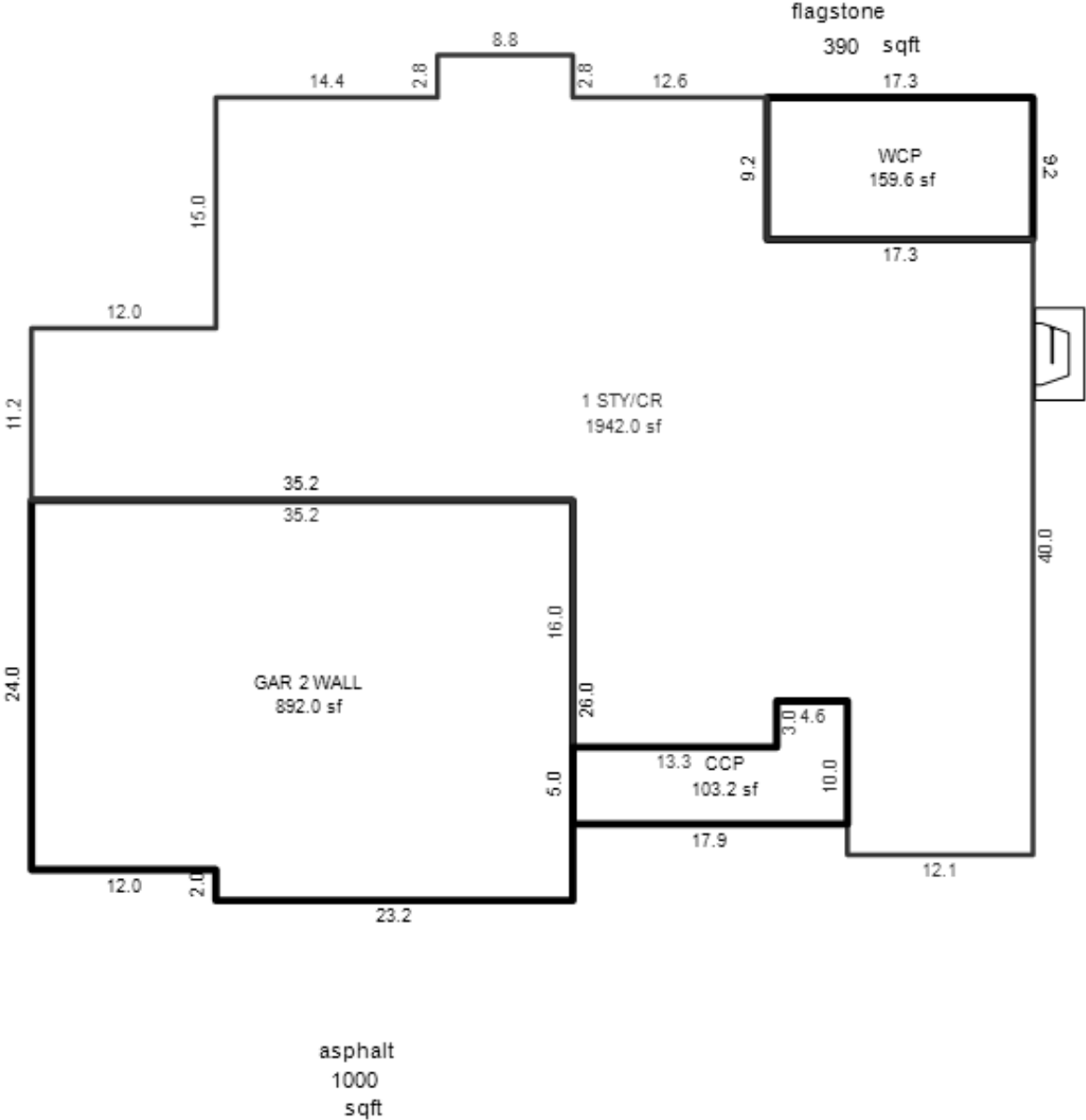
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	222,600	319,100	541,700			331,230C
2024	139,900	291,900	431,800			321,271C
2023	120,800	272,100	392,900			305,973C
2022	85,000	246,500	331,500			291,403C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 159 103	Type WCP (1 Story) CCP (1 Story)	Year Built: 2018 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: 892 % Good: 0 Storage Area: 0 No Conc. Floor: 0	159	WCP (1 Story)	103	CCP (1 Story)	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home																	0 Front Overhang	0 Other Overhang
	Town Home	0																	
	Duplex	0																	
	A-Frame																		
	Wood Frame	(4) Interior		X			1			1									
		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 5 Floor Area: 1,942 Total Base New : 349,433 Total Depr Cost: 331,967 Estimated T.C.V: 630,737			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 C 10 Blt 2018						
	Yr Built 2018	Ex	Ord	Min	0 Amps Service			Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	Remodeled 0	Lg Ord Small		No. of Elec. Outlets			Many Ave. Few			Ground Area = 1942 SF Floor Area = 1942 SF.									
	Condition: Average	Lg Ord Small		(12) Electric			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95									
	Room List	Doors Solid H.C.		(5) Floors			Average Fixture(s)			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement			Kitchen:			1			1 Story Siding Crawl Space 1,942			Total: 272,273 258,665						
	1st Floor			Other:			2			Other Additions/Adjustments									
	2nd Floor			Other:			1			Plumbing									
	3 Bedrooms						3			Average Fixture(s)									
	(1) Exterior						2			Average Fixture(s)									
	Wood/Shingle						1			Average Fixture(s)									
	Aluminum/Vinyl						1			Average Fixture(s)									
	Brick						1			Average Fixture(s)									
	Insulation						1			Average Fixture(s)									
	(2) Windows						1			Average Fixture(s)									
	Many Avg. Few	Large Avg. Small		Basement: 0 S.F. Crawl: 1942 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)									
	Wood Sash						1			Average Fixture(s)									
	Metal Sash						1			Average Fixture(s)									
	Vinyl Sash						1			Average Fixture(s)									
	Double Hung						1			Average Fixture(s)									
	Horiz. Slide						1			Average Fixture(s)									
	Casement						1			Average Fixture(s)									
	Double Glass						1			Average Fixture(s)									
	Patio Doors						1			Average Fixture(s)									
	Storms & Screens						1			Average Fixture(s)									
	(3) Roof						1			Average Fixture(s)									
	Gable	Gambrel		Recreation SF			1			Average Fixture(s)									
	Hip	Mansard		Living SF			1			Average Fixture(s)									
	Flat	Shed		Walkout Doors (B)			1			Average Fixture(s)									
	Asphalt Shingle			No Floor SF			1			Average Fixture(s)									
	Chimney:			Walkout Doors (A)			1			Average Fixture(s)									
				(10) Floor Support			Lump Sum Items:			Notes:									
				Joists: Unsupported Len: Cntr.Sup:						ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 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.		
ANGILERI FRANK A LIVING T	ANGILERI FRANK A & MARIA	0	09/21/2016	WD	03-ARM'S LENGTH	1274P718	PROPERTY TRANSFER	0.0		
FRUEHAUF ROHN H	ANGILERI FRANK A LIVING T	1,100,000	09/15/2009	WD	03-ARM'S LENGTH	2009 1027-883W	DEED	100.0		
FRUEHAUF		0	08/11/2009	OTH	33-TO BE DETERMINED	2009 1024-7580	DEED	0.0		
FRUEHAUF ROHN		0	07/31/2009	SD	10-FORECLOSURE	2009 1024-41SD	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
5998 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		04/25/2014	PE14-0126	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Res. Garage, Detached		08/16/2013	PB13-0264	100% FINIS		
ANGILERI FRANK A & MARIA F 1074 SUFFIELD AVE BIRMINGHAM MI 48009		MAP #: 30		GARAGE		07/27/2013	2013-02	100% FINIS		
		2025 Est TCY 3,603,218 TCY/TFA: 978.87		Mechanical		02/15/2013	PM13-0080	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
L488 P783/98 PRT GOVT LOT 1 SEC 22 COM E 1/4 COR SD SEC TH N 00 DEG 20' 00" E ALG E LN SD SEC 768.71 FT TO POB TH CONT N 0 DEG 20' 00" E 148.02 FT TH N 42 DEG 12' 15" W 449.78 FT TO SHR LAKE MICHIGAN TH S 40 DEG 08' 03" W ALG SHR LAKE MICHIGAN 110.91 FT TH S 42 DEG 09' 50" E 543.72 FT TO E LN SD SEC & POB SEC 22 T29N R14W.		X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value LK MI "A" 20000 100.00 496.75 0.9403 1.0086 20000 100 1,896,765 LK MI "A" 20000 22.81 496.75 0.9403 1.0086 20000 50 SURPLUS: ZONING 100 FT 21 123 Actual Front Feet, 1.40 Total Acres Total Est. Land Value = 2,113,091						
Comments/Influences		X		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Flagstone/Sand 26.31 100 0 0 D/W/P: 4in Ren. Conc. 10.34 87 0 0 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 15 1,500.00 1 95 1,425 Total Estimated Land Improvements True Cash Value = 1,425						
		Topography of Site								
		X		Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	1,056,500	745,100	1,801,600		1,049,187C
		TPC 12/30/2014	INSPECTED		2024	950,900	732,600	1,683,500		1,017,641C
TPC 10/23/2013	INSPECTED		2023	845,200	551,200	1,396,400		969,182C		
TPC 11/05/2012	INSPECTED		2022	724,300	477,300	1,201,600		923,031C		

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







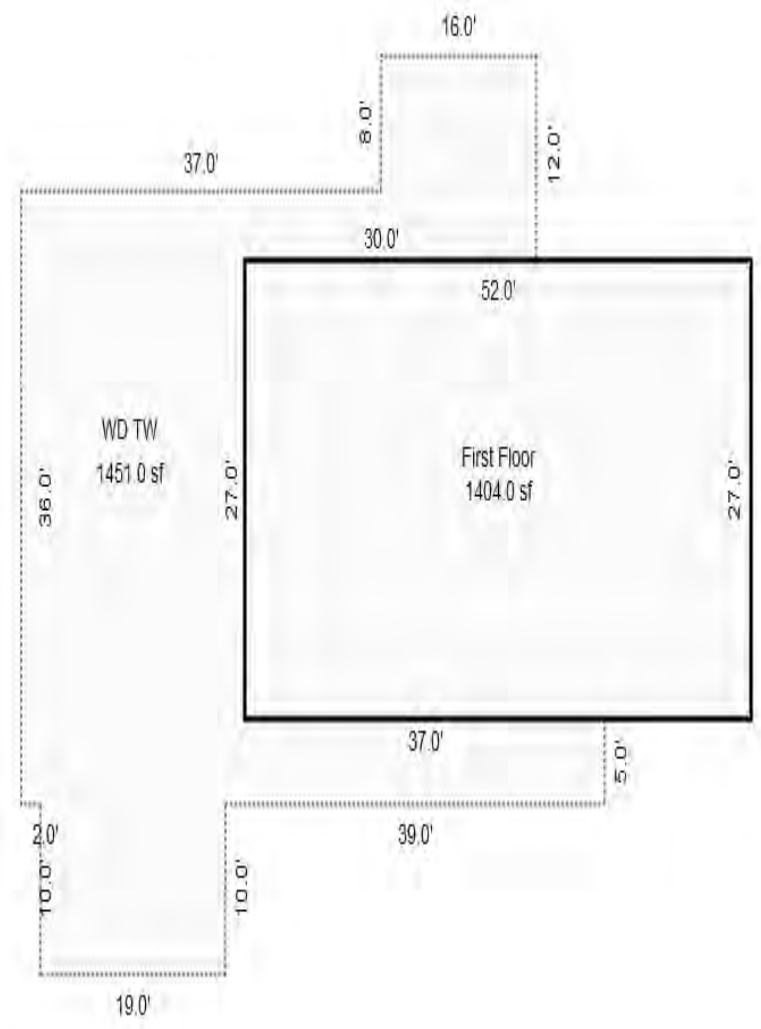
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BALIAN ANNETTE T TRUST 28	BALIAN JOHN V TRUST 71.43	1	01/19/2011	OTH	33-TO BE DETERMINED	1082-242	OTHER	0.0				
BALIAN JOHN V TRUST	BALIAN ANNETTE T TRUST	1	07/12/1998	WD	03-ARM'S LENGTH	659-582	OTHER	0.0				
BALIAN JOHN V & ANNETTE T	BALIAN ANNETTE T REVOC TR	1	12/23/1988	QC	09-FAMILY	295-168	OTHER	0.0				
FRUEHAUF RUTH H	BALIAN JOHN V & ANNETTE T	750,000	12/22/1988	WD	03-ARM'S LENGTH	294-959	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6180 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING		07/28/2004	PP04-0245					
Owner's Name/Address		P.R.E. 0%		MECHANICAL		07/20/2004	PM04-0437					
BALIAN ANNETTE T TRUST & BALINA JOHN V TRUST TNT IN COM 2147 FAIRWAY DR BIRMINGHAM MI 48009		MAP #: 30		MECHANICAL		06/21/2004	PM04-0381					
		2025 Est TCV 5,960,274 TCV/TFA: 2830.1		Res. Single Family		06/10/2004	PB04-0259					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L294 P959/88 L295 P168/89 L659 P582/02 PRT GOVT LOT 1 SEC 22 COM E 1/4 COR SD SEC TH N 00 DEG 20' 00" E ALG E SEC LN 152.27 FT TO POB TH CONT N 00 DEG 20' 00" E ALG E SEC LN 616.44 FT TH N 42 DEG 09' 50" W 543.72 FT TO TRAVERSE LN ALG SHR LAKE MICHIGAN TH S 40 DEG 08' 03" W ALG SD TRAVERSE LN 411.40 FT TO C/L BAY LANE TH S 41 DEG 37' 58" E ALG SD C/L 943.13 FT TO POB SEC 22 T29N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A"	20000	300.00	700.00	0.7097	1.0989	20000	100	4,679,457
		Paved Road		LK MI "A"	20000	78.40	700.00	0.7097	1.0989	20000	50	SURPLUS: ZONING 100' MIN
		Storm Sewer		378 Actual Front Feet, 6.08 Total Acres Total Est. Land Value = 5,290,906								
		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.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	2,645,500	334,600	2,980,100			1,049,082C		
		Rolling		2024	2,380,900	329,200	2,710,100			1,017,539C		
		Low		2023	2,116,400	247,800	2,364,200			969,085C		
		High		2022	1,648,600	213,400	1,862,000			922,939C		
		Landscaped										
		X Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2025	2,645,500	334,600	2,980,100			1,049,082C	
		TPC 05/15/2017 INSPECTED			2024	2,380,900	329,200	2,710,100			1,017,539C	
		WAS 10/14/2007 INSPECTED			2023	2,116,400	247,800	2,364,200			969,085C	
					2022	1,648,600	213,400	1,862,000			922,939C	

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

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County of Leelanau, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1451	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			X Ex X Ord Min			Size of Closets		Lg X Ord Small		Doors Solid X H.C.			
Building Style: MODULAR		Condition: Average		Room List			(5) Floors		(12) Electric			200 Amps Service		No./Qual. of Fixtures				
Yr Built 2004	Remodeled 0	Ex X Ord Min		Size of Closets			Lg X Ord Small		Doors Solid X H.C.			(5) Floors		(12) Electric				
Condition: Average		Room List		(5) Floors			(12) Electric			200 Amps Service		No./Qual. of Fixtures			Ex. X Ord. Min			
Basement	1st Floor	2nd Floor	2 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:			200 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)			1 3 Fixture Bath				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation			Basement: 0 S.F. Crawl: 1404 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			2 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 1 2000 Gal Septic		
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 1404 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			2 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 1 2000 Gal Septic				
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small	(8) Basement			2 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:			
X	Wood Sash Metal Sash Vinyl Sash	X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
X	Asphalt Shingle	(10) Floor Support			Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:			Notes:			ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 666,868							
Chimney: Metal		(10) Floor Support			Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:			Notes:			ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 666,868							
Chimney: Metal		(10) Floor Support			Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:			Notes:			ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 666,868							
Chimney: Metal		(10) Floor Support			Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:			Notes:			ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 666,868							

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



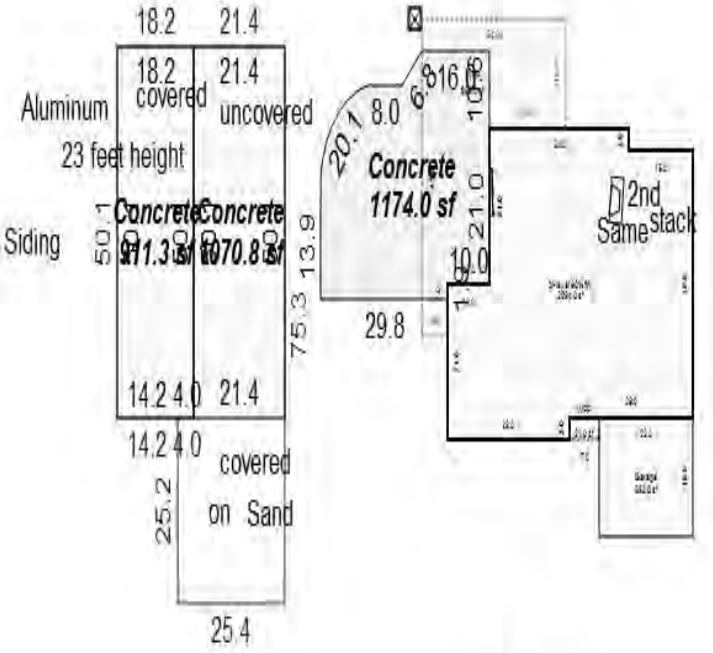
Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
NISONGER HELGA M TRUST	NISONGER HELGA M TRUST	0	12/31/2001	AFF	07-DEATH CERTIFICATE		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
6006 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 01/01/2012								
Owner's Name/Address		MAP #: 30		2025 Est TCV 2,870,294 TCV/TFA: 853.75								
NISONGER HELGA M TRUST C/O NISONGER WILLIAM PO BOX 8 GLEN ARBOR MI 49636		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
Tax Description		Public Improvements		* Factors *								
L232 P619 L258 P839 DC L851 P583/05 PRT OF GOVT LOT 1 SEC 22 COM AT E 1/4 POST TH N 0 DEG 20' E ON E SEC LN 1334.7 FT TO POB TH S 88 DEG 35' W 239.5 FT TO SHR LAKE MICHIGAN TH S 39 DEG 50' W ON SHR 100 FT TH S 42 DEG 12' 15" E TO E LN SEC TH N ON SEC LN TO POB SEC 22 T29N R14W .85 A M/L.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Electric	LK MI "A"	20000	100.00	400.00	0.9665	0.9554	20000	100	1,846,947
		X	Gas	LK MI "A"	20000	10.00	400.00	0.9665	0.9554	20000	50	110 Actual Front Feet, 1.01 Total Acres
		X	Curb	SURPLUS: ZONING 100 FT 9 Total Est. Land Value = 1,939,294								
Comments/Influences		Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates								
DELAYED UNCAPPING 2002-2011		Topography of Site		Description	Rate	Size	% Good	Cash Value				
		X	Level	D/W/P: 3.5 Concrete	6.63	1174	0	0				
		X	Rolling	Residential Local Cost Land Improvements								
		X	Low	Description	Rate	Size	% Good	Cash Value				
		X	High	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		X	Landscaped	Total Estimated Land Improvements True Cash Value = 5,000								
		X	Swamp									
		X	Wooded	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Pond	2025	969,600	465,500	1,435,100			500,529C		
		X	Waterfront	2024	872,700	457,700	1,330,400			485,480C		
		X	Ravine	2023	775,700	344,900	1,120,600			462,362C		
		X	Wetland	2022	664,900	297,100	962,000			440,345C		
		X	Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2025	969,600	465,500	1,435,100			500,529C	
		TPC 03/28/2012 INSPECTED			2024	872,700	457,700	1,330,400			485,480C	
		WAS 10/14/2007 INSPECTED			2023	775,700	344,900	1,120,600			462,362C	
					2022	664,900	297,100	962,000			440,345C	

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6006 west Bay Lane

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS DAVID F & LAUREL	STEVENS FAMILY TRUST	1	02/12/2014	QC	09-FAMILY	1193P347	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6119 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 30					
STEVENS FAMILY TRUST 1102 STADLER LN PETALUMA CA 94952	2025 Est TCV 2,110,178 TCV/TFA: 1160.7					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
			* Factors * AT PUBLIC RD END/BEACH								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			LK MI "A"	20000	100.00	175.00	0.9235	0.7771	20000	100	1,435,171
			LK MI "A"	20000	32.00	175.00	0.9235	0.7771	20000	50	SURPLUS: ZONING 100 FT 22
			132 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 1,664,798								

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
L164 P942 L305 P934/89 L305 P684/90 L807486/04 SURVEY L8 P443 2005 DESCR REVISED PRT GOVT LOT 1 SEC 22 COM AT E 1/4 COR TH N 45 DEG W 940.50 FT TH N 45 DEG E 132 FT TH N 45 DEG W 165 FT M/L TO WATERS EDGE LAKE MICHIGAN TH SWLY ALG WATERS EDGE LAKE MICHIGAN TO LINE RUNNING N 45 DEG W FROM E 1/4 COR TH S 45 DEG E ON SD LN 165 FT M/L TO POB ALSO PRT GOVT LOT 1 COM E 1/4 POST SD SEC 22 TH N 45 DEG 03'40" W 854.28 FT TH CONT N 45 DEG 03' 40" W 59 FT TO POB TH CONT N 45 DEG 03' 40" W 108.71 FT TH S 45 DEG 17' 50" W 15 FT TH S 45 DEG 03' 40" E 108.71FT TH N 44 DEG 53' 20" E 15 FT TO POB ALSO PARCEL		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: Crushed Rock	2.29	200	0	0
		Electric	Residential Local Cost Land Improvements				
		Gas	Description	Rate	Size	% Good	Cash Value
		Curb	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
		Street Lights	Total Estimated Land Improvements True Cash Value =				5,000
		Standard Utilities					
		Underground Utils.					

X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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	Level Rolling Low High Landscaped Swamp Wooded Pond	2025	832,400	222,700	1,055,100			337,606C
	Waterfront Ravine Wetland Flood Plain	2024	749,200	219,000	968,200			327,455C
		2023	665,900	165,300	831,200			311,862C
		2022	537,700	142,700	680,400			297,012C



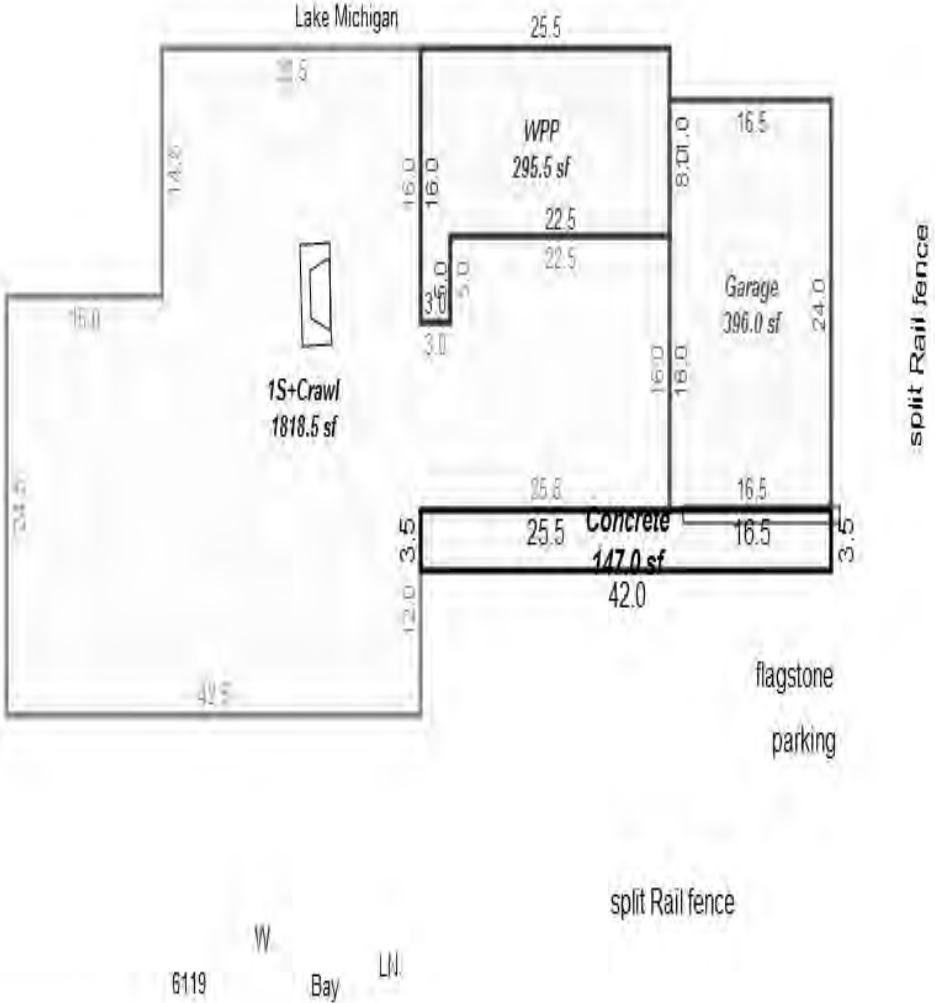
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 295	Type Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 40 Floor Area: 1,818 Total Base New : 271,837 Total Depr Cost: 163,104 Estimated T.C.V: 440,380		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace						
Yr Built 1960	Remodeled 1984	Ex	X	Ord	Min	Size of Closets								
Condition: Average		Lg	X	Ord	Small									
Room List		Doors		Solid	X	H.C.								
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric		200 Amps Service								
(1) Exterior		Kitchen: Other: Carpeted Other: Hardwood		No./Qual. of Fixtures		Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1818 SF Floor Area = 1818 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C		Blt 1960		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Building Areas						
X	Insulation			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,818 Total: 226,323 135,795						
(2) Windows		(7) Excavation		1		Average Fixture(s)		Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1818 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3 Fixture Bath Softener, Auto 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						
(3) Roof		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Deck						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Treated Wood		Garages					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		2		Ceramic Tile Floor						
Chimney: Block		Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 17,297 10,378 Common Wall: 1 Wall 1 -2,235 -1,341						
								Built-Ins						
								Appliance Allow.						
								Fireplaces						
								Interior 1 Story						
								Notes:						
										Totals:		271,837 163,104		
												ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 440,380		

\*\*\* 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.				
BRIGHT WALTER W & MARGARE	SEYFARTH ROBERT B & SUSAN	300,000	04/05/2019	WD	03-ARM'S LENGTH	1356P710	PROPERTY TRANSFER	100.0				
BRIGHT WALTER W & MARGARE	BRIGHT WALTER W & MARGARE	1	02/01/1993	QC	09-FAMILY	357P837	OTHER	0.0				
HANSEN ARNOLD L & CLAA	BRIGHT WALTER W & MARGARE	9,600	01/30/1976	WD	16-LC PAYOFF	186P955	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
5717 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/30/2021	PM21-0755	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		06/08/2021	PE21-0355	100% FINIS				
SEYFARTH ROBERT B & SUSAN B 340 NORTHLAWN AVE EAST LANSING MI 48823		MAP #: 32		Plumbing		07/15/2020	PP20-0177	100% FINIS				
		2025 Est TCV 953,774 TCV/TFA: 720.37		Electrical		09/26/2019	PE19-0570	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L357 P837/93 PRT GOVT LOT 3 COM SW COR OF SD GOVT LOT TH E 330.7 FT TH N 0 DEG 08' 20" W 165.96 FT TH S 89 DEG 11' 50" E 110.97 FT FOR POB TH N 0 DEG 06' 20" W 401.05 FT TH N 76 DEG 04' E 273.36 FT TH S 01 DEG 35' 45" W 469.83 FT TH N 89 DEG 10' 45" W 252.20 FT TO POB SEC 22 T29N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 3500/	200.00	435.00	0.7953	1.0000	3500	100		556,690
		Paved Road		E 200' @ 800/	50.00	435.00	0.9457	1.0000	800	50	SURPLUS: ZONING 100 FT	1
		Storm Sewer		250 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 575,604								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Wood Frame	28.70	108	97	3,007				
		Electric		Total Estimated Land Improvements True Cash Value = 3,007								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2025	287,800	189,100	476,900			328,202C		
		X Low		2024	178,900	173,000	351,900			318,334C		
		X High		2023	143,100	129,100	272,200			270,509C		
		X Landscaped		2022	135,000	92,600	227,600			224,580C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
Comments/Influences		Who When What										
		TPC 11/14/2023 INSPECTED										
		TPC 12/12/2022 INSPECTED										
		TPC 11/17/2021 INSPECTED										

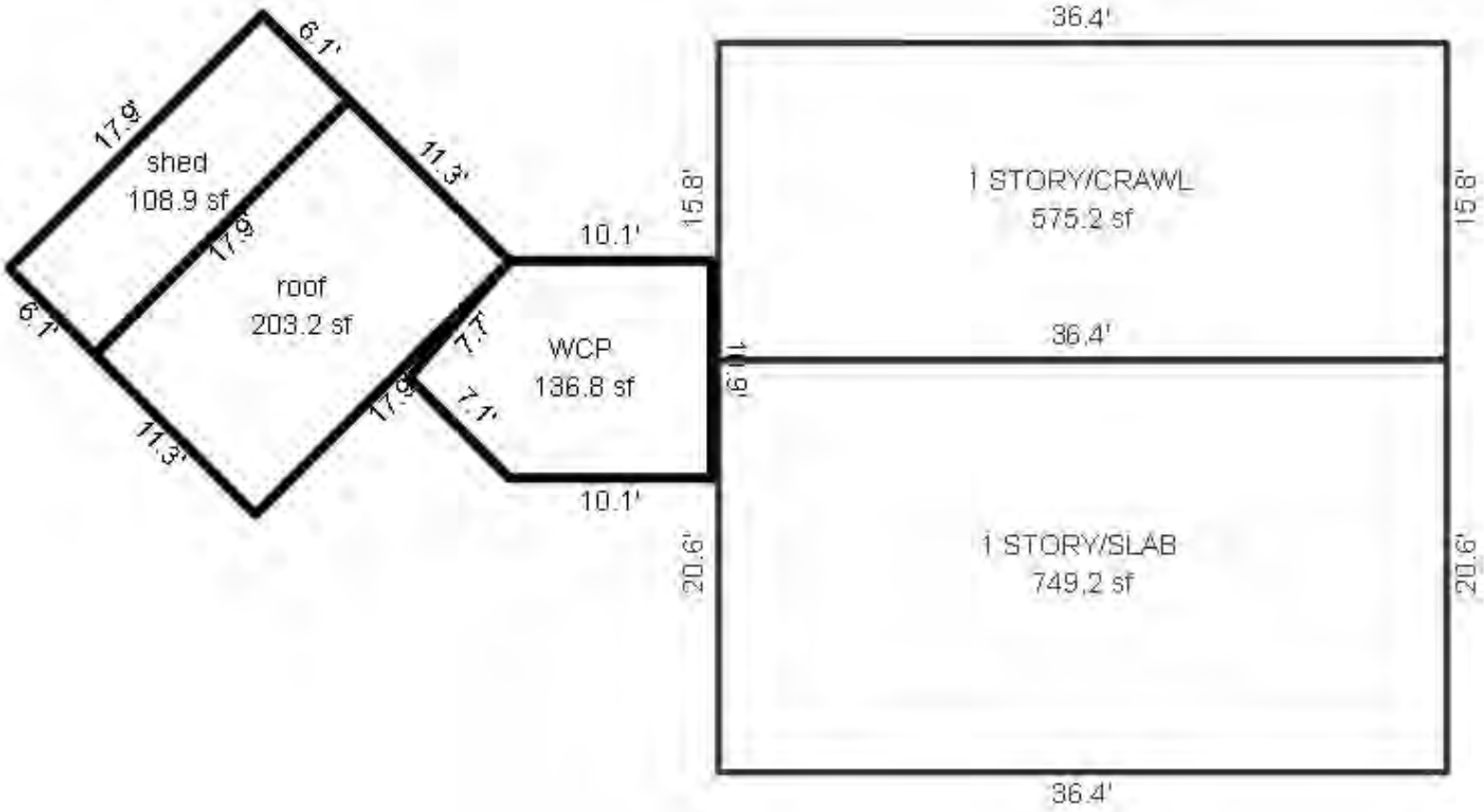


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136 203	Type WCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		X			X			Class: C Effec. Age: 1 Floor Area: 1,324 Total Base New : 199,448 Total Depr Cost: 197,454 Estimated T.C.V: 375,163			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric							
Yr Built 2023		Remodeled 0		Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 2023		
Condition: Average		Size of Closets		Lg	Ord	Small	Ex. Ord. Min			(11) Heating System: Forced Heat & Cool							
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Ground Area = 1324 SF Floor Area = 1324 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99						
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Building Areas							
(1) Exterior		(6) Ceilings		(7) Excavation			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost							
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Basement: 0 S.F. Crawl: 575 S.F. Slab: 749 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			1 Story Siding Crawl Space 575 1 Story Siding Slab 749			Total: 174,411		172,667		
Insulation		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
(2) Windows		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Plumbing							
Many Avg. Few		Large Avg. Small		(14) Water/Sewer			Public Water Public Sewer Water Well			Average Fixture(s)							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Lump Sum Items:			1 1000 Gal Septic 1 2000 Gal Septic			3 Fixture Bath							
(3) Roof				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer							
Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 50 Feet							
Asphalt Shingle				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			Porches							
Chimney:				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			WCP (1 Story) Foundation: Shallow							
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins							
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow.							
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			Deck							
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			w/Roof (Roof portion)							
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			Local Cost Items							
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			SOLAR POWER <150KW							
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			Notes:							
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:							
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			Totals:			199,448		197,454		
				Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURTON ALEXANDRIA TRUST	BURTON ALEXANDRIA TRUST	1	11/03/2022	WD	09-FAMILY	2022006404	PROPERTY TRANSFER	0.0
SHERIDAN MICHAEL L REVOCA	BURTON ALEXANDRIA TRUST	1,300,000	09/01/2017	WD	19-MULTI PARCEL ARM'S LE	1307P483	PROPERTY TRANSFER	100.0
SHERIDAN MICHAEL L TRUST	SHERIDAN MICHAEL L & DEAN	0	08/31/2017	QC	09-FAMILY	1307P479	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5705 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/08/2024	PE24-0711	100% FINIS
	P.R.E. 0%		Mechanical	12/12/2023	PM23-1135	100% FINIS
Owner's Name/Address	MAP #: 32		Plumbing	12/12/2023	PP23-0388	100% FINIS
BURTON ALEXANDRIA TRUST 5620 LANE LAKE RD BLOOMFIELD HILLS MI 48302	2025 Est TCV 4,392,158 TCV/TFA: 761.87		Mechanical	06/12/2023	PM23-0512	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	20000	100.00	230.77	0.9232	0.8327	20000	90	ADJACENT LEBEAR RESORT	1,380,000
Gravel Road	20000	32.13	230.77	0.9232	0.8327	20000	50	SURPLUS ZONING 100' & LEBEAR	1,630,818
Paved Road	132 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	1,630,818

Tax Description	Description	Rate	Size	% Good	Cash Value
1/25/2017 EXEMPT PARCEL LINE TRANSFER ON SURVEY AS PARCEL A OF COS RECORDED 2022006403 L14P925 A PARCEL OF LAND IN SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED	Wood Frame	28.20	120	50	1,692
AS: COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, THENCE NORTH 00°00'00" WEST, 371.37 FEET; THENCE NORTH 87°33'00" EAST, 209.39 FEET; THENCE NORTH 00°01'24" EAST, 149.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°01'24" EAST, 196.99 FEET TO A TRAVERSE	Total Estimated Land Improvements True Cash Value = 1,692				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	815,400	1,380,700	2,196,100			1,967,609C
Rolling	2024	733,900	464,900	1,198,800			1,055,489C
Low	2023	652,300	265,500	917,800			681,683C
High	2022	534,100	231,700	765,800			649,222C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



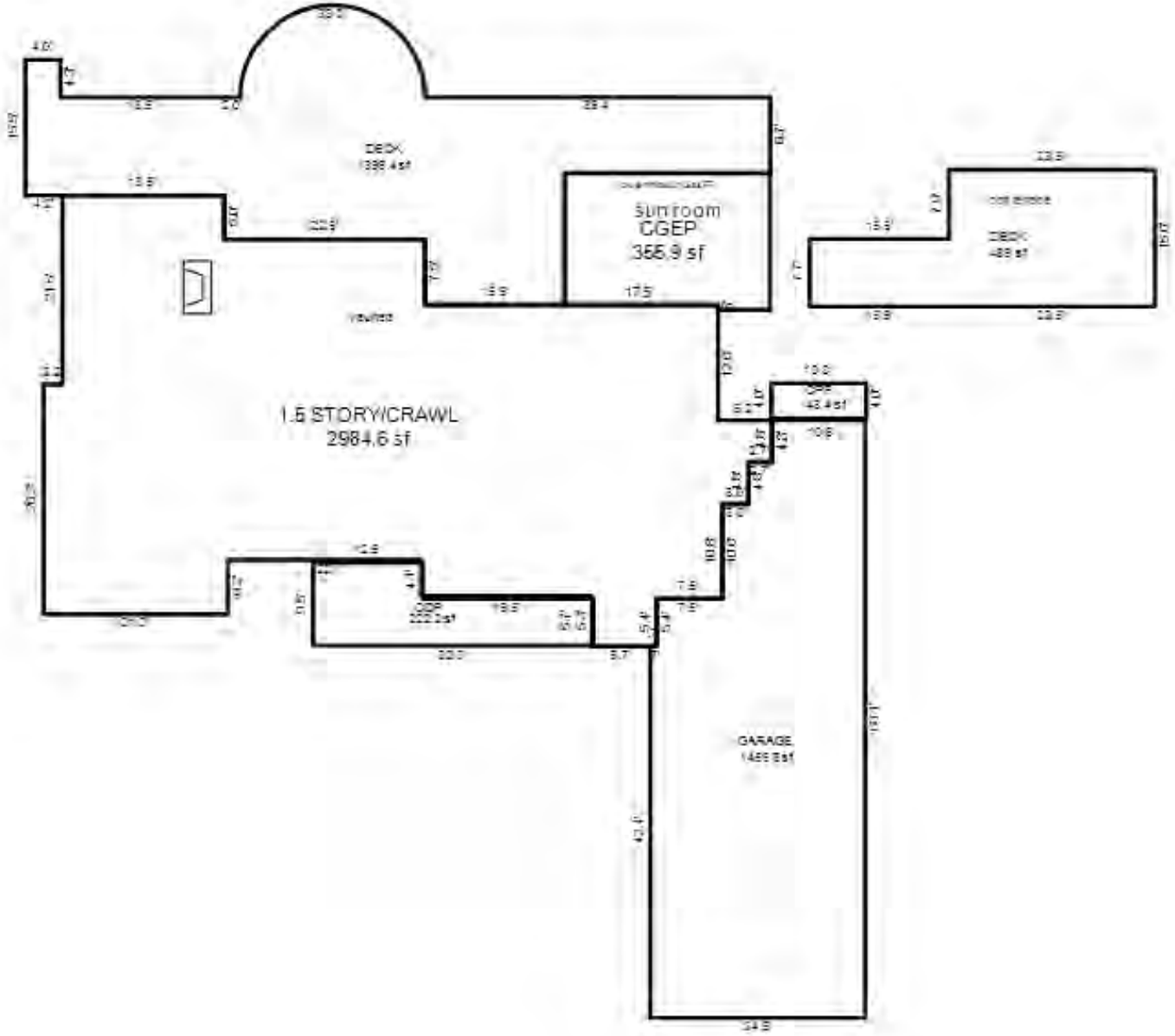
ET  
UTH  
NT

Who	When	What	2025	2024	2023	2022
---						
TPC 10/15/2024	INSPECTED					
TPC 04/10/2024	INSPECTED					
TPC 12/20/2023	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: 2024 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1632 % 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: 1 Floor Area: 5,765 Total Base New : 1,032,201 Total Depr Cost: 1,022,092 Estimated T.C.V: 2,759,648			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																				
Building Style: 3 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 3 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2777 SF Floor Area = 5765 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls BC		Blt 2024																				
Yr Built 2024	Remodeled 0	Ex	Ord	Min	(12) Electric			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost											
Condition: Average		Size of Closets			0 Amps Service			No./Qual. of Fixtures			2 Story			Siding			Crawl Space			1,437		1,340		686								
Room List		Lg	Ord	Small	No. of Elec. Outlets			1 Average Fixture(s)			1 Story			Siding			Crawl Space			1,340		865		Total:		767,924		760,244				
Basement	1st Floor	(5) Floors		No. of Elec. Outlets			4 3 Fixture Bath			2 Story			Siding			Crawl Space			1,437		1,340		686		865		Total:		767,924		760,244	
2nd Floor	5 Bedrooms	Kitchen: Other: Other:		Many			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
(1) Exterior		(6) Ceilings		Ave.			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		Few			1 Average Fixture(s)			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Brick	Vinyl	Basement: 0 S.F. Crawl: 2777 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			4 3 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Insulation	(2) Windows		(8) Basement		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244		
(2) Windows		Basement: 0 S.F. Crawl: 2777 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Many	Avg.	Large	(9) Basement Finish		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244		
Avg.	Few	Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
X	Gable	Gambrel	(10) Floor Support		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244		
Hip	Flat	Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244		
Asphalt Shingle		Lump Sum Items:		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Ave.			1 2 Fixture Bath			1 Story			Siding			Crawl Space			1,340		686		865		Total:		767,924		760,244			
Chim																																



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RKG TRUST	RKG TRUST	0	07/16/2024	QC	09-FAMILY	2024003444	DEED	0.0
RKG TRUST	BURTON ALEXANDRIA TRUST	0	02/12/2024	WD	32-SPLIT VACANT	20240006664	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5723 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
RKG TRUST 1907 VALLE VERDE DR LEANDER TX 78641	MAP #: 32					
	2025 Est TCV 954,030 TCV/TFA: 376.34					

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			B 100' @ 3500/	100.89	291.50	0.9978 0.9048 3500 100 318,788
			126 Actual Front Feet, 0.59 Total Acres			Total Est. Land Value = 318,788

Tax Description	X	Description	Rate	Size % Good	Cash Value
2024003444 REMAINDER AS SURVEYED A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE ALONG THE NORTH/SOUTH 1/4 LINE NORTH 00° 21'24" EAST, 1320.06 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE CONTINUING ALONG SAID LINE NORTH 00°21'24" EAST, 371.37 FEET; THENCE NORTH 87°55'35" EAST, 210.63 FEET; THENCE NORTH 62°44'16" EAST 143.20 FEET TO THE POINT	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2.64	1500 0	0
		Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
		D/W/P: Crushed Rock	2.64	1500 0	0
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
		Total Estimated Land Improvements True Cash Value =			2,500



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

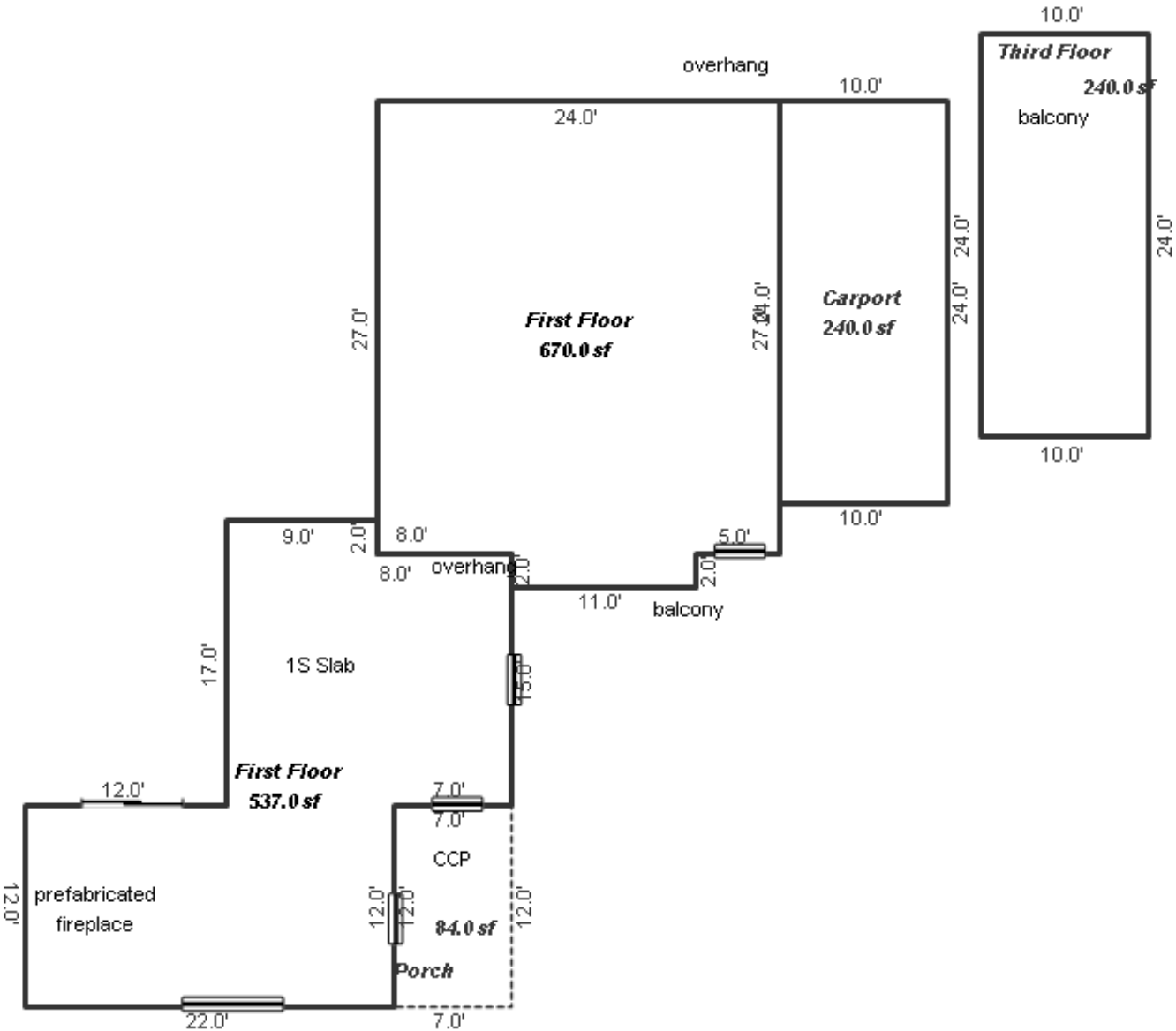
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	159,400	317,600	477,000			215,804C
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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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 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 1 Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G							84	CCP (1 Story) Wood Balcony		
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			1			Class: B Effec. Age: 35 Floor Area: 2,535 Total Base New : 512,346 Total Depr Cost: 333,022 Estimated T.C.V: 632,742			E.C.F. X 1.900		Bsmnt Garage: Carport Area: 324 Roof: Comp.Shingle		
Yr Built 1987	Remodeled 0	Size of Closets		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 2 STORY								Cls B Blt 1987		
Condition: Average		Ex	X	Ord		Min	150			Ground Area = 1203 SF Floor Area = 2535 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Room List		Lg	X	Ord		Small	(13) Plumbing			Building Areas							
3 Basement 4 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Carpeted 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			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			X	Ave.		Few	Plumbing						
X	Insulation	(7) Excavation		Basement: 666 S.F. Crawl: 0 S.F. Slab: 537 S.F. Height to Joists: 0.0			2			Water/Sewer							
(2) Windows		Many	X	Large		Avg.		Small		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Porches				
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1			Fireplaces							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Carports						
X	Asphalt Shingle	Chimney: Brick		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TC			324			Comp.Shingle							
Totals:													512,346		333,022		

\*\*\* 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.
BURTON ALEXANDRIA TRUST		25,000	02/12/2024	WD	23-PART OF REF	202400664	PROPERTY TRANSFER	0.4
BURTON ALEXANDRIA TRUST	BURTON ALEXANDRIA TRUST	0	02/08/2024	QC	09-FAMILY	2024000666	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5711 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BURTON ALEXANDRIA TRUST 5620 LANE LAKE RD BLOOMFIELD HILLS MI 48302	MAP #: 32					
	2025 Est TCV 664,634 TCV/TFA: 479.53					

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 100' @ 3500/	132.13	115.39	0.8970	0.7177	3500	100	BEACH ACCESS	297,692
			C 100' @ 2000/	22.35	308.46	0.8970	0.9176	2000	100	PARCEL B	36,793
			154 Actual Front Feet, 0.51 Total Acres			Total Est. Land Value =				334,485	

**Tax Description**  
 COMBINED ON 06/19/2024 FROM 006-122-022-20 AND PART OF 122-022-10 A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE ALONG THE NORTH/SOUTH 1/4 LINE NORTH 00°21'24" EAST, 1320.06 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE CONTINUING ALONG SAID LINE NORTH 00°21'24" EAST, 371.37 FEET; THENCE NORTH 87°55'35" EAST, 209.23 FEET TO THE POINT

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

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	167,200	165,100	332,300			195,386S

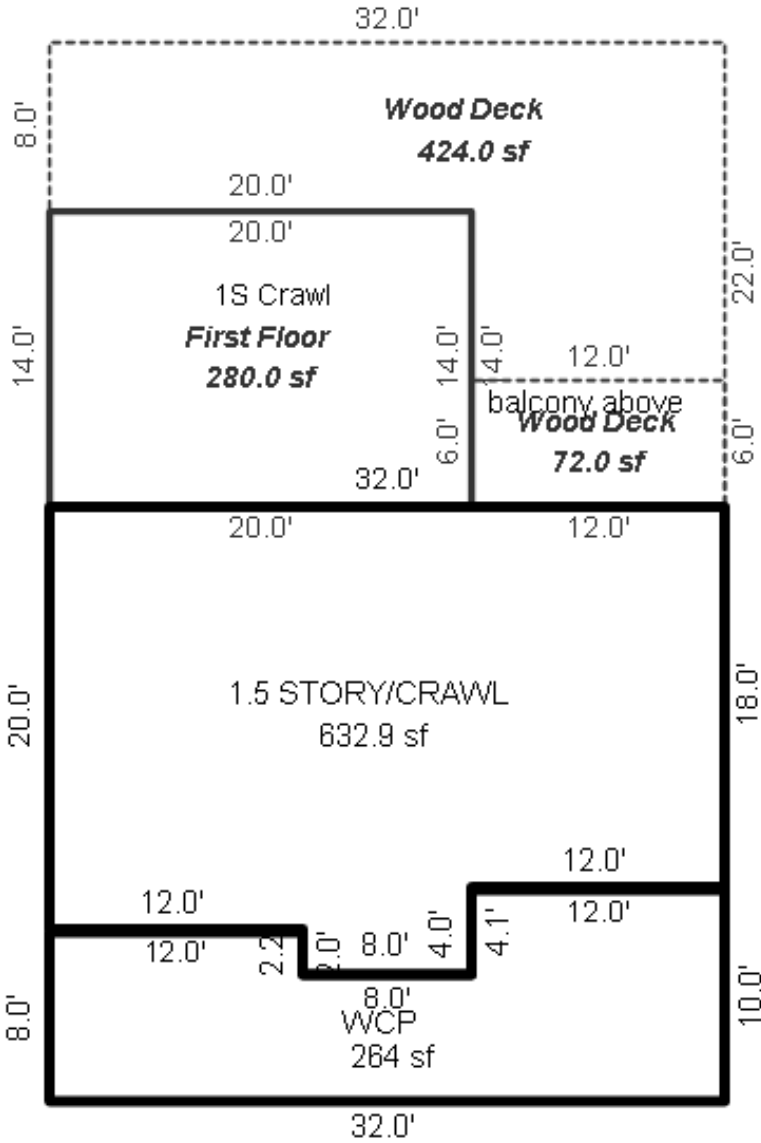
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Who	When	What	2025	2024	2023	2022
TPC 12/06/2019	INSPECTED			0	0	0
TPC 10/17/2018	INSPECTED			0	0	0
TPC 05/03/2017	INSPECTED			0	0	0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 264 496 72	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 20 Floor Area: 1,386 Total Base New : 215,549 Total Depr Cost: 172,447 Estimated T.C.V: 327,649		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																										
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 5 Blt 1996																												
Yr Built 1996	Remodeled 2018	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 912 SF Floor Area = 1386 SF.																														
Condition: Average		Size of Closets		Lg			X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																													
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas																														
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding 1 Story Siding		Foundation Crawl Space Crawl Space		Size 632 280		Cost New 174,417		Depr. Cost 139,542																						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	Other Additions/Adjustments																										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Plumbing			Average Fixture(s)		1 1,486 1,189		2 3,130 2,504																							
(2) Windows		Many		Large	Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Water/Sewer			1000 Gal Septic		1 4,899 3,919		1 5,849 4,679																						
X	Avg. Few	X		Small	Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Porches			WCP (1 Story)		264 9,420 7,536		Deck																						
	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			Treated Wood			496 7,564 6,051		Balcony		Wood Balcony		72 2,954 2,363																					
(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			Lump Sum Items:									
X	Gable Hip Flat			Gambrel Mansard Shed	No Floor SF			Walkout Doors (A)			Public Water			Public Sewer			Water Well			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Treated Wood			496 7,564 6,051		Balcony		Wood Balcony		72 2,954 2,363		Built-Ins		Appliance Allow.		1 2,786 2,229		Fireplaces		Direct-Vented Gas		1 3,043 2,434		Local Cost Items		GENERATOR		1 1 1		Totals: 215,549 172,447	
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Treated Wood			496 7,564 6,051		Balcony		Wood Balcony		72 2,954 2,363		Built-Ins		Appliance Allow.		1 2,786 2,229		Fireplaces		Direct-Vented Gas		1 3,043 2,434		Local Cost Items		GENERATOR		1 1 1		Totals: 215,549 172,447	
Notes: 5711 S SHERIDAN LN ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:														327,649																										

\*\*\* 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.				
MCKNIGHT PAMELA S & RICHA	MCKNIGHT PAMELA S TRUST	0	03/25/2014	QC	09-FAMILY	1194P758	OTHER	0.0				
MCKNIGHT RICHARD D	MCKNIGHT PAMELA S	0	08/28/2013	AFF	07-DEATH CERTIFICATE	1178P790	OTHER	0.0				
MCCURTIES JANICE M TRUSTE	MCKNIGHT PAMELA S & RICHA	350,000	12/27/2005	WD	03-ARM'S LENGTH	886:328	OTHER	100.0				
ROBERTSON	MCCURTIES	181,000	08/08/1997	WD	03-ARM'S LENGTH	450:524	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)		Date	Number	Status			
5747 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/07/2024	PM24-0406	100% FINIS				
Owner's Name/Address		P.R.E. 100% 07/25/2012		Mechanical		08/27/2013	PM13-0394	100% FINIS				
MCKNIGHT PAMELA S TRUST PO BOX 594 GLEN ARBOR MI 49636		MAP #: 32		Electrical		08/21/2013	PE13-0372					
		2025 Est TCV 795,569 TCV/TFA: 301.12		Res. Add/Alter/Repair		06/28/2013	PB13-0197	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B 100' @ 3500/	100.00	250.07	0.8757	0.8707	3500	100		266,894
				B 100' @ 3500/	70.01	250.07	0.8757	0.8707	3500	50	SURPLUS: ZONING 100 FT	9
				170 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 360,325								
				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									
		Who	When	What	2025	180,200	217,600	397,800				227,150C
		TPC 12/06/2019	INSPECTED		2024	103,000	198,500	301,500				220,321C
		TPC 10/22/2015	INSPECTED		2023	82,400	185,000	267,400				209,830C
		TPC 10/24/2013	INSPECTED		2022	81,000	162,600	243,600				199,839C



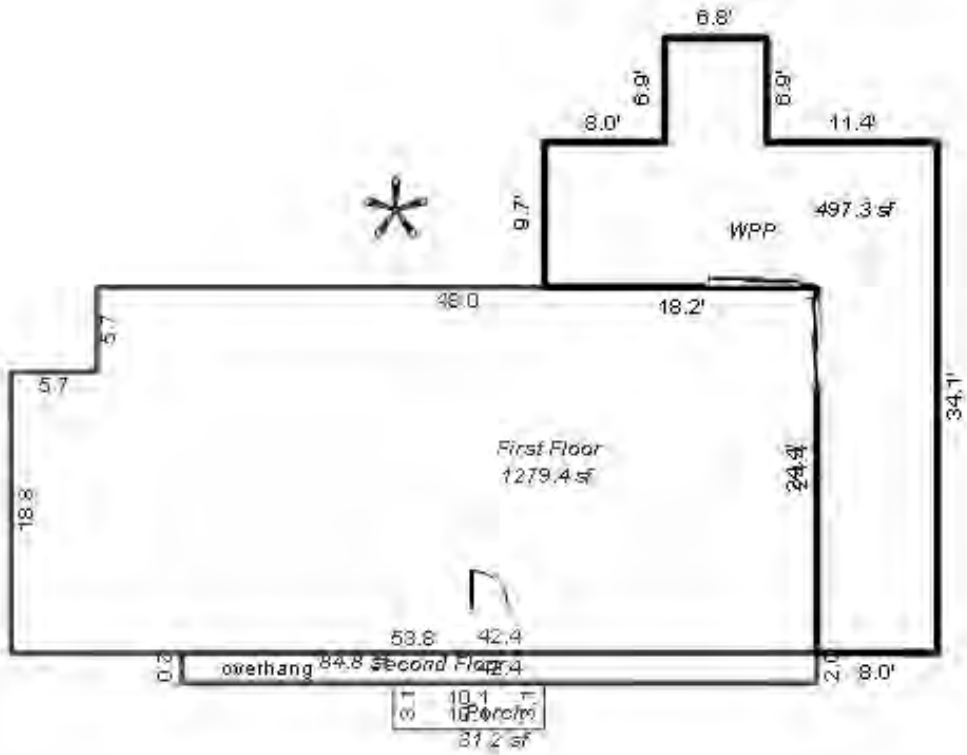
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2013 Car Capacity: 2 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: 870 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G							31 497	CCP (1 Story) WPP	Bsmnt Garage: Carport Area: Roof:		
Building Style: BI-LEVEL		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: 30 Floor Area: 2,642 Total Base New : 323,493 Total Depr Cost: 226,444 Estimated T.C.V: 430,244			E.C.F. X 1.900			Cls C Blt 1980		
Yr Built 1980 201	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL (11) Heating System: Forced Heat & Cool Ground Area = 1279 SF Floor Area = 2642 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas								
Room List		Doors		Solid	X	H.C.												
	Basement 3 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		Ex. X Ord. Min			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Bi-Level Siding Bi-Lev.100% 1,279 84								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing								
X	Insulation	X	Drywall															
(2) Windows		(7) Excavation		(13) Plumbing			Water/Sewer			Water/Sewer								
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet			Total: 253,278 177,294					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Porches								
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Ceramic Tile Floor WPP 497			1,027 719 8,389 5,872					
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Garages								
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 870 40,551 28,386 Door Opener 1 550 385								
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:								Built-Ins								
	Chimney: Brick									Appliance Allow. 1 2,786 1,950			Totals: 323,493 226,444			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv: 430,244		

\*\*\* 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.						
KEATON ELAINE TRUST	WRIGHT PHILLIP C & MARCIA	141,000	09/25/2020	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0						
TANIELIAN INVESTMENT LLC	THOMSEN MARY JANE TRUST	125,000	08/28/2019	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0						
TANIELIAN INVESTMENTS LLC	THOMSEN MARY JANE TRUST	125,000	07/12/2017	WD	03-ARM'S LENGTH	OTHER	PROPERTY TRANSFER	0.0						
MISSAD	JMB MANAGEMENT TRUST	125,000	06/01/2017	OTH	03-ARM'S LENGTH	OTHER	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-1 (	Building Permit(s)	Date	Number	Status						
S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST												
Owner's Name/Address		P.R.E. 0%												
OAK SHORES LLC C/O SCHANHALS RICK PO BOX 632 GLEN ARBOR MI 49636		MAP #: 32		2025 Est TCV 1,764,629										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
L231 P880 L858 P894/05 L858 P898/05 PRT GOVT LOT 3 SEC 22 COM SW LOT COR TH N 539. 22 FT TH E 341.2 FT TH N 75 DEG 15' E 351.3 FT TO POB TH N 75 DEG 15' E 101.32FT TH N 26 DEG 53' W 304.25 FT TO SHR LAKE MICHIGAN TH ON SHR S 55 DEG 36' W 100 FT TH S 26 DEG 53' E 269.8 FT TO POB SEC 22 T29N R14W.		Public Improvements		* Factors *										
Comments/Influences		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$12,592/FF 2005		X		Gravel Road		LK MI "A" 20000	100.00	300.00	0.9874	0.8891	20000	100		1,755,850
		X		Paved Road		LK MI "A" 20000	1.00	300.00	0.9874	0.8891	20000	50	SURPLUS: ZONING 100 FT	
		X		Storm Sewer		101 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 1,764,629								
		X		Sidewalk										
		X		Water Sewer										
		X		Electric										
		X		Gas										
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
		X		Topography of Site										
		X		Level										
		X		Rolling										
		X		Low										
		X		High										
		X		Landscaped										
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who		When	What	2025	882,300	0	882,300	590,027C						
TPC 04/30/2021 INSPECTED		2024	794,100	0	794,100			572,287C						
TPC 07/01/2020 INSPECTED		2023	705,900	0	705,900			545,036C						
TPC 05/06/2018 INSPECTED		2022	601,500	0	601,500			519,082C						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status					
5701 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 05/15/2019		MAP #: 32		2025 Est TCV 2,264,527 TCV/TFA: 827.98					
Owner's Name/Address		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
TAGGART BRUCE F PO BOX 437 GLEN ARBOR MI 49636		Public Improvements		* Factors *		EFF = (47.25+47.25+146.58							
Tax Description		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AS SURVEYED AFTER BOUNDARY ADJUSTMENT) A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 22. TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY. MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION. THENCE NORTH 00°21'13" EAST, 1320.03 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE SOUTHWEST CORNER OF GOVERNMENT LOT L: THENCE CONTINUING.: ALONG SAID LINE NORTH 00°21'13" EAST. 539.22 FEET; THENCE SOUTH 88°48'25" EAST, 342.30 FEET; THENCE NORTH 76°33'53" EAST. 103.64 FEET TO THE POINT		Gravel Road		LK MI "A" 20000		80.63	262.24	1.0446	0.8597	20000	100		1,448,223
		Paved Road		81 Actual Front Feet, 0.48 Total Acres		Total Est. Land Value =		1,448,223					
		Storm Sewer		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
		Sidewalk		Residential Local Cost Land Improvements		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							
		Electric		Topography of Site		Level							
		Gas		Rolling		Low							
		Curb		High		Landscaped							
		Street Lights		Swamp		Wooded							
		Standard Utilities		Pond		Waterfront							
		Underground Utils.		Ravine		Wetland							
				Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
				Who	When	What	2025	724,100	408,200	1,132,300		258,818C	
				TPC 04/16/2024	INSPECTED		2024	0	0	0		0	
				TPC 11/05/2020	INSPECTED		2023	0	0	0		0	
				TPC 10/22/2015	INSPECTED		2022	0	0	0		0	

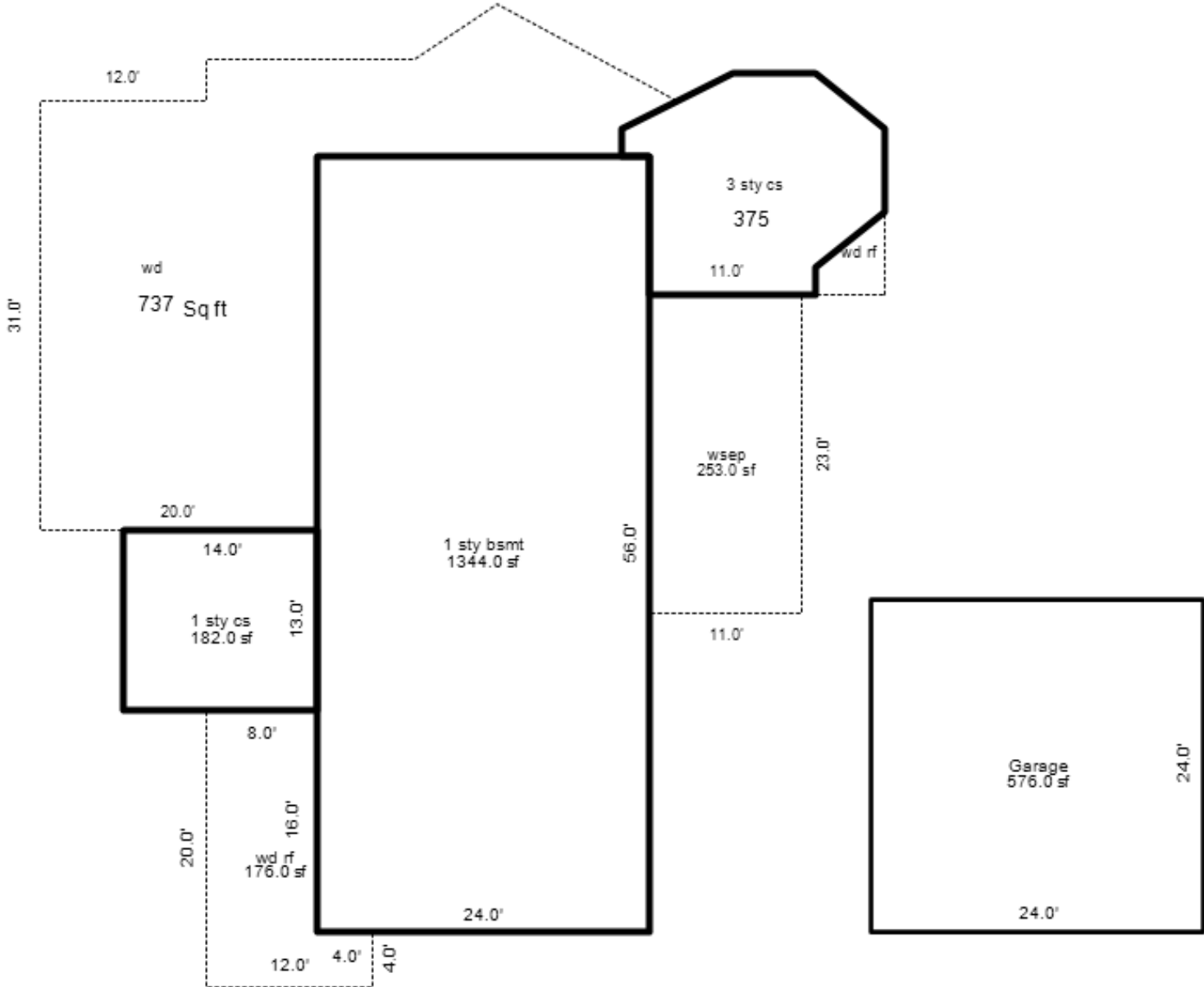


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: 1972 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 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							253 WSEP (1 Story) 256 Treated Wood 737 Treated Wood 39 Treated Wood			
Building Style: 1.5 STORY		Drywall X Paneled	Plaster Wood T&G												
Yr Built 1972		Remodeled 1986													
Condition: Average		Ex	X Ord	Min											
Room List		Lg	X Ord	Small											
Basement 5 1st Floor 2nd Floor 3 Bedrooms		Doors	Solid	X H.C.											
(1) Exterior		(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 1972				
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Carpeted Other:			150 Amps Service			(11) Heating System: Forced Heat & Cool							
X Insulation		No./Qual. of Fixtures			No. of Elec. Outlets			Ground Area = 1985 SF Floor Area = 2735 SF.							
(2) Windows		Ex. X Ord. Min			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
X Many Avg. Few		X Large Avg. Small			(13) Plumbing			Building Areas							
X Wood Sash Metal Sash Vinyl Sash Double Hung		Basement: 1344 S.F. Crawl: 641 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 Story Siding 1 Story Siding 3 Story Siding			Foundation		Size		
X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments			Cost New		Depr. Cost		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Basement, Outside Entrance, Below Grade			1		2,578 1,676		
X Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Total:		371,651 241,544		
X Asphalt Shingle		(9) Basement Finish			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1,344 266 375				
Chimney: Block		(10) Floor Support						Porches			576		22,441 14,587		
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Deck			9,640		6,266		
								WSEP (1 Story)			12,225		7,946		
								Treated Wood w/Roof (Deck Portion)			4,902		4,363 *		
								Treated Wood w/Roof (Roof portion)			4,134		3,679		
								Treated Wood w/Roof (Deck Portion)			1,589		1,414 *		
								Treated Wood w/Roof (Roof portion)			821		731		
								Treated Wood			9,640		6,266		
								Garages							
								Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
								Base Cost			576		22,441 14,587		
								Built-Ins							
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YARED KRISTINE E B TRUST	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/501	DEED	0.0
NANKERVIS	YARED TRUST	825,000	06/29/2000	WD	03-ARM'S LENGTH	548:143	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5687 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/05/2008	PM08-0520	
	P.R.E. 100% 04/08/2009		Electrical	10/24/2008	PE08-0494	
Owner's Name/Address	MAP #: 32		Mechanical	10/16/2008	PM08-0457	
YARED KRISTINE E B TRUST PO BOX 134 GLEN ARBOR MI 49636	2025 Est TCV 3,435,760 TCV/TFA: 1034.2		Plumbing	10/13/2008	PP08-0222	

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LK MI "A"	20000	100.00	500.00	0.9898	1.0103	20000 100	2,000,000
			100 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =							2,000,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
L240 P697 DC L548 P142 L548 P143/00 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N 539.22 FT TH E 341.2 FT TH DEFL 14 DEG 45' LEFT 959.23 FT TO POB TH CONT ON LAST DESC COURSE 101.32 FT TO PT ON E 1/8 LN SEC TH DEFL LEFT 102 DEG 08' 510.55 FT TO SHR LAKE MICHIGAN TH DEFL LEFT 97 DEG 31' 100 FT TH DEFL LEFT 82 DEG 29' 476.05 FT TO POB SEC 22 T29N R14W 1.12 A M/L.	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.		Description	Rate	Size	% Good	Cash Value			
				D/W/P: 4in Ren. Conc.	10.34	372	0	0			
				LAND IMPROVEMENTS 25							2,500
				Total Estimated Land Improvements True Cash Value =							2,500

Comments/Influences  
SUMMER 2008 HOUSE DEMO'D  
2009: 3.5 BATH. 2BDRM +STUDY UPSTAIRS



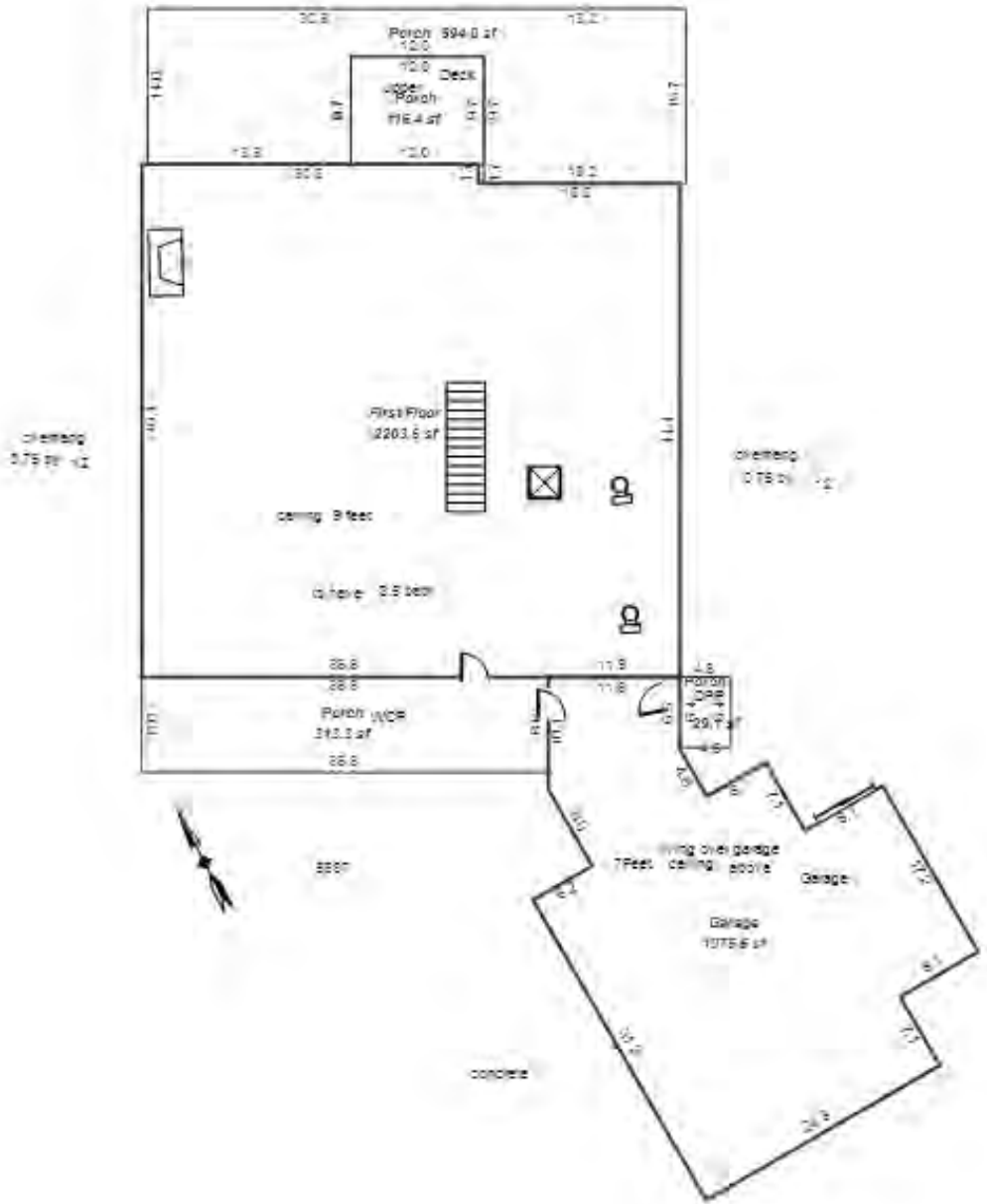
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond	2025	1,000,000	717,900	1,717,900			837,469C
X Waterfront Ravine Wetland Flood Plain	2024	900,000	705,900	1,605,900			812,289C
	2023	800,000	531,200	1,331,200			773,609C
	2022	700,000	457,300	1,157,300			736,771C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story			Area	Type		Year Built: 2008		
	Mobile Home				Wood	Coal	Steam				Interior 2 Story				313	WCP	(1 Story)	Car Capacity: 3	
	Town Home				Forced Air w/o Ducts						2nd/Same Stack				29	CPP		Class: BC	
	Duplex	Forced Air w/ Ducts			Two Sided						594	WPP	(1 Story)		Exterior: Siding				
	A-Frame	Forced Hot Water			Exterior 1 Story						116	WCP			Brick Ven.: 0				
	Wood Frame	Electric Baseboard			Exterior 2 Story						116	WPP			Stone Ven.: 0				
	Building Style: 1.5 STORY	Drywall	Plaster		X	Elec. Ceil. Radiant					Prefab 1 Story				Class: BC				
		Paneled	Wood T&G			Radiant (in-floor)					Prefab 2 Story				Effec. Age: 15				
	Trim & Decoration					Electric Wall Heat					Heat Circulator				Floor Area: 3,322				
	Yr Built	Remodeled	Space Heater			Raised Hearth					Total Base New : 624,512								
2009	0	Ex	Ord	Min		Wood Stove			Total Depr Cost: 530,837										
Condition: Average			Wall/Floor Furnace			Direct-Vented Ga			Estimated T.C.V: 1,433,260										
Size of Closets			Forced Heat & Cool			E.C.F.			X 2.700										
Room List			Heat Pump			Bsmnt Garage:													
Doors			No Heating/Cooling			Carport Area:													
Basement			Central Air			Roof:													
1st Floor			Wood Furnace																
2nd Floor			(12) Electric																
Bedrooms			0 Amps Service																
(1) Exterior			No./Qual. of Fixtures																
Wood/Shingle			Ex.																
Aluminum/Vinyl			Ord.																
Brick			Min																
Insulation			No. of Elec. Outlets																
(2) Windows			Many																
Many			Ave.																
Avg.			Few																
Large			(13) Plumbing																
Avg.			1 Average Fixture(s)																
Small			3 3 Fixture Bath																
Wood Sash			1 2 Fixture Bath																
Metal Sash			Softener, Auto																
Vinyl Sash			Softener, Manual																
Double Hung			Solar Water Heat																
Horiz. Slide			No Plumbing																
Casement			Extra Toilet																
Double Glass			Extra Sink																
Patio Doors			Separate Shower																
Storms & Screens			1000 Gal Septic																
(3) Roof			Ceramic Tile Floor																
Gable			Ceramic Tile Wains																
Hip			Ceramic Tub Alcove																
Gambrel			Vent Fan																
Mansard			(14) Water/Sewer																
Flat			Public Water																
Shed			Public Sewer																
Asphalt Shingle			Water Well																
Chimney:			1 1000 Gal Septic																
(10) Floor Support			1 2000 Gal Septic																
Joists:			Lump Sum Items:																
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.
GLOBAL CAPITAL INSIGHTS L	TWO MANITOU VIEW LLC	1	08/18/2020	WD	06-COURT JUDGEMENT	2020005387	PROPERTY TRANSFER	0.0
MOORE ROBERT J & ANNABEL	GLOBAL CAPITAL INSIGHTS L	0	07/10/2008	QC	09-FAMILY	983/182	DEED	0.0
STEWART VICKI L LIVING TR	MOORE ROBERT J & ANNABEL	1,985,000	06/13/2008	WD	03-ARM'S LENGTH	981/321	DEED	100.0
MOORE ROBERT J & ANNABEL		0	06/12/2008	QC	03-ARM'S LENGTH	981/315	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5681 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 32					
TWO MANITOU VIEW LLC 5347 NORTHWOOD DR GLEN ARBOR MI 49636	2025 Est TCV 3,175,570 TCV/TFA: 1425.3					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LK MI "A"	20000	100.00	420.04	0.9100	0.9672	20000	100	1,760,261	
LK MI "A"	20000	40.00	420.04	0.9100	0.9672	20000	50 SURPLUS: ZONING 100 FT	35	
			140 Actual Front Feet, 1.35 Total Acres		Total Est. Land Value =		2,112,313		

Tax Description  
REMAINDER PARCEL PART OF GOV LOTS 2&3, SECTION 22, T29N, R 14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE E 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE OF SAID SECTION S89°37'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR GOV LOT 2; THENCE S45°19'01"E 232.85 FT (RECORDED AS S45°31'45"E 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135 PG 230; THENCE, ALONG WEST SIDE OF SAID EASEMENT.



X	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
X	Gravel Road				
X	Paved Road				
X	Storm Sewer				
X	Sidewalk				
X	Water Sewer				
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				

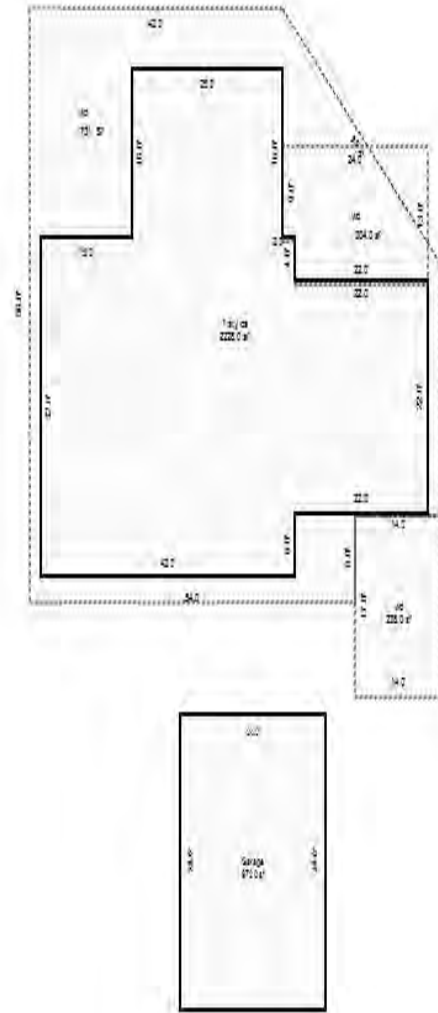
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	1,056,200	531,600	1,587,800			863,575C
X	Rolling	2024	950,500	522,800	1,473,300			837,610C
X	Low	2023	844,900	393,800	1,238,700			797,724C
X	High	2022	708,700	339,200	1,047,900			759,738C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

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Who	When	What	2025	2024	2023	2022
TPC	10/22/2015	INSPECTED				
TPC	10/24/2013	INSPECTED				
TPC	12/05/2008	INSPECTED				

\*\*\* 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.
RADER S STEPHEN & SUSAN O	RADER S STEPHEN & SUSAN O	0	09/18/2019	QC	03-ARM'S LENGTH	2019006281	PROPERTY TRANSFER	0.0
OLSEN RALPH A	OLSEN NANCY	0	07/08/2011	AFF	07-DEATH CERTIFICATE	1217P30	DEED	0.0
RADER S STEPHEN & SUSAN O	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/509	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5693 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/14/2019	PM19-0552	100% FINIS
	P.R.E. 88% 04/26/2008		Electrical	07/30/2019	PE19-0426	100% FINIS
	MAP #: 32		Mechanical	12/29/2017	PM17-0836	100% FINIS
	2025 Est TCV 3,477,066 TCV/TFA: 640.34		Res. Porch/Deck	05/21/2015	PB15-0143	100% FINIS

Owner's Name/Address	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN
RADER S STEPHEN & SUSAN O P O BOX 181 GLEN ARBOR MI 49636	

Tax Description	Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
L278 P334-335 L313 P885/90 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N 539.22 FT TH E 341.2 FT TH LEFT 14 DEG 45' 655.27 FT TO POB TH CONT 101.32 FT TH LEFT 102 DEG 09' 407.4 FT TO PT ON SHR LAKE MICHIGAN TH LEFT 97 DEG 30' 100 FT TH LEFT 82 DEG 32' 373 FT TO POB SEC 22 T29N R14W .9 A M/L.	LK MI "A" 20000	100.44	398.13	0.9888	0.9543	20000	100	1,895,499
	100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =							1,895,499

Comments/Influences	Public Improvements	Land Improvement Cost Estimates
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Rate Size % Good Cash Value
	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements Description Rate Size % Good Cash Value
		LAND IMPROVEMENTS 5 5,000.00 1 100 5,000
		Total Estimated Land Improvements True Cash Value = 6,665



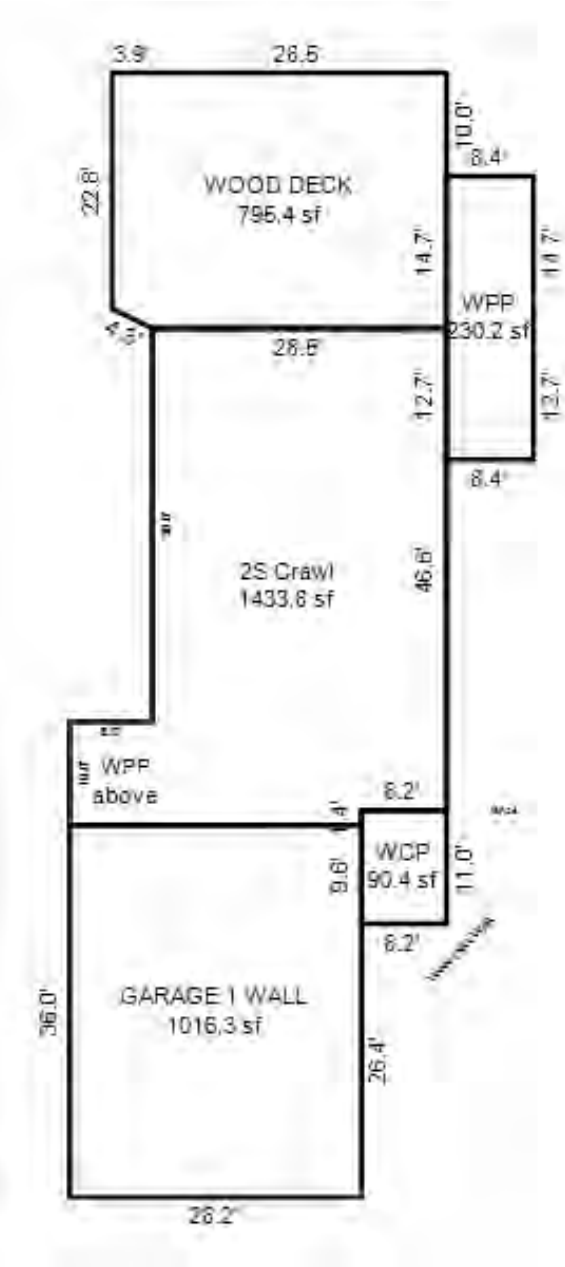
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2025	947,700	790,800	1,738,500			547,669C
	2024	853,000	777,600	1,630,600			531,202C
	2023	758,200	585,600	1,343,800			505,907C
	2022	655,600	507,400	1,163,000			481,817C

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/22/2015	INSPECTED	2024	853,000	777,600	1,630,600			531,202C
TPC	10/24/2013	INSPECTED	2023	758,200	585,600	1,343,800			505,907C
WAS	11/26/2007	INSPECTED	2022	655,600	507,400	1,163,000			481,817C

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

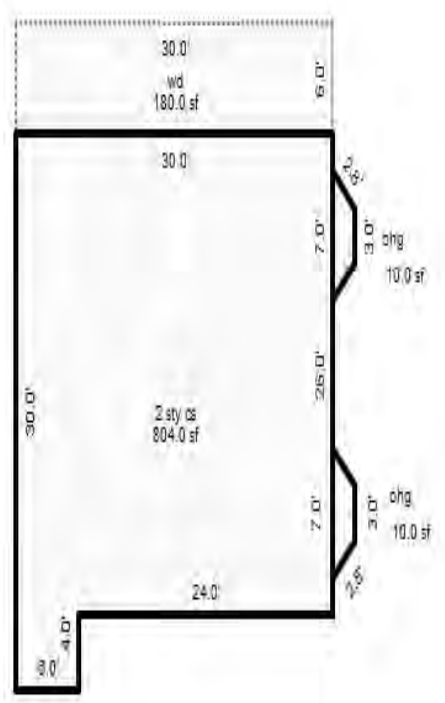




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 180	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: 2 STORY		X	Drywall Paneled		Plaster Wood T&G																																
Yr Built 1960		Remodeled 0	Ex	X	Ord		Min																														
Condition: Average		Size of Closets			Lg	X	Ord		Small																												
Room List		Doors		Solid	X	H.C.																															
	Basement 4 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Tile Other:																																
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. Ord. X Min																																
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			No. of Elec. Outlets Many Ave. X Few																																
X	Insulation	(8) Basement			(13) Plumbing																																
(2) Windows		Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 804 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																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X	Few Small	(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 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:																														
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																			
Chimney: Brick																																					
Cost Est. for Res. Bldg: 2 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 804 SF Floor Area = 1628 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>804</td> <td></td> <td></td> </tr> <tr> <td>1 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>246,290</td> <td>160,089</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 1,422 Water/Sewer 1000 Gal Septic 1 5,676 3,689 Water Well, 100 Feet 1 6,289 4,088 Deck Treated Wood w/Roof (Deck Portion) 180 4,127 2,683 Treated Wood w/Roof (Roof portion) 180 4,185 2,720 Built-Ins Appliance Allow. 1 4,003 2,602 Fireplaces Wood Stove 1 3,719 2,417 Totals: 276,477 179,710														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	804			1 Story	Siding	Overhang	20			Total:				246,290	160,089
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
2 Story	Siding	Crawl Space	804																																		
1 Story	Siding	Overhang	20																																		
Total:				246,290	160,089																																
Notes: 5693A ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 485,217																																					

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



Sketch by Apex Merina™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROOKS RONALD D TRUST	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/503	DEED	0.0
CHERNEY	BROOKS	3,400,000	09/11/2000	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5691 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	06/18/2010	PB10-0151	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	06/17/2010	PE10-0179	
BROOKS RONALD D TRUST 2367 ONANDAGA DR COLUMBUS OH 43221	MAP #: 32		Mechanical	04/26/2010	PM10-0126	
	2025 Est TCV 7,732,298 TCV/TFA: 900.99		ADDITION/ALTERATION	03/31/2009	ASSESSOR2009	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
	Public Improvements		* Factors * TENNIS CT ACROSS RD			
			Description	Frontage	Depth	Value
			LK MI "A"	20000	200.00	3,260,564
			200 Actual Front Feet,	2.03 Total Acres		Total Est. Land Value = 3,260,564

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
L269 P851 L333 P708/91 L554 P213/00 L554 P384/00 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N ON W LOT LN 539.22 FT TH E 341.2 FT TH N 75 DEG 15' E 756.59 FT TO POB TH CONT N 75 DEG 15' E 202.64 FT TH N 26 DEG 53' W 476.05 FT TO SHR LAKE MICHIGAN TH S 55 DEG 36' W 200 FT TH S 26 DEG 53' E 407.4 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT UND 1/2 INT BROOKS RONALD D TRUST UND 1/2 INT BROOKS DEBORAH F TRUST SEC 22 T29N R14W 2.01 A M/L.	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: Asphalt Paving	4.39	7200	0	0
	X	Sewer	D/W/P: Flagstone/Sand	33.85	3500	0	0
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size	% Good	Cash Value
	X	Curb	LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
	X	Street Lights	Total Estimated Land Improvements True Cash Value =				20,000
	X	Standard Utilities					
	X	Underground Utils.					



Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level							
	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	2024	2023	2022
			1,630,300	1,467,300	1,304,200	1,058,200
			2,235,800	2,181,900	1,644,400	1,416,700
			3,866,100	3,649,200	2,948,600	2,474,900
			2,046,905C	1,985,359C	1,890,819C	1,800,780C

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

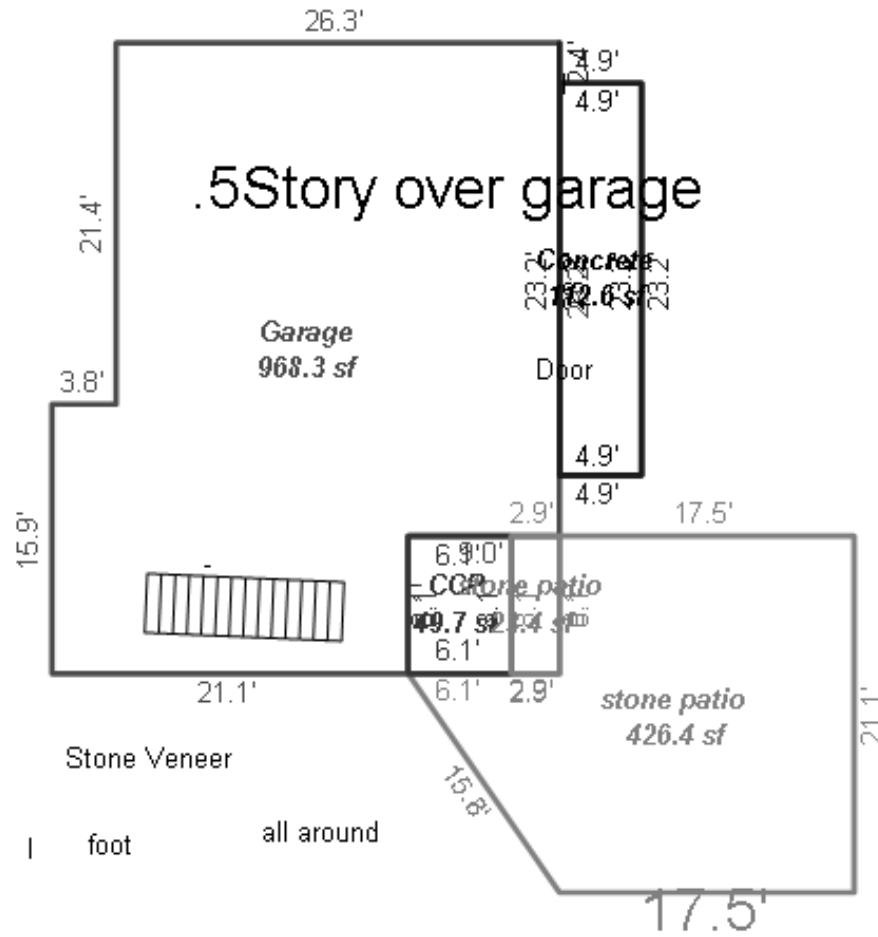
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1988 Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1051 % 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: A Effec. Age: 35 Floor Area: 8,098 Total Base New : 2,332,572 Total Depr Cost: 1,513,554 Estimated T.C.V: 4,086,596		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75 STORY		X	Drywall Plaster X Paneled Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3705 SF Floor Area = 8098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls A		Blt 1988			
Yr Built	Remodeled	Trim & Decoration		(12) Electric			Building Areas		Total		Depr. Cost			
1988	2010	X	Ex Ord Min	600 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost		1,843,376		1,198,192			
Condition: Average		Size of Closets		No./Qual. of Fixtures			1 Story Siding Basement 324		17,420		8,710			
Room List		X	Lg Ord Small	X Ex. Ord. Min			3 Story Siding Basement 487		28,880		18,772			
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		No. of Elec. Outlets			2 Story Siding Crawl Space 2,894		10,160		6,604			
(1) Exterior		Kitchen: Slate/Stone Other: Carpeted Other:		X Many Ave. Few			1 Story Siding Overhang 525		3,729		2,424			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Other Additions/Adjustments		487		8,710			
X	Insulation	X	Drywall	1 Average Fixture(s) 5 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Recreation Room		487		17,420			
(2) Windows		(7) Excavation		1 Extra Toilet Extra Sink			Exterior		500		28,880			
X	Many Avg. Few	X	Large Avg. Small	Basement: 811 S.F. Crawl: 2894 S.F. Slab: 0 S.F. Height to Joists: 0.0			Stone Veneer			2		10,160		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Basement, Outside Entrance, Below Grade			2		10,160		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Plumbing			1		4,128		
(3) Roof		(9) Basement Finish		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			4		52,014		
X	Gable Hip Flat	487 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath			1		8,669		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			2 Fixture Bath			1		3,302		
Chimney: Brick		Joists: 2X12X12 Unsupported Len: Cntr.Sup:					Extra Toilet			1		3,729		
							Separate Shower			1		3,729		
							Water/Sewer			1		13,141		
							2000 Gal Septic			1		6,999		
							Water Well, 100 Feet			1		6,999		
							Porches			539		29,473		
							CCP (1 Story)			184		10,534		
							CCP (1 Story)			540		14,116		
							CPP			504		13,205		
							CPP			504		13,205		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 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: 968 % 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: B Effec. Age: 35 Floor Area: 484 Total Base New : 145,997 Total Depr Cost: 94,898 Estimated T.C.V: 256,225			40 CCP (1 Story)			Bsmnt Garage: Carport Area: Roof:				
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700								
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family GARAGE			Cls B Blt 2006					
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 484 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Room List		Lg	X	Ord		Small	Many			Building Areas								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Central Air Wood Furnace			X Ave.			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		Kitchen: Other: Other:		(12) Electric			Few			1 Story Siding Overhang 484								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		0			Average Fixture(s)			Other Additions/Adjustments								
(2) Windows		(7) Excavation		1			3 Fixture Bath			Exterior								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			2 Fixture Bath			Stone Veneer			80 4,166 2,708					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		3			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		4			No Plumbing			Average Fixture(s)			1 3,337 2,169					
X	Gable Hip Flat	Gambrel Mansard Shed		5			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 6,158 4,003 Water Well, 100 Feet 6,593 4,285					
X	Asphalt Shingle	(9) Basement Finish		6			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CCP (1 Story) 40 1,765 1,147					
Chimney: Brick		(10) Floor Support		7			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 968 64,817 42,131 Door Opener 2 1,541 1,002					
		Joists: Unsupported Len: Cntr.Sup:		8			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:			145,997 94,898					
				9			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: TENNIS BUILDING: NO A/C ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 256,225								
				10			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											

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1 foot all around

Regulation tennis Court

120 by 60

Desc. of Bldg/Section: TENNIS COURT Calculator Occupancy: Clubhouses	
Class: C	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
** ** Calculator Cost Data ** **	
Quality: Excellent	
Heat#1: Zoned A.C. Warm & Cooled Air 0%	
Heat#2: Zoned A.C. Warm & Cooled Air 0%	
Ave. SqFt/Story	
Ave. Perimeter	
Has Elevators:	
*** Basement Info ***	
Area:	
Perimeter:	
Type:	
Heat: Hot Water, Radiant Floor	
* Mezzanine Info *	
Area #1:	
Type #1:	
Area #2:	
Type #2:	
* Sprinkler Info *	
Area:	
Type:	
Depr. Table : 2.25%	
Effective Age	
Physical %Good: 100	
Func. %Good : 100	
Economic %Good: 100	
Year Built	
Remodeled	
Overall Bldg Height	
Comments:	

Unit in Place Items /CI17/SPOC/TENC/ASPCA	Rate	Quantity	Arch	%Good	Depr.Cost
	7.47	7200	1.00	75	40,338
ECF (4085 LAKE MICHIGAN)	2.700 =>	TCV of Bldg:	1	=	108,913

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit	
(3) Frame:	3-Piece Baths	Rigid Conduit	(13) Roof Structure: Slope=0
(4) Floor Structure:	2-Piece Baths	Armored Cable	(14) Roof Cover:
(5) Floor Cover:	Shower Stalls	Non-Metalic	
(6) Ceiling:	Toilets	Bus Duct	
	Urinals	Incandescent	
	Wash Bowls	Fluorescent	
	Water Heaters	Mercury	
	Wash Fountains	Sodium Vapor	
	Water Softeners	Transformer	
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas		
	Oil		
	Coal Stoker		
	Hand Fired Boiler		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
READ STEVEN & RENEE	READ RENEE T TRUST	0	08/28/2018	WD	09-FAMILY	1339P156	PROPERTY TRANSFER	0.0
SCHLUETER ROBERT W TRUST	READ STEVE & RENEE	1,100,000	04/15/2011	WD	03-ARM'S LENGTH	1084-40	PROPERTY TRANSFER	100.0
SCHLUETER ROBERT W TRUST	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/505	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5695 S SHERIDAN LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/06/2011	PM11-0153	
	P.R.E. 0%		Mechanical	05/13/2011	PM11-0137	
Owner's Name/Address	MAP #: 32					
READ RENEE T TRUST 1460 W LONG LAKE RD BLOOMFIELD HILLS MI 48302	2025 Est TCV 2,397,607 TCV/TFA: 1343.2					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L292 P259/88 L430 P352/96 PRT GOVT LOT 3 COM AT SW COR THEREOF TH N 539.22 FT TH E 341.2 FT TH 14 DEG 45' LEFT 553.94 FT TO POB TH ON LAST COURSE 101.22 FT TH 102 DEG 10' LEFT 373 FT TO SHR LAKE MICHIGAN TH 97 DEG 29' LEFT 100 FT ON SHR TH 82 DEG 32' LEFT 338.65 FT TO POB SEC 22 T29N R14W .8 A M/L.	X			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LK MI "A"	20000	100.41	348.37	0.9888	0.9230	20000	100	1,832,822
				100 Actual Front Feet,	0.80	Total Acres	Total Est.	Land Value =				1,832,822
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	3.12	1800	0	0				
				Wood Frame	39.52	24	50	474				
				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 = 2,974								

Comments/Influences	Topography of Site
MLS1714497, \$1,749,000	
	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	X Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	916,400	282,400	1,198,800			661,771C
2024	824,800	277,700	1,102,500			641,873C
2023	733,100	209,200	942,300			611,308C
2022	629,800	180,200	810,000			582,199C

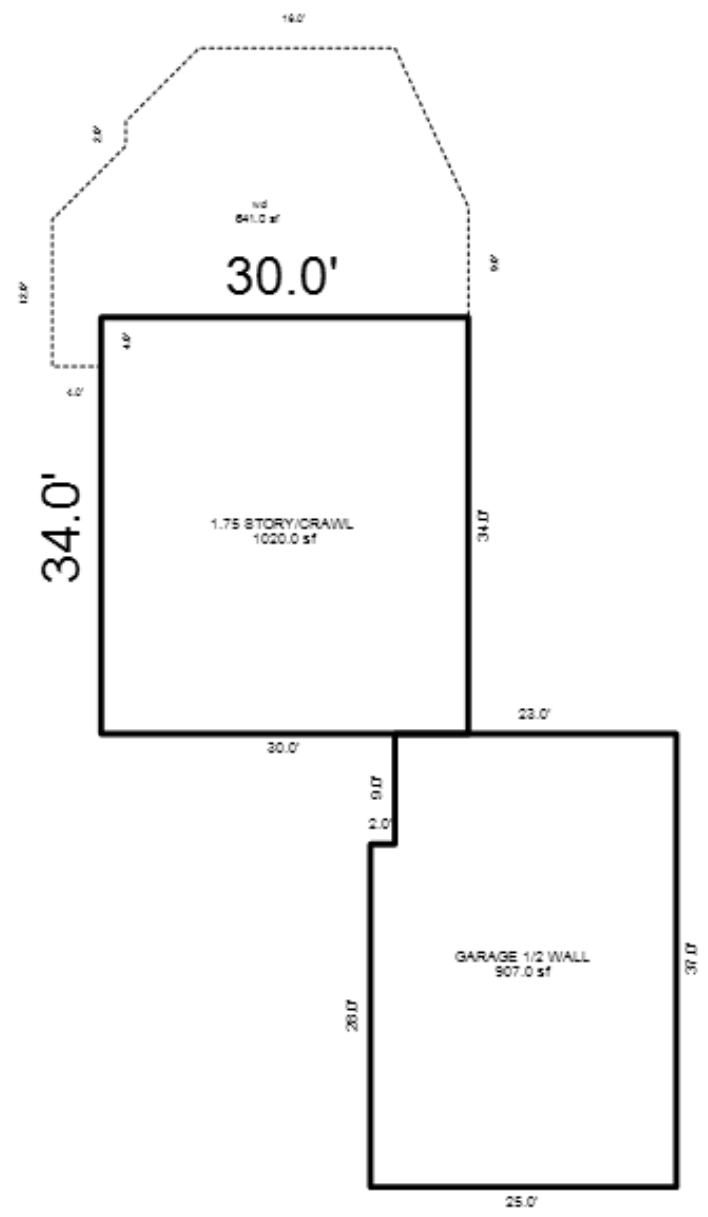
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 518	Type Treated Wood	Year Built: 1986 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: 907 % Good: 0 Storage Area: 907 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1		Class: C +10 Effec. Age: 35 Floor Area: 1,785 Total Base New : 320,123 Total Depr Cost: 208,078 Estimated T.C.V: 561,811		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75 STORY		X	Drywall	Plaster		Trim & Decoration		Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls C 10 Blt 1977	
Yr Built 1977	Remodeled 1986	Ex	X	Ord	Min	(12) Electric		150		Amps Service		Ground Area = 1020 SF		Floor Area = 1785 SF.	
Condition: Average		Size of Closets		Lg		X	Ord	Small		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas	
Room List		Doors	Solid	X	H.C.	(13) Plumbing		1		Average Fixture(s)		1.75 Story		Siding	
Basement 3 1st Floor 2 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Other:		150		3		3 Fixture Bath		223,102		145,015	
(1) Exterior		(6) Ceilings		X		Drywall		Many		X	Ave.	Few		(14) Water/Sewer	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)		3		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	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:	
(2) Windows		Many	X	Large	Avg.	Few	Small	(9) Basement Finish		1000 Gal Septic		2000 Gal Septic		Notes:	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:	
(3) Roof		X	Gable	Gambrel		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:	
X	Hip Flat	Mansard Shed		1		1000 Gal Septic		1		1		2000 Gal Septic		Lump Sum Items:	
X	Asphalt Shingle	Chimney: Metal		1		1000 Gal Septic		1		1		2000 Gal Septic		Lump Sum Items:	
Totals:		320,123		208,078		561,811		ECF (4085 LAKE MICHIGAN) 2.700 => TCY:		561,811					

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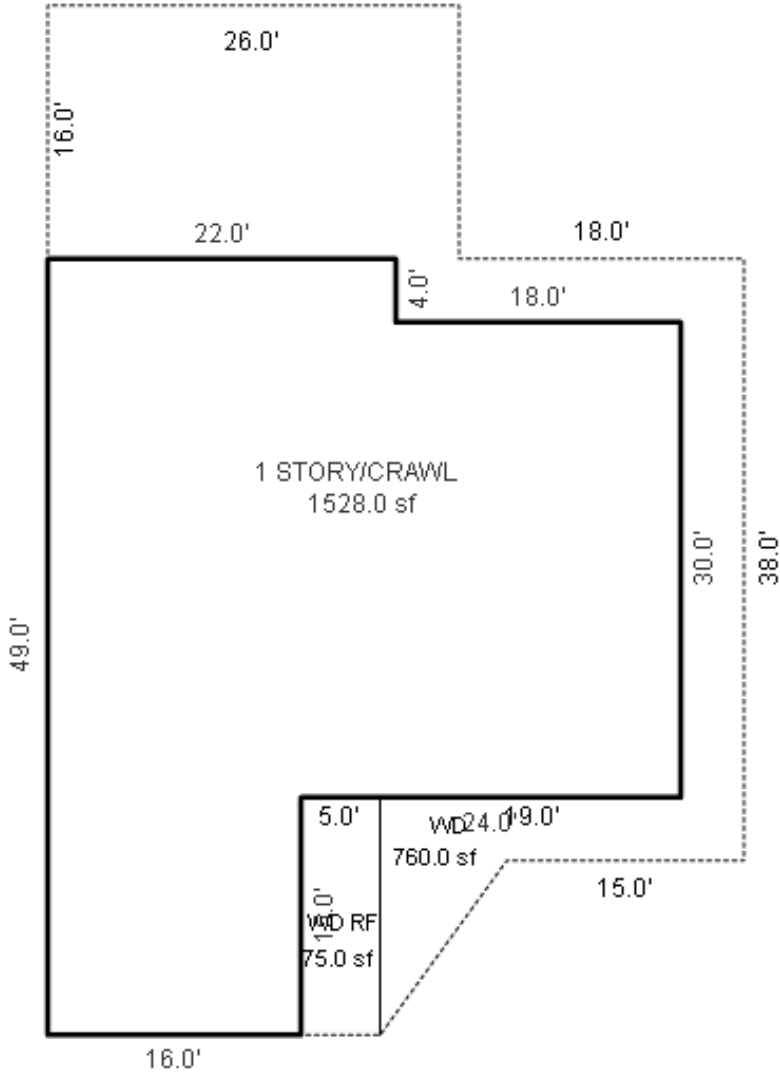
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KEEN BRUCE J & SUSAN S	CARPENTER CHARLES A & MAR	902,500	05/18/2012	WD	03-ARM'S LENGTH	L1124P958	PROPERTY TRANSFER	100.0		
FIFTH THIRD MORTGAGE	KEEN BRUCE & SUSAN S	765,934	05/17/2012	OTH	13-GOVERNMENT	1125P274	DEED	0.0		
KEEN BRUCE & SUSAN S	FIFTH THIRD	750,000	01/13/2012	SD	10-FORECLOSURE	1109P617	OTHER	0.0		
KEEN BRUCE J & SUSAN S	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/513	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status		
5697 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/14/2019	PM19-0041	100% FINIS		
		P.R.E. 100% 12/20/2023		Electrical		01/02/2019	PE19-0001	100% FINIS		
Owner's Name/Address		MAP #: 32								
CARPENTER CHARLES A & MARY C PO BOX 130 GLEN ARBOR MI 49636		2025 Est TCV 2,196,937 TCV/TFA: 1437.7								
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Rate %Adj. Reason	Value	
				LK MI "A"	20000	100.44	316.60	0.9888 0.9012 20000 100	1,789,961	
				100 Actual Front Feet, 0.73 Total Acres Total Est. Land Value =					1,789,961	
Tax Description				Land Improvement Cost Estimates						
L1124P958 A parcel of land in Government Lot 3 of Section 22, Town 29 North, Range 14 West, Glen Arbor Township, Leelanau County, Michigan, more fully described as follows: Commencing ata 5/8" iron pipe at the Soulhwest comer of Government Lol 3, Section 22, Town 29 North, Range 14 West; thence North along the West line of said Govenunent Lot (North and South quarter line) 539.22 feet: thence East, parallel with the South line of said Government Lot (South eighth line), 34 1.2 feet to a 1" iron pipe; thence at an angle of		X	Dirt Road							
		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric	Residential Local Cost Land Improvements						
		X	Gas	Description	Rate	Size % Good	Cash Value			
			Curb	LAND IMPROVEMENTS 75	7,500.00	1 100	7,500			
			Street Lights	Total Estimated Land Improvements True Cash Value =					7,500	
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			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	895,000	203,500	1,098,500		616,861C
		TPC 08/16/2019	INSPECTED		2024	805,500	200,100	1,005,600		598,314C
		TPC 10/22/2015	INSPECTED		2023	716,000	151,400	867,400	867,400A	569,823C
		TPC 10/24/2013	INSPECTED		2022	612,100	133,800	745,900		542,689C

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





Lake 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.
TEMPLE PETER R	TEMPLE PETER R	0	11/06/2023	QC	15-LADY BIRD	2023005132	PROPERTY TRANSFER	0.0
ROCKS PATRICIA A	ROCKS PATRICIA A	0	10/20/2023	QC	15-LADY BIRD	2023004654	PROPERTY TRANSFER	0.0
ROCKS PATRICIA AKA TEMPLE	TEMPLE PETER R	0	06/12/2023	QC	09-FAMILY	2023002676	PROPERTY TRANSFER	0.0
ROCKS ROBERT K & PATRICIA	ROCKS ROBERT K & PATRICIA	0	05/19/2023	QC	09-FAMILY	2023002185	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5888 S PASSAGE VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TEMPLE PETER R & ROCKS PATRICIA A 580 CREEKSIDE RD GENEVA IL 60134	MAP #: 32					
	2025 Est TCV 2,719,510 TCV/TFA: 914.74					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LK MI "A"	20000	100.00	400.00	0.9898	0.9554	20000 100	1,891,483
			100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =							1,891,483

Tax Description	X	Description	Rate	Size % Good	Cash Value
L267 P877 L346 P902 L395 P997/94 L448 P032/97 PRT GOVT LOTS 1 2 & 3 COM NW COR GOVT LOT 2 TH S 45 DEG 31' 45" E 233.94 FT TH S 0 DEG 25' W 224 FT FOR POB TH N 0 DEG 25' E 224 FT TH N 89 DEG 37' E 45 FT TH N 56 DEG 12' 20" E 16.99 FT M/L TH N 45 DEG 13' 25" W TO SHR TH SWLY ALG SHR TO PT N 27 DEG 19' W & N 89 DEG 35' W OF POB TH S 27 DEG 19' E & S 89 DEG 35' E TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric			
	X	Gas			
		Curb Street Lights Standard Utilities Underground Utils.			
Comments/Influences					



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

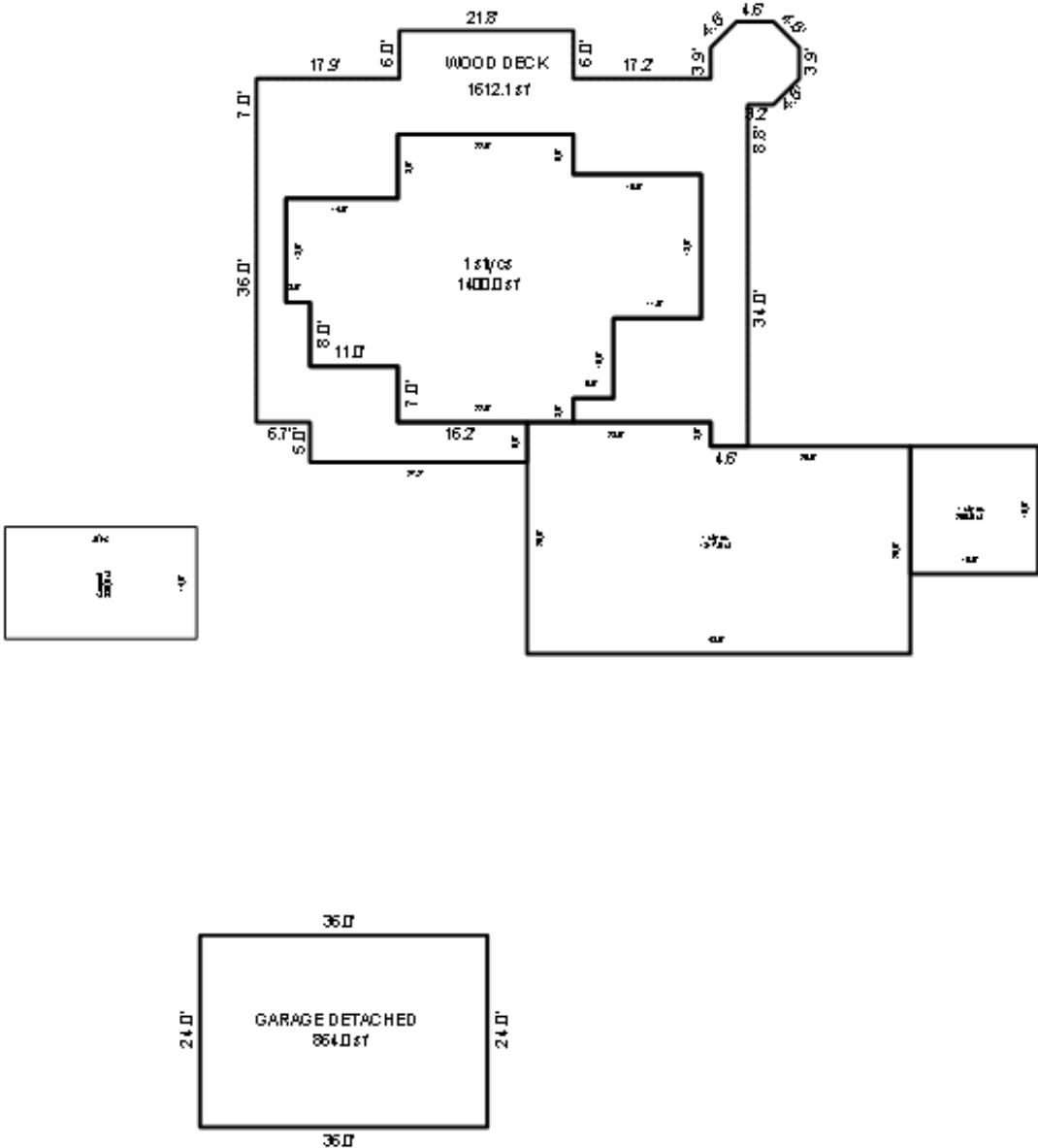
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	945,700	414,100	1,359,800			422,595C
2024	851,200	407,200	1,258,400			409,889C
2023	756,600	307,100	1,063,700			390,371C
2022	654,700	264,800	919,500			371,782C

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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		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 1612	Type Treated Wood	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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C +10 Effec. Age: 35 Floor Area: 2,973 Total Base New : 467,578 Total Depr Cost: 303,899 Estimated T.C.V: 820,527			E.C.F. X 2.700		Bsmnt Garage:				
Building Style: 1 STORY		X	Drywall		Plaster	Wood T&G		Trim & Decoration												
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets													
1969	1999						Lg	X	Ord		Small									
Condition: Average		Doors			X	Solid		H.C.												
Room List		(5) Floors			(12) Electric															
8	Basement	Kitchen:			200			Amps Service												
	1st Floor	Other: Carpeted			No./Qual. of Fixtures															
	2nd Floor	Other:			X			Ex.												
	3 Bedrooms				X			Ord.												
(1) Exterior		(6) Ceilings			No. of Elec. Outlets															
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				X	Many		Ave.		Few	Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 1969				
X	Insulation	(7) Excavation			(13) Plumbing															
(2) Windows		Basement: 0 S.F. Crawl: 2973 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			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	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				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:															
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:																		
												Totals:		467,578		303,899		Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCY: 820,527		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TOTH LAWRENCE D ET AL	CHARLICK DANIEL A & DAYNA	1,700,000	05/14/2021	WD	03-ARM'S LENGTH	2021004297	PROPERTY TRANSFER	100.0				
ALM LAKESIDE PROPERTIES L	TOTH LAWRENCE D & TOTH AL	0	05/13/2021	QC	09-FAMILY	2021004296	DEED	0.0				
TOTH PAUL E & MARGARET E	ALM LAKESIDE PROPERTIES L	100	07/12/2014	QC	09-FAMILY	1259P755	PROPERTY TRANSFER	0.0				
TOTH PAUL E REVOC LIVING	TOTH PAUL E TRUST	0	02/09/2010	QC	03-ARM'S LENGTH	2010-1072-584T	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5699 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 32								
CHARLICK DANIEL A & DAYNA G 7853 CHANTICLEER CIR NW CANTON OH 44720		2025 Est TCV 2,068,641 TCV/TFA: 1998.6										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
L234P50 COMMENCING AT A 5/8 IRON PIPE OF THE SW COMER OF GOVERNMENT LOT 3, SEC. 22 TOWN 29 NORTH, RANGE 14 WEST; THENCE NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 (NORTH AND SOUTH V4LINE) 53 9.22 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 3 (SOUTH 1/8 LINE) 341.2 FEET TO A 1" IRON PIPE; THENCE AT AN ANGLE OF 14°45' TO THE LEFT FROM THE LAST DESCRIBED COURSE 249.98 FEET TO AN IRON ROD FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON THE LAST DESCRIBED COURSE 101.32 FEET; THENCE AT AN ANGLE OF 102°14' TO THE LEFT FROM THE LAST		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		LK MI "A"	20000	100.44	248.94	0.9888	0.8486	20000	100	1,685,547
		Paved Road		100 Actual Front Feet,	0.57	Total Acres	Total Est.	Land Value =	1,685,547			
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size % Good	Cash Value					
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size % Good	Cash Value					
		Electric		LAND IMPROVEMENTS 75	7,500.00	1 100	7,500					
		Gas		Total Estimated Land Improvements True Cash Value = 7,500								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	842,800	191,500	1,034,300			787,490C		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2025	842,800	191,500	1,034,300		787,490C		
		TPC 05/14/2021 INSPECTED		2024	758,500	188,400	946,900			763,812C		
		TPC 05/06/2018 INSPECTED		2023	674,200	142,600	816,800			727,440C		
		TPC 10/22/2015 INSPECTED		2022	569,500	123,300	692,800			692,800S		



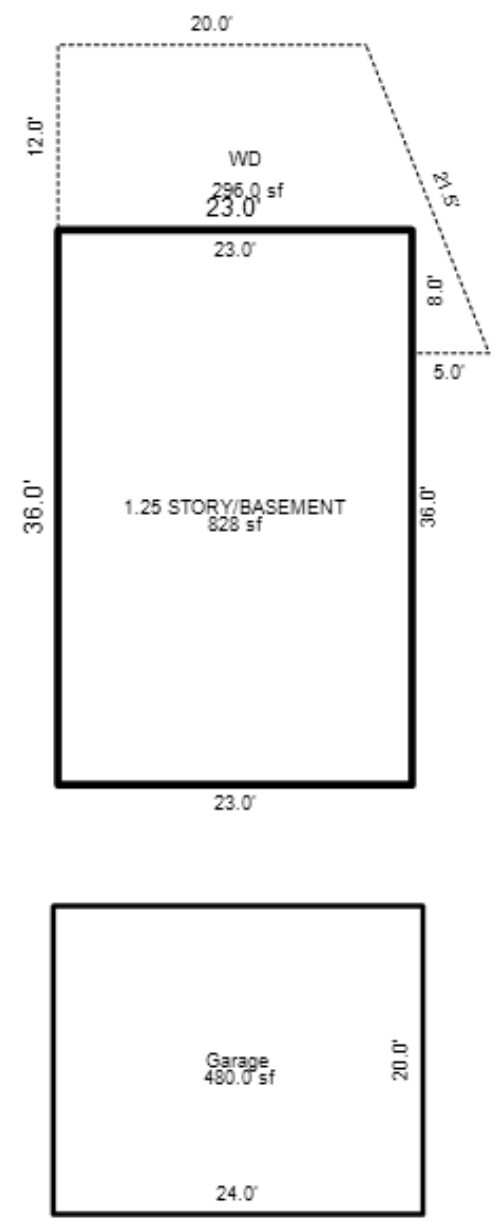
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 294	Type Treated Wood	Year Built: 1989 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 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		X		Class: C Effec. Age: 30 Floor Area: 1,035 Total Base New : 198,728 Total Depr Cost: 139,109 Estimated T.C.V: 375,594		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		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C Blt 1974		
Yr Built 1974	Remodeled 2013	Ex	X	Ord	Min	X		150 Amps Service		Ground Area = 828 SF Floor Area = 1035 SF.				
Condition: Average		Size of Closets		Lg		Ord	X	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			
Room List		Doors	Solid	X	H.C.	X		(13) Plumbing		Building Areas				
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		X		Average Fixture(s)		Stories Exterior Foundation		Size Cost New Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		X		1		1.25 Story Siding		828		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many		X	Ave.	Few	2		Other Additions/Adjustments			
X	Insulation	(7) Excavation		Basement: 828 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X		3 Fixture Bath		Plumbing				
(2) Windows		Many	X	Large	X		2 Fixture Bath		Average Fixture(s)		Average Fixture(s)		1,486 1,040	
X	Avg. X Avg. Few Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		X		Softener, Auto 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 4,899 3,429 Water Well, 100 Feet 5,849 4,094		
Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer		X		1		Deck		Treated Wood 294 5,368 3,758		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 19,776 13,843		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		X		Lump Sum Items:		Built-Ins		Appliance Allow. 1 2,786 1,950		
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		X		Fireplaces		Wood Stove 1 2,570 1,799		Totals: 198,728 139,109		
Chimney: Metal								Notes:		ECF (4085 LAKE MICHIGAN) 2.700 => TCv:		375,594		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
5703 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
SEYFARTH SUSAN B 340 NORTHLAWN AVE EAST LANSING MI 48823		MAP #: 32									
		2025 Est TCV 2,150,636 TCV/TFA: 1461.0									
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LK MI "A"	20000	100.41	311.17	0.9888	0.8973	20000 100	1,781,837
				100 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 1,781,837							
Tax Description		Dirt Road		Land Improvement Cost Estimates							
A PARCEL OF LAND IN GOVERNMENT LOT 3. SECTION 22, TO "" 29 NORTH. RANGE 14 WEST GLEN ARBOR TOWNSHIP. LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 114 CORNER OF SAID SECTION, THENCE NORTH 00°21'13" EAST. 1120.03 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE SOUTHWEST CORNER OF GOVERNMENT LOI 3; THENCE CONTINUING ALONG SAID LINE NORTH 00°21'13" EAST. 539.22 FEET; THENCE SOUTH 88°48'25" EAST, 342.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00'04'26" EAST 298.09 FEET TO A TRAVERSE LINE ALONG THE		X	Gravel Road	Description		Rate	Size % Good	Cash Value			
		X	Paved Road	Wood Frame		29.74	96 50	1,427			
		X	Storm Sewer	Residential Local Cost Land Improvements							
		X	Sidewalk	Description		Rate	Size % Good	Cash Value			
		X	Water	LAND IMPROVEMENTS 15		1,500.00	1 100	1,500			
		X	Sewer	Total Estimated Land Improvements True Cash Value = 2,927							
		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	2025	890,900	184,400	1,075,300			300,635C	
		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	890,900	184,400	1,075,300			300,635C
		TPC 04/16/2024	INSPECTED		2024	0	0	0			0
		TPC 11/05/2020	INSPECTED		2023	0	0	0			0
		TPC 10/22/2015	INSPECTED		2022	0	0	0			0

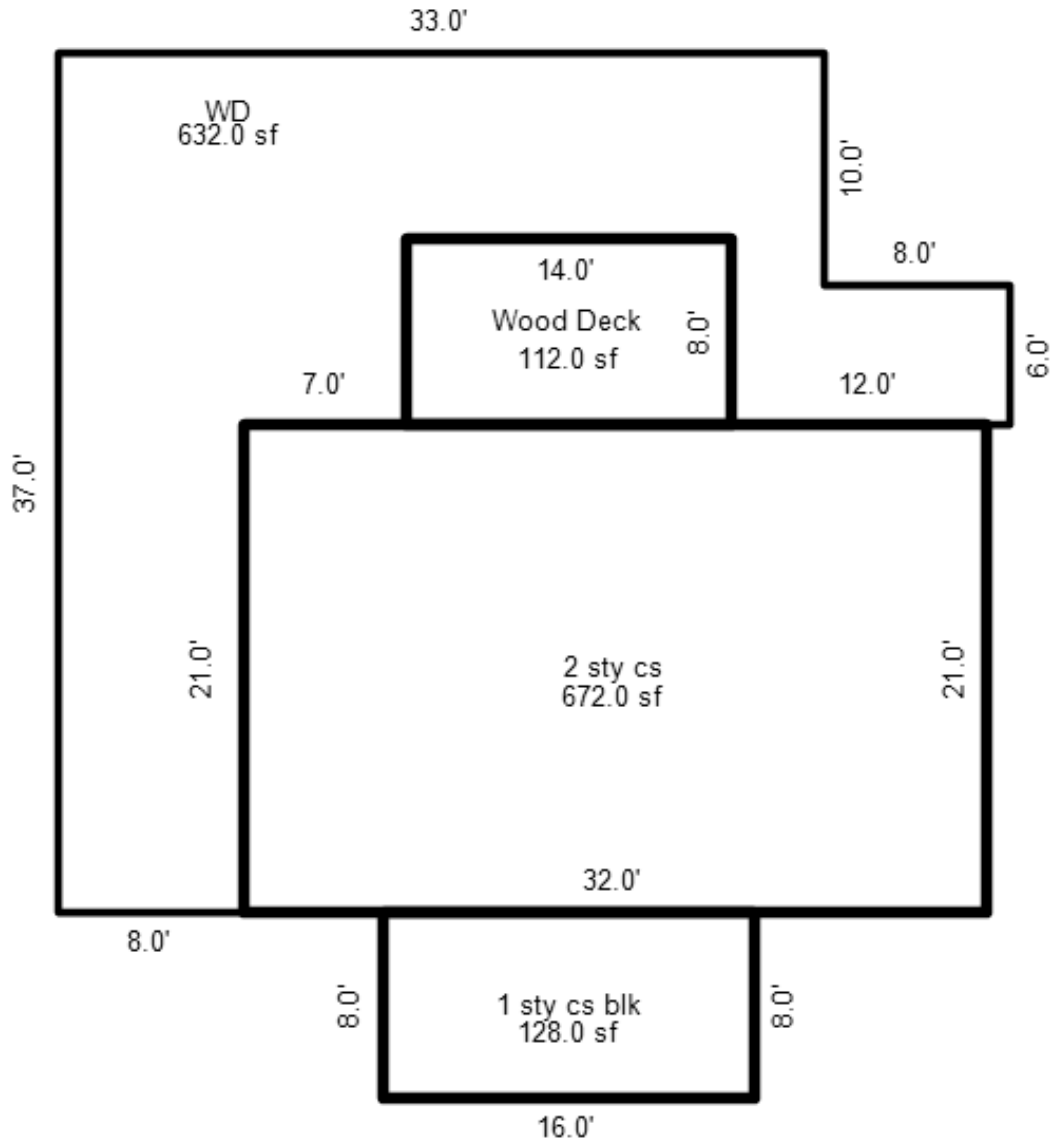


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 632	Type WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration							
	Building Style: 2 STORY				Ex	X	Ord		Min							
	Yr Built 1950	Remodeled 0														
	Condition: Average															
	Room List	Doors														
	Basement 3 1st Floor 1 2nd Floor 1 Bedrooms	(5) Floors														
	(1) Exterior	Kitchen: Other: Tile Other:														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Insulation	X	Tile													
	(2) Windows	(7) Excavation														
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(9) Basement Finish														
	Chimney: Metal	(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														
		150 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(13) Plumbing														
		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		(15) Fireplaces														
		Class: C Effec. Age: 35 Floor Area: 1,472 Total Base New : 208,475 Total Depr Cost: 135,508 Estimated T.C.V: 365,872														
		E.C.F. X 2.700														
		Bsmnt Garage: Carport Area: Roof:														
		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 800 SF Floor Area = 1472 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas														
		Stories Exterior Foundation Size Cost New Depr. Cost														
		2 Story Siding Crawl Space 672														
		1 Story Block Crawl Space 128														
		Total: 176,113 114,474														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s) 1 1,482 963														
		Water/Sewer														
		1000 Gal Septic 1 4,885 3,175														
		Water Well, 100 Feet 1 5,849 3,802														
		Porches														
		WPP 112 3,142 2,042														
		Deck														
		Treated Wood 632 8,842 5,747														
		Built-Ins														
		Appliance Allow. 1 2,786 1,811														
		Fireplaces														
		Interior 1 Story 1 5,376 3,494														
		Totals: 208,475 135,508														
		Notes:														
		ECF (4085 LAKE MICHIGAN) 2.700 => TC.V: 365,872														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
CLARK DAVID W & KIRSTEN D	CLARK DAVID & KIRSTEN LAK	0	12/07/2022	PTA	09-FAMILY	2022006892	PROPERTY TRANSFER	0.0															
CLARK DAVID W	CLARK DAVID W & KIRSTEN D	0	11/07/2022	QC	03-ARM'S LENGTH	2022006574	PROPERTY TRANSFER	0.0															
KOTILA CAROLYN	CLARK DAVID W	0	10/07/2022	QC	09-FAMILY	2022005802	PROPERTY TRANSFER	0.0															
CLARK LAKE COTTAGE TRUST	CLARK DAVID W & KOTILA CA	0	09/24/2021	QC	09-FAMILY	2021007631	PROPERTY TRANSFER	0.0															
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status													
6159 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/20/2010		PM10-0444															
Owner's Name/Address		P.R.E. 0%		Mechanical		12/07/2010		PM10-0433															
CLARK DAVID & KIRSTEN LAKE MICHIGAN TRUST 12304 ALHAMBRA ST LEAWOOD KS 66209		MAP #: 30		Electrical		11/19/2010		PE10-0409															
		2025 Est TCV 4,656,440 TCV/TFA: 1280.6		Accessory Building		10/25/2010		PB10-0359															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN																	
		Public Improvements		* Factors *																			
DC L416 P465/96 L842 P706&709/05 2005 DESCR REVISED (REF: SPLIT 006-122-038-50) PARCEL 2 - PRT E 1/2 SEC 22 COM AT E 1/4 SEC COR TH N 00 DEG 29'14" E ALG E SEC LN 151.95 FT TO C/L BAY LANE TH N 41 DEG 35'49" W ALG SD C/L 707.55 FT TH S 45 DEG 28'46" W 307.76 FT TO POB TH S 44 DEG 24'01" E 290.90 FT TH S 45 DEG 57'19" W 270.64 FT TH N 44 DEG 24'01" W 500.00 FT TO TRAVERSE LN ALG SHR LAKE MICHIGAN TH ALG SD TRAVERSE LN N 45 DEG 57'19" E 270.64 FT TH S 44 DEG 24'01" E 209.10 FT TO POB TOGETHER WITH EASEMENTS SEC 22		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
		X		Gravel Road		LK MI "A" 20000		100.00		500.13		0.7722		1.0103		20000		100				1,560,335	
		X		Paved Road		LK MI "A" 20000		100.00		500.13		0.7722		1.0103		20000		100				1,560,335	
		X		Storm Sewer		LK MI "A" 20000		70.00		500.13		0.7722		1.0103		20000		50		SURPLUS: ZONING		546,117	
		X		Sidewalk		270 Actual Front Feet, 3.10 Total Acres																3,666,788	
		X		Water		Land Improvement Cost Estimates																	
		X		Sewer		Description		Rate		Size		% Good		Cash Value									
		X		Electric		Fencing: Wd, Split, 2 Rail		16.60		193		50		1,602									
		X		Gas		Residential Local Cost Land Improvements																	
		X		Curb		Description		Rate		Size		% Good		Cash Value									
		X		Street Lights		LAND IMPROVEMENTS 75		7,500.00		1		100		7,500									
		X		Standard Utilities		Total Estimated Land Improvements True Cash Value =								9,102									
		X		Underground Utils.																			
		X		Topography of Site																			
		X		Level																			
		X		Rolling																			
		X		Low																			
		X		High																			
		X		Landscaped																			
		X		Swamp																			
		X		Wooded																			
		X		Pond																			
		X		Waterfront																			
		X		Ravine																			
		X		Wetland																			
		X		Flood Plain																			
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value							
				Who		When		What		2025		1,833,400		494,800		2,328,200						1,399,406C	
				TPC 01/07/2011		INSPECTED				2024		1,650,100		486,600		2,136,700						1,357,329C	
				TPC 12/18/2010		INSPECTED				2023		1,466,700		367,100		1,833,800						1,292,695C	
				TPC 04/09/2009		INSPECTED				2022		1,162,100		316,400		1,478,500						1,231,139C	

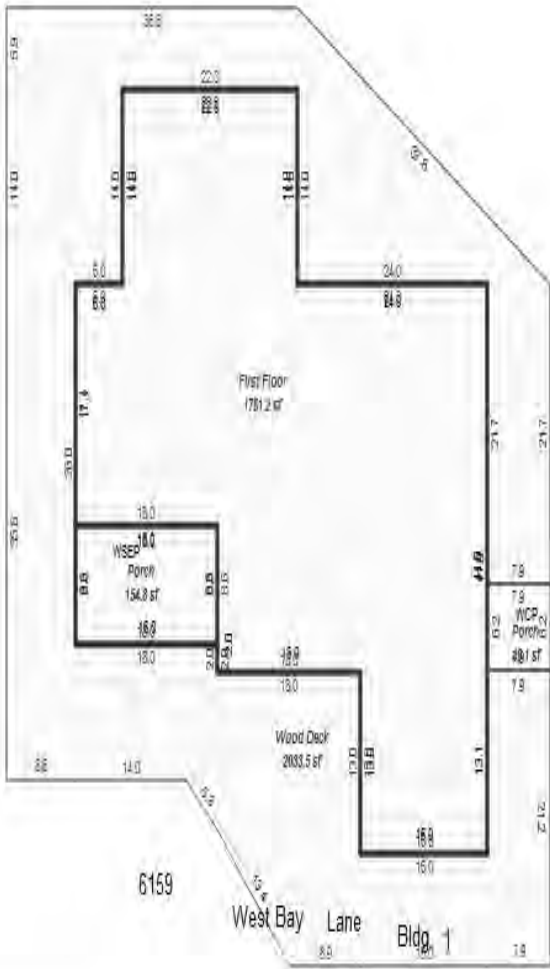


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 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 2 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 49 1200	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 748 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		2		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		E.C.F. X 2.700		Bsmnt Garage:		
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700		Carport Area: Roof:	
Yr Built 1956	Remodeled 1972	Ex	X		Ord	Min	Size of Closets		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700		
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
Room List		Doors	Solid	X	H.C.	(5) Floors		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
7	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric		200		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
(1) Exterior		Kitchen: Carpeted Other: Other:		200		Amps Service		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
X Insulation		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
(2) Windows		(7) Excavation		1		Average Fixture(s)		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1936 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
(3) Roof		(9) Basement Finish		(14) Water/Sewer		1		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
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		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		1		1		Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 320,211 Total Depr Cost: 192,127 Estimated T.C.V: 518,742		X 2.700			
Chimney: Metal		Joists: 2 Unsupported Len: Cntr.Sup:		Notes: 6159		E.C.F. (4085 LAKE MICHIGAN) 2.700 => TC.V:		518,742							

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



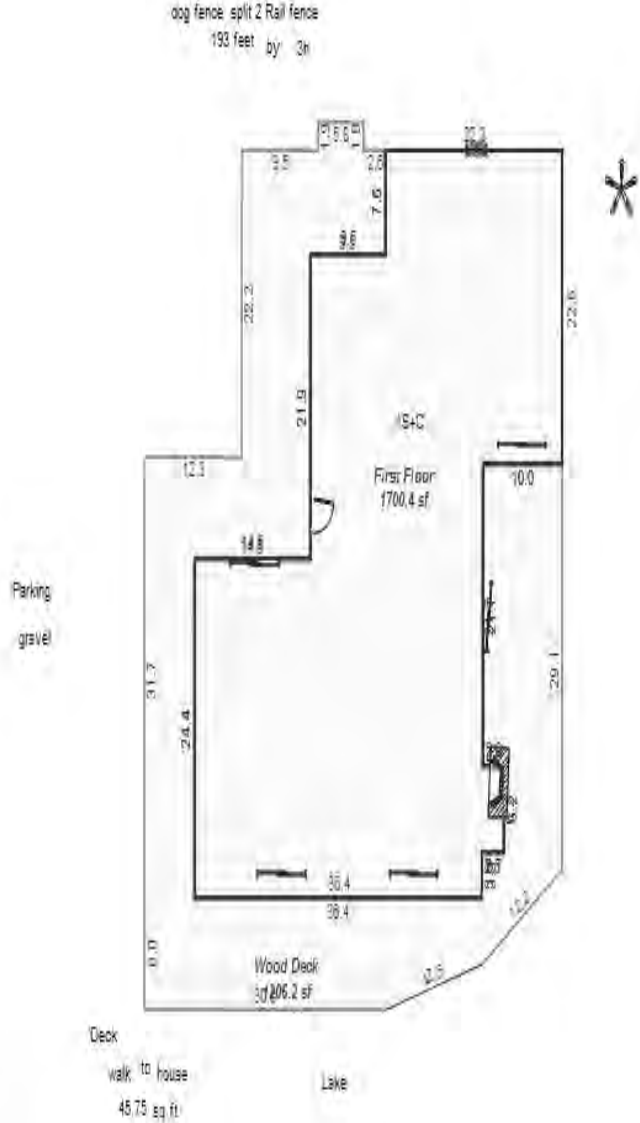
Sketch by Apex Medina™

\*\*\* 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	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 1206	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																								
X	Wood Frame	(4) Interior	Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	X	Size of Closets	Lg	X	Ord	Small	Central Air Wood Furnace	(12) Electric	150	Amps Service	No./Qual. of Fixtures	Ex.	X	Ord.	Min	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1700 SF Floor Area = 1700 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 1,700 Total: 221,109 143,720 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 Built-Ins Appliance Allow. 1 2,786 1,811 Fireplaces Exterior 1 Story 1 6,559 4,263 Deck Treated Wood 1206 15,774 10,253 Totals: 263,140 171,040
	Building Style: 1 STORY	Yr Built 1956 197	Remodeled 2009	Condition: Average	Room List	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Hardwood Other: Carpeted	(1) Exterior	X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	(2) Windows	X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1700 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	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	X	Asphalt Shingle	Chimney: Stone	Notes: 6189 ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 461,808					

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

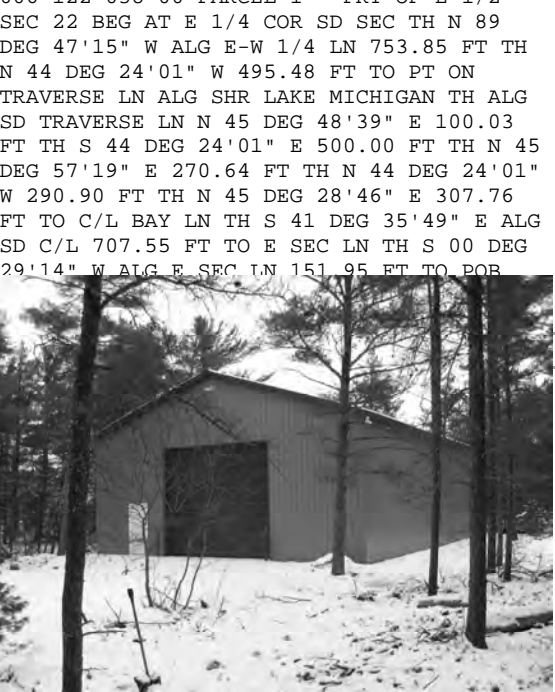


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK JOY WEBB TRUST	CLARK FAMILY REAL ESTATE	10	11/08/2011	QC	03-ARM'S LENGTH	1107P335	DEED	100.0
CLARK JOY	CLARK JOY WEBB, DAVID W &	0	05/18/2009	WD	03-ARM'S LENGTH	2009 1015-638S	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6149 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/29/2015	PM15-0565	
Owner's Name/Address	P.R.E. 0%		GARAGE	10/25/2010	PB10-0359	100% FINIS
CLARK FAMILY REAL ESTATE LLC 12304 ALHAMBRA LEAWOOD KS 66209	MAP #: 30		GARAGE	10/20/2010	LU10-2201	100% FINIS
	2025 Est TCV 2,921,843 TCV/TFA: 0.00		Mechanical	05/13/2009	PM09-0131	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SURVEY L8 P443 2004 SPLIT FROM 006-122-038-00 PARCEL 1 - PRT OF E 1/2 SEC 22 BEG AT E 1/4 COR SD SEC TH N 89 DEG 47'15" W ALG E-W 1/4 LN 753.85 FT TH N 44 DEG 24'01" W 495.48 FT TO PT ON TRAVERSE LN ALG SHR LAKE MICHIGAN TH ALG SD TRAVERSE LN N 45 DEG 48'39" E 100.03 FT TH S 44 DEG 24'01" E 500.00 FT TH N 45 DEG 57'19" E 270.64 FT TH N 44 DEG 24'01" W 290.90 FT TH N 45 DEG 28'46" E 307.76 FT TO C/L BAY LN TH S 41 DEG 35'49" E ALG SD C/L 707.55 FT TO E SEC LN TH S 00 DEG 29'14" W ALG E SEC LN 151.95 FT TO POB			Dirt Road								1,903,463
			Gravel Road								854,534
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			807 Actual Front Feet, 7.60 Total Acres Total Est. Land Value = 2,757,996								



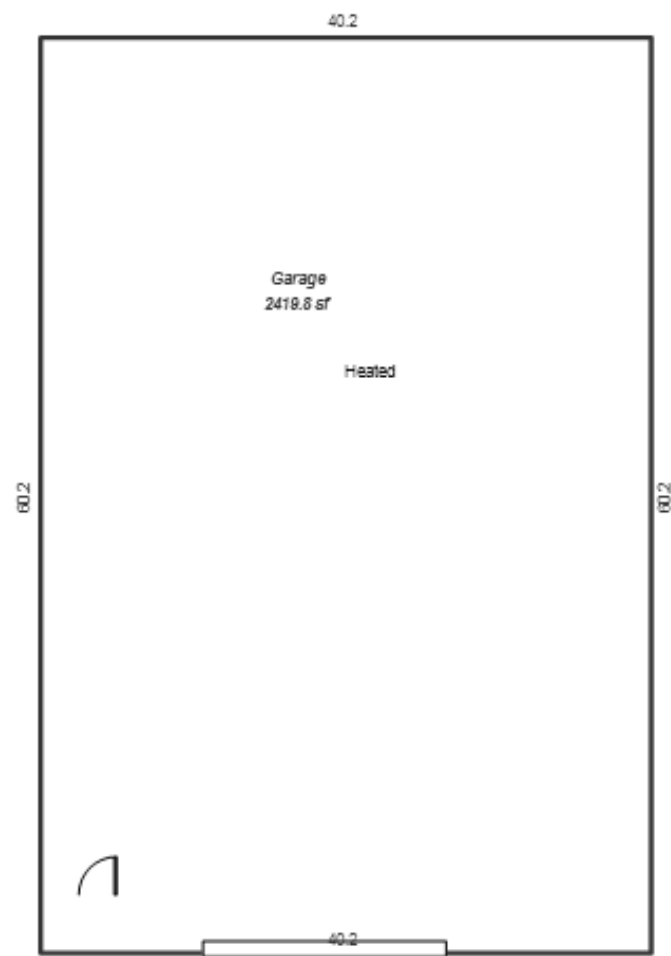
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	1,379,000	81,900	1,460,900			868,903C
Rolling	2024	1,091,600	85,300	1,176,900			842,777C
Low	2023	996,400	64,100	1,060,500			802,645C
High	2022	741,800	55,200	797,000			764,424C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/30/2021 INSPECTED							
TPC 07/14/2017 INSPECTED							
PTC 01/07/2011 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 2010 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 2420 % 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: 15 Floor Area: 0 Total Base New : 71,393 Total Depr Cost: 60,684 Estimated T.C.V: 163,847
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GARAGE		Cls BC		Blt 2010		
Duplex		Drywall Paneled		No./Qual. of Fixtures			0 Amps Service		(11) Heating System: Electric Baseboard		Ground Area = 0 SF		Floor Area = 0 SF.		
A-Frame		Plaster Wood T&G		Ex. Ord Min			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Trim & Decoration		Many Ave. Few			(13) Plumbing		Building Areas		Plumbing		Other Additions/Adjustments		
GARAGE		Ex Ord Min		Average Fixture(s)			3 Fixture Bath		Garages		3 Fixture Bath		1 -6,880 -5,848		
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			2 Fixture Bath		Class: BC Exterior: Pole (Unfinished)		Door Opener		1 688 585		
2010 GAR	0	Lg Ord Small		Many Ave. Few			Softener, Auto		Door Opener		Base Cost		2420 77,585 65,947		
Condition: Average		Doors Solid H.C.		(14) Water/Sewer			Softener, Manual		Base Cost		Totals:		71,393 60,684		
Room List		(5) Floors		Public Water			Solar Water Heat		Notes:		ECF (4085 LAKE MICHIGAN) 2.700 => TCV:		163,847		
Basement		Kitchen:		Public Sewer			No Plumbing								
1st Floor		Other:		Water Well			Extra Toilet								
2nd Floor		Other:		1000 Gal Septic			Extra Sink								
Bedrooms				2000 Gal Septic			Separate Shower								
(1) Exterior		(6) Ceilings		Lump Sum Items:			Ceramic Tile Floor								
Wood/Shingle							Ceramic Tile Wains								
Aluminum/Vinyl							Ceramic Tub Alcove								
Brick							Vent Fan								
Insulation															
(2) Windows		(7) Excavation													
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Large Avg. Small															
Wood Sash		(8) Basement													
Metal Sash		Conc. Block													
Vinyl Sash		Poured Conc.													
Double Hung		Stone													
Horiz. Slide		Treated Wood													
Casement		Concrete Floor													
Double Glass		(9) Basement Finish													
Patio Doors															
Storms & Screens															
(3) Roof		(10) Floor Support													
Gable		Recreation SF													
Hip		Living SF													
Flat		Walkout Doors (B)													
Asphalt Shingle		No Floor SF													
Chimney:		Walkout Doors (A)													
		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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



15.86 by 14.11  
door  
15.78 high

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KOTILA KERRY R TRUST 50%		0	10/18/2011	OTH	33-TO BE DETERMINED	1100-683 EASEM	DEED	0.0				
KOTILA CAROLYN C TRUST 50		0	10/17/2011	OTH	33-TO BE DETERMINED	1100-681 EASEM	DEED	0.0				
KOTILA KERRY R & CAROLYN	KOTILA K R TRUST 1/2 KOTI	0	10/22/2010	QC	09-FAMILY	2010 1066-262Q	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6137 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		12/12/2011	PE11-0439					
		P.R.E. 100% 02/08/2018		Mechanical		05/13/2009	PM09-0130					
Owner's Name/Address		MAP #: 30		Plumbing		05/12/2009	PP09-0059					
KOTILA KERRY R TRUST 50% & KOTILA CAROLYN C TRUST 50% PO BOX 25 GLEN ARBOR MI 49636		2025 Est TCV 4,502,934 TCV/TFA: 692.55		Electrical		01/26/2009	PE09-0011					
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
Tax Description		Public Improvements		* Factors *								
L215 P277 L308 P976/90 2005 DESCR REVIS(DUE TO SPLIT & COMBINATION) PARCEL 3 - PRT OF GOVT LOT 1 SEC 22 COM AT E 1/4 COR TH N 00 DEG 29'14" E ALG E SEC LN 151.95 FT TO C/L BAY LANE TH N 41 DEG 35'49" W ALG SD C/L 707.55 FT TO POB TH S 45 DEG 28'46" W 307.76 FT TH N 44 DEG 24'01" W 209.10 FT TO TRAVERSE LN ALG SHR LAKE MICHIGAN TH N 45 DEG 17'50" E ALG TRAVERSE LN 151 FT TH S 45 DEG 03'40" E 108.71 FT TH S 44 DEG 23'14" E 58.99 FT TH N 45 DEG 28'46" E 158.82 FT TO C/L BAY LANE TH S 41 DEG 35'49" E ALG SD C/L		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LK MI "A"	20000	100.00	161.00	0.8929	0.7610	20000	100	1,359,095
		Paved Road		LK MI "A"	20000	51.00	161.00	0.8929	0.7610	20000	50	SURPLUS: ZONING 100 FT 34
		Storm Sewer		151 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = 1,705,664								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Fencing: Wd, Split, 2 Rail	19.89	221	50	2,198				
		X	Electric	D/W/P: 4in Ren. Conc.	11.69	2491	0	0				
		X	Gas	D/W/P: Flagstone/Sand	29.65	602	0	0				
		Curb		Total Estimated Land Improvements True Cash Value = 2,198								
		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	852,800	1,398,700	2,251,500			1,374,938C		
			Low	2024	767,500	1,375,300	2,142,800			1,333,597C		
			High	2023	682,300	1,034,300	1,716,600			1,270,093C		
			Landsaped	2022	541,300	900,800	1,442,100			1,209,613C		
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What								
		TPC	04/20/2017	INSPECTED								
		TPC	01/07/2011	INSPECTED								
		TPC	10/12/2009	INSPECTED								

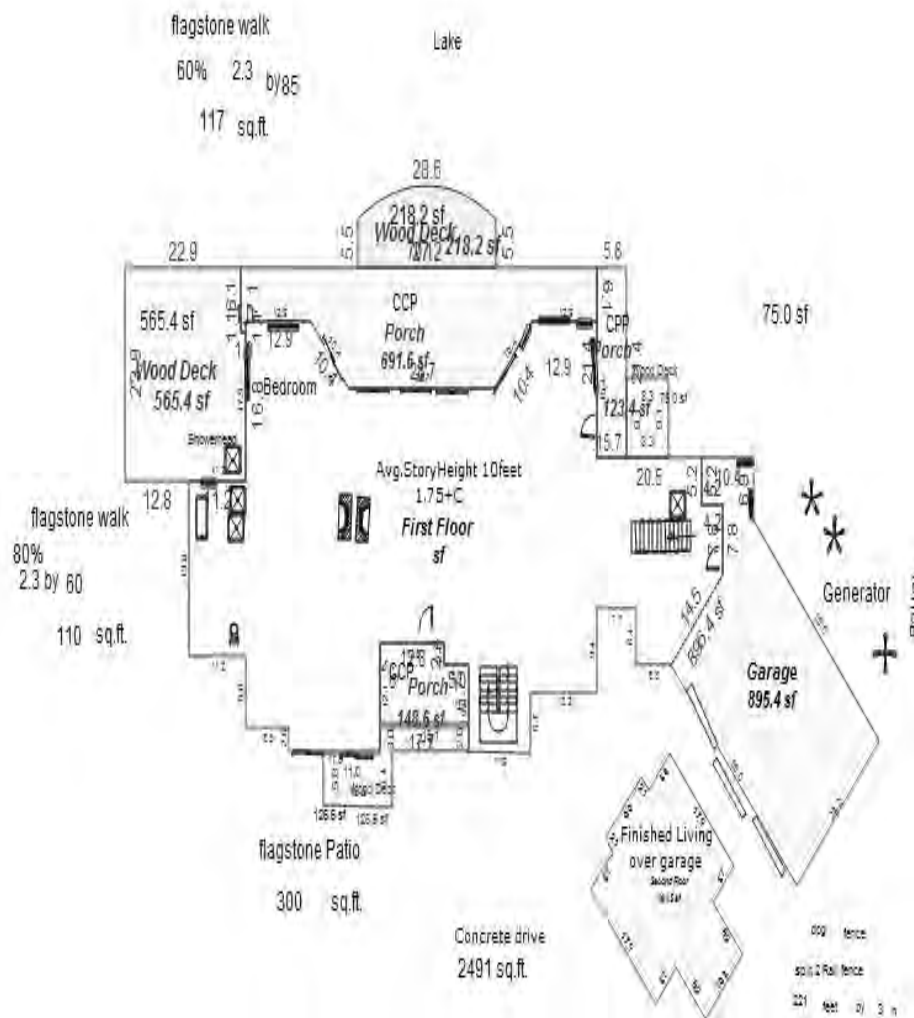


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage											
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2008 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 895 % Good: 0 Storage Area: 0 No Conc. Floor: 0	691 CCP (1 Story)	123 CPP	148 CCP (1 Story)	218 Composite	126 Composite	75 Treated Wood	783 Composite						
	Mobile Home																										
	Town Home																										
	Duplex																										
	A-Frame																										
	Wood Frame	(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: B Effec. Age: 15 Floor Area: 6,502 Total Base New : 1,217,899 Total Depr Cost: 1,035,212 Estimated T.C.V: 2,795,072															E.C.F. X 2.700	Bsmnt Garage:				
	Building Style: 1.75 STORY	Drywall Paneled	Plaster Wood T&G																					Trim & Decoration			
	Yr Built 2008	Remodeled 0	Ex																						Ord	Min	
	Condition: Average	Size of Closets																						Lg	Ord	Small	
	Room List	Doors	Solid																					H.C.	Central Air Wood Furnace		
Basement	(5) Floors			No./Qual. of Fixtures				Stories Exterior Foundation Size Cost New Depr. Cost			Total: 994,326 845,177																
1st Floor	Kitchen:			Ex.				Ord.	Min	Average Fixture(s)			1 3,337 2,836														
2nd Floor	Other:			No. of Elec. Outlets				3 Fixture Bath			3 31,580 26,843																
Bedrooms	Other:			Many Ave. Few				Softener, Auto			1 7,018 5,965																
(1) Exterior	(6) Ceilings			Average Fixture(s)				Softener, Manual			5 15,996 13,597																
Wood/Shingle	(7) Excavation			1			Solar Water Heat			1 12,006 10,205																	
Aluminum/Vinyl	Basement: 0 S.F.			4			No Plumbing			1 6,593 5,604																	
Brick	Crawl: 3433 S.F.			1			Extra Toilet			1 24,848 21,121																	
Insulation	Slab: 0 S.F.			1			Extra Sink			1 3,462 2,943																	
(2) Windows	Height to Joists: 0.0			1			Separate Shower			1 5,799 4,929																	
Many Avg. Few	(8) Basement			1			2000 Gal Septic			1 2,412 2,050																	
Wood Sash	Conc. Block			1			Ceramic Tile Floor			1 4,973 4,227																	
Metal Sash	Poured Conc.			1			Ceramic Tile Wains			1 3,426 2,912																	
Vinyl Sash	Stone			1			Ceramic Tub Alcove			1 13,233 11,248																	
Double Hung	Treated Wood			1			Vent Fan			1 895 61,487 52,264																	
Horiz. Slide	Concrete Floor			1			(14) Water/Sewer			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 895 61,487 52,264																	
Casement	(9) Basement Finish			1			Public Water			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	
Double Glass	Recreation SF			1			Public Sewer																				
Patio Doors	Living SF			1			Water Well																				
Storms & Screens	Walkout Doors (B)			1			1000 Gal Septic																				
(3) Roof	No Floor SF			1			2000 Gal Septic																				
Asphalt Shingle	Walkout Doors (A)			1			Lump Sum Items:																				
Chimney:	(10) Floor Support			1																							
	Joists: Unsupported Len: Cntr.Sup:			1																							

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



Sketch by Apex Medina™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNUTT SUSANNE S TRUST		0	01/13/2011	QC	03-ARM'S LENGTH	2011 1077-33TR	DEED	0.0
MCNUTT SUSANNE S TRUST	STEWART DANIEL E & VICKI	700,000	01/13/2011	WD	03-ARM'S LENGTH	1077-35WD	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STEWART DANIEL E & VICKI L PO BOX 34 GLEN ARBOR MI 49636	MAP #: 31					
	2025 Est TCV 1,888,342					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	726.00	963.23	0.6092	1.2199	3500	100		1,888,342
726 Actual Front Feet, 16.05 Total Acres					Total Est. Land Value =			1,888,342

**Tax Description**  
 L1077P36 EXCEPT 006-122-040-11 PARCEL 1:  
 PART OF GOVERNMENT LOT 1, BEGINNING AT  
 THE NORTHEAST CORNER; THENCE ALONG THE  
 NORTH LOT LINE NORTH 89 °47'15" WEST  
 748.03 FEET; THENCE SOUTH 0 ° 30'15" WEST  
 150 FEET; THENCE NORTH 89°47'15" WEST  
 200.70 FEET TO EAST LINE PRIVATE DRIVE;  
 THENCE SOUTH 0 °30'15" WEST 15 FEET;  
 THENCE NORTH 89 °47'15" WEST 206.38 FEET;  
 THENCE SOUTH 0 °30'15" WEST 726 FEET TO  
 NORTH LINE EGELER ROAD; THENCE SOUTH  
 89°09'45" EAST 449 FEET TO EASTERLY RIGHT  
 OF WAY OF SAID ROAD; THENCE SOUTH 32°  
 THENCE NORTH  
 THENCE SOUTH  
 EET TO NORTHERLY  
 ENCE NORTH  
 T TO EAST LINE;  
 ST 643.39 FEET TO  
 T THAT PART  
 AST CORNER;  
 N ON FILE\*\*\*



- 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	944,200	0	944,200			395,913C
2024	539,500	0	539,500			384,009C
2023	424,400	0	424,400			370,758C
2022	457,400	0	457,400			353,103C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNUTT SUSANNE S TRUST	STEWART DANIEL E & VICKI	0	01/13/2011	WD	19-MULTI PARCEL ARM'S LE	1077-35WD	DEED	100.0
KEUNING JAY TRUST	STEWART VIVKI L LIVING TR	0	05/17/2005	WD	03-ARM'S LENGTH	854:855	OTHER	100.0
MCNUTT SUSANE TRUST	KEUNING JAY	1	06/21/1994	WD	09-FAMILY	389P562	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 31	2025 Est TCV 71,726
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Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
STEWART DANIEL E & VICKI L PO BOX 34 GLEN ARBOR MI 49636	Public Improvements	* Factors *			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

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

PT NE 1/4 OF SE 1/4 SEC 22 COM E 1/4 SD SEC TH S 01 DEG 21'30" W 312.29 FT TO POB TH CONT S 01 DEG 21'30" W 184.93 FT TH N 47 DEG 05'51" W 133.61 FT TH N 01 DEG 21'30" E 96.23 FT TH S 88 DEG 38'30" E 100 FT TO POB SEC 22 T29N R14W 0.32 A M/L FORMERLY ASSESSED WITH PART IN SECTION 23 ON PRIOR YEARS ASSESSMENTS: WITH 006-123-014-00 L389 P562/94 L854 P855/05 PRT NE 1/4 OF SE 1/4 COM E 1/4 OF SD SEC TH ALG E LN SD SEC S 01 DEG 21' 30" W 312.29 FT TO POB TH CONT ALG LN S 01 DEG 47 DEG 05' 51" W ' 30" E 96.23 FT 0 FT TO POB SEC	Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Glen Arbor Township  
2021 Aerial Image



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	35,900	0	35,900			14,676C
		TPC 05/30/2021 INSPECTED	2024	44,800	0	44,800			14,235C
		TPC 10/30/2017 INSPECTED	2023	0	0	0			0
		PSC 02/11/2012 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.
CLARK JOY WEBB TRUST	CLARK FAMILY REAL ESTATE	10	11/08/2011	QC	03-ARM'S LENGTH	1107P335	DEED	100.0
CLARK JOY	CLARK JOY WEBB, DAVID W &	0	05/18/2009	WD	03-ARM'S LENGTH	2009 1015-638S	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CLARK FAMILY REAL ESTATE LLC 12304 ALHAMBRA LEAWOOD KS 66209	MAP #: 31					
	2025 Est TCV 310,318					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	150.00	747.00	0.9036	1.1447	2000	100		310,318
150 Actual Front Feet, 2.57 Total Acres								Total Est. Land Value = 310,318

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
DC L416 P465/96 PRT GOVT LOT 2 BEG NE COR TH N 89 DEG 47' 15" W 748.03 FT TH S 00 DEG 30' 15" W 150 FT TH S 89 DEG 47' 15" E 747.70 FT TO E LN TH N 00 DEG 37' 45" E 150 FT TO POB SEC 22 T29N R14W. 2.57 A M/L.	X							

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
OFF BAY LN	X						



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	155,200	0	155,200			90,592C
2024	108,600	0	108,600			87,869C
2023	85,300	0	85,300			83,685C
2022	79,700	0	79,700			79,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNUTT ROBERT C & SUSANNE	MCNUTT ROBERT TRUST	0	06/17/2022	QC	09-FAMILY	2024002704	PROPERTY TRANSFER	0.0
MCNUTT LTD PARTNERSHIP	MCNUTT ROBERT C & SUSANNE	0	10/30/2018	QC	09-FAMILY	1344P571	PROPERTY TRANSFER	1.0
MCNUTT SUSANNE S	MCNUTT LTD PARTNERSHIP	0	12/23/1994	QC	09-FAMILY	398P509	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5864 S PASSAGE VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 10/31/2018					
Owner's Name/Address	MAP #: 30 & 31					
MCNUTT ROBERT C TRUST & MCNUTT LTD PARTNERSHIP 1870 LATHAM BIRMINGHAM MI 48009	2025 Est TCV 2,926,761 TCV/TFA: 1271.4					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
				* Factors *									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L211 P735 L339 P964 L398 P505 L398P509 PRT OF GOVT LOTS 1 & 2 SEC 22 COM AT E 1/4 COR SEC 22 TH S 89 DEG 37' W ON E-W 1/4 LN 1034.83 FT TO POB TH S 45 DEG E 98.22 FT TH S 0 DEG 05' 30" E 95.09 FT TH S 89 DEG 37' W 144.88 FT TH N 56 DEG 12' 20" E 16.99 FT TH N 45 DEG 13' 25" W 365 FT M/L TO SHR LAKE MICHIGAN TH N 45 DEG 15' 30" E ON SHR 155 FT TH S 45 DEG 00' E 299.08 FT TO POB SEC 22 T29N R14W.	X			Dirt Road									
	X			Gravel Road									
	X			Paved Road									
	X			Storm Sewer									
	X			Sidewalk									
	X			Water									
	X			Sewer									
	X			Electric									
	X			Gas									
	X			Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Land Improvement Cost Estimates									
				Description	Rate	Size	% Good	Cash Value					
				Residential Local Cost Land Improvements									
				Description	Rate	Size	% Good	Cash Value					
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000					
				Total Estimated Land Improvements True Cash Value =							5,000		



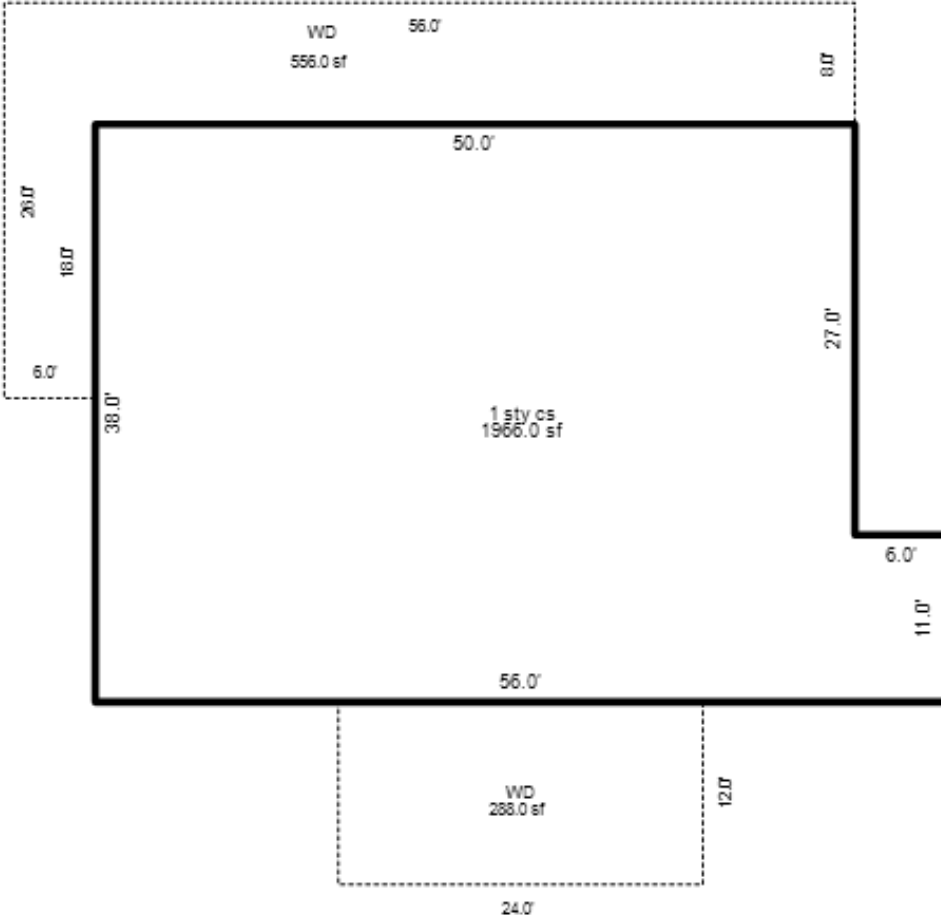
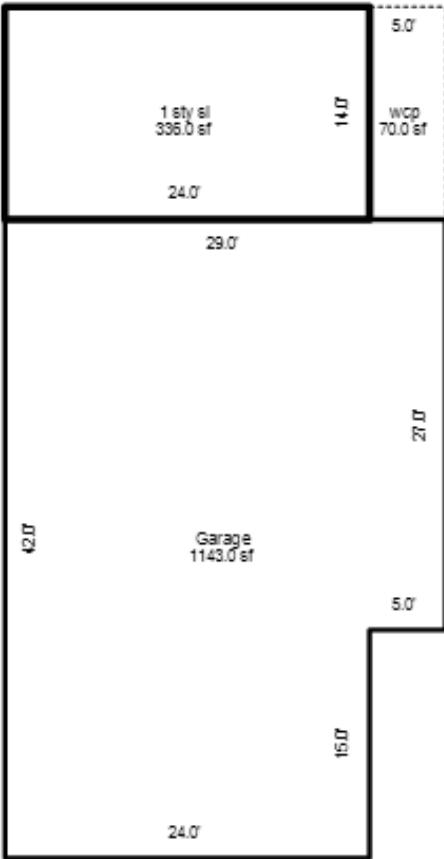
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	1,038,400	425,000	1,463,400			576,192C
	Rolling	2024	934,500	418,000	1,352,500			558,868C
	Low	2023	830,700	314,900	1,145,600			532,256C
	High	2022	696,000	271,400	967,400			506,911C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	TPC 10/04/2018	INSPECTED						
	TPC 10/25/2017	INSPECTED						
	WAS 02/09/2008	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage													
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 288 70 556	Type WSEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1143 % 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	X	Size of Closets	Lg	X	Ord	Small										
Building Style: 1 STORY		Yr Built 1966		Remodeled 1999		Condition: Average		Room List		Doors		Solid		X H.C.											
Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex.		X		Ord.	Min								
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		Many		X		Ave.		Few											
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1966 S.F. Slab: 336 S.F. Height to Joists: 0.0		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2302 SF Floor Area = 2302 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,188		1,422					
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		1000 Gal Septic 2000 Gal Septic		Water/Sewer		1000 Gal Septic		1		5,676		3,689		4,088					
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Porches		Ceramic Tile Floor WSEP (1 Story) WCP (1 Story)		288		17,433		11,331		4,660 *					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle		Chimney: Brick		Deck Treated Wood		556		8,640		5,616							
Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener		1		688		447		Base Cost		1143		52,829		34,339							
Built-Ins		Appliance Allow.		1		4,003		2,602		Fireplaces		Interior 1 Story		1		6,965		4,527							
Totals:		479,344		312,975		<<<<< 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.
WIESEN PROPERTIES LLC	HIGH WATER HOLDINGS LLC	0	05/07/2008	QC	09-FAMILY	978/320	DEED	0.0
TURNER PROPERTIES LLC	WIESEN PROPERTIES LLC	209,835	01/13/2006	WD	03-ARM'S LENGTH	888:460	OTHER	100.0
TAGHON	TURNER	560,000	04/13/2001	LC	16-LC PAYOFF	577:12	PROPERTY TRANSFER	0.0
		175,000	05/31/1997	MLC	16-LC PAYOFF	445:644	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6066 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa	11/14/2006	PB06-0683	
	P.R.E. 0%		Commercial, Add/Alter/Repa	04/03/2006	PB06-0073	
Owner's Name/Address	MAP #: 31/36		ADDITION/ALTERATION	03/20/2006	2052-06	
HIGH WATER HOLDINGS LLC PO BOX 220 GLEN ARBOR MI 49636	2025 Est TCV 281,163 TCV/TFA: 115.23		Mechanical	03/09/2006	PM06-0140	

X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				108.00	235.00	1.0000	0.0000	0	100*		0
			2000 COMM	\$7.75/SQFT	25395 SqFt	7.75000	100				196,815
			* denotes lines that do not contribute to the total acreage calculation.								
			108 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 196,815								

Tax Description		Land Improvement Cost Estimates		Commercial Local Cost Land Improvements						
		Description	Rate	Size	% Good	Cash Value				
L257 P797 L416 P32 L445 P644/97 L577 P6&12/01 L847 P155/05 L888 P458&460/06 L892 P108/06 L926 P675/06 PRT OF SE 1/4 OF SE 1/4 & PRT GOVT LOT 2 SEC 22 COM SE COR SD SEC TH S 89 DEG 44' W 1321.31 FT TH N 0 DEG 5' 30" W 819.95 FT TO C/L M-22 TH ALG C/L N 56 DEG 15' E 686.56 FT TH N 32 DEG 15' W 198 FT TH N 55 DEG 14' E 66 FT TH N 49 DEG 52' E 35.69 FT TO POB TH N 49 DEG 52' E 66.76 FT TH S 42 DEG 17' 23" E 237.83 FT TO SELY R/W LN M-22 TH SWLY ALG R/W 108.16 FT TH N 32 DEG 13' 38" W 233.10 FT TO POB SEC 22 T29N R14W	X	Dirt Road								
		Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
		Water								
		Sewer								
	X	Electric								
	X	Gas								
		Wood Frame								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		WATER WELL 4"-6"	0.00	1	60	100	0			
		SEPTIC TANK 1000 GAL	0.00	1	92	100	0			
		Total Estimated Land Improvements True Cash Value = 7,159								



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2025	98,400	42,200	140,600			137,453C
TPC	04/30/2015	INSPECTED	2024	101,600	38,200	139,800			133,321C
TPC	10/23/2013	INSPECTED	2023	101,600	36,100	137,700			126,973C
WAS	02/09/2008	INSPECTED	2022	101,600	27,400	129,000			120,927C

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

Desc. of Bldg/Section: NC - FRONT UPGRADE STONE  
 Calculator Occupancy: Shed - Office Structure

Class: D  
 Floor Area: 2,300  
 Gross Bldg Area: 2,440  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 10  
 Physical %Good: 66  
 Func. %Good : 100  
 Economic %Good: 100

1990 Year Built  
 2000 Remodeled

Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: Forced Air Furnace				100	
Heat#2: Forced Air Furnace				0%	
Ave. SqFt/Story: 2300					
Ave. Perimeter: 180					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 180

Base Rate for Upper Floors = 56.44

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.12 100%  
 Adjusted Square Foot Cost for Upper Floors = 63.56

Total Floor Area: 2,300 Base Cost New of Upper Floors = 146,188

Reproduction/Replacement Cost = 146,188  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /50 /100/100/33.0  
 Total Depreciated Cost = 48,242

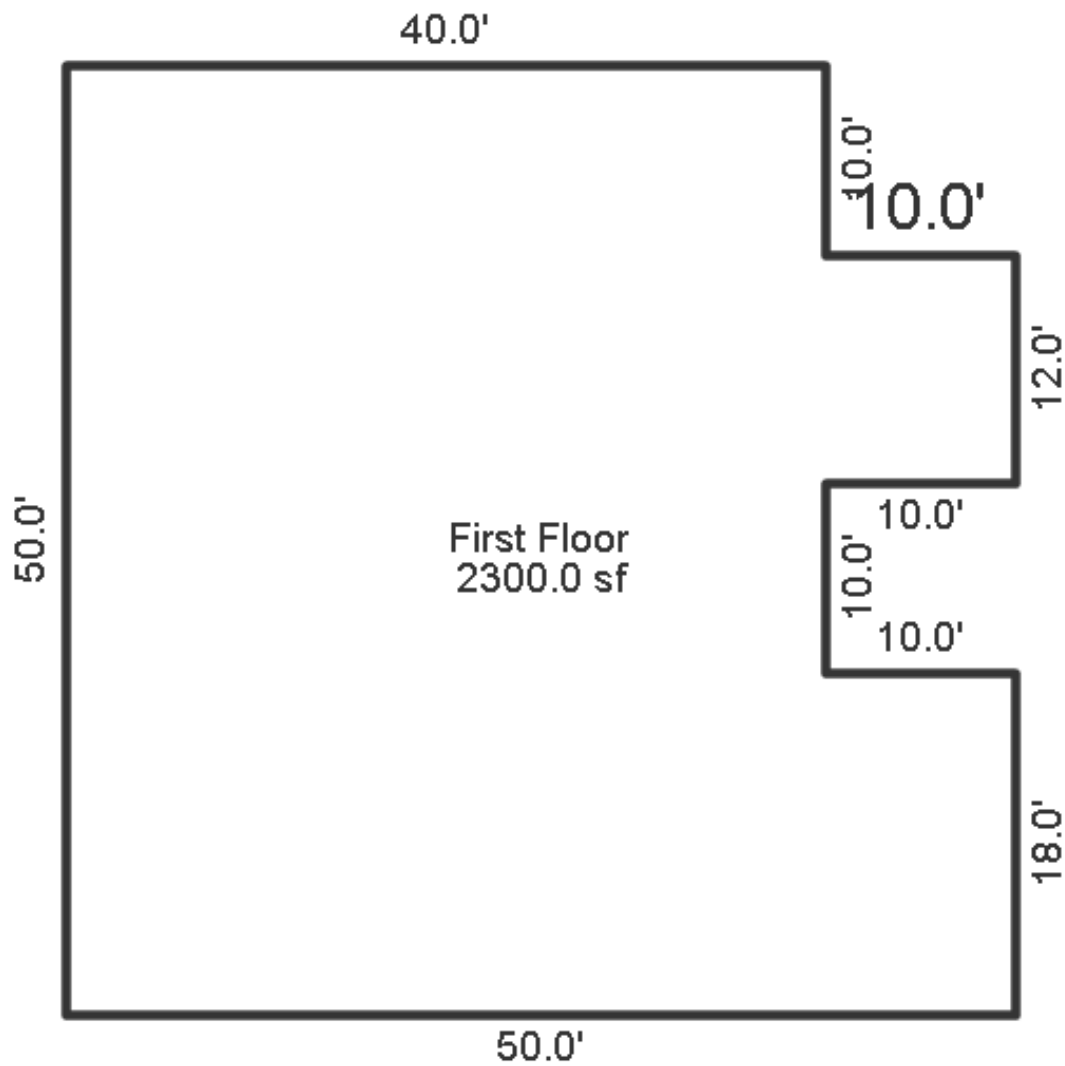
ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 72,363  
 Replacement Cost/Floor Area= 63.56 Est. TCV/Floor Area= 31.46

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



OLD SKETCH



First Floor  
2300.0 sf

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

Desc. of Bldg/Section: 2021 MOVED TO LI  
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D Floor Area: 140 Gross Bldg Area: 2,440 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost					
	High	Above Ave.	Ave.	X	Low	
Depr. Table : 4% Effective Age : 17 Physical %Good: 50 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** **					
	Quality: Average Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 140 Ave. Perimeter: 48 Has Elevators:					
Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					
Comments:	* Sprinkler Info * Area: Type: Average					

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

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

Base Rate for Upper Floors = 45.96  
 Adjusted Square Foot Cost for Upper Floors = 45.96

Total Floor Area: 140 Base Cost New of Upper Floors = 6,435  
 Reproduction/Replacement Cost = 6,435  
 Eff. Age: 17 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 50 /100/100/100/50.0  
 Total Depreciated Cost = 3,218

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 4,826  
 Replacement Cost/Floor Area= 45.96 Est. TCV/Floor Area= 34.47

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	(13) Roof Structure: Slope=0
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil	Coal Stoker	
	Hand Fired Boiler		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHMUCKAL LAND CO	TOWNSHIP OF GLEN ARBOR	1	12/29/1978	QC	09-FAMILY	206P75	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: N\A (	Building Permit(s)	Date	Number	Status
W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 33					
	2025 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 100' @ 3500/	200.00	20.47	0.8409	0.4658	3500	100	274,166
			200 Actual Front Feet,	0.09	Total Acres	Total Est.	Land Value =			274,166

Tax Description	Public Improvements	* Factors *							
L206 P75 PRT SE 1/4 OF SE 1/4 & PRT GOVT LOT 2 COM SE SEC COR TH S 89 DEG 44' W 1321.31FT TO N-S 1/4 LN TH N 0 DEG 5' 30" W 819.95 FT TO C/L HWY M-22 TH ALG C/L N 56 DEG 15' E 686.56 FT TH N 32 DEG15' W 198 FT TH N 55 DEG 14' E 66 FT TH N 49 DEG 52' E 35.69 FT TO POB TH N 49 DEG 52' E 200 FT TO SWLY R/W LN OF AN EXISTING RD TH ALG SD R/W S 32 DEG15' E 228.24 FT TO SHR CRYSTAL RIVER TH ALG SHR S 42 DEG 15' W 205.63 FT TH N 32 DEG 15' W 255.83 FT TO POB EXC PRT LYING NLY OF SLY R/W LN M-22 SEC 22 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		B 100' @ 3500/	200.00	20.47	0.8409	0.4658	3500	100	274,166
		200 Actual Front Feet,	0.09	Total Acres	Total Est.	Land Value =			274,166

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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2023	0	0	0			0
	2022	0	0	0			0

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/30/2021	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 11/01/2017	INSPECTED		2023	0	0	0			0
TPC 06/12/2015	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.
TURNER PROPERTIES LLC	MANITOU HOLDINGS LLC	365,000	12/27/2006	WD	03-ARM'S LENGTH	926:677	OTHER	100.0
TAGHON	TURNER	0	04/13/2001	LC	16-LC PAYOFF	577:12	PROPERTY TRANSFER	0.0

Property Address: 6052 W RIVER RD  
 Class: COMMERCIAL-IMPROV Zoning: COM ( Building Permit(s): ELECTRICAL Date: 06/10/2002 Number: PE02-0312 Status:

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 31 & 36

Owner's Name/Address: MANITOU HOLDINGS LLC NISONGER PO BOX 8 GLEN ARBOR MI 49636

2025 Est TCV 409,668 TCV/TFA: 179.68

X Improved Vacant Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

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

L445 P664/97 L577 P9&12/01 L847 P155/05 83.00 235.00 1.0000 0.0000 0 100\*

L888 P458/06 L926 P675&677/06 PARCEL A- 2000 COMM \$7.75/SQFT 19515 SqFt 7.75000 125 CORNER LOCATION INFLUENCE

PRT OF SE 1/4 OF SE 1/4 SEC 22 COM SE COR \* denotes lines that do not contribute to the total acreage calculation.

TH N 89 DEG 44' W 1321.31 FT TH N 0 DEG 83 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 189,050

05'30" W 819.95 FT TO C/L M-22 TH N 56

DEG 15' E 686.56 FT TH N 32 DEG 15' W 198

FT TH N 55 DEG 14' E 66 FT TH N 49 DEG

52' E 102.45 FT TO POB TH N 49 DEG 52' E

133.32 FT TO SWLY R/W EGELER RD TH S 32

DEG 12'51" E 228.31 FT TO SELY R/W M-22

TH SWLY ALG R/W 93 FT M/L TH N 42 DEG

17'23" W 237.83 FT TO POB SEC 22 T29N

R14W.

Comments/Influences

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

Who When What 2025 94,500 110,300 204,800 161,642C

TPC 04/30/2015 INSPECTED 2024 78,100 127,300 205,400 156,782C

TPC 10/23/2013 INSPECTED 2023 78,100 120,500 198,600 149,317C

WAS 11/10/2007 INSPECTED 2022 78,100 91,100 169,200 142,207C



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

Desc. of Bldg/Section: STORE - GAS STATION  
 Calculator Occupancy: Stores - Retail

Class: D  
 Floor Area: 2,280  
 Gross Bldg Area: 2,280  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 15  
 Physical %Good: 68  
 Func. %Good : 100  
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Forced Air Furnace 100  
 Heat#2: Forced Air Furnace 0%  
 Ave. SqFt/Story: 2280  
 Ave. Perimeter: 194  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Low

1960 Year Built Remodeled  
 Overall Bldg Height  
 Comments:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 194

Base Rate for Upper Floors = 75.67

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.44 100%  
 Adjusted Square Foot Cost for Upper Floors = 85.11

Total Floor Area: 2,280 Base Cost New of Upper Floors = 194,051

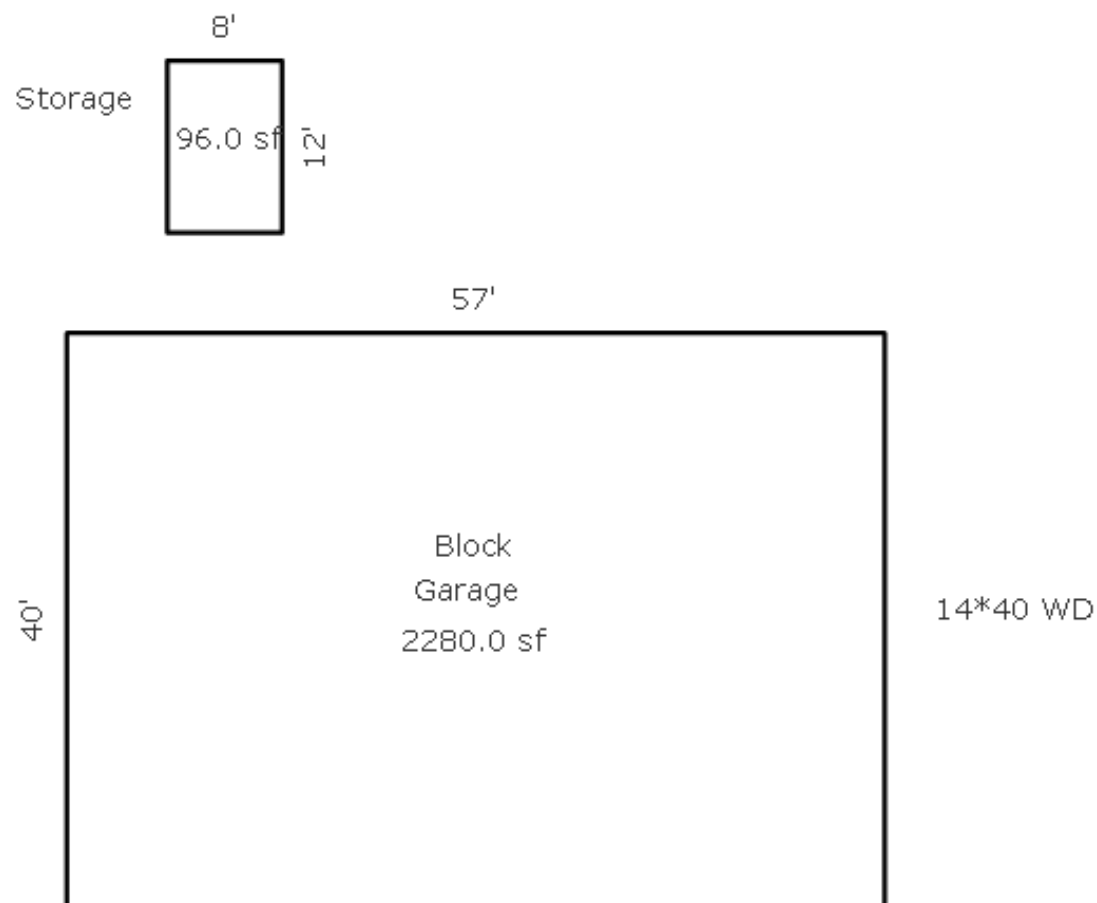
Reproduction/Replacement Cost = 194,051  
 Eff. Age: 15 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 131,955

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
/CI14/SERS/DEQU/PUMAD/EADDFDA	7336.30	2	1.00	50	7,336

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 208,936  
 Replacement Cost/Floor Area= 91.55 Est. TCV/Floor Area= 91.64

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

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



37\*72 Concrete

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOORHOUSE DAN S & CHRISTI	GOORHOUSE DAN S & CHRISTI	0	03/22/2018	QC	09-FAMILY	1324P683	OTHER	0.0
GROESSER CHARLOTTE ESTATE	GOORHOUSE DAN S & CHRISTI	212,000	12/21/2012	WD	03-ARM'S LENGTH	1149P680	PROPERTY TRANSFER	100.0
GROESSER CHARLOTTE E	GROESSER CHARLOTTE ESTATE	0	05/12/2012	CD	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
GROESSER CHARLOTTE E		0	10/08/2008	OTH	33-TO BE DETERMINED	2008 995/638DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6088 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	04/14/2023	PB23-0122	100% FINIS
	P.R.E. 0%		Electrical	03/28/2023	PE23-0203	100% FINIS
Owner's Name/Address	MAP #: 31 & 36		Mechanical	03/23/2023	PM23-0252	100% FINIS
GOORHOUSE DAN S & CHRISTINE E 7755 S GRACEMOOR CT SE ALTO MI 49302	2025 Est TCV 630,951 TCV/TFA: 439.38		Plumbing	03/23/2023	PP23-0098	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	257.00	1.0000	0.8767	3500	100		306,853
100 Actual Front Feet, 0.59 Total Acres						Total Est. Land Value =		306,853

X Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road	Fencing: Wd, Solid, 5 ft.	28.14	100	50	1,407
X	Gravel Road	Fencing: Wd, Split, 2 Rail	16.60	70	50	581
X	Paved Road	D/W/P: Asphalt Paving	3.12	750	0	0
X	Storm Sewer	D/W/P: 3.5 Concrete	6.63	50	0	0
X	Sidewalk	Wood Frame	31.66	85	50	1,345
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500		
Total Estimated Land Improvements True Cash Value =						4,833



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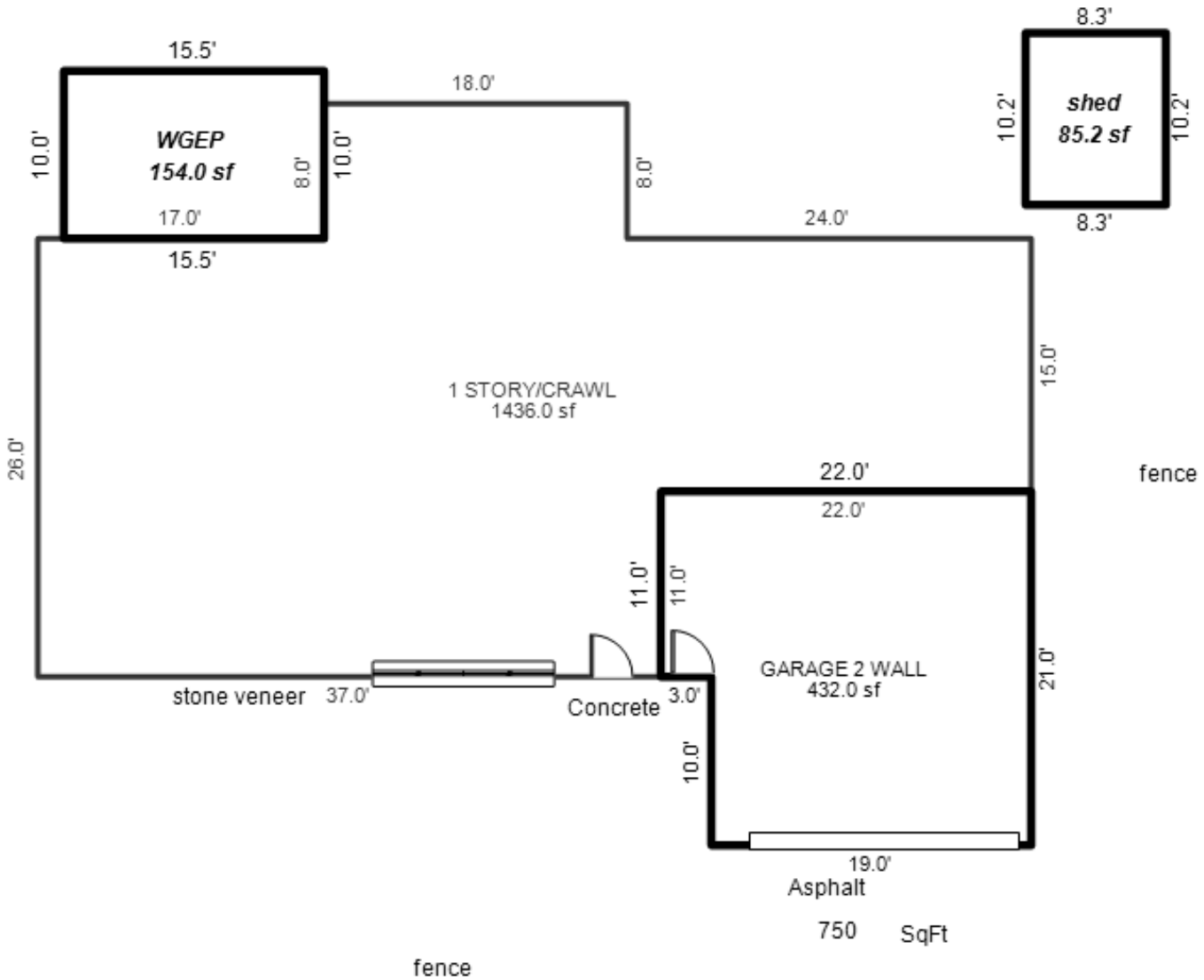
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	153,400	162,100	315,500			146,222C
	Rolling		2024	87,700	148,300	236,000			141,826C
	Low		2023	70,100	136,100	206,200			132,882C
	High		2022	50,000	119,500	169,500			126,555C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	RIVER								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,436 Total Base New : 258,515 Total Depr Cost: 168,034 Estimated T.C.V: 319,265			154 WGEP (1 Story)		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		X Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1436 SF Floor Area = 1436 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			E.C.F. X 1.900		Roof:			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Total		Cls C Blt 1965			
1965 198	2023	Ex	X Ord	Min	Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			196,626 127,807				
Condition: Average		Lg X Ord Small		No. of Elec. Outlets			1 Story Siding Crawl Space 1,436			Total: 196,626		127,807			
Room List		Doors Solid X H.C.		(13) Plumbing			Other Additions/Adjustments			Total: 196,626		127,807			
6	Basement	(5) Floors		1 Average Fixture(s)			Exterior			Total: 196,626		127,807			
1st Floor		Kitchen: Carpeted		2 3 Fixture Bath			Stone Veneer			Total: 196,626		127,807			
2nd Floor		Other: Carpeted		2 Fixture Bath			Plumbing			Total: 196,626		127,807			
4 Bedrooms		Other:		Softener, Auto			Average Fixture(s)			Total: 196,626		127,807			
(1) Exterior		X Drywall		Softener, Manual			3 Fixture Bath			Total: 196,626		127,807			
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		No Plumbing			Water/Sewer			Total: 196,626		127,807			
X	Insulation	(6) Ceilings		Extra Toilet			Porches			Total: 196,626		127,807			
(2) Windows		X Drywall		Extra Sink			Garages			Total: 196,626		127,807			
Many	Large	X Tile		Separate Shower			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Total: 196,626		127,807			
Avg.	Avg.	X Tile		Ceramic Tile Floor			Base Cost			Total: 196,626		127,807			
Few	Small	X Tile		Ceramic Tile Wains			Common Wall: 2 Wall			Total: 196,626		127,807			
X	Wood Sash	(7) Excavation		Ceramic Tub Alcove			Door Opener			Total: 196,626		127,807			
Metal Sash		Basement: 0 S.F.		Vent Fan			Built-Ins			Total: 196,626		127,807			
Vinyl Sash		Crawl: 1436 S.F.		(14) Water/Sewer			Appliance Allow.			Total: 196,626		127,807			
Double Hung		Slab: 0 S.F.		1 Public Water			Fireplaces			Total: 196,626		127,807			
Horiz. Slide		Height to Joists: 0.0		1 1000 Gal Septic			Interior 1 Story			Total: 196,626		127,807			
Casement		(8) Basement		1 2000 Gal Septic			Totals:			Total: 196,626		127,807			
Double Glass		Conc. Block		Lump Sum Items:			Notes:			Total: 196,626		127,807			
Patio Doors		Poured Conc.		Public Water			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TC			Total: 196,626		127,807			
Storms & Screens		Stone		Public Sewer						Total: 196,626		127,807			
(3) Roof		Treated Wood		Water Well						Total: 196,626		127,807			
X	Gable	Concrete Floor		1000 Gal Septic						Total: 196,626		127,807			
Hip	Gambrel	(9) Basement Finish		2000 Gal Septic						Total: 196,626		127,807			
Flat	Mansard	Recreation SF		Lump Sum Items:						Total: 196,626		127,807			
X	Asphalt Shingle	Living SF		Public Water						Total: 196,626		127,807			
Chimney: Brick		Walkout Doors (B)		Public Sewer						Total: 196,626		127,807			
		No Floor SF		Water Well						Total: 196,626		127,807			
		Walkout Doors (A)		1000 Gal Septic						Total: 196,626		127,807			
		(10) Floor Support		2000 Gal Septic						Total: 196,626		127,807			
		Joists: 2X10X16		Lump Sum Items:						Total: 196,626		127,807			
		Unsupported Len:		Public Water						Total: 196,626		127,807			
		Cntr.Sup:		Public Sewer						Total: 196,626		127,807			

\*\*\* 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.
RADER MARY E REVOCABLE	GLEN ARBOR TOWNSHIP	1	12/20/2006	WD	03-ARM'S LENGTH	926:72	OTHER	100.0
RADER MARY E	RADER MARY E REVOCABLE	0	06/23/2004	QC	09-FAMILY	811:1	OTHER	0.0

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

W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST					
------------	--------------------------------------	--	--	--	--	--

	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #: 31 & 36					
----------------------	----------------	--	--	--	--	--

GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636-0276	2025 Est TCV 0					
---	----------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
--	----------	---	--------	--	--	--

	Public Improvements			* Factors *		
--	---------------------	--	--	-------------	--	--

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

				A 100' @ 5000/	66.00	20.00	1.1095	0.4631	5000	100	SIZE/SHAPE RIVER RUNS THRU
--	--	--	--	----------------	-------	-------	--------	--------	------	-----	----------------------------

				66 Actual Front Feet, 0.03 Total Acres					Total Est. Land Value =		169,536
--	--	--	--	--	--	--	--	--	-------------------------	--	---------

Tax Description	X	Dirt Road	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 100' @ 5000/ 66.00 20.00 1.1095 0.4631 5000 100 SIZE/SHAPE RIVER RUNS THRU 66 Actual Front Feet, 0.03 Total Acres Total Est. Land Value = 169,536
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L174 P584 L286 P373/88 L811 P1/04 L926		Gravel Road
--	--	-------------

P72/06 66 FOOT WIDE EXTENSION ON EGELER		Paved Road
---	--	------------

RD LYING BETWEEN M-22 & CRYSTAL RIVER		Storm Sewer
---------------------------------------	--	-------------

BEING PART SE 1/4 OF SE 1/4 & PRT GOVT		Sidewalk
--	--	----------

LOT 2 SEC 22 T29N R14W.		Water
-------------------------	--	-------

Comments/Influences	X	Sewer
---------------------	---	-------

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

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

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

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

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

		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.
CRYSTAL GLEN PROPERTIES L	SUTHERLAND PAUL H & AMY B	0	06/28/2022	QC	21-NOT USED/OTHER	2022003849	DEED	100.0
BLUE JAY PROPERTY LLC	CRYSTAL GLEN PROPERTIES L	139,000	07/13/2015	WD	03-ARM'S LENGTH	1233P892	PROPERTY TRANSFER	100.0
KEUNING JAY ARLEN		0	07/07/2008	QC	33-TO BE DETERMINED	2008 922/187 D	DEED	0.0
KEUNING J A TRUST	BLUE JAY PROPERTY LLC	0	11/22/2006	WD	03-ARM'S LENGTH	932:222	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6210 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 01/01/2023					
Owner's Name/Address	MAP #: 35					
SUTHERLAND PAUL H & AMY BORER 123 W FRONT ST SUITE 2B TRAVERSE CITY MI 49684	2025 Est TCV 145,143 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
L391 P317 L391 P669/94 L932 P222/07 PRT SW 1/4 OF SE 1/4 SEC 22 LYING E OF PLAT OF GLEN ARBOR COM AT SE COR SEC 22 TH N 88 DEG 55' 30" W 1320.40 FT TO E 1/8 COR & POB TH N 0 DEG 40' 45" E 99 FT TH WLY TO E LN PLAT OF GLEN ARBOR TH S 0 DEG 1' 0" E 99 FT TH E TO POB SUBJECT TO EASEMENT SEC 22 T29N R14W.	X		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			E 200' @ 800/	99.00	105.00	1.1922 0.7009	800 100	
			99 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =	66,183

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates				
L391 P317 L391 P669/94 L932 P222/07 PRT SW 1/4 OF SE 1/4 SEC 22 LYING E OF PLAT OF GLEN ARBOR COM AT SE COR SEC 22 TH N 88 DEG 55' 30" W 1320.40 FT TO E 1/8 COR & POB TH N 0 DEG 40' 45" E 99 FT TH WLY TO E LN PLAT OF GLEN ARBOR TH S 0 DEG 1' 0" E 99 FT TH E TO POB SUBJECT TO EASEMENT SEC 22 T29N R14W.	X		Description	Rate	Size % Good	Cash Value	
			D/W/P: 4in Concrete	7.01	120 50	420	
			D/W/P: 4in Concrete	7.01	120 50	420	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVEMENTS 15	1,500.00	1 50	750	
			Total Estimated Land Improvements True Cash Value =				1,590

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	33,100	39,500	72,600			58,890C
	X Rolling	2024	33,100	36,100	69,200			57,120C
	X Low	2023	20,700	33,700	54,400			54,400S
	X High	2022	41,600	27,600	69,200			69,200S
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

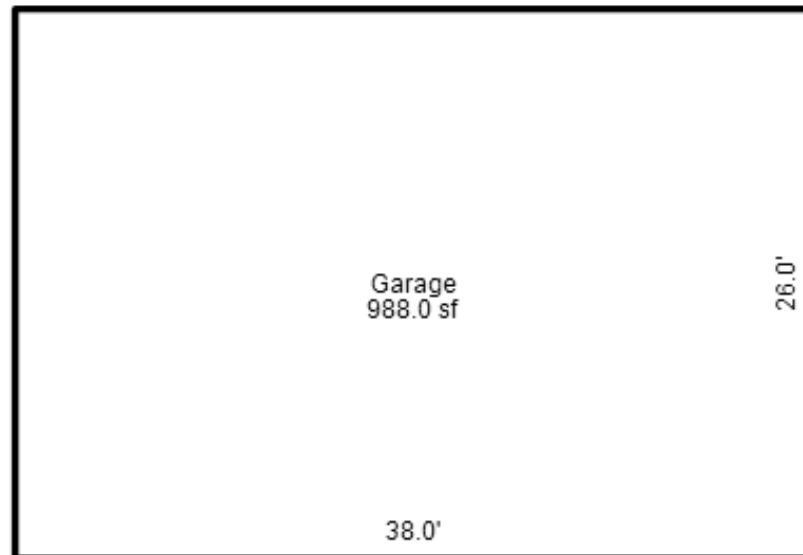
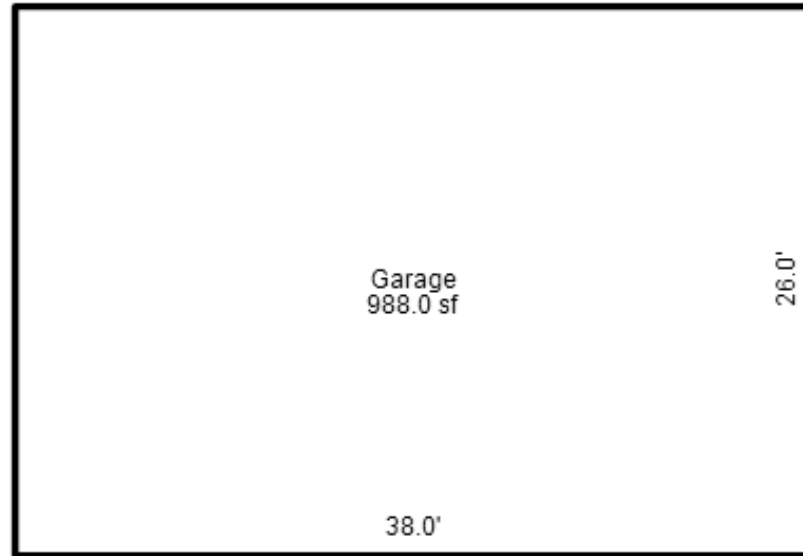


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 998 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.	
Wood Frame		(4) Interior		X No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 62,648 Total Depr Cost: 40,721 Estimated T.C.V: 77,370		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: GARAGE		Trim & Decoration		Central Air Wood Furnace			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=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Yr Built 1994	Remodeled 0	Size of Closets		No Heating/Cooling			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Condition: Average		Lg Ord Small		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Room List		Doors Solid H.C.		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
(1) Exterior		Kitchen: Other: Other:		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Insulation		(7) Excavation		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Many Avg. Few Large Avg. Small		(8) Basement		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
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		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
(3) Roof		(9) Basement Finish		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Asphalt Shingle		(10) Floor Support		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Central Air Wood Furnace			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,041 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 998 33,663 21,881 Totals: 62,648 40,721		Cls C Blt 1994		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 77,370				

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRYSTAL GLEN PROPERTIES L	SUTHERLAND PAUL H & AMY B	0	06/28/2022	QC	21-NOT USED/OTHER	2022003849	DEED	100.0
SUTHERLAND DEVELOPMENT LL	CRYSTAL GLEN PROPERTIES L	1	05/11/2015	WD	03-ARM'S LENGTH	1228P466	DEED	100.0
CRYSTAL GLEN PROPERTIES L	GLEN LAKE PROPERTIES LLC	0	08/14/2014	OTH	33-TO BE DETERMINED	1211P739	OTHER	0.0
SUTHERLAND MICHAEL	SUTHERLAND DEVELOPMENT LL	0	09/19/2003	WD	03-ARM'S LENGTH	767:620	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
W CRYSTAL BEND DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 08/24/2022					
Owner's Name/Address	MAP #: 35					
SUTHERLAND PAUL H & AMY BORER 123 W FRONT ST SUITE 2B TRAVERSE CITY MI 49684		2025 Est TCV 29,445				

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
Public Improvements			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			E 200' @ 800/	57.08	343.41	1.3682	0.9426	800	50	ZONING: 100' NONCONFORMING		
			57 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	29,445	

**Tax Description**  
 L1228P466 PART OF SOUTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER OF SECTION 22, TO\TI 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED MORE FULLY AS FOLLOWS:  
 COMMENCING AT SOUTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 88°55'30" EAST, ALONG SOUTH LINE OF SAID SECTION 22 1320.35 FEET (RECORDED AS 1320.39 FEET) TO EAST ONE-EIGHTH LINE OF SAID SECTION 22; THENCE NORTH 00°39'38" EAST (RECORDED AS NORTH 00°38'45" EAST), ALONG SAID ONE-EIGHTH LINE. 99.00 FEET; THENCE NORTH



ET POB; THENCE 0" WEST, 52.88 '56" WEST, 307.81 00°01 '25" WEST, SE LINE ALONG HENCE NORTH 74°01 ORTH 74°02'05" SE LINE, 57.08 N ON FILE\*\*\*

NG APPROVAL LINE TRANSFER 8' LEAVING THIS ONING APPROVAL ON

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	14,700	0	14,700			9,959C
2024	14,700	0	14,700			9,660C
2023	9,200	0	9,200			9,200S
2022	10,100	0	10,100		10,100W	9,090C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SLEEPING BEAR PROPERTIES	MAPLE LEAF PROPERTIES	1	01/01/1987	QC	09-FAMILY	283P201	OTHER	0.0
KIEFT & DORSEY QUALITY BU	SLEEPING BEAR PROPERTIES	75,000	02/16/1984	WD	03-ARM'S LENGTH	244P220	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status				
5998 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	09/27/2019	PP19-0271	100% FINIS				
	P.R.E. 0%		Res. Single Family	05/31/2019	PB19-0156	100% FINIS				
Owner's Name/Address	MAP #: 31		ZONING	05/13/2019	LU19-10	100% FINIS				
NISONGER & WALTER INVESTMENTS INC MAPLE LEAF PROPERTIES P O BOX 8 GLEN ARBOR MI 49636-0008	2025 Est TCV 691,545 TCV/TFA: 150.07		ZONING	12/31/2018	SP18-05	100% FINIS				
	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
				190.00	340.00	1.0000	0.0000	0	100*	0
			2000 COMM	\$7.75/SQFT	64599 SqFt	7.75000	100		CORNER INFLUENCE - LOCATION	
			* denotes lines that do not contribute to the total acreage calculation.							
			190 Actual Front Feet,	1.48 Total Acres	Total Est. Land Value =					500,646
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good				Cash Value
			Fencing: Wd, Solid, 6 ft.	29.63	80	0				0
			Wood Frame	29.54	80	50				1,181
			Commercial Local Cost Land Improvements							
			Description	Rate	Size	% Good	Arch	Mult		Cash Value
			WATER WELL 4"-6"	0.00	1	93		100		0
			SEPTIC TANK 1000 GAL	0.00	1	93		100		0
			DRAIN FIELD	0.00	1	93		100		0
			Total Estimated Land Improvements True Cash Value =							1,181
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	250,300	95,500	345,800		162,306C
		TPC	05/13/2022	INSPECTED	2024	242,200	89,400	331,600		157,426C
		TPC	05/10/2021	INSPECTED	2023	242,200	78,300	320,500		149,930C
		TPC	11/04/2020	INSPECTED	2022	242,200	74,800	317,000		141,648C



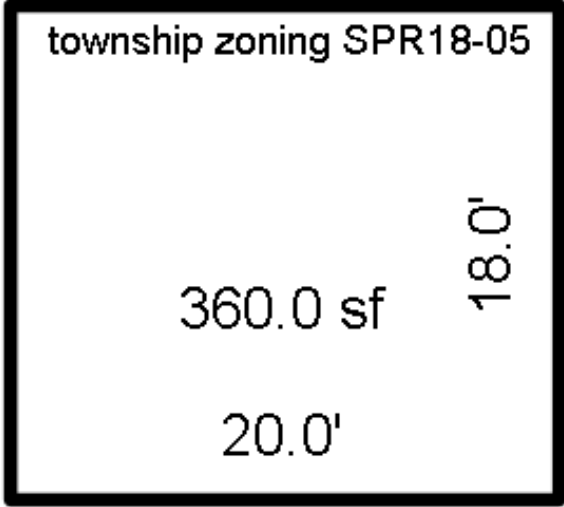
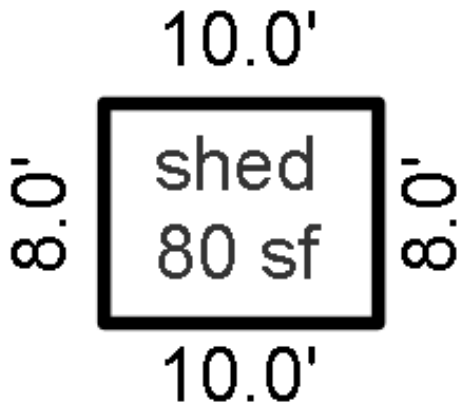
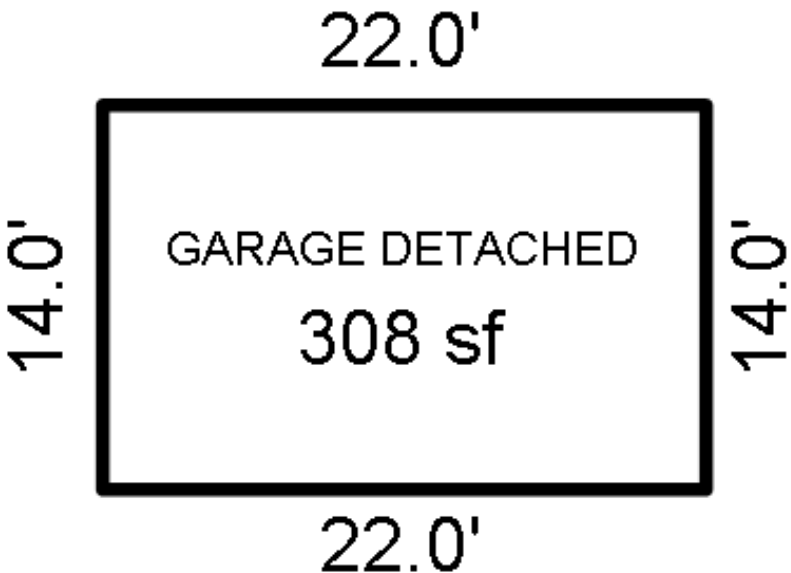
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 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: 308 % 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																												
Building Style: 1 STORY			Drywall Paneled		Plaster Wood T&G																												
Yr Built 1978 201		Remodeled 2021			Ex	X	Ord																										
Condition: Average		Size of Closets					Min																										
Room List		Doors				X	Ord																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																												
(1) Exterior					No./Qual. of Fixtures																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Ex.	X	Ord.																										
(2) Windows		(7) Excavation			No. of Elec. Outlets																												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.																										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																												
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 360 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																												
(3) Roof		(9) Basement Finish			(14) Water/Sewer																												
X	Gable Hip Flat	X	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																												
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																												
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 360 SF Floor Area = 360 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>360</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>45,582</td> <td>34,187</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,582 3,436 Water Well, 50 Feet 1 2,603 1,952 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 308 13,121 9,841 Totals: 65,888 49,416 Notes: ECF (2201 COMMERCIAL) 1.700 => TCV: 84,007														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	360			Total:				45,582	34,187		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	360																														
Total:				45,582	34,187																												

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





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

Desc. of Bldg/Section: WITH OFFICE AREA IN FRONT  
 Calculator Occupancy: Warehouses - Storage

Class: D,Pole  
 Floor Area: 4,248  
 Gross Bldg Area: 4,248  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 22  
 Physical %Good: 51  
 Func. %Good : 100  
 Economic %Good: 100

1978 Year Built  
 Remodeled

Overall Bldg Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Space Heaters, Gas with Fan 10%  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 4248  
 Ave. Perimeter: 308  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 308

Base Rate for Upper Floors = 32.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.29 10%  
 Adjusted Square Foot Cost for Upper Floors = 32.53

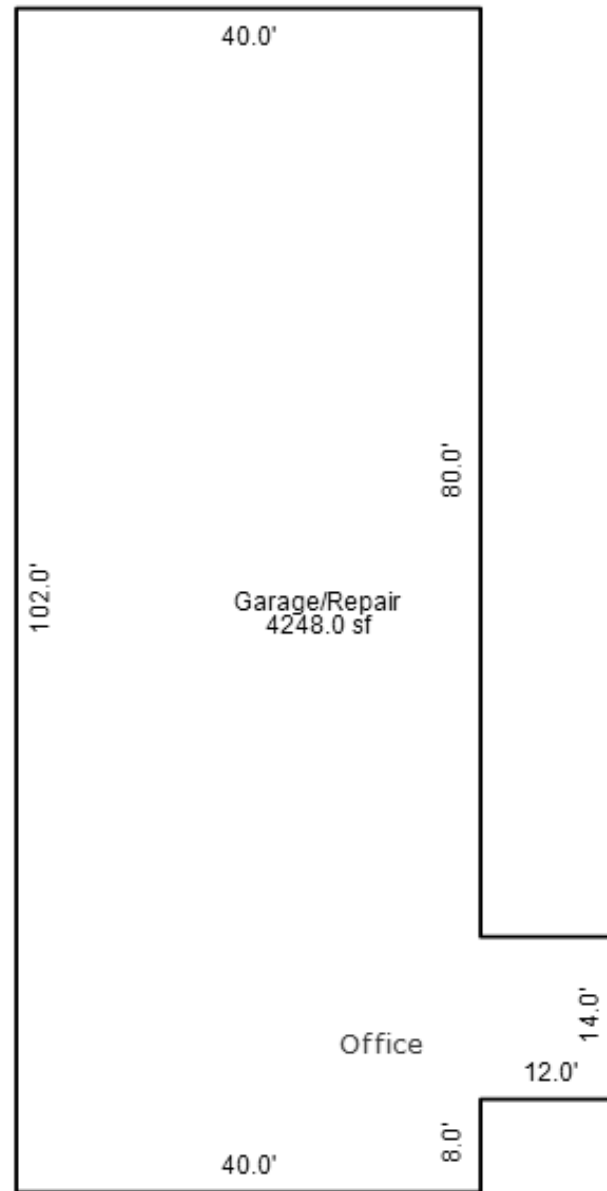
Total Floor Area: 4,248 Base Cost New of Upper Floors = 138,184

Reproduction/Replacement Cost = 138,184  
 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0  
 Total Depreciated Cost = 70,474

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 105,711  
 Replacement Cost/Floor Area= 32.53 Est. TCV/Floor Area= 24.88

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

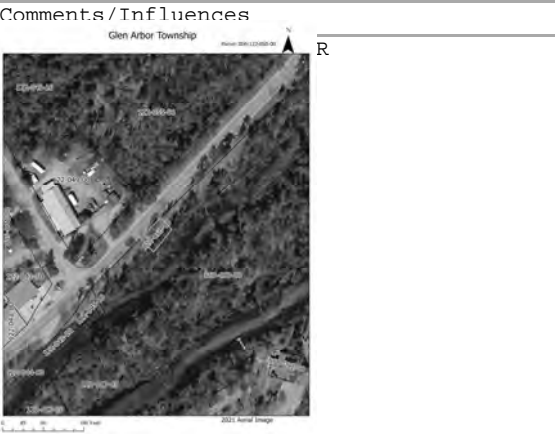
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-VACANT	Zoning: N\A (	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
COUNTY OF LEEELANAU ROAD COMMISSION 10550 E ECKERLE RD SUTTONS BAY MI 49682	MAP #: 33	2025 Est TCV 0				

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
Tax Description	Public Improvements			* Factors *		Value							
PRT GOVT LOT 2 SEC 22 COM AT SE COR SEC TH S 89 DEG 44' W 1321.31 FT TH N 05' 30" W ON 1/8 LN 819.95 FT TO C/L ST HWY M 22 TH N 56 DEG 15' E ON C/L 802.14 FT TH ALG 8 DEG CURVE LEFT A DIST OF 170.40 FT TO P.T. TH N 42 DEG 08' 30" E CONT ON C/L 240.12 FT TO POB TH CONT ON C/L N 42 DEG 08' 30" E 60 FT TH S 47 DEG 51' 30" E 64.35 FT TO BANK OF CRYSTAL RIVER TH SW ALG RIVER TO PT S 47 DEG 51' 30"E OF POB TH N 47 DEG 51' 30" W TO POB SEC 22 T29N R14W .1 A M/L.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				A 100' @ 5000/	60.00	64.36	1.1362	0.6202	5000	100			211,405
				VILLAGE AR ROW					0	100			0
				60 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =				211,405

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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0

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Who When What  
TPC 05/30/2021 INSPECTED  
PSC 01/16/2016 INSPECTED  
WAS 06/22/2007 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.
STEWART DANIEL E QUALIFIE	STEWART FAMILY RESIDENCE	1	02/01/2014	QC	09-FAMILY	1193P536	PROPERTY TRANSFER	0.0
STEWART VICKI L	STEWART DANIEL E QUALIFIE	0	01/30/2004	WD	03-ARM'S LENGTH	826:617	OTHER	0.0
PHINNY	STEWART	575,000	09/27/1996	WD	03-ARM'S LENGTH	431:237	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5826 S PASSAGE VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/09/2016	PM16-0336	
Owner's Name/Address	P.R.E. 0%					
STEWART FAMILY RESIDENCE TRUST GREENLEAF TRUST TRUSTEE 211 S ROSE ST KALAMAZOO MI 49007	MAP #: 30					
	2025 Est TCV 2,917,341 TCV/TFA: 1159.0					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
				* Factors *							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L391 P190/94 L406 P725/95 L408 P440/95 L431 P237/96 L826 P615&617/04 PRT GOVT LOT 1 SEC 22 BEG AT A PT ON E-W1/4 LN WHICH IS S 89 DEG 37' 0" W 753.85 FT FROM E 1/4 COR FOR POB TH CONT S 89 DEG 37' 0" W 140.49 FT TH N 45 DEG 0' 00" W 397.30 FT TO SHR LAKE MICHIGAN TH N 45 DEG 15' 30" E 100.00 FT ALG SHR TH S 45 DEG 0' 0" E 495.52 FT TO POB SEC 22 T29N R14W.	X			LK MI "A" 20000	100.00	450.00	0.9898	0.9840	20000	100	1,948,007
				100 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =						1,948,007	

Tax Description	X	Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value	
		Description	Rate					
L391 P190/94 L406 P725/95 L408 P440/95 L431 P237/96 L826 P615&617/04 PRT GOVT LOT 1 SEC 22 BEG AT A PT ON E-W1/4 LN WHICH IS S 89 DEG 37' 0" W 753.85 FT FROM E 1/4 COR FOR POB TH CONT S 89 DEG 37' 0" W 140.49 FT TH N 45 DEG 0' 00" W 397.30 FT TO SHR LAKE MICHIGAN TH N 45 DEG 15' 30" E 100.00 FT ALG SHR TH S 45 DEG 0' 0" E 495.52 FT TO POB SEC 22 T29N R14W.	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
	X	Electric		LAND IMPROVEMENTS 75	7,500.00	1 100	7,500	
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Total Estimated Land Improvements True Cash Value =						7,500

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	974,000	484,700	1,458,700			449,364C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2024	876,600	549,300	1,425,900			435,853C
Pond							
X Waterfront	2023	779,200	414,000	1,193,200			415,099C
Ravine							
Wetland	2022	678,200	356,900	1,035,100			395,333C
Flood Plain							

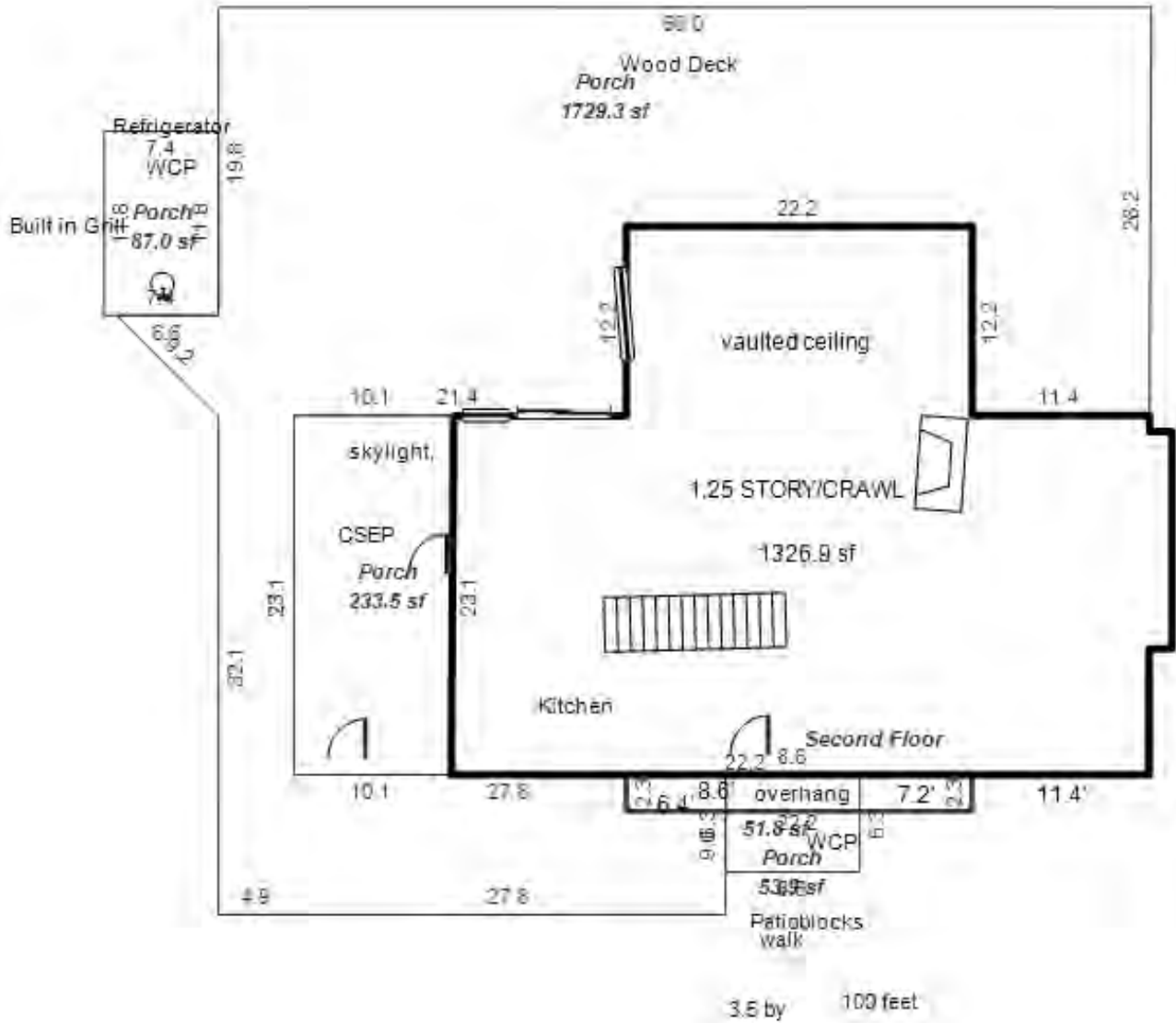
Who	When	What	2025	2024	2023	2022
TPC	11/14/2017	INSPECTED				
WAS	06/12/2008	DATA ENTER				
WAS	02/09/2008	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 233 87 53 1729	Type CSEP (1 Story) WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Class: C +10 Effec. Age: 14 Floor Area: 1,680 Total Base New : 290,889 Total Depr Cost: 250,166 Estimated T.C.V: 675,448		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Trim & Decoration		Ex X Ord Min			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 10 Blt 2001					
Yr Built 2001	Remodeled 0	Size of Closets		Lg X Ord Small			200 Amps Service		(11) Heating System: Forced Air w/ Ducts							
Condition: Average		Doors		Solid X H.C.			No. of Elec. Outlets		Ground Area = 1326 SF Floor Area = 1680 SF.							
Room List		(5) Floors		Kitchen: Hardwood Other: Other:			Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86							
Basement	1st Floor	Kitchens: Hardwood		Other:			(13) Plumbing		Building Areas							
2nd Floor	2 Bedrooms	Kitchen: Hardwood		Other:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		X Drywall			1 1000 Gal Septic 1 2000 Gal Septic		1.25 Story Siding Crawl Space 1,326 22 1 Story Siding Overhang							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1326 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer		Other Additions/Adjustments							
(2) Windows		Basement: 0 S.F. Crawl: 1326 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing							
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Average Fixture(s) 3 Fixture Bath 3 Fixture Bath Water/Sewer							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath Water/Sewer		Average Fixture(s) 3 Fixture Bath Water/Sewer							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer							
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Appliance Allow. Fireplaces Interior 2 Story Deck Treated Wood							
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Notes:							
Totals:											290,889		250,166		ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 675,448	

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

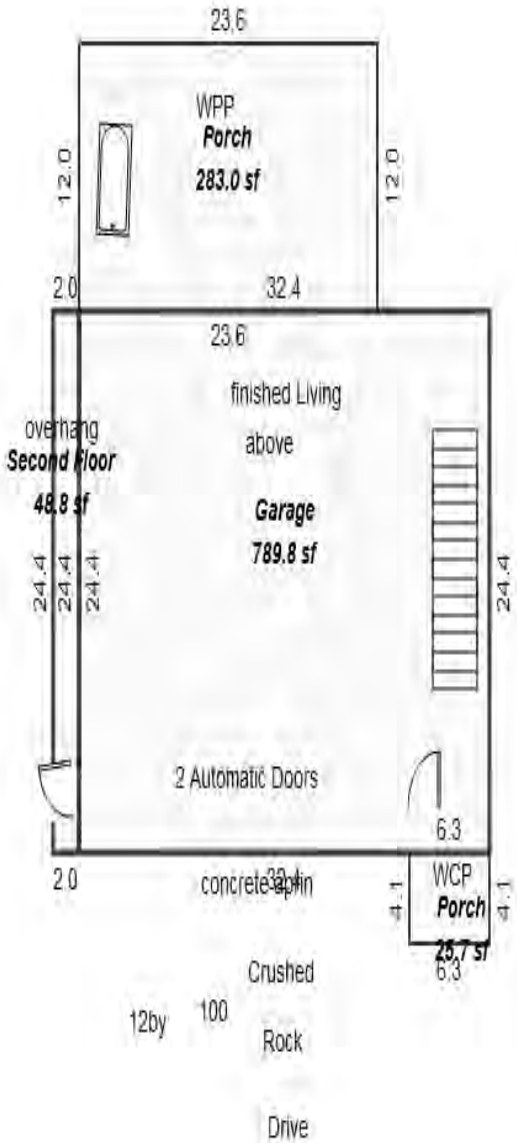


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 283	Type WPP WCP (1 Story)	Year Built: 2001 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: 789 % Good: 0 Storage Area: 0 No Conc. Floor: 0	25	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
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY			Cls C 10 Blt 2001						
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Air w/ Ducts			Ground Area = 0 SF Floor Area = 837 SF.						
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Building Areas						
Wood Frame		Ex		Ord			Min			Stories Exterior Foundation Size Cost New Depr. Cost						
Building Style: 1.75 STORY		Size of Closets		No. of Elec. Outlets			(13) Plumbing			1 Story Siding Overhang 48						
Yr Built 2001		Lg		Ord			Few			1 Story Siding Overhang 789						
Remodeled 0		Small		Average Fixture(s)			(14) Water/Sewer			Total: 73,262 63,005						
Condition: Average		Doors		1			Public Water			Other Additions/Adjustments						
Room List		Solid		3 Fixture Bath			Public Sewer			Plumbing						
Basement		H.C.		2 Fixture Bath			Water Well			Average Fixture(s)		1 1,486 1,278				
1st Floor		(5) Floors		Softener, Auto			1000 Gal Septic			Porches						
2nd Floor		Kitchen:		Softener, Manual			2000 Gal Septic			WPP		283 5,091 4,378				
Bedrooms		Other:		Solar Water Heat			Lump Sum Items:			WCP (1 Story)		25 1,959 1,685				
(1) Exterior		Other:		No Plumbing						Garages						
Wood/Shingle		(6) Ceilings		Extra Toilet			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		789 37,651 32,380				
Aluminum/Vinyl		No. of Elec. Outlets		Extra Sink			Door Opener			Door Opener		2 1,101 947				
Brick		Many		Separate Shower			Built-Ins			Appliance Allow.		1 2,786 2,396				
Insulation		Ave.		Ceramic Tile Floor			Notes: D.G. WITH DWELLING ABOVE			Totals:		123,336 106,069				
(2) Windows		Few		Ceramic Tile Wains			ECF (4085 LAKE MICHIGAN) 2.700 => TCv:			Totals:		286,386				
Many		(7) Excavation		Ceramic Tub Alcove												
Avg.		Basement: 0 S.F.		Vent Fan												
Large		Crawl: 0 S.F.		(10) Floor Support												
Avg.		Slab: 0 S.F.		Joists:												
Small		Height to Joists: 0.0		Unsupported Len:												
Wood Sash		(8) Basement		Cntr.Sup:												
Metal Sash		Conc. Block														
Vinyl Sash		Poured Conc.														
Double Hung		Stone														
Horiz. Slide		Treated Wood														
Casement		Concrete Floor														
Double Glass		(9) Basement Finish														
Patio Doors		Recreation SF														
Storms & Screens		Living SF														
(3) Roof		Walkout Doors (B)														
Gable		No Floor SF														
Hip		Walkout Doors (A)														
Gambrel		(10) Floor Support														
Mansard		Joists:														
Flat		Unsupported Len:														
Shed		Cntr.Sup:														
Asphalt Shingle																
Chimney:																

\*\*\* 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.
CHRISTIE	FLOWERS	1,100,000	11/30/1999	LC	16-LC PAYOFF	530:468	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5842 S PASSAGE VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/14/2019	PM19-0033	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	10/04/2018	PM18-0668	100% FINIS
FLOWERS JULIA MATHER 3195 DEL MONTE DR HOUSTON TX 77019-3215	MAP #: 30		Plumbing	10/04/2018	PP18-0311	100% FINIS
	2025 Est TCV 3,122,823 TCV/TFA: 1108.1		Electrical	09/21/2018	PE18-0555	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L278 P30 L530 P468-470/99 PRT GOVT LOTS 1 & 2 SEC 22 COM AT A PT ON E-W 1/4 LN WHICH IS S 89 DEG 37' 0" W 894.34 FT FROM E 1/4 COR SD SEC TH S 45 DEG 15' 30" W 100.00 FT TH N 45 DEG 0' 00" W 397.30 FT TH ALG SHR LAKE MICHIGAN N 45 DEG 15' 30" E 100 FT TH S 45 DEG 0'0" E 397.30 FT TO POB SUBJECT TO NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS SEC 22 T29N R14W.	X	Dirt Road		LK MI "A" 20000	100.00	397.00	0.9898	0.9536	20000	100	1,887,927
		Gravel Road		100 Actual Front Feet,	0.91	Total Acres			Total Est. Land Value =		1,887,927

Land Improvement Cost Estimates		* Factors *			
Description	Rate	Size	% Good	Cash Value	
Fencing: Wd, Split, 3 Rail	20.90	110	0	0	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
Total Estimated Land Improvements True Cash Value =				2,500	

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
\$741/PSF SFR	Level	2025	944,000	617,400	1,561,400			866,402C



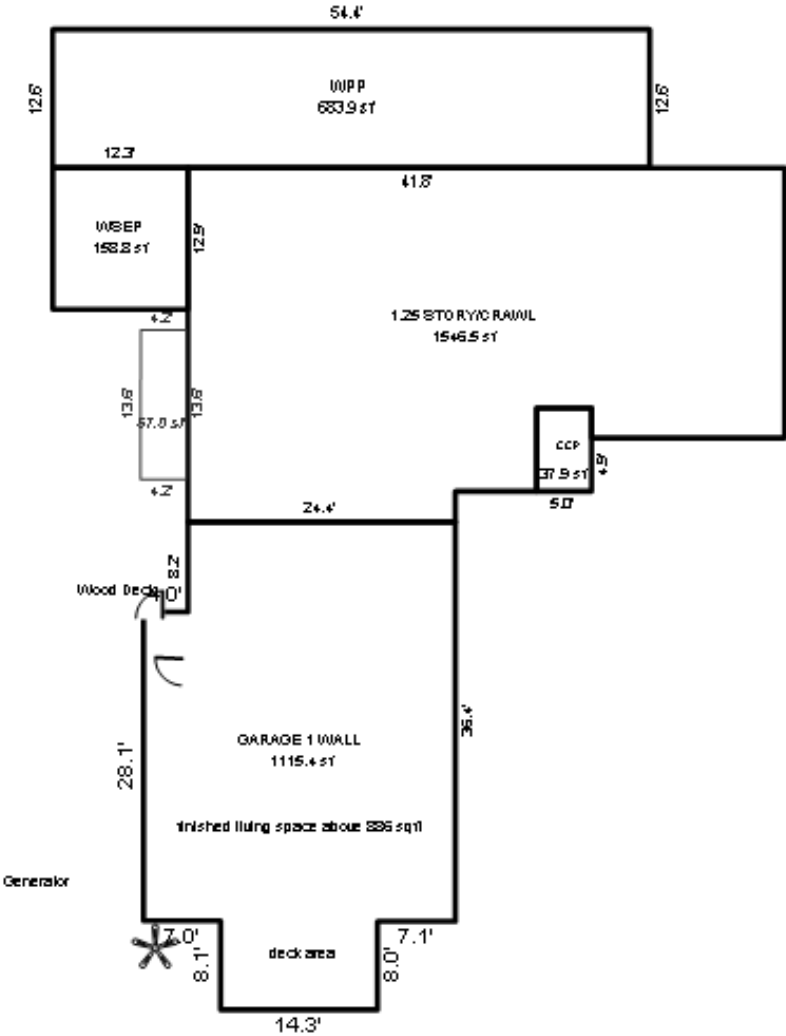
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Taxable Value
TPC 12/07/2019	INSPECTED		2024	849,600	607,100	1,456,700		840,352C
TPC 04/24/2019	INSPECTED		2023	755,200	456,900	1,212,100		800,336C
TPC 01/09/2019	INSPECTED		2022	653,200	396,400	1,049,600		762,225C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2019 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1115 % 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							37 683 158 57 112	CPP WPP WSEP (1 Story) Treated Wood Treated Wood				
Building Style: 1.25 STORY		X	Drywall Paneled			Plaster Wood T&G											
Yr Built 1988		Remodeled 2019	Trim & Decoration	X	Ex	Ord	Min										
Condition: Average		Size of Closets			Lg	X	Ord		Small								
Room List		Doors	Solid	X	H.C.												
	Basement 6 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Linoleum Other: Hardwood Other: Carpeted												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures		X	Ex.	Ord.	Min							
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall		No. of Elec. Outlets		X	Many	Ave.	Few							
(2) Windows		(7) Excavation			(13) Plumbing		1	Average Fixture(s)									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1546 S.F. Slab: 0 S.F. Height to Joists: 0.0	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						
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									
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1	Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(9) Basement Finish			(10) Floor Support			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support			Joists: 2X12X16 Unsupported Len: Cntr.Sup:												
Chimney: Stone																	
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY												Cls	BC	Blt	1988		
(11) Heating System: Forced Heat & Cool																	
Ground Area = 1546 SF Floor Area = 2818 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																	
Building Areas																	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost												
1.25 Story	Siding	Crawl Space	1,546														
1 Story	Siding	Overhang	886														
Total:				390,654	312,523												
Other Additions/Adjustments																	
Exterior																	
Brick Veneer												118	2,436	1,949			
Plumbing																	
Average Fixture(s)												1	2,188	1,750			
3 Fixture Bath												2	13,760	11,008			
2 Fixture Bath												1	4,610	3,688			
Separate Shower												1	2,786	2,229			
Water/Sewer																	
2000 Gal Septic												1	11,146	8,917			
Water Well, 50 Feet												1	2,941	2,353			
Porches																	
CPP												37	1,139	911			
WPP												683	14,773	11,818			
WSEP (1 Story)												158	11,032	8,826			
Deck																	
Treated Wood												57	2,028	1,622			
Treated Wood												112	2,986	2,389			
Garages																	
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																	
Common Wall: 1 Wall												1	-3,139	-2,511			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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



3 rail fence  
1101 steel

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DAGOSTINO PETER	HARRIS JOHN T & PRINGLE H	139,900	05/01/2018	WD	03-ARM'S LENGTH	1328P478	PROPERTY TRANSFER	100.0				
DAGOSTINO THOMAS P	DAGOSTINO PETER	1	01/07/2018	WD	09-FAMILY	1318P74	PROPERTY TRANSFER	0.0				
DAGOSTINO THOMAS P	DAGOSTINO THOMAS P	1	02/12/2011	WD	03-ARM'S LENGTH	1079-753	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 36		2025 Est TCV 297,881				
Owner's Name/Address		HARRIS JOHN T & PRINGLE HEATHER L 1245 SCARBROOK CT MONUMENT CO 80132		<input type="checkbox"/> Improved <input checked="" type="checkbox"/> X Vacant Land Value Estimates for Land Table 4120.4120 RESI * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value B 100' @ 3500/ 100.00 254.10 0.9329 0.8742 3500 100 285,465 E 200' @ 800/ 32.00 254.10 1.1095 0.8742 800 50 SURPLUS: ZONING 100 FT 1 132 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 297,881								
Tax Description		L289 P412/88 DC L579 P750 DC L638 P289 PRT SE 1/4 OF SE 1/4 COM NW COR POST OF SE 1/4 OF SE 1/4 TH S ALG W LN 155 FT THN 56 DEG 15' E 15 FT TH S 32 DEG 15' E 165 FT TH N 56 DEG 15' E 198 FT TO P.O.B. TH S 32 DEG 07' E TO SHORE LN CRYSTAL RIVER TH NE ALG SHR 132 FT TH N 32 DEG 15' W TO PT 132 FT N 56 DEG 15' E OF POB TH S 56 DEG 15' W TO POB EXCL PUB HWY RTS SEC 22 T29N R14W. .77 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 Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X RIVER		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2025	148,900	0	148,900			31,114C	
		TPC 04/16/2024 INSPECTED			2024	94,600	0	94,600			30,179C	
		TPC 05/30/2021 INSPECTED			2023	75,700	0	75,700			28,742C	
		TPC 05/10/2018 INSPECTED			2022	30,400	0	30,400			27,374C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAGOSTINO THOMAS P	DAGOSTINO THOMAS P	1	02/12/2011	WD	03-ARM'S LENGTH	1079-751	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DAGOSTINO THOMAS P (ELE) 323 N ETON ST UNIT 38 BRIMINGHAM MI 48009	MAP #: 31					
	2025 Est TCV 973,619					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
Public Improvements			* Factors * RIVER ACCESS ACROSS ST								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 100' @ 3500/	400.00	423.17	0.6914	0.9931	3500	100		961,374
			E 200' @ 800/	37.49	423.17	0.8223	0.9931	800	50	SURPLUS: ZONING 100 FT	1
			437 Actual Front Feet, 4.25 Total Acres Total Est. Land Value = 973,619								

**Tax Description**  
L289 P411 DC L579 P750 DC L638 P289 PRT GOVT LOT 2 SEC 22 COM E 1/4 COR SEC TH S 00 DEG 37' 45" W 742.89 FT TO HWY R/W & POB TH CONT ALG LN S 00 DEG 37' 45" W 100.24 FT TO SHR CRYSTAL RIVER TH ALG SHR S 47 DEG 05' 24" W 406.23 FT TH N 47 DEG 51' 30" W 262.39 FT TH N 36 DEG 14' 43" W 137.69 FT TH N 42 DEG 08' 30" E 500 FT TH S 44 DEG 05' 48" E 300.51 FT TO NLY R/W HWY TH S 24 DEG 50' 53" E 71.94 FT TO POB SEC 22 T29N R14W. 4.25 A M/L.

Comments/Influences



Topography of Site		
Level		
Rolling		
X Low		
High		
Landscaped		
X 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	486,800	0	486,800			92,452C
2024	287,500	0	287,500			89,673C
2023	230,000	0	230,000			85,403C
2022	147,900	0	147,900			81,337C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART VICKI L	STEWART VICKI L LIVING TR	0	10/30/2003	WD	03-ARM'S LENGTH	826:619	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STEWART VICKI L LIVING TRUST 211 S ROSE ST KALAMAZOO MI 49007	MAP #: 31					
	2025 Est TCV 245,285					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors * PARCEL 2					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			C 100' @ 2000/	181.12	165.64	0.8620 0.7855	2000 100	245,285
			181 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =	245,285

Tax Description

PARCEL #2 PART OF GOV LOTS 2 & 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT E 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE OF SAID SECTION, S89\*37'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR GOV LOT 2; THENCE S45\*19'01"E 232.85 FT (RECORDED AS S45\*31'45"E 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135, PAGE 230; THE, ALONG THE WEST SIDE OF SAID EASEMENT, POB; THENCE, DE OF SAID 1.12 FT; THENCE O WEST LINE OF SAID GOV LOT FT; THENCE PRB CONTAINING ITH A N ON FILE\*\*\*



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

2 - 122-029-02

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	122,600	0	122,600			2,458C
2024	85,900	0	85,900			2,385C
2023	67,500	0	67,500			2,272C
2022	60,000	0	60,000			2,164C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART DANIEL E QUALIFIE	STEWART FAMILY RESIDENCE	1	02/01/2014	QC	09-FAMILY	1193P536	PROPERTY TRANSFER	0.0
STEWART VICKI L	STEWART DANIEL E QUALIFIE	0	01/30/2004	WD	03-ARM'S LENGTH	826:617	OTHER	0.0
PHINNY	STEWART	575,000	09/27/1996	WD	03-ARM'S LENGTH	431:237	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STEWART FAMILY RESIDENCE TRUST GREENLEAF TRUST TRUSTEE 211 S ROSE ST KALAMAZOO MI 49007	MAP #: 31					
	2025 Est TCV 212,103					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			C 100' @ 2000/	140.49	198.44	0.9185	0.8218	2000	100	212,103
			140 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =		212,103

Tax Description

L406 P725/95 L408 P440/95 L431 P237/96  
L826 P615&617/04 PRT GOVT LOT 2 SEC 22  
COM NE COR TH N 89 DEG 47'15" W 748.03 FT  
TH S 0 DEG 30'15" W 150 FT TH N 89 DEG  
47'15" W 200.70 FT TO E LN OF DAVIS LN TH  
N 0 DEG31'45" E 96.31 FT TH N 45 DEG  
52'45" E 76.85 FT TH S 89 DEG 47'15" E  
146.08 FT TO POB ALSO PRT GOVT LOT 2 SEC  
22 BEG AT PT ON E-W 1/4 LN WHICH IS S 89  
DEG 37' 0" W 894.34 FT FROM E 1/4 COR SD  
SEC TH S 45 DEG 15' 30" W 76.81 FT FOR  
POB TH S 0 DEG 05' 30" E 111.31 FT TO 66  
FT RD TH S 89 DEG 37' W 16.5 FT TH N 0  
N 45 DEG 15' 30"  
C 22 T29N R14W.



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	106,100	0	106,100			2,463C
2024	74,200	0	74,200			2,389C
2023	58,300	0	58,300			2,276C
2022	60,000	0	60,000			2,168C

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

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

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

Owner's Name/Address: STEWART VICKI L LIVING TRUST  
 211 S ROSE ST  
 KALAMAZOO MI 49007  
 2025 Est TCV 244,652

Land Value Estimates for Land Table 4120.4120 RESI  
 Improved X Vacant  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 C 100' @ 2000/ 180.00 167.01 0.8633 0.7872 2000 100 244,652  
 180 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 244,652

Tax Description: 2010 SPLIT - 30,062SQFT - PARCEL 1 PARCEL /1 PART OF GOVERNMENT LOTS 2, AND 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT EAST 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE SECTION, S89°37'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR OF GOV LOT 2; THENCE S45°19'01"E 232.85 FT (RECORDED AS S45°31'45"E 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135. PAGE 230; THENCE, ALONG WEST

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

OO\*03'17"E, CONTINUING EASEMENT, HENCE N89°46'14"W F GOV LOT 2; OT LINE, THENCE THENCE 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	122,300	0	122,300			2,459C
			2024	85,600	0	85,600			2,386C
			2023	67,300	0	67,300			2,273C
			2022	60,000	0	60,000			2,165C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART VICKI L	STEWART VICKI L LIVING TR	0	10/30/2003	WD	03-ARM'S LENGTH	826:619	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
W EGELER RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
STEWART VICKI L LIVING TRUST 211 S ROSE ST KALAMAZOO MI 49007	MAP #: 31					
	2025 Est TCV 237,654					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			C 100' @ 2000/	170.00	176.52	0.8758 0.7981	2000 100	237,654
			170 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =	237,654

Tax Description  
 PARCEL #3 PART OF GOVERNMENT LOTS 2, AND 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT E 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE OF SAID SECTION, S89°J7'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR GOV LOT 2; THENCE S45°19'01" E 232.85 FT (RECORDED AS S45°31'45"W 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135, PAGE 230; THENCE, ALONG WEST SIDE OF SAID EASEMENT,




POB; THENCE, DE OF SAID 81.20 FT; THENCE, D, N89°42'05"W 65.00 FT) TO WEST E, ALONG SAID GOV .24 FT; THENCE HENCE S89°46'14"E N ON FILE\*\*\*

- 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	118,800	0	118,800			3,460C
2024	83,200	0	83,200			3,356C
2023	65,400	0	65,400			3,197C
2022	60,000	0	60,000			3,045C

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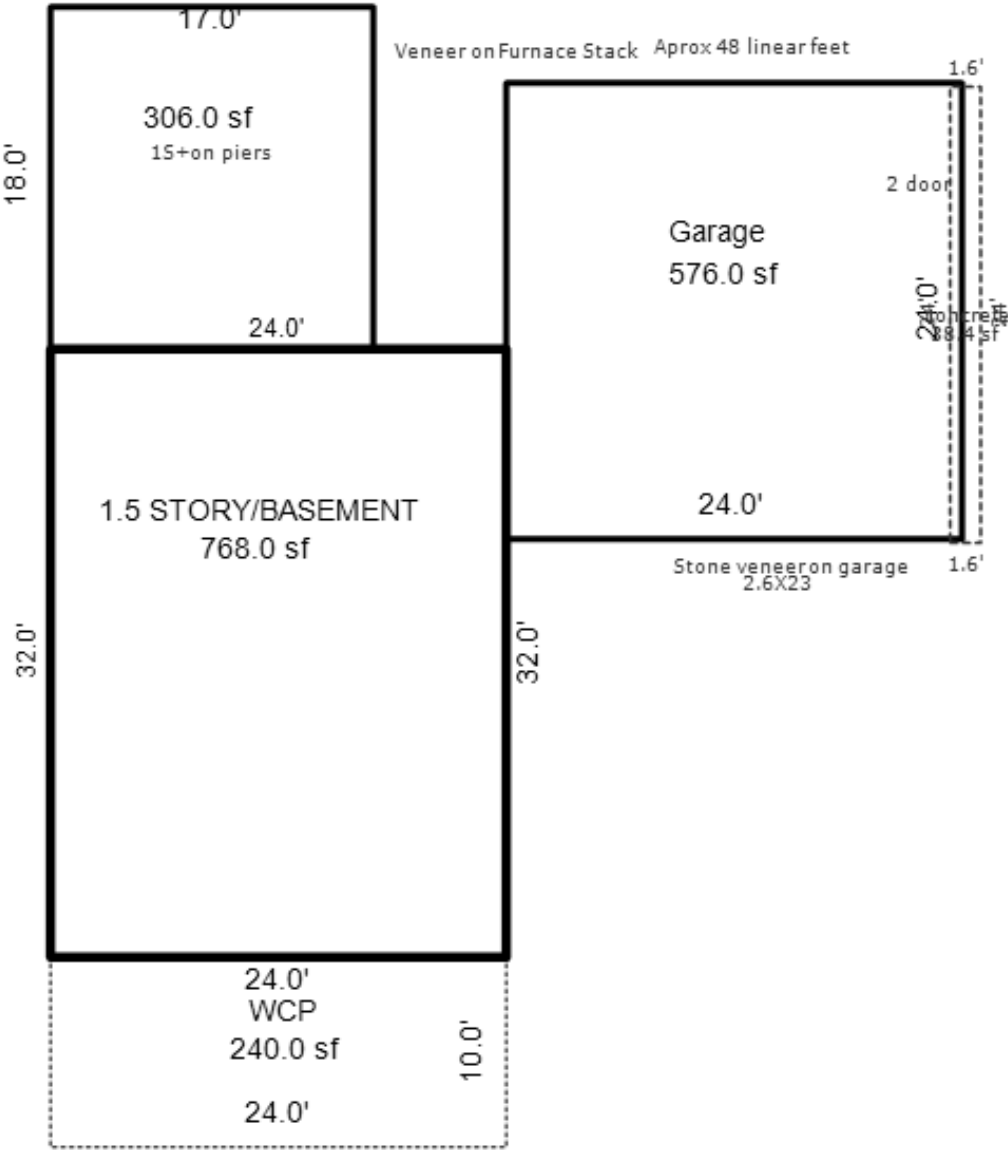
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FREEMAN JUDITH N TRUST	FREEMAN JUDITH N	0	07/06/2017	QC	09-FAMILY	1303P404	PROPERTY TRANSFER	0.0				
FREEMAN JUDITH N & JAMES	FREEMAN FAMILY COTTAGE TR	0	07/06/2017	QC	09-FAMILY	1303P406	DEED	0.0				
FISHER STEPHEN E & LINDA	FREEMAN JUDITH NISSEN TRU	331,000	04/08/2016	WD	03-ARM'S LENGTH	1257P259	PROPERTY TRANSFER	100.0				
SCHARBAT JOSEPH R	FISHER STEPHEN E & LINDA	272,500	10/02/2003	WD	03-ARM'S LENGTH	768:331	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
5760 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/20/2016	PM16-0513					
Owner's Name/Address		P.R.E. 0%		WELL/SEPTIC		06/10/2009	L09-078	100% FINIS				
FREEMAN FAMILY COTTAGE TRUST 6620 PIDGEON WOODS COVE MEMPHIS TN 38119		MAP #: 32		2025 Est TCV 462,926 TCV/TFA: 317.51								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L294 P308 L321 P651 L423 P410-413/96 L768 P331/03 PRT OF GOVT LOT 3 SEC 22 COM S 1/4 COR SD SEC TH N 660.12 FT ALG N-S 1/4 LN N LN & C/L LAKE ST TH CONT ALG SD 1/4 LN N 00 DEG 03'40" W 660.16 FT TO SW COR SD GOVT LOT 3 TH S 89 DEG 11'50" E 1154.75 FT ALG S LN SD GOVT LOT 3 TH N 01 DEG 28'50" E 211.19 FT ALG C/L OAK ST TO POB TH N 89 DEG 11'50" W 215 FT TH N 01 DEG 28'50" E 110 FT TH S 89 DEG 11'50" E 215 FT TH S 01 DEG 28'50" W 110 FT TO POB SEC 22 T29N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C 100' @ 2000/	100.00	215.00	0.9765	0.8385	2000	100		163,745
		Paved Road		C 100' @ 2000/	10.00	215.00	0.9765	0.8385	2000	50	SURPLUS: ZONING 100 FT	
		Storm Sewer		110 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 171,933								
		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								
		Curb					5,000.00	1	100	5,000		
		Street Lights		Total Estimated Land Improvements True Cash Value = 5,000								
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	86,000	145,500	231,500			187,879C		
		Rolling		2024	60,200	139,200	199,400			182,230C		
		Low		2023	47,300	129,700	177,000			173,553C		
		High		2022	63,000	114,100	177,100			165,289C		
		Landscaped										
		X Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2025	86,000	145,500	231,500			187,879C	
		TPC 04/15/2016 INSPECTED		2024	60,200	139,200	199,400			182,230C		
		WAS 11/03/2007 INSPECTED		2023	47,300	129,700	177,000			173,553C		
				2022	63,000	114,100	177,100			165,289C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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 240	Type CCP (1 Story)	Year Built: 1979 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 59 Common Wall: 1 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 Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,458 Total Base New : 231,573 Total Depr Cost: 150,522 Estimated T.C.V: 285,993			E.C.F. X 1.900				
Building Style: 1.5 STORY		Trim & Decoration		Ex X Ord Min			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C Blt 1920					
Yr Built 1920 199	Remodeled 2001	Size of Closets		Lg X Ord Small			200 Amps Service			Ground Area = 1074 SF Floor Area = 1458 SF.								
Condition: Average		Doors		Solid X H.C.			(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Room List		(5) Floors		Kitchen: Vinyl Other: Carpeted Other: Hardwood			No. of Elec. Outlets			Building Areas								
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms	Ex. X Ord Min		X Drywall			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
(1) Exterior	(6) Ceilings		(7) Excavation			(13) Plumbing			1.5 Story Siding Mich Bsmnt. 768									
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Piers 306			Total: 177,160 119,497						
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments									
(2) Windows	Many Avg. X Avg. Large 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			Exterior Stone Veneer 48 1,835 1,193 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 CCP (1 Story) 240 6,187 4,022 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,441 14,587 Common Wall: 1 Wall 1 -2,235 -1,453 Door Opener 2 1,101 716 Stone Veneer 59 2,256 1,466									
X Many Avg. X Avg. Large Small	(9) Basement Finish		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,786 1,811									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support								Totals: 231,573 150,522									
(3) Roof	X Gable Hip Flat Gambrel Mansard Shed								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X Asphalt Shingle	Chimney: Brick																	

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5768 S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
GAUTHIER FREDERICK & MARCIA S PO BOX 92 GLEN ARBOR MI 49636	MAP #: 32					
	2025 Est TCV 605,451 TCV/TFA: 525.57					

	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements		* Factors *					
Tax Description	Dirt Road		Description	Frontage	Depth	Rate %Adj. Reason	Value	
	Gravel Road		C 100' @ 2000/	165.04	334.00	0.8823 0.9361	272,602	
	Paved Road		211 Actual Front Feet, 1.09 Total Acres				Total Est. Land Value =	272,602

	Water		Land Improvement Cost Estimates				
	Sewer		Description	Rate	Size % Good	Cash Value	
	Electric		D/W/P: 3.5 Concrete	6.63	739 0	0	
	Gas		D/W/P: Asphalt Paving	3.12	3500 0	0	
	Curb		Wood Frame	24.83	201 50	2,495	
	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 =				7,495



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

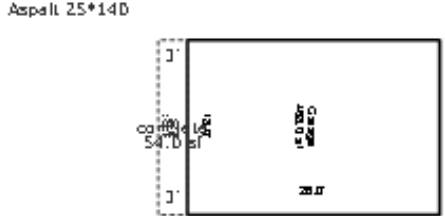
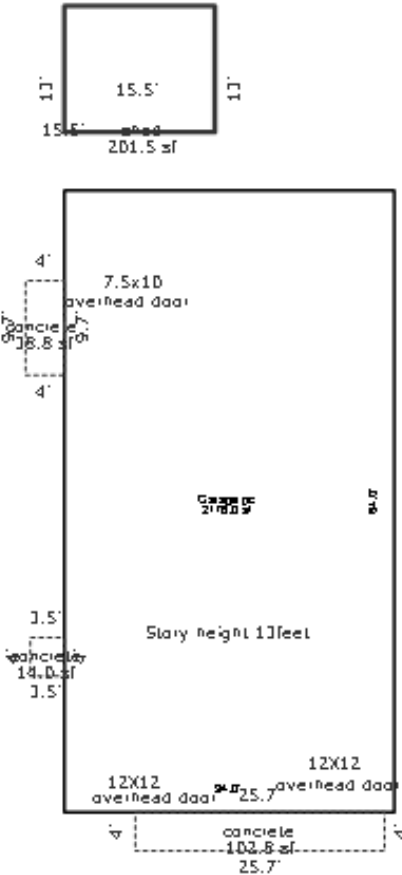
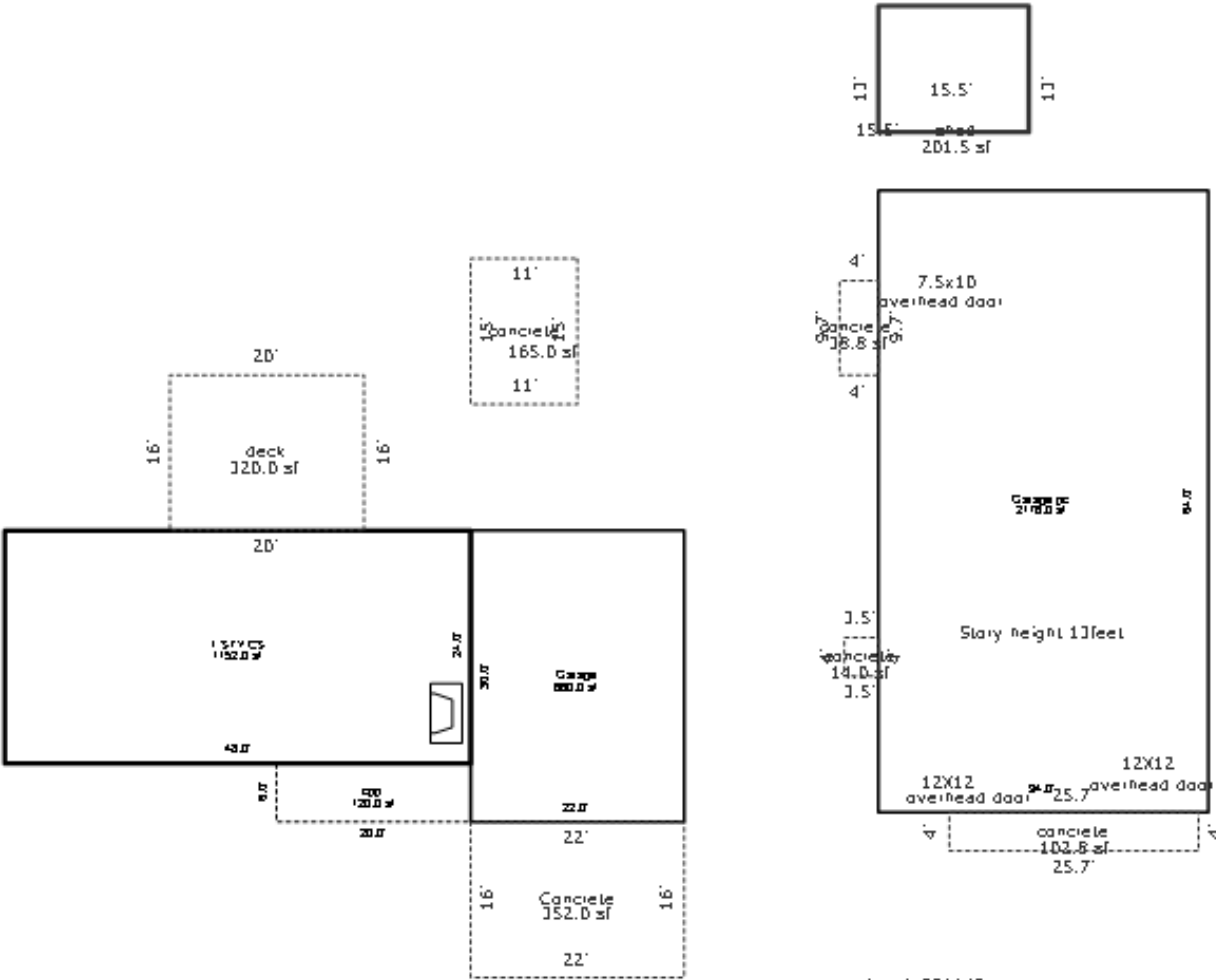
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	136,300	166,400	302,700			120,426C
2024	116,400	152,400	268,800			116,806C
2023	0	0	0			0
2022	0	0	0			0

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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 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: 660 % 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							120 320	CPP Composite			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,152 Total Base New : 285,398 Total Depr Cost: 171,239 Estimated T.C.V: 325,354			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1966	Remodeled 0	Ex X Ord Min		150 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C Blt 1966				
Condition: Average		Size of Closets		(12) Electric			Ex. X Ord. Min			(11) Heating System: Electric Baseboard						
Room List		Doors Solid X H.C.		No. of Elec. Outlets			Many X Ave. Few			Ground Area = 1152 SF Floor Area = 1152 SF.						
6	Basement	(5) Floors		(13) Plumbing			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
1	1st Floor	Kitchen: Other: Carpeted		1			3 Fixture Bath			Building Areas						
2	2nd Floor	Other: Carpeted		2			2 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost						
4	Bedrooms			1			Softener, Auto			1 Story Siding Crawl Space 1,152						
(1) Exterior		(6) Ceilings		2			Softener, Manual			Total: 151,765 91,059						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		1			Solar Water Heat			Other Additions/Adjustments						
X	Insulation	(7) Excavation		2			No Plumbing			Plumbing						
(2) Windows		Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Extra Toilet			Average Fixture(s)						
X	Many Avg. X Avg. Few Large Avg. Small	(8) Basement		1			Extra Sink			3 Fixture Bath						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Separate Shower			Water/Sewer						
(3) Roof		(9) Basement Finish		1			Ceramic Tile Floor			2000 Gal Septic						
X	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Ceramic Tile Wains			Water Well, 100 Feet						
X	Asphalt Shingle	(10) Floor Support		1			Ceramic Tub Alcove Vent Fan			Porches						
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1			Vent Fan			CPP						
				Lump Sum Items:			(14) Water/Sewer			Garages						
							Public Water Public Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
							Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 660 24,750 14,850						
										Common Wall: 1 Wall 1 -2,235 -1,341						
										Door Opener 1 550 330						
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost 468 19,427 11,656						
										Class: C Exterior: Pole (Unfinished)						
										Base Cost 2176 52,877 31,726						
										Built-Ins						
										Appliance Allow. 1 2,786 1,672						
										Fireplaces						
										Interior 1 Story 1 5,376 3,226						
										<<<<< 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.
GAUTHIER FREDERICK & MARC	GAUTHIER NORMAN J	0	04/02/2024	QC	09-FAMILY	2024001559	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5768 S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST		LAND DIVISION	08/28/2023	LD23-01	100% FINIS

Owner's Name/Address	P.R.E.	MAP #:
GAUTHIER NORMAN J 4970 E GAUTHIER RD CEDAR MI 49621	0%	32

2025 Est TCV 168,418	
Improved	X Vacant
Land Value Estimates for Land Table 4120.4120 RESI	
* Factors *	
Description	Frontage Depth Front Depth Rate %Adj. Reason Value
C 100' @ 2000/	110.00 136.98 0.9765 0.7491 2000 100 160,923
110 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 160,923	

Tax Description	Public Improvements	Land Improvement Cost Estimates
PARCEL A OF RECORDED SURVEY 2023005579 L15P248 DESCRIBED AS PART OF GOVERNMENT LOT 3, SECTION 22,T29N, R14W,GLENARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4CORNER OF SAID SECTION; THENCE, ALONG THE NORTH-SOUTH 1/4 LINE N00°03'07"E 1320.21FEET (RECORDED AS NORTH 660.12 FEET AND N0°03'40"W 660.16 FEET); TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, S89°08'10"E 858.46 FEET (RECORDED AS S89°11'50"E 858.70 FEET) TO THE POINT OF BEGINNING; THENCE N00°11'51"E 137.00 FEET; THENCE S89°07'00"E 110.00 FEET; THENCE S00°11'51"W 137.00 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 3; THENCE, ALONG SAID SOUTH LINE,N89°07'00"W 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15,068 SQUARE FEET OF LAND. ***BALANCE OF DESCRIPTION ON FILE***	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.63 739 0 0 D/W/P: Asphalt Paving 3.12 3500 0 0 Wood Frame 24.83 201 50 2,495	
	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 = 7,495	

Topography of Site	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	80,500	3,700	84,200			2,866C
2024	56,300	3,800	60,100			2,780C
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.				
VULGAMOTT RICK T & SUZANN	VULGAMOTT SCHEMM TRUST	0	02/05/2021	QC	09-FAMILY	2021001117	PROPERTY TRANSFER	0.0				
VULGAMOTT RICH T	VULGAMOTT RICK T & SUZANN	1	05/20/2013	QC	09-FAMILY	1168P484	DEED	0.0				
NORTHERNESS LLC	VULGAMOTT RICH T	0	07/30/2010	QC	09-FAMILY	2010 1058_449Q	DEED	100.0				
NORTHERNESS LLC	VULGAMOTT RICK T	0	02/29/2008	QC	09-FAMILY	970/408	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
5765 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/20/2017	PM17-0826	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		11/21/2017	PE17-0658	100% FINIS				
VULGAMOTT SCHEMM TRUST 5482 ARBOR BAY CT BRIGHTON MI 48116		MAP #: 32		Res. Add/Alter/Repair		09/22/2017	PB17-0569	100% FINIS				
		2025 Est TCV 622,190 TCV/TFA: 431.18		ADDITION/ALTERATION		09/12/2017	LU17-33	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 100' @ 2000/	147.50	198.00	0.9074	0.8214	2000	100		219,871
				148 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 219,871								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Crushed Rock	2.29	1000	0	0				
				D/W/P: Flagstone/Sand	21.16	200	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
				Total Estimated Land Improvements True Cash Value = 2,500								
Comments/Influences		Topography of Site										
RENTAL		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	109,900	201,200	311,100			213,834C	
		TPC 03/28/2018 INSPECTED			2024	109,900	184,000	293,900			207,405C	
		TPC 11/14/2017 INSPECTED			2023	87,900	171,400	259,300			197,529C	
		TPC 08/23/2017 INSPECTED			2022	55,000	150,400	205,400			188,123C	



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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: 1990 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: 317 % 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							295 172 55	WPP Treated Wood Treated Wood			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			1			Class: C +5 Effec. Age: 15 Floor Area: 1,443 Total Base New : 247,569 Total Depr Cost: 210,431 Estimated T.C.V: 399,819			E.C.F. X 1.900		Bsmnt Garage:	
Yr Built 1990 200	Remodeled 2018	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1181 SF Floor Area = 1443 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					Cls C 5 Blt 1990			
Condition: Average		Size of Closets		200 Amps Service			No./Qual. of Fixtures			Building Areas						
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
Basement 3 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Ex. X Ord. Min			1.25 Story Siding Crawl Space 1,049 1 Story Siding Crawl Space 132							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Total: 192,535 163,653						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Plumbing			Plumbing			Average Fixture(s) 1 1,486 1,263 3 Fixture Bath 1 4,678 3,976 Softener, Auto Softener, Manual 1 1,369 1,164 Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 4,899 4,164 Ceramic Tile Floor 1 5,849 4,972 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Insulation	(7) Excavation		Plumbing			Water/Sewer			Separate Shower 1 4,899 4,164 1000 Gal Septic 1 5,849 4,972 Water Well, 100 Feet						
(2) Windows		Basement: 0 S.F. Crawl: 1181 S.F. Slab: 0 S.F. Height to Joists: 0.0		Plumbing			Porches			WPP 295 5,098 4,333 Deck Treated Wood 172 3,774 3,208 Treated Wood 55 1,874 1,593						
X	Many Avg. X Avg. Few Large Avg. Small	(8) Basement		Plumbing			Decks			Treated Wood 172 3,774 3,208 Treated Wood 55 1,874 1,593						
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		Plumbing			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 317 15,026 12,772 Common Wall: 1 Wall 1 -2,235 -1,900 Door Opener 1 550 467						
X	Asphalt Shingle	(9) Basement Finish		Plumbing			Built-Ins			Appliance Allow. 1 2,786 2,368 Sauna 1 6,688 5,685						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support		Plumbing												
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Plumbing												

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



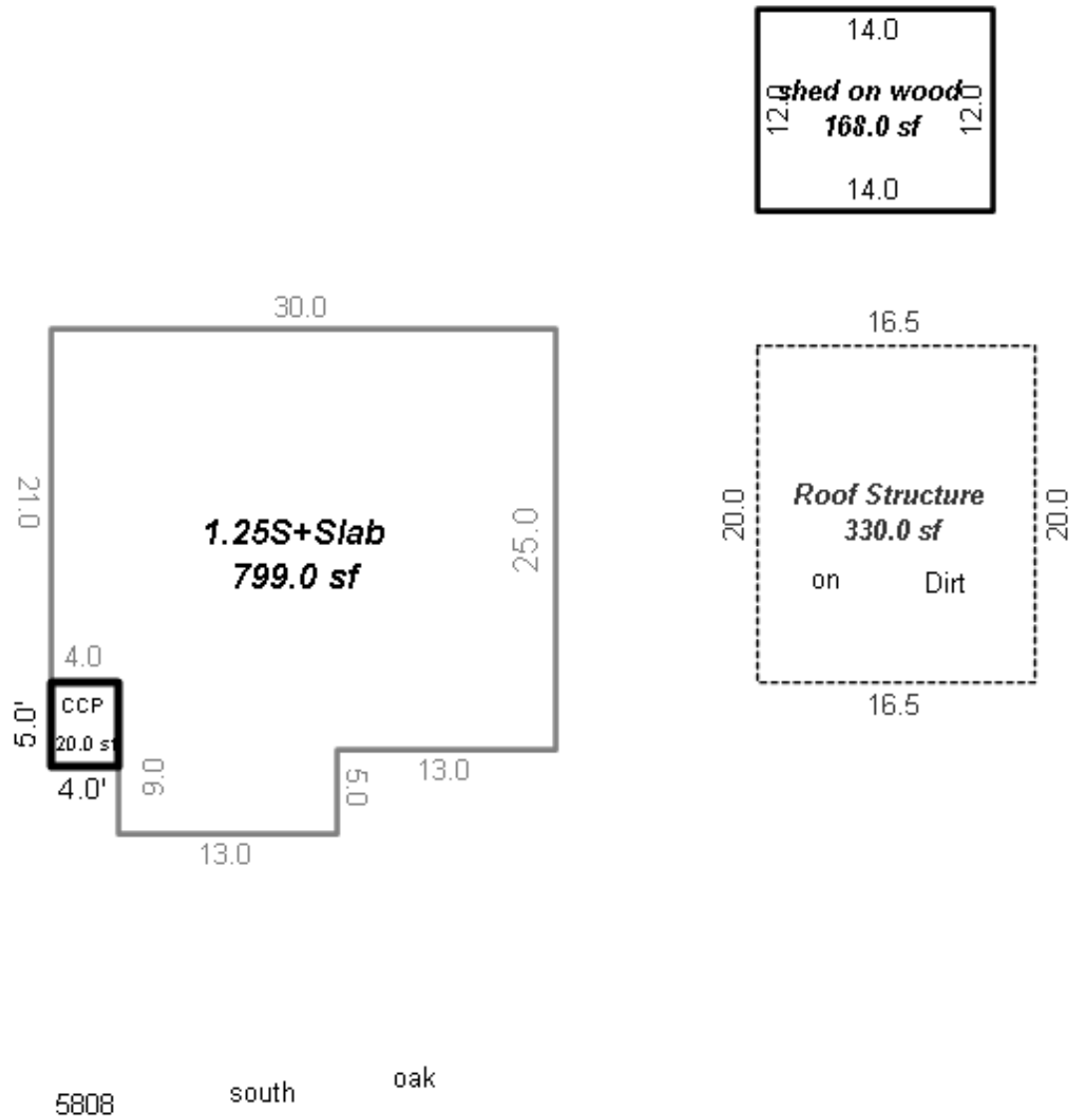
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																			
NORTH OAK HOLDINGS LLC	RICHARDSON JESSE	0	12/06/2010	QC	09-FAMILY	2010 1072-201W	DEED	0.0																			
NORTH OAK HOLDINGS LLC	RICHARDSON JESSE	0	02/04/2009	QC	09-FAMILY	2009 1002_431Q	DEED	100.0																			
RICHARDSON JESSE L	NORTH OAK HOLDINGS LLC	0	02/04/2009	QC	09-FAMILY	2009 1002_448Q	DEED	0.0																			
NORTH OAK HOLDINGS LLC	RICHARDSON JESSE L	0	06/25/2008	QC	09-FAMILY	982/640	PROPERTY TRANSFER	100.0																			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)		Date	Number	Status																	
5808 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 32		2025 Est TCV 329,847 TCV/TFA: 330.18																			
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4120.4120 RESI																					
RICHARDSON JESSE 5808 S OAK ST GLEN ARBOR MI 49636		Public Improvements		* Factors *																							
Tax Description		X Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk																	
L492 P743/98 DC L897 P426/06 L901 P479/06 PRT OF GOVT LOT 3 COM ON S LN LT 3 726 FT E OF N & S 1/4 LN TH N 165 FT TH E 132 FT TH S 165 FT TH W 132 FT TO POB CONSISTING OF INT TO DUANE EUGENE RICHARDSON & DENNIS KEITH RICHARDSON AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 22 T29N R14W .50 A M/L.		X Electric		X Gas		Curb		Street Lights		Standard Utilities		Underground Utils.															
Comments/Influences		Topography of Site		X Level		Rolling		Low		High		Landscaped		Swamp		X Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain	
FAMILY SALE 12/2007		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value													
		Who		When		What		2025		96,600		68,300		164,900		101,760C											
		TPC 04/24/2019		INSPECTED		2024		96,600		62,600		159,200		98,701C													
		TPC 10/19/2017		INSPECTED		2023		77,300		58,300		135,600		94,001C													
		WAS 09/24/2007		APPRAISAL		2022		50,000		51,200		101,200		89,525C													
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 20 330	Type CPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: 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		Central Air Wood Furnace	Class: CD Effec. Age: 45 Floor Area: 999 Total Base New : 128,104 Total Depr Cost: 70,459 Estimated T.C.V: 133,871		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25 STORY		Trim & Decoration	Ex	100	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls CD		Blt 1951		
Yr Built 1951	Remodeled 0	Size of Closets	Ord	100	No. of Elec. Outlets		Ground Area = 799 SF Floor Area = 999 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				
Condition: Average		Lg	Ord	100	(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Small	H.C.	1	Average Fixture(s)		1.25 Story Siding Slab		799				
Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		3 Fixture Bath		Other Additions/Adjustments		Total:		109,499 60,226		
(1) Exterior	(6) Ceilings		Other: Carpeted		2 Fixture Bath		Plumbing		Average Fixture(s)		1 1,238 681		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Tile	No. of Elec. Outlets		Softener, Auto		Water/Sewer		1000 Gal Septic		2,520	
X	Insulation	X	Tile	Many X Ave. Few		Softener, Manual		Porches		Solar Water Heat		4,582	
(2) Windows	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 799 S.F. Height to Joists: 0.0		(14) Water/Sewer		No Plumbing		CPP		5,680		
X	Many Avg. X Few	Large Avg. X Small	Basement		Public Water		Extra Toilet		Deck		1,947		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water Well		Extra Sink		w/Roof (Roof portion)		2,545	
(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic		Built-Ins		Totals:		128,104 70,459		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		2000 Gal Septic		Appliance Allow.		Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 133,871		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Porches							
Chimney: Metal													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THATCHER BECKY B	THATCHER BECKY WATT TRUST	0	06/16/2000	WD	19-MULTI PARCEL ARM'S LE	546P483	OTHER	0.0
BECKY THATCHER	THATCHER WATT BECKY LIVIN	0	06/16/2000	WD	09-FAMILY	546P485	DEED	0.0
NELSON JOAN	THATCHER BECKY B	55,000	07/23/1991	WD	03-ARM'S LENGTH	326P537	DEED	0.0
WARREN FREDERICK MURRAY	NELSON JOAN MARIE	0	07/16/1991	QC	06-COURT JUDGEMENT	326P536	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5795 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/29/2016	PM16-0365	
Owner's Name/Address		P.R.E. 0%		Electrical		03/16/2016	PE16-0101	
THATCHER WATT BECKY LIVING TRUST PO BOX 111 GLEN ARBOR MI 49636-0111		MAP #: 32		Electrical		04/11/2014	PE14-0091	
		2025 Est TCV 1,040,076 TCV/TFA: 223.43		Commercial, Add/Alter/Repa		02/06/2014	PB14-0021	
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
L250 P599 L315 P168 L326 P536/91 L296 P859 L546 P485/00 PRT GOVT LOT 3 BEG SW COR THEREOF TH E 330 FT TH N 198 FT TH W 165.16 FT TH S 132 FT TH W 165 FT TH S 66 FT TO POB SEC 22 T29N R14W.		Public Improvements		* Factors *				
Comments/Influences		Electric		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
JOINED WITH PARCEL 122-063-00. PIN 063-00 WAS 198'X165'		Gas		A 100' @ 5000/ 100.00 112.42 0.8430 0.7130 5000 100 LOCATION 300,533				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Street Lights		A 100' @ 5000/ 98.00 112.42 0.8430 0.7130 5000 50 SURPLUS: ZONING 100 FT 14				
		Standard Utilities		198 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 447,794				
		Underground Utils.		Land Improvement Cost Estimates				
		Topography of Site		Description Rate Size % Good Cash Value				
		Level		Fencing: Wd, Solid, 6 ft. 31.10 375 0 0				
		Rolling		D/W/P: Crushed Rock 2.29 504 0 0				
		Low		Residential Local Cost Land Improvements				
		High		Description Rate Size % Good Cash Value				
		Landscaped		LAND IMPROVEMENTS 5 5,000.00 1 100 5,000				
		Swamp		Total Estimated Land Improvements True Cash Value = 5,000				
		Wooded		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value				
		Pond		Who When What 2025 223,900 296,100 520,000 219,860C				
		Waterfront		TPC 06/11/2009 INSPECTED 2024 98,500 293,500 392,000 213,250C				
		Ravine		WAS 11/30/2007 INSPECTED 2023 85,100 274,900 360,000 203,096C				
		Wetland		2022 78,000 235,900 313,900 193,425C				
		Flood Plain						

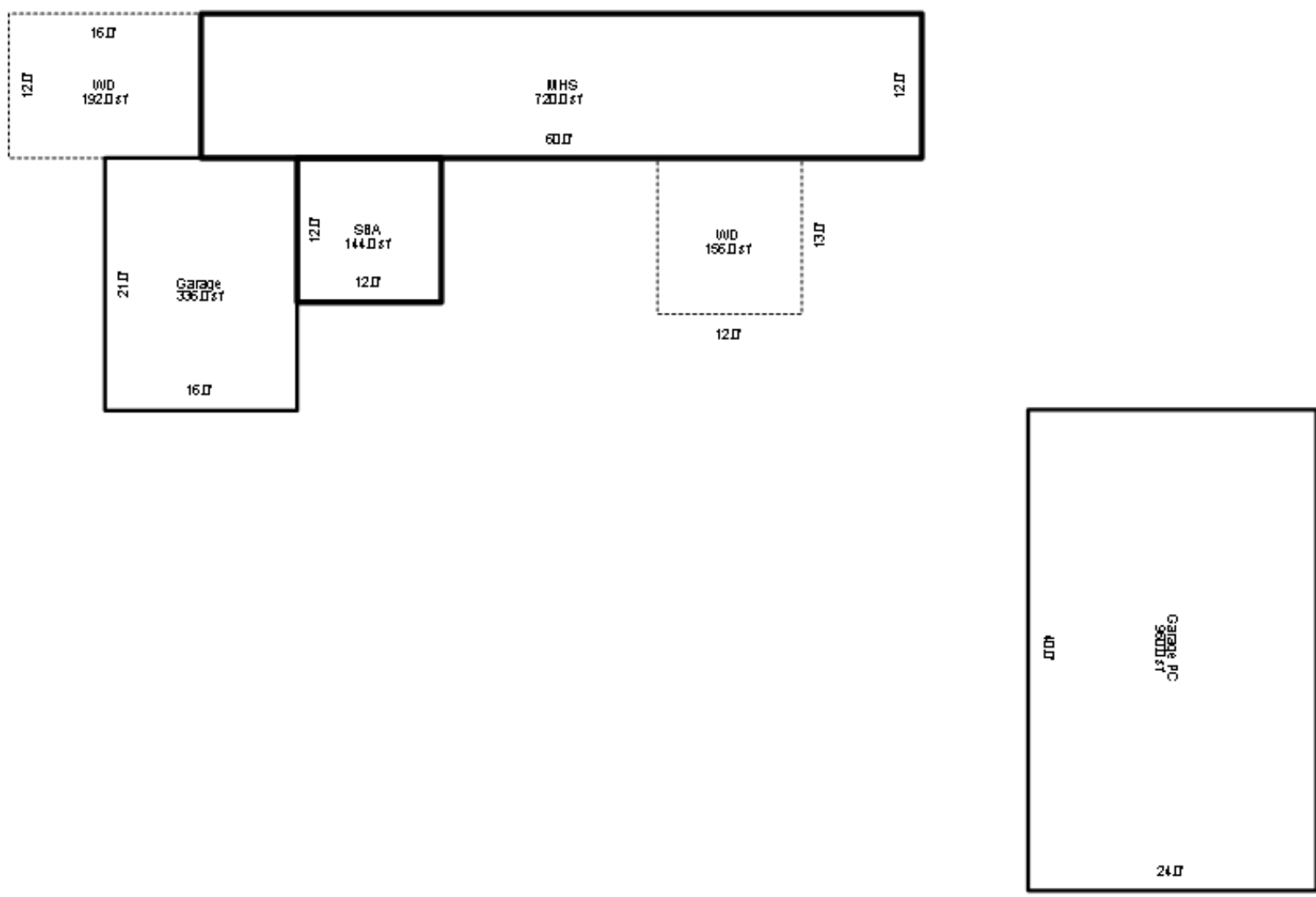


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0	156	Treated Wood																																
	Mobile Home			0	Front Overhang	0									Other Overhang	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	192	Treated Wood																												
X	Wood Frame	(4) Interior		Drywall X Paneled			Plaster Wood T&G		Trim & Decoration		Ex		X	Ord	Min																															
Building Style: MOBILE HOME		Size of Closets		Lg			X	Ord	Small		Room List		Doors	Solid	X	H.C.																														
Yr Built	Remodeled	(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			(12) Electric		100		Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min																											
1969	1980	Kitchens		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	
Condition: Average		(6) Ceilings		X			Tile		(14) Water/Sewer		Public Water		Public Sewer		1		Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 0.800 => TCY:		29,859															
Room List		(7) Excavation		Basement: 0 S.F. Crawl: 144 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:		Class: Low Effec. Age: 45 Floor Area: Total Base New : 106,643 Total Depr Cost: 37,324 Estimated T.C.V: 29,859		E.C.F. X 0.800		Cls Low		Blt 1969		Cost New		Depr. Cost																	
Basement 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		X			Wood/Shingle Aluminum/Vinyl Brick		X		Insulation		(2) Windows		Many Avg. Few			X			Large Avg. Small			Total:		47,044		16,464																		
(1) Exterior		(6) Ceilings		X			Tile		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 144 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:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		336		15,600		5,460																					
(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:		Class: C Exterior: Pole (Unfinished) Base Cost		960		24,490		8,571																									
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:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		336		15,600		5,460																													
Asphalt Shingle Metal		Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Class: C Exterior: Pole (Unfinished) Base Cost		960		24,490		8,571																													
Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 0.800 => TCY:			29,859																																									

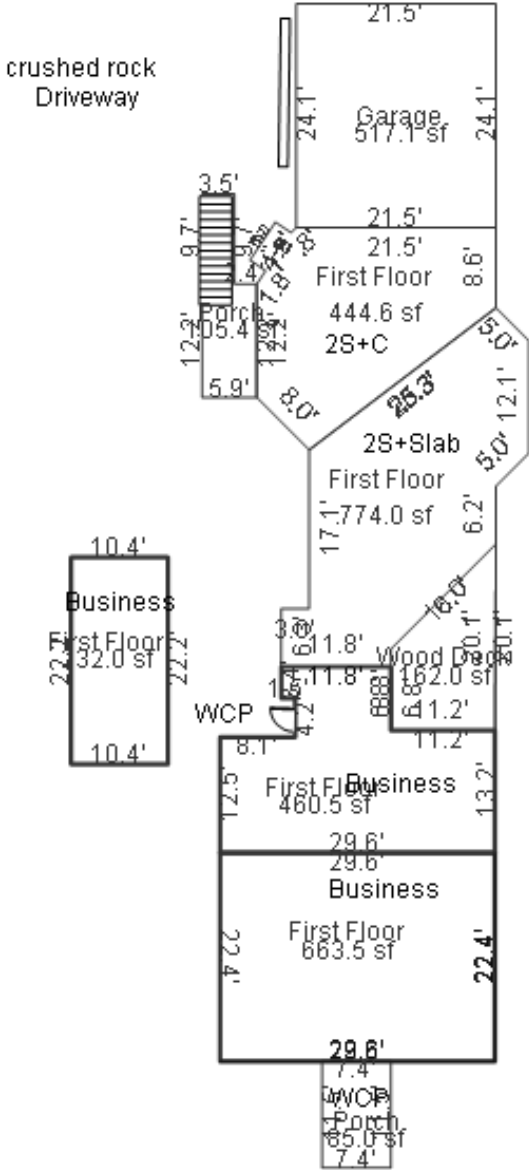
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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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 105 162	Type WPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 517 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: C Effec. Age: 35 Floor Area: 2,436 Total Base New : 310,732 Total Depr Cost: 201,975 Estimated T.C.V: 383,753		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 2 STORY		Cls C		Blt 0				
Yr Built 0	Remodeled 0	Ex	X Ord	Min	(12) Electric			Ground Area = 1218 SF Floor Area = 2436 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Condition: Average		Size of Closets		0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			2 Story Siding Slab 774			2 Story Siding Crawl Space 444		Total: 264,807 172,124					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,486 966			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Story Siding Slab 774			Water/Sewer		1000 Gal Septic 1 4,899 3,184		Water Well, 100 Feet 1 5,849 3,802				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 444 S.F. Slab: 774 S.F. Height to Joists: 0.0			Plumbing			Porches			WPP 105 2,997 1,948		Deck			
(2) Windows		(8) Basement		Basement Finish			Plumbing			Treated Wood 162 3,632 2,361			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
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			2 Story Siding Slab 774			Garages			Base Cost 517 23,239 15,105		Common Wall: 1 Wall 1 -2,705 -1,758		
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 Story Siding Slab 774			Porches			WPP 105 2,997 1,948		Deck			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			2 Story Siding Slab 774			Treated Wood 162 3,632 2,361			Garages		Door Opener 1 550 357		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes: HOUSE. RETAIL AREA IN COMMERC ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCVC			2 Story Siding Slab 774			Treated Wood 162 3,632 2,361			Garages		Totals: 310,732 201,975		383,753	

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



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Desc. of Bldg/Section: ENCLOSED FRONT GLASS PORCH  
 Calculator Occupancy: Stores - Retail

Class: D	Construction Cost					
Floor Area: 1,123	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 1,355	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Average					
Average Sty Hght : 8	Heat#1: Package Heating & Cooling 100					
Bsmnt Wall Hght	Heat#2: Package Heating & Cooling 0%					
Depr. Table : 2.25%	Ave. SqFt/Story: 1123					
Effective Age : 20	Ave. Perimeter: 148					
Physical %Good: 63	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1925 Year Built	Perimeter:					
1990 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: Average						

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 148

Base Rate for Upper Floors = 115.31

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.50 100%  
 Adjusted Square Foot Cost for Upper Floors = 136.81

Total Floor Area: 1,123 Base Cost New of Upper Floors = 153,638

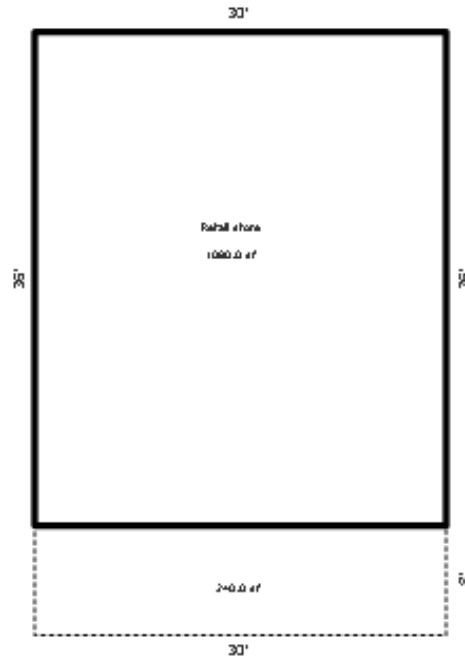
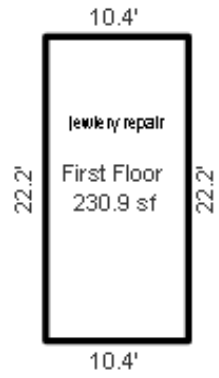
Reproduction/Replacement Cost = 153,638  
 Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 96,792

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
/CI6/STO/BASS/AVG/GREOCGA	85.62	232	1.00	71	14,103

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.500 => TCV of Bldg: 1 = 166  
 Replacement Cost/Floor Area= 154.50 Est. TCV/Floor Area= 148.12

(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\*\*\*



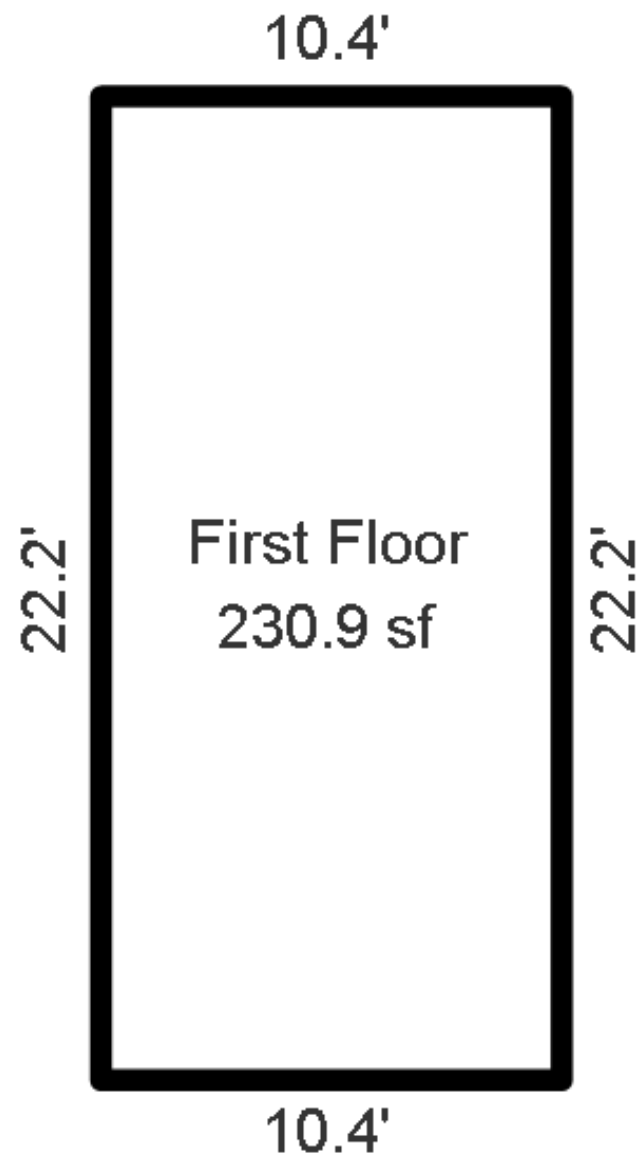
Street

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

Desc. of Bldg/Section: FABRICATION BLDG Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>			Class: D      Quality: Average Stories: 1      Story Height: 8      Perimeter: 64					
Class: D Floor Area: 232 Gross Bldg Area: 1,355 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost			Base Rate for Upper Floors = 43.45					
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Wall or Floor Furnace      100 Heat#2: Zoned A.C. Warm & Cooled Air      0% Ave. SqFt/Story: 232 Ave. Perimeter: 64 Has Elevators:			
1990 Year Built Remodeled		*** Basement Info ***			(10) Heating system: Wall or Floor Furnace      Cost/SqFt: 4.41      100% Adjusted Square Foot Cost for Upper Floors = 47.86					
Overall Bldg Height		* Mezzanine Info *			Total Floor Area: 232      Base Cost New of Upper Floors = 11,103  Reproduction/Replacement Cost = 11,103 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 4,885					
Comments:		* Sprinkler Info *			<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses					
		Area #1: Type #1: Area #2: Type #2:			Item Description      Cost      # or Height      Storys Col.      Rate      SqFt      Adj.      Adj.      Cost  Total Cost New = 0					
		Area: Perimeter: Type:			Architectural Multiplier: 0.00  Reproduction/Replacement Cost = 0 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 0					
		Area: Type: Average			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAFARY WALTER I	LAFARY WALTER I TRUST	1	06/24/2014	QC	09-FAMILY	1201P632	PROPERTY TRANSFER	0.0
SUTHERLAND MICHAEL W & RE	LAFARY WALTER I	356,085	08/13/2003	WD	03-ARM'S LENGTH	756:490	OTHER	100.0
SAILE KRISTIAN W	SUTHERLAND MICHAEL W	132,000	10/29/2002	WD	03-ARM'S LENGTH	679:247	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5789 S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/08/2017	PM17-0539	100% FINIS
	P.R.E. 100% 08/20/2009		Res. Porch/Deck	05/09/2005	PB05-0166	100% FINIS
Owner's Name/Address	MAP #: 32		DECK/PORCH	05/01/2005	PB05-166	
LAFARY WALTER I TRUST KESSE ANN 3847 LINCOLN RD CINCINNATI OH 45247	2025 Est TCV 841,952 TCV/TFA: 340.60		PLUMBING	09/08/2003	PP03-0370	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	C 100' @ 2000/	120.00	198.00	0.9554	0.8214	2000	100		188,348
	120 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								188,348
Land Improvement Cost Estimates									
Description	Rate	Size	% Good	Cash Value					
Wood Frame	38.12	48	50	915					
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 =									5,915

Comments/Influences	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Comments/Influences	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	C 100' @ 2000/	120.00	198.00	0.9554	0.8214	2000	100		188,348
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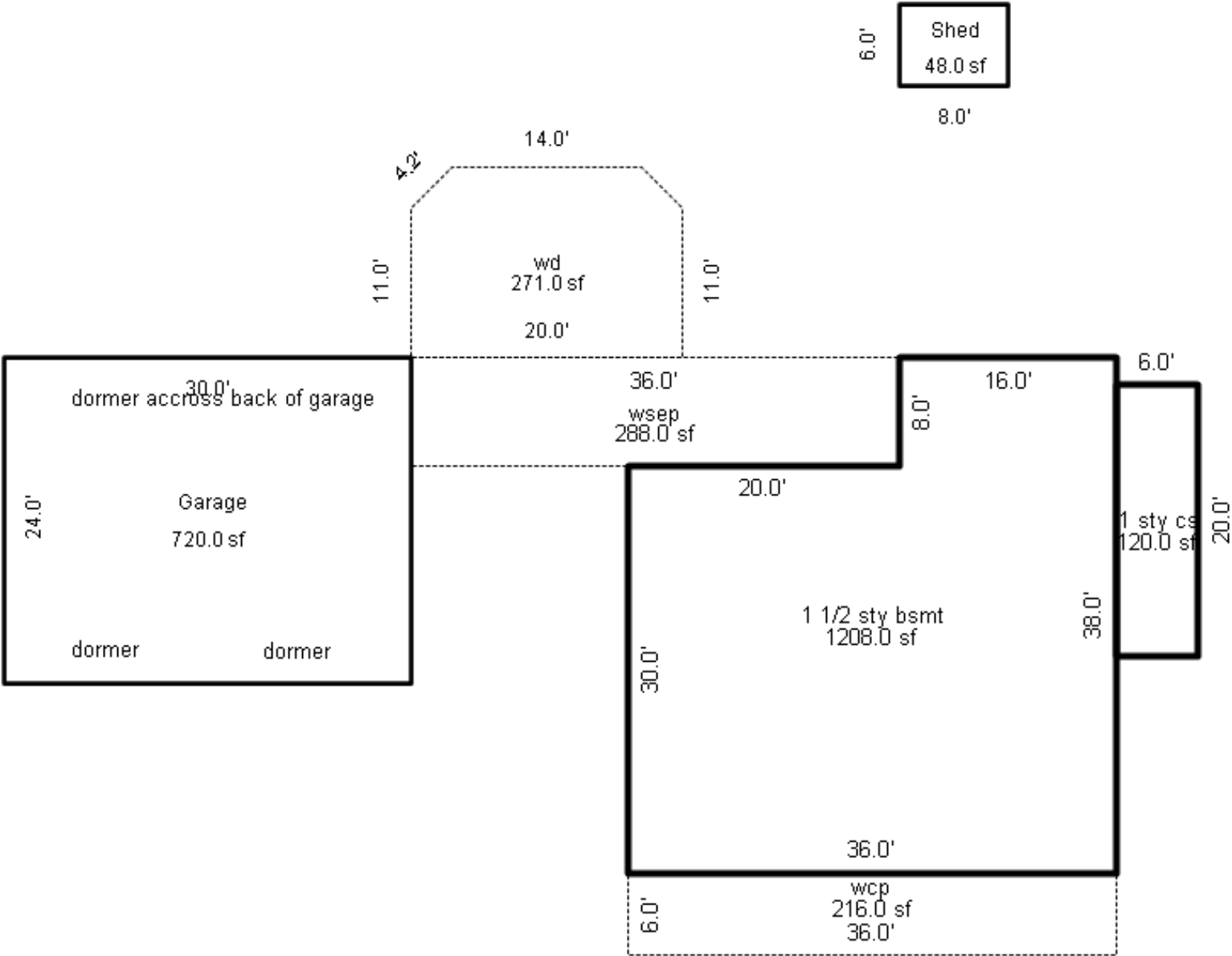
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	94,200	326,800	421,000			302,139C
Rolling	2024	65,900	298,900	364,800			293,055C
Low	2023	51,800	278,400	330,200			279,100C
High	2022	55,000	244,500	299,500			265,810C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 1 Direct-Vented Ga	Area 288 216 271	Type WSEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: 2.5 Class: C Exterior: Pole 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	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																							
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																																																																							
Yr Built 2003		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																																																																																																																								
(2) Windows		(7) Excavation		Ex.	X	Ord.	Min																																																																																																																					
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets																																																																																																																								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1208 S.F. Crawl: 120 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.	Few																																																																																																																					
(3) Roof		(8) Basement		(13) Plumbing																																																																																																																								
X	Gable Hip Flat	Gambrel Mansard Shed	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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																								
X	Asphalt Shingle	(9) Basement Finish		(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																																																																																																																								
		(10) Floor Support		Lump Sum Items:																																																																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2003</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 1328 SF Floor Area = 2472 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,208</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>120</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>540</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>319,242</td> <td>271,350</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,486</td> <td>1,263</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,678</td> <td>3,976</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,130</td> <td>2,660</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,899</td> <td>4,164</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,849</td> <td>4,972</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WSEP (1 Story)</td> <td>288</td> <td>13,366</td> <td>11,361</td> </tr> <tr> <td>WCP (1 Story)</td> <td>216</td> <td>8,476</td> <td>7,205</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>271</td> <td>5,095</td> <td>4,331</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Pole (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>720</td> <td>25,884</td> <td>22,001</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>550</td> <td>467</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,786</td> <td>2,368</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,208			1 Story	Siding	Crawl Space	120			1 Story	Siding	Overhang	540			Total:				319,242	271,350	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	1,486	1,263	3 Fixture Bath	1	4,678	3,976	2 Fixture Bath	1	3,130	2,660	Water/Sewer				1000 Gal Septic	1	4,899	4,164	Water Well, 100 Feet	1	5,849	4,972	Porches				WSEP (1 Story)	288	13,366	11,361	WCP (1 Story)	216	8,476	7,205	Deck				Treated Wood	271	5,095	4,331	Garages				Class: C Exterior: Pole (Finished)				Base Cost	720	25,884	22,001	Door Opener	1	550	467	Built-Ins				Appliance Allow.	1	2,786	2,368	Fireplaces			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KARLA ELENA TOIVONEN BOLE	DOMAN KENNETH	465,000	12/05/2014	WD	03-ARM'S LENGTH	1216P698	PROPERTY TRANSFER	100.0
GLEN LAKE PROPERTIES LLC	KAREN ELENA TOIVONEN BOLE	385,000	07/30/2010	WD	03-ARM'S LENGTH	2010 1055_417W	PROPERTY TRANSFER	100.0
GLEN LAKE PROPERTIES LLC	CROUCH CHARLES W & CELEST	0	03/26/2010	QC	09-FAMILY	2010 1043_925Q	DEED	0.0
CROUCH CHARLES W & CELEST	GLEN LAKE PROPERTIES LLC	0	03/26/2010	QC	09-FAMILY	2010 1043_948Q	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5761 S OAK ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/02/2020	PM20-0743	100% FINIS
	P.R.E. 0%		Mechanical	10/26/2020	PM20-0705	100% FINIS
Owner's Name/Address	MAP #: 32		Electrical	10/07/2020	PE20-0514	100% FINIS
DOMAN KENNETH 1711 LLOYD AVE ROYAL OAK MI 48073	2025 Est TCV 918,422 TCV/TFA: 464.79		Res. Add/Alter/Repair	10/01/2020	PB20-0282	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L412 P084/95 L679 P247/02 L720 P5/03 N 111.3 FT OF S 231.3 FT OF E 198 FT OF GOVT LOT 3 SEC 22 T29N R14W.	X		Dirt Road	111.00	198.00	0.9742	0.8214	2000	100	177,650
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			D/W/P: Crushed Rock					2.50	784 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	X	Electric	Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
	X		D/W/P: Crushed Rock	2.50	784	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			
			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	88,800	370,400	459,200			339,803C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2024	88,800	338,600	427,400			329,586C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	88,800	370,400	459,200			339,803C
			2024	88,800	338,600	427,400			329,586C
			2023	71,100	315,400	386,500			313,892C
			2022	55,000	279,500	334,500			298,945C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TEMPLE	FEELEY	65,000	02/20/1997	WD	03-ARM'S LENGTH	439:530	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5763 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
FEELEY MARY DIANE 205 ISLAND PLANTATION TERRACE VERO BEACH FL 32963-3326	MAP #: 32					
	2025 Est TCV 179,906 TCV/TFA: 209.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L235 P605/83 L274 P638/87 PRT GOVT LOT 3 COM SW COR SD GOVT LOT 3 TH ALG N-S 1/4 LN N 00 DEG 14' 15" W 198 FT TO POB TH CONT N 00 DEG 14' 15" W 66 FT TH E 165 FT TH S 66 FT TH W 165 FT TO POB SEC 22 T29N R14W.	X		Dirt Road	66.00	165.00	1.0000	0.0000	0	100*	0	
	X		Gravel Road	2000	COMM	\$14.50/SQFT	10890	SqFt	14.50000	100	157,905
	X		Paved Road	* denotes lines that do not contribute to the total acreage calculation.							
	X		Storm Sewer	66	Actual	Front Feet,	0.25	Total	Acres	Total Est. Land Value =	157,905
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			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
	X Level	2025	79,000	11,000	90,000			83,407C
	X Rolling	2024	65,300	15,600	80,900			80,900S
	X Low	2023	65,300	14,800	80,100			80,100S
	X High	2022	65,300	11,100	76,400			76,400S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	07/10/2019	INSPECTED	2025	79,000	11,000	90,000			83,407C
PSC	01/16/2016	INSPECTED	2024	65,300	15,600	80,900			80,900S
WAS	07/17/2007	INSPECTED	2023	65,300	14,800	80,100			80,100S
			2022	65,300	11,100	76,400			76,400S

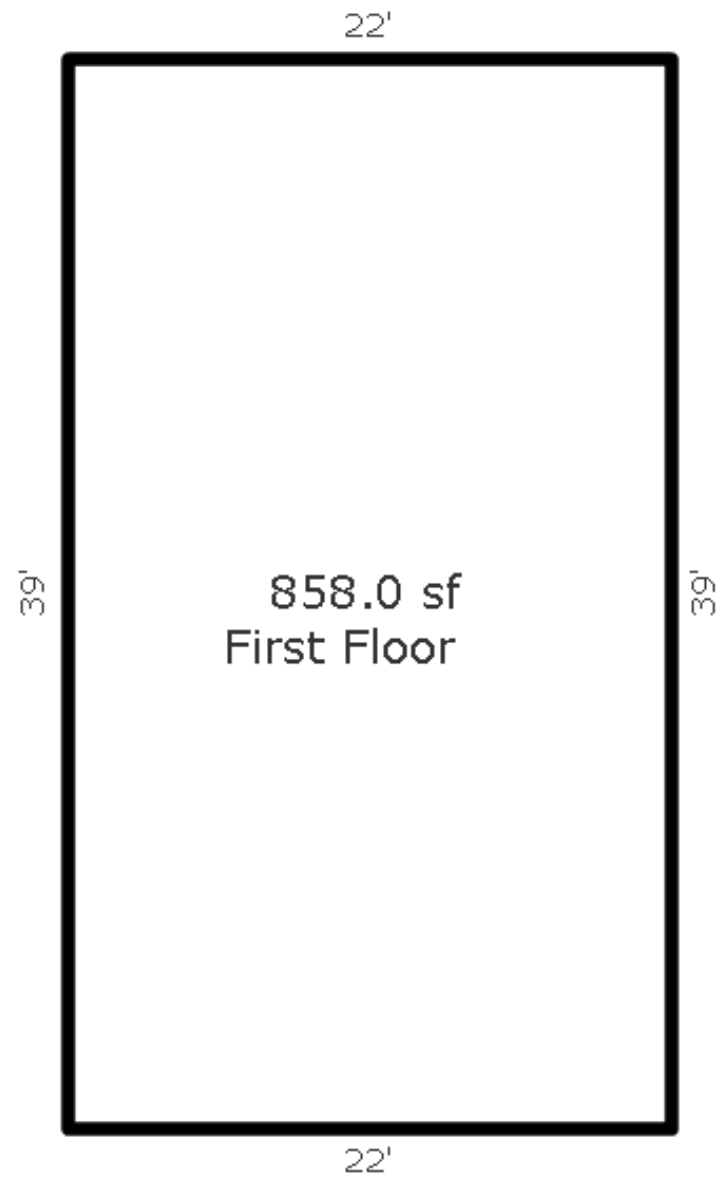
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 858 Gross Bldg Area: 858 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 122 Overall Building Height: 12	
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 50 Economic %Good: 100		<input type="checkbox"/> High	<input type="checkbox"/> Above Ave.	<input type="checkbox"/> Ave.	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Low	Base Rate for Upper Floors = 96.31 Mezzanine 1 Open Base Rate = 50.30
1998 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Wall or Floor Furnace 100 Heat#2: Forced Air Furnace 0%				(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.05 100% Adjusted Square Foot Cost for Upper Floors = 101.36	
12 Overall Bldg Height		Ave. SqFt/Story: 858 Ave. Perimeter: 122 Has Elevators:				Total Floor Area: 858 Base Cost New of Upper Floors = 86,967 Mezzanine 1 Area: 215 Base Cost New of Mezzanine = 10,815	
Comments: FUNCTIONAL - USE - GARAGE - AGE - DESIGN		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Reproduction/Replacement Cost = 97,782 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /50 /50 /100/15.0 Total Depreciated Cost = 14,667	
		* Mezzanine Info * Area #1: 215 Type #1: Open (No Rates) Area #2: Type #2:				ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 22,001 Replacement Cost/Floor Area= 113.97 Est. TCV/Floor Area= 25.64	
		* Sprinkler Info * Area: Type: Low					

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:			
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:			
<input checked="" type="checkbox"/> Poured Conc	<input type="checkbox"/> Brick/Stone	<input type="checkbox"/> Block	<input type="checkbox"/> Many Above Ave.	<input type="checkbox"/> Average Typical	<input type="checkbox"/> Few None	<input type="checkbox"/> Few Average	<input type="checkbox"/> Many Unfinished Typical	<input type="checkbox"/> Few Average	<input type="checkbox"/> Many Unfinished Typical			
(3) Frame:			Total Fixtures			Flex Conduit			Incandescent			
			3-Piece Baths			Rigid Conduit			Fluorescent			
			2-Piece Baths			Armored Cable			Mercury			
			Shower Stalls			Non-Metalic			Sodium Vapor			
			Toilets			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:						
			<input type="checkbox"/> Gas <input type="checkbox"/> Oil			<input type="checkbox"/> Coal Stoker <input type="checkbox"/> Hand Fired Boiler						
(6) Ceiling:												

\*\*\* 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.
TRIS JOHN S & MARY S	THATCHER BECKY	87,500	01/17/2001	WD	03-ARM'S LENGTH	566:907	PROPERTY TRANSFER	0.0
THATCHER BECKY	THATCHER WATT BECKY LIVIN	0	01/17/2001	QC	09-FAMILY	566P908	DEED	0.0
TEMPLE	TRIS	56,500	10/14/1994	WD	03-ARM'S LENGTH	395:7	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status					
5777 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		COMMERCIAL NEW	01/15/2013	2013-11	100% FINIS					
	P.R.E. 0%		Plumbing	08/04/2005	PP05-0280	100% FINIS					
Owner's Name/Address	MAP #: 32		Add-ons	07/15/2005	PE05-0375	100% FINIS					
THATCHER WATT BECKY LIVING TRUST 5975 LAKE ST GLEN ARBOR MI 49636	2025 Est TCV 268,397 TCV/TFA: 404.21		Electrical	07/11/2005	PE05-0366	100% FINIS					
	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
				66.00	165.00	1.0000	0.0000	0	100*	0	
			2000 COMM	\$14.50/SQFT	10890 SqFt	14.50000	100			157,905	
			* denotes lines that do not contribute to the total acreage calculation.								
			66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 157,905								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: Crushed Rock	2.25	5100	50	5,737				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 25	2,500.00	1	0	0				
			Commercial Local Cost Land Improvements								
			Description	Rate	Size	% Good	Arch	Mult	Cash Value		
			WATER WELL 4"-6"	0.00	1	92	100		0		
			SEPTIC TANK 2000 GAL	0.00	1	92	100		0		
			Total Estimated Land Improvements True Cash Value =							5,737	
			Topography of Site								
	X Level										
	Rolling										
	Low										
	High										
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	Who	When	What	2025	79,000	55,200	134,200			119,594C	
	TPC	07/10/2019	INSPECTED	2024	65,300	57,100	122,400			115,999C	
	TPC	01/02/2014	INSPECTED	2023	65,300	54,000	119,300			110,476C	
	PSC	12/21/2011	INSPECTED	2022	65,300	40,500	105,800			105,216C	



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

Class: D  
 Floor Area: 664  
 Gross Bldg Area: 664  
 Stories Above Grd: 1  
 Average Sty Hght : 15  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 22  
 Physical %Good: 57  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 2005 Remodeled

15 Overall Bldg Height

Comments:  
 OLDER CONVERTED BLDG

Construction Cost

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

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

Quality: Low Cost  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 664  
 Ave. Perimeter: 116  
 Has Elevators:

\*\*\* Basement Info \*\*\*

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

\* Mezzanine Info \*

Area #1: 582  
 Type #1: Open (No Rates)  
 Area #2:  
 Type #2:

\* Sprinkler Info \*

Area:  
 Type:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 15 Perimeter: 116  
 Overall Building Height: 15

Base Rate for Upper Floors = 112.04  
 Mezzanine 1 Open Base Rate = 50.30

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.39 100%  
 Adjusted Square Foot Cost for Upper Floors = 140.43

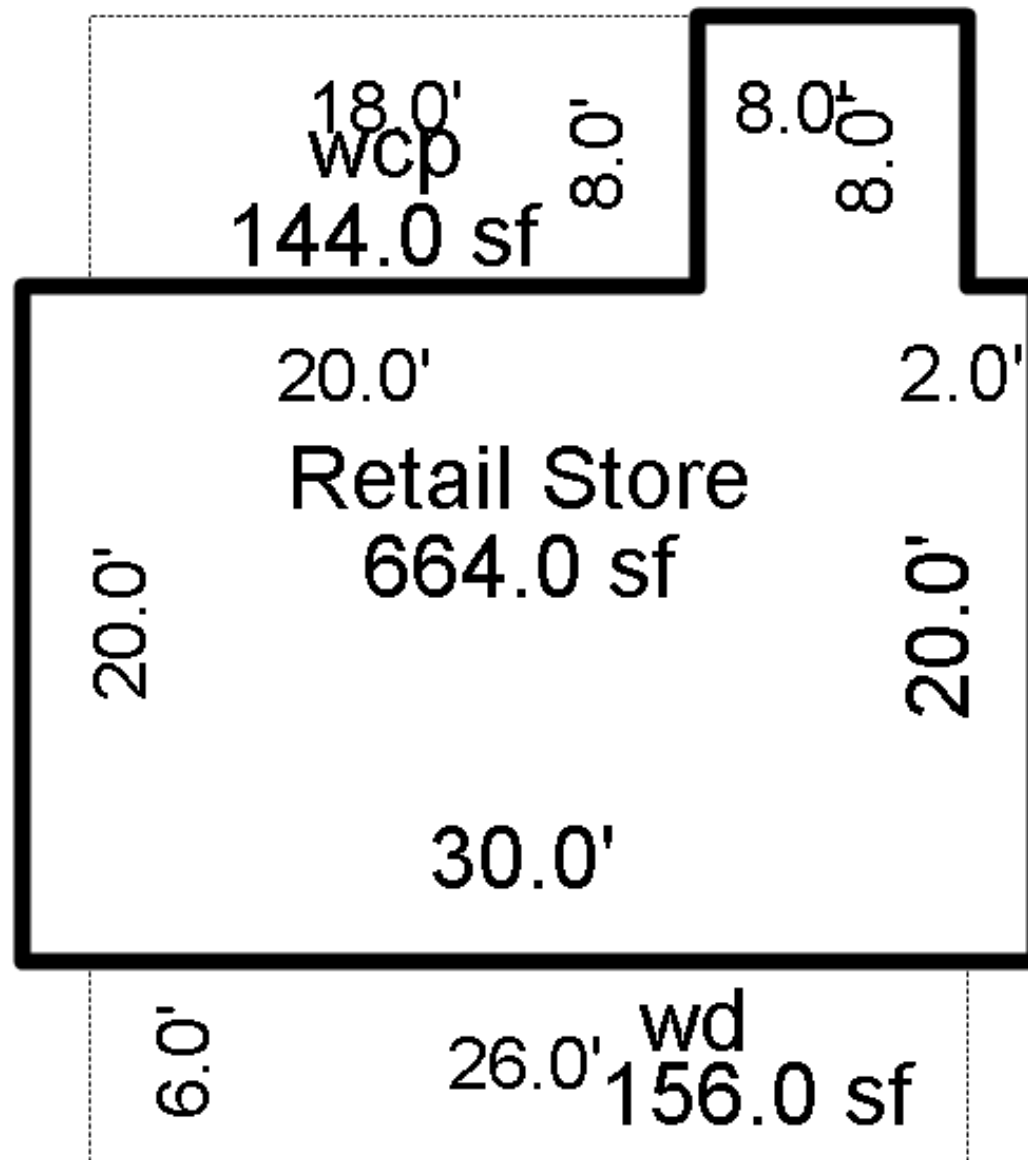
Total Floor Area: 664 Base Cost New of Upper Floors = 93,245  
 Mezzanine 1 Area: 582 Base Cost New of Mezzanine = 29,275

Reproduction/Replacement Cost = 122,520  
 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0  
 Total Depreciated Cost = 69,836

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 104,755  
 Replacement Cost/Floor Area= 184.52 Est. TCV/Floor Area= 157.76

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THATCHEY BECKY	THATCHER WATT BECKY LIVIN	0	06/16/2000	WD	09-FAMILY	546P485	DEED	0.0
SCHENCK ELIZABETH H	WATT DAVID & THATCHER BEC	90,000	07/31/1998	WD	03-ARM'S LENGTH	483:449	PROPERTY TRANSFER	0.0
TEMPLE	SCHENCK	59,500	10/14/1994	WD	03-ARM'S LENGTH	395:1	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST	COMMERCIAL ADD/ALT	02/06/2014	PB14-0021	100% FINIS	
Owner's Name/Address	P.R.E. 0%	MAP #: 32				
THATCHER WATT BECKY LIVING TRUST & WATT DAVID PO BOX 111 GLEN ARBOR MI 49636	2025 Est TCV 160,355					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
L395 P1 L483 P449 L546 P485/00 PRT OF GOVT LOT 3 SEC 22 COM SW COR SD GOVT LOT 3 TH ALG N-S 1/4 LN N 00 DEG 14'15" W 66 FT TO POB TH CONT ALG SD 1/4 LN N 00 DEG 14'15" W 66 FT TH S 89 DEG 16'20" E 165.65 FT TH S 00 DEG 00'00" E 66.23 FT TH N 89 DEG 11'50" W 165.35 FT TO POB SEC 22 T29N R14W.	X			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				2000 COMM	\$14.50/SQFT	10890 SqFt	14.50000	100	0	100*	0
				* denotes lines that do not contribute to the total acreage calculation.							
				66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 157,905							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Ad-Hoc Unit-In-Place Items							
				Description	Rate	Size	% Good	Cash Value			
				/CI16/YARI/SOLPA/1 TTP/MET2A	1,225.00	2	100	2,450			
				Total Estimated Land Improvements True Cash Value =							2,450



Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	79,000	1,200	80,200			55,381C
	X Rolling	2024	65,300	1,300	66,600			53,716C
	X High	2023	65,300	1,300	66,600			51,159C
	X Landscaped	2022	65,300	1,300	66,600			48,723C
	X Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	TPC	12/30/2014	INSPECTED					
	WAS	06/11/2009	INSPECTED					
	TPC	12/11/2011	INSPECTED					

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6012 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/18/2021	PE21-0153	100% FINIS
	P.R.E. 0%		Plumbing	02/24/2021	PP21-0053	100% FINIS
	MAP #:		Commercial, Add/Alter/Repa	02/23/2021	PB21-0033	100% FINIS
	2025 Est TCV 0 TCV/TFA: 0.00		COMMERCIAL ADD/ALT	01/28/2021	LU21-02	100% FINIS

Owner's Name/Address	MAP #:	Commercial, Add/Alter/Repa	Date	Number	Status
BETHLEHEM LUTHERAN CHURCH CHURCH MISSOURI SYNOD 6012 S LAKE ST PO BOX 353 GLEN ARBOR MI 49636			01/28/2021	LU21-02	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
PRT OF GOVT LOT 4 COM 231 FT N & 33 FT W OF 1/4 POST SE COR SEC TH W 165 FT TH N 132 FT TH E 165 FT TH S ON LAKE ST TO POB SEC 22 T29N R14W .25 A.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				132.00	165.00	1.0000	1.0000	0	100	0
			2000 COMM	\$14.50/SQFT	21780 SqFt	14.50000	100			315,810
			132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =							315,810

Comments/Influences	Public Improvements
BETHLEHEM LUTHERAN CHURCH BETHLEHEM LUTHERAN CHURCH (231) 334-4180 6012 S LAKE ST, GLEN ARBOR, MI 49636	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	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2023	0	0	0			0
	2022	0	0	0			0

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/12/2022	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	06/21/2021	INSPECTED	2023	0	0	0			0
TPC	05/30/2019	INSPECTED	2022	0	0	0			0

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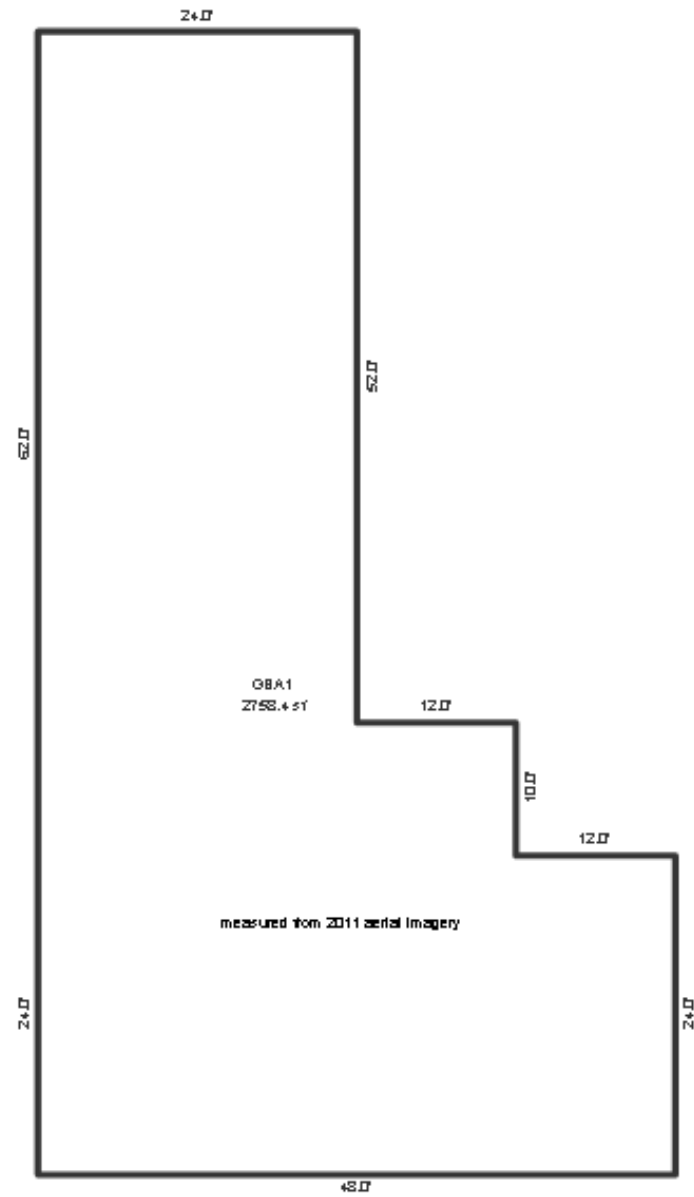
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Clubhouses	
Class: C	Construction Cost
Floor Area: 2,758	High Above Ave. Ave. X Low
Gross Bldg Area: 2,758	** ** Calculator Cost Data ** **
Stories Above Grd: 1	Quality: Average
Average Sty Hght : 12	Heat#1: Package Heating & Cooling 100
Bsmnt Wall Hght	Heat#2: Heat Pump System 0%
Depr. Table : 2.5%	Ave. SqFt/Story: 2758
Effective Age : 30	Ave. Perimeter: 267
Physical %Good: 47	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
Year Built	Perimeter:
Remodeled	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

<<<<< Calculator Cost Computations >>>>>	
Class: C	Quality: Average
Stories: 1	Story Height: 12
	Perimeter: 267
Base Rate for Upper Floors = 150.63	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.63 100%	
Adjusted Square Foot Cost for Upper Floors = 175.26	
Total Floor Area: 2,758	Base Cost New of Upper Floors = 483,368
	Reproduction/Replacement Cost = 483,368
Eff. Age: 30	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 47 /100/100/100/47.0
	Total Depreciated Cost = 227,183
ECF (2201 COMMERCIAL)	1.500 => TCV of Bldg: 1 = 340,774
Replacement Cost/Floor Area= 175.26	Est. TCV/Floor Area= 123.56

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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6394 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		SIGN	08/14/2018	LU18-24	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	07/31/2018	PE18-0423	100% FINIS
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 35		Electrical	06/29/2016	PE16-0304	100% FINIS
	2025 Est TCV 0 TCV/TFA: 0.00		WELL/SEPTIC	09/09/2015	L15 -199	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
PRT OF SW 1/4 OF SE 1/4 BEG AT A PT 560 FT E OF N-S 1/4 LINE & 660 FT N OF S LINE OF SEC TH N 300 FT TH E 100 FT S 300 FT TH W 100 FT TO POB SEC 22 T29N R14W 0.7 A.			2000 COMM	\$7.75/SQFT	30013 SqFt	7.75000	100	232,600
			100 Actual Front Feet, 0.69 Total Acres			Total Est. Land Value =		232,600

Comments/Influences  
TOWNSHIP HALL SITE



Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Gravel Road	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Paved Road	2023	0	0	0			0
Storm Sewer	2022	0	0	0			0
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
Topography of Site							
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
PSC	03/14/2024	INSPECTED					
TPC	12/10/2015	INSPECTED					
TPC	05/23/2012	INSPECTED					

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Desc. of Bldg/Section: 50*68 GYM FLR Calculator Occupancy: Schools - Gymnasiums		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 5,086 Gross Bldg Area: 5,086 Stories Above Grd Average Sty Hght : 12 Bsmnt Wall Hght		Class: D Quality: Average Stories: 0 Story Height: 12 Perimeter: 0	
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 129.57  (10) Heating system: Forced Air Furnace Cost/SqFt: 19.72 100% Adjusted Square Foot Cost for Upper Floors = 149.29	
1938 Year Built 1990 Remodeled		Total Floor Area: 5,086 Base Cost New of Upper Floors = 759,289	
Overall Bldg Height		Reproduction/Replacement Cost = 759,289 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /50 /100/100/30.0 Total Depreciated Cost = 227,787	
Comments:		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 341,680 Replacement Cost/Floor Area= 149.29 Est. TCV/Floor Area= 67.18	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average			

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

\*\*\* 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.
WARNES ELSIE M TRUST	GA ARAGON INVESTMENTS LLC	400,000	03/30/2020	WD	03-ARM'S LENGTH	2020002303	PROPERTY TRANSFER	100.0
WARNES ELSIE M SURVIVING	WARNES ELSIE M TRUST	0	06/20/2008	QC	09-FAMILY	981P529	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status			
5921 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/02/2018	PE18-0369	REVIEWED			
	P.R.E. 0%		Electrical	06/17/2014	PE14-0220	100% FINIS			
Owner's Name/Address	MAP #: 35		COMMERCIAL ADD/ALT	06/04/2014	PB14-0120	100% FINIS			
GA ARAGON INVESTMENTS LLC 2602 S LINDEN CT DENVER CO 80222-7143	2025 Est TCV 388,865 TCV/TFA: 675.11		Plumbing	05/19/2014	PP14-0102				
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements		* Factors * CORNER WEST & LAKE						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				147.75	230.00	1.0000 1.0000	0 100	CORNER	0
			2000 COMM	\$14.50/SQFT		21369 SqFt	14.50000	105 CORNER SITE INFLUENCE	325
			2000 COMM	\$0/SQFT ROW		7590 SqFt	0.00000	100	0
			2000 COMM	\$0/SQFT ROW		4851 SqFt	0.00000	100	0
			148 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =						325,343
Comments/Influences	X Electric		Land Improvement Cost Estimates						
	X Gas		Description			Rate	Size % Good		Cash Value
			Commercial Local Cost Land Improvements						
			Description			Rate	Size % Good	Arch Mult	Cash Value
			CONCRETE 4CU			2.75	40	0 100	0
			Total Estimated Land Improvements True Cash Value =						0
	Topography of Site								
	X Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2025	162,700	31,700	194,400		191,456C
	TPC 05/10/2021	INSPECTED		2024	160,300	25,400	185,700		185,700S
	TPC 12/01/2016	INSPECTED		2023	160,300	24,000	184,300		184,300S
	TPC 08/06/2014	INSPECTED		2022	160,300	18,000	178,300		178,300S



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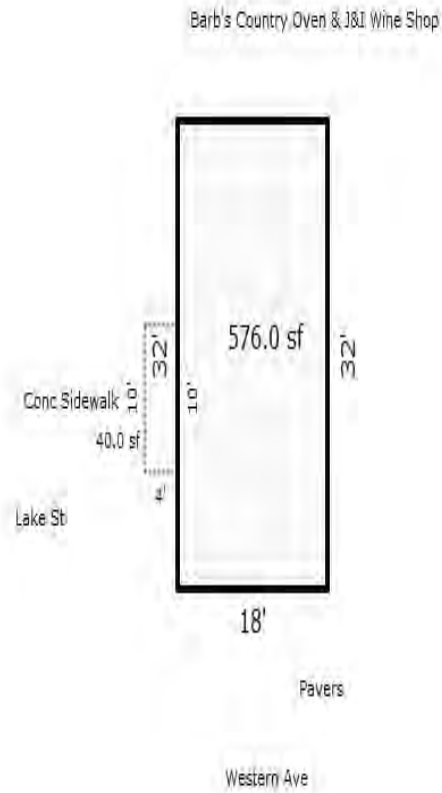
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail	
Class: D	Construction Cost
Floor Area: 576	High Above Ave. Ave. X Low
Gross Bldg Area: 576	** ** Calculator Cost Data ** **
Stories Above Grd: 1	Quality: Low Cost
Average Sty Hght : 8	Heat#1: Forced Air Furnace 100
Bsmnt Wall Hght	Heat#2: Forced Air Furnace 0%
Depr. Table : 2.5%	Ave. SqFt/Story: 576
Effective Age : 15	Ave. Perimeter: 100
Physical %Good: 68	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
1969 Year Built	Perimeter:
2012 Remodeled	Type:
8 Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
AGE - SIZE - DESIGN - FUNC	Area #1:
RMOD/UPDATED DATES	Type #1:
2018	Area #2:
2014	Type #2:
	* Sprinkler Info *
	Area:
	Type:

Calculator Cost Computations	
Class: D	Quality: Low Cost
Stories: 1	Story Height: 8
Overall Building Height: 8	Perimeter: 100
Base Rate for Upper Floors = 96.13	
(10) Heating system: Forced Air Furnace	Cost/SqFt: 11.99 100%
Adjusted Square Foot Cost for Upper Floors = 108.12	
Total Floor Area: 576	Base Cost New of Upper Floors = 62,276
Eff.Age:15	Reproduction/Replacement Cost = 62,276
Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0	Total Depreciated Cost = 42,348
ECF (2201 COMMERCIAL)	1.500 => TCV of Bldg: 1 = 63,522
Replacement Cost/Floor Area= 108.12	Est. TCV/Floor Area= 110.28

(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	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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.
CANTRICK GEORGE A JR & SH	CARLSON CONSTRUCTION INC	353,000	10/16/2009	WD	03-ARM'S LENGTH	2009 1030-214W	DEED	100.0
SWIERAD	CANTRICK	180,000	03/10/1998	MLC	16-LC PAYOFF	468:402	OTHER	0.0
SWIERAD	1031 EQUITY EXCHANGE	180,000	09/26/1997	LC	16-LC PAYOFF	454:357	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5851 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/05/2018	PP18-0100	100% FINIS
	P.R.E. 0%		Mechanical	03/13/2018	PM18-0179	100% FINIS
Owner's Name/Address	MAP #: 35		Electrical	02/13/2018	PE18-0066	100% FINIS
CARLSON CONSTRUCTION INC 23 PARADISE RD SWAMPSCOTT MA 01907	2025 Est TCV 1,109,618 TCV/TFA: 543.13		Res. Add/Alter/Repair	09/22/2017	PB17-0564	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
Dirt Road	88.00	219.00	1.0325	0.8423	5000 100	382,667	
Gravel Road	88 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =	382,667

Tax Description		Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Arch	Cash Value	
D/W/P: 4in Concrete	7.01	20	0		0	
D/W/P: Crushed Rock	2.29	3500	0		0	
Commercial Local Cost Land Improvements		Description	Rate	Size	% Good Arch Mult	Cash Value
		WATER WELL 4"-6"	0.00	1	100 100	0
		SEPTIC TANK 1000 GAL	0.00	1	100 100	0
		DRAIN FIELD	0.00	1	100 100	0
		CONCRETE 4CU	2.75	20	100 100	55
					Total Estimated Land Improvements True Cash Value =	55

Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
DUPLEX		Level		2025	191,300	363,500	554,800			285,439C
		Rolling		2024	84,200	332,000	416,200			276,857C
		Low		2023	72,700	309,200	381,900			263,674C
		High		2022	52,800	282,700	335,500			251,119C
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								



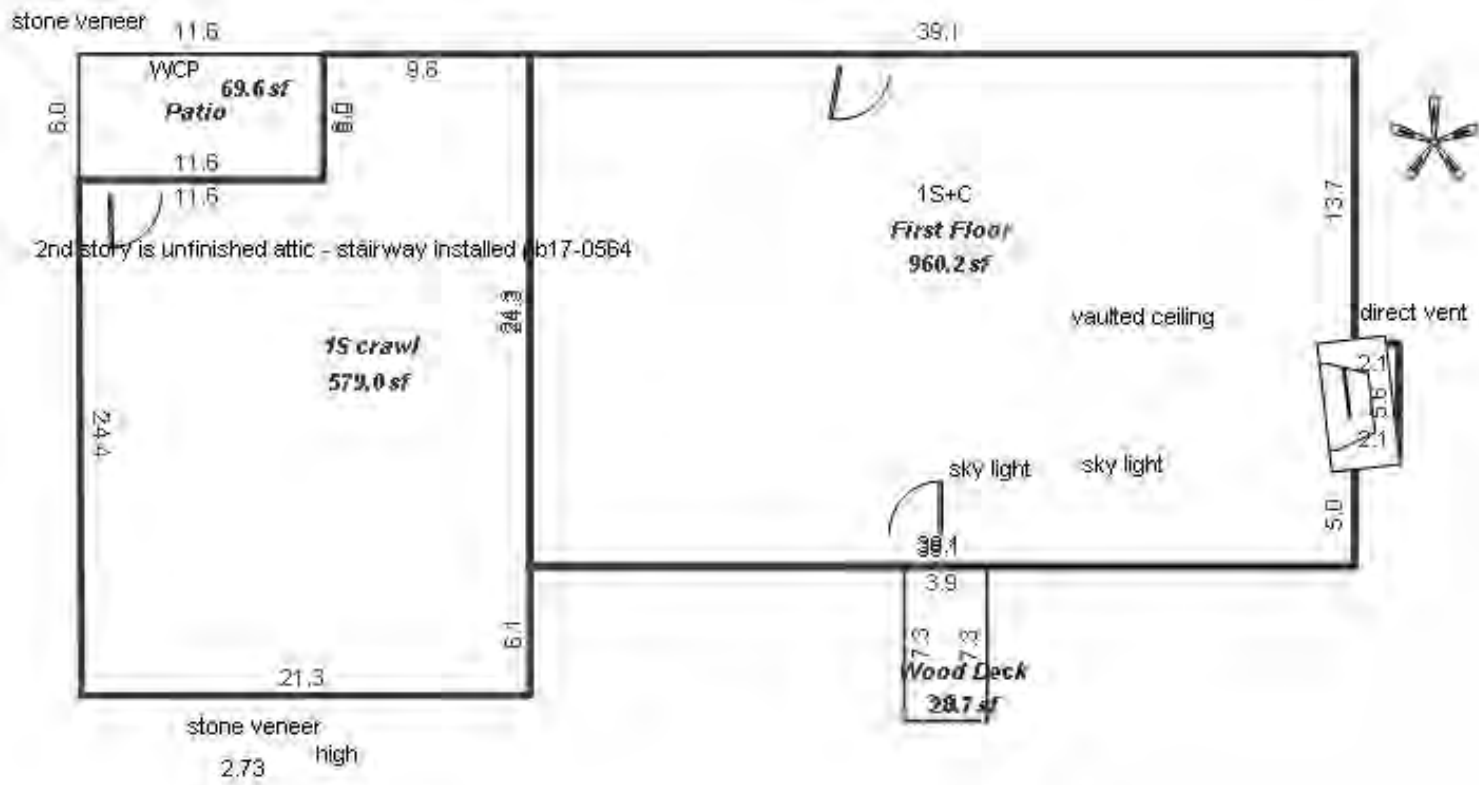
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 69 28	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: B Effec. Age: 10 Floor Area: 2,043 Total Base New : 425,085 Total Depr Cost: 382,577 Estimated T.C.V: 726,896
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls B		Blt 2010				
Duplex		Drywall Paneled		(12) Electric			Ground Area = 1539 SF Floor Area = 2043 SF.			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Total:		354,552 319,097				
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas			Stone Veneer		150 7,812 7,031				
Building Style: 1.5 STORY		Ex Ord Min		Ex. Ord. Min			1 Story Siding Crawl Space 960			Plumbing		Average Fixture(s) 2 6,674 6,007				
Yr Built Remodeled 2010 2012		Lg Ord Small		No. of Elec. Outlets			1 Story Siding Crawl Space 579			3 Fixture Bath		3 Fixture Bath 1 10,527 9,474				
Condition: Average		Size of Closets		Many Ave. Few			1 Story Siding Overhang 504			Solar Water Heat		No Plumbing				
Room List		Doors Solid H.C.		(13) Plumbing			Other Additions/Adjustments			Exterior		Average Fixture(s) 2 6,674 6,007				
Basement		(5) Floors		2 Average Fixture(s)			Exterior			Stone Veneer		150 7,812 7,031				
1st Floor		Kitchen:		2 3 Fixture Bath			Plumbing			Average Fixture(s)		2 6,674 6,007				
2nd Floor		Other:		2 2 Fixture Bath			Water/Sewer			3 Fixture Bath		1 10,527 9,474				
3 Bedrooms		Other:		Softener, Auto Softener, Manual			Ceramic Tile Floor			2000 Gal Septic		1 12,006 10,805				
(1) Exterior		(6) Ceilings		Solar Water Heat No Plumbing			Water Well, 100 Feet			Water Well, 100 Feet		1 6,593 5,934				
Wood/Shingle		No. of Elec. Outlets		Extra Toilet			Porches			WCP (1 Story)		69 5,532 4,979				
Aluminum/Vinyl		Many Ave. Few		Extra Sink			Deck			Treated Wood		28 1,420 1,278				
Brick		(7) Excavation		Separate Shower			Built-Ins			Appliance Allow.		2 13,794 12,415				
Insulation		Basement: 0 S.F. Crawl: 1539 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Floor			Fireplaces			Raised Hearth		1 866 779				
(2) Windows		(8) Basement		Ceramic Tile Wains			Direct-Vented Gas			Direct-Vented Gas		1 5,308 4,777				
Many Avg. Few		Conc. Block Poured Conc. Stone		Ceramic Tub Alcove			Local Cost Items			GENERATOR		1 1 1 *				
Large Avg. Small		Treated Wood Concrete Floor		Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Wood Sash		(9) Basement Finish		(14) Water/Sewer												
Metal Sash		Recreation SF		Public Water												
Vinyl Sash		Living SF		Public Sewer												
Double Hung		Walkout Doors (B)		Water Well												
Horiz. Slide		No Floor SF		1000 Gal Septic												
Casement		Walkout Doors (A)		2000 Gal Septic												
Double Glass		(10) Floor Support		Lump Sum Items:												
Patio Doors		Joists:														
Storms & Screens		Unsupported Len:														
(3) Roof		Cntr.Sup:														
Gable																
Hip																
Flat																
Asphalt Shingle																
Chimney:																

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EDWARDS ELIZABETH T	EDWARDS ELIZABETH T TRUST	0	03/23/2022	QC	09-FAMILY	2022002704	PROPERTY TRANSFER	0.0
EDWARDS PETER LEE & ELIZA	EDWARDS ELIZABETH T	1	06/16/2011	QC	09-FAMILY	1089-41	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5873 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/20/2023	PE23-0688	100% FINIS
	P.R.E. 76% 07/21/2008		Mechanical	09/20/2023	PM23-0831	100% FINIS
Owner's Name/Address	MAP #: 35		FENCE	04/11/2021	LU21-12	100% FINIS
EDWARDS ELIZABETH T TRUST PO BOX 459 GLEN ARBOR MI 49636	2025 Est TCV 1,114,933 TCV/TFA: 237.02		SIGN	06/30/2017	LU17-16	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
L174 P153 L259 P868 L374 P192/93 PRT NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 BEG AT S 1/4 POST TH N ALG N-S 1/4 IN 40 RODS TH CONT N 230 FT AS POB TH E 222.75 FT TH N 100.0 FT TH W 222.75 FT TH S 100.0 FT TO POB SEC 22 T29N R14W.	X		Dirt Road	100.00	222.00	1.0000 0.8452	5000 100	422,606
	X		Gravel Road	100 Actual Front Feet,	0.51 Total Acres		Total Est. Land Value =	422,606

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	31.10	200 0	0	
	X	Gravel Road	28.62	110 50	1,574	
	X	Paved Road	24.84	200 50	2,484	
	X	Storm Sewer	Residential Local Cost Land Improvements			
	X	Sidewalk	Description			
	X	Water	LAND IMPROVEMENTS 25	2,500.00	1 100	
	X	Sewer	Total Estimated Land Improvements True Cash Value =			
	X	Electric			6,558	
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				



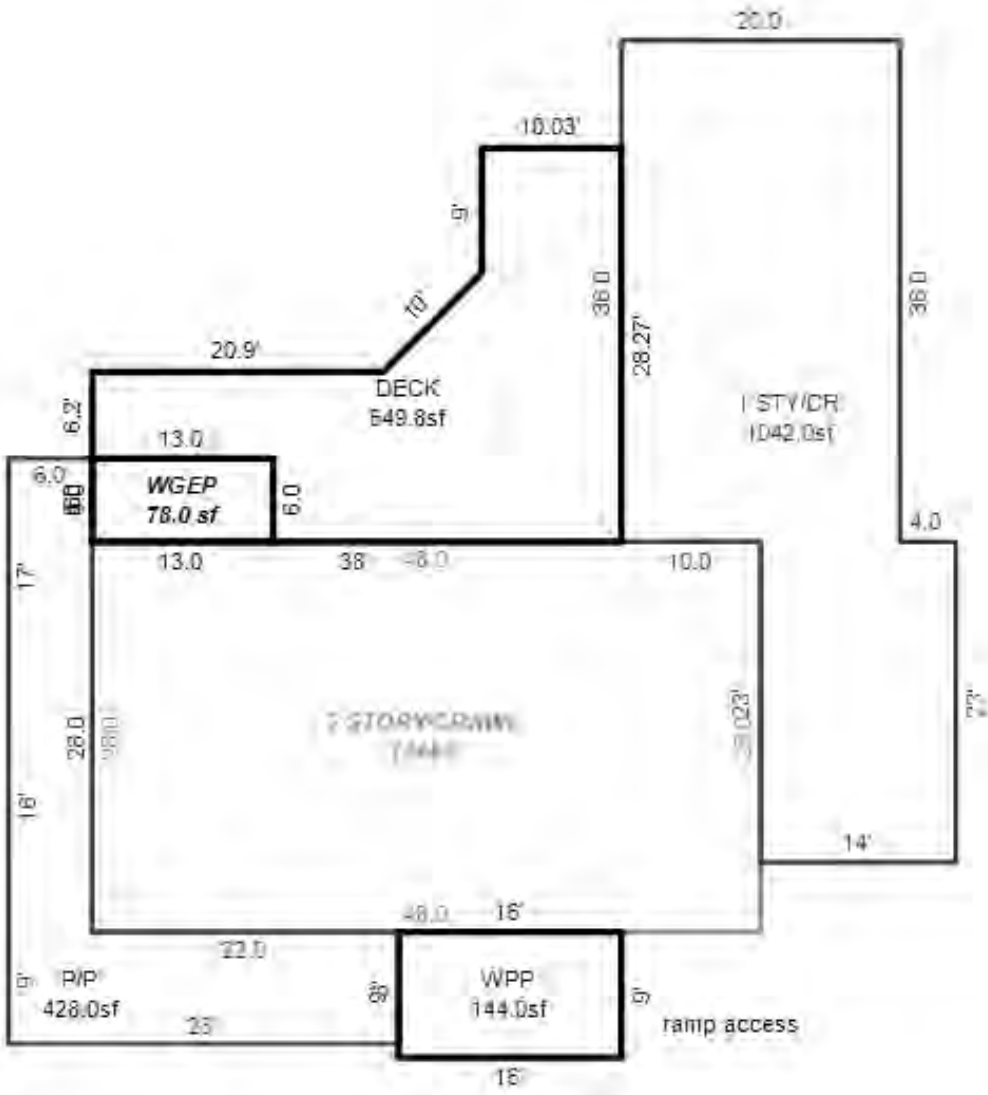
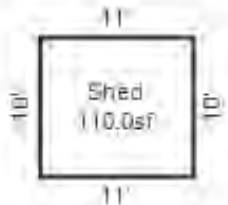
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	211,300	346,200	557,500			237,501C
Rolling	2024	93,000	316,600	409,600			230,360C
Low	2023	80,300	294,800	375,100			219,391C
High	2022	60,000	258,900	318,900			208,944C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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



fence around perimeter



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLESON CARL III TRUST	GA ARAGON INVESTMENTS LLC	450,000	02/24/2022	WD	03-ARM'S LENGTH	2022001177	PROPERTY TRANSFER	100.0
OLESON CARL III & MARY J	OLESON CARL III TRUST	1	06/13/2017	QC	09-FAMILY	1298P381	PROPERTY TRANSFER	0.0
OLESON CARL III & MARY J	OLESON CARL III TRUST	0	05/07/2003	QC	09-FAMILY	729P2	OTHER	0.0
RANSOM	OLESON	120,000	07/29/1999	WD	03-ARM'S LENGTH	519:526	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6456 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	01/20/2017	PM17-0061		
Owner's Name/Address	P.R.E. 0%					
GA ARAGON INVESTMENTS LLC 2602 S LINDEN CT DENVER CO 80222	MAP #: 35					
	2025 Est TCV 481,604 TCV/TFA: 350.26					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L519 P526/99 L729 P2/03 PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 COM AT S 1/4 POST TH N 660 FT TH E 222.75 FT AS POB TH W 75 FT TH N 230 FT TH E 75 FT TH S 230 FT TO BEG. SEC 22 T29N R14W. .4 A M/L.	X		Dirt Road	75.00	230.00	1.0000	0.0000	0	100*	0
	X		Gravel Road	2000 COMM	\$14.50/SQFT	17250	SqFt	14.50000	100	250,125
	X		Paved Road	* denotes lines that do not contribute to the total acreage calculation.						
	X		Storm Sewer	75 Actual Front Feet,	0.40 Total Acres	Total Est. Land Value =	250,125			

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Gas	Residential Local Cost Land Improvements			
	X	Curb	Description	Rate	Size % Good	Cash Value
		Street Lights	LAND IMPROVEMENTS 25	2,500.00	1 0	0
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 0			
		Underground Utils.				

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X													2024	103,500	130,100	233,600			233,600S
														2023	103,500	122,400	225,900			225,900S
														2022	103,500	92,300	195,800			96,524C



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PSC	09/12/2024	INSPECTED	2025	125,100	115,700	240,800			240,800S
TPC	07/12/2017	INSPECTED	2024	103,500	130,100	233,600			233,600S
WAS	03/15/2012	INSPECTED	2023	103,500	122,400	225,900			225,900S
			2022	103,500	92,300	195,800			96,524C

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

Desc. of Bldg/Section: WALL AC  
 Calculator Occupancy: Post Offices - Branch

Class: C  
 Floor Area: 1,375  
 Gross Bldg Area: 1,375  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 22  
 Physical %Good: 64  
 Func. %Good : 100  
 Economic %Good: 100

1960 Year Built  
 Remodeled

8 Overall Bldg  
 Height

Comments:  
 2017 - MECH UPDATE

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Forced Air Furnace 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 1375  
 Ave. Perimeter: 160  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Low

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

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 160  
 Overall Building Height: 8

Base Rate for Upper Floors = 138.58

(10) Heating system: Forced Air Furnace Cost/SqFt: 12.13 100%  
 Adjusted Square Foot Cost for Upper Floors = 150.71

Total Floor Area: 1,375 Base Cost New of Upper Floors = 207,227

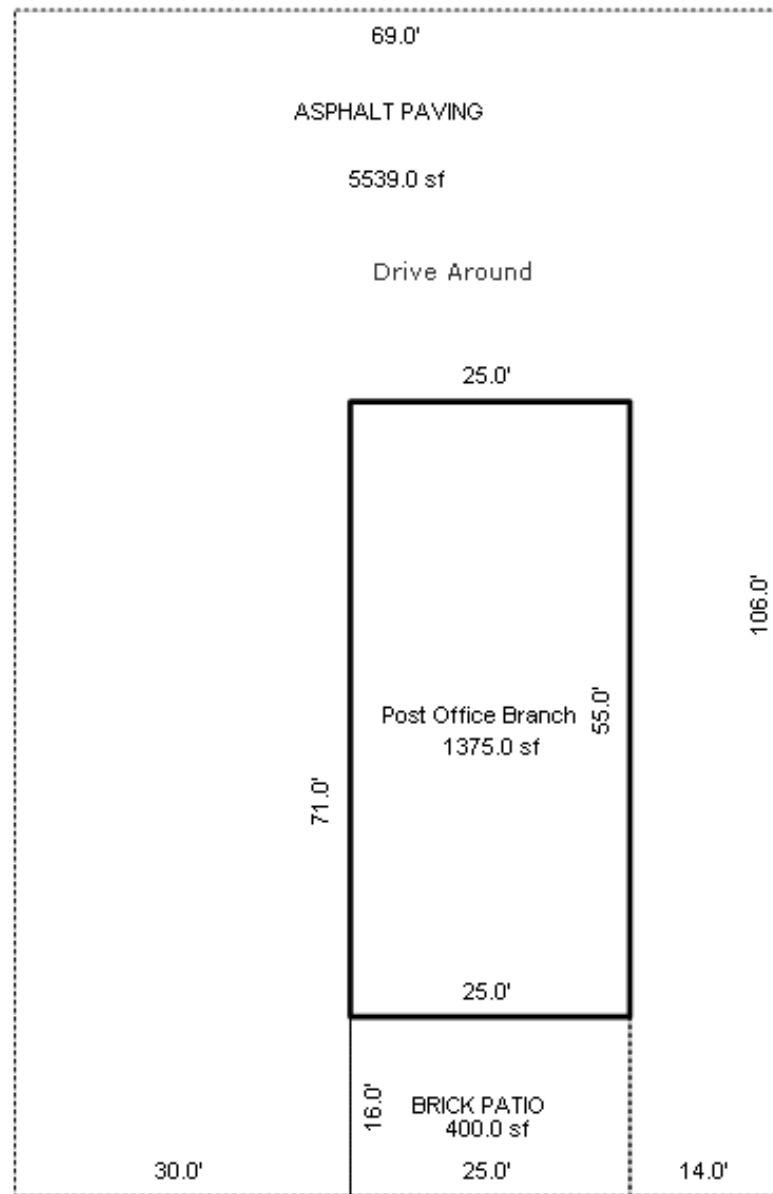
Reproduction/Replacement Cost = 207,227  
 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0  
 Total Depreciated Cost = 132,625

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/SUBDC/RESSI/STRI/PAVACSA	3.07	5539	1.00	89	15,134
/CI3/PLUAW/WATW/AVG/46	34.52	100	1.00	89	3,072
/CI3/PLUAW/SEWD/2000L	3918.81	1	1.00	89	3,488

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 231,479  
 Replacement Cost/Floor Area= 168.44 Est. TCV/Floor Area= 168.35


(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(3) Frame:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:	Gas Oil	(13) Roof Structure: Slope=0	
(6) Ceiling:	Coal Stoker	(14) Roof Cover:	
	Hand Fired Boiler		

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-VACANT	Zoning: R-5 (	Building Permit(s)		Date	Number	Status				
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636		MAP #: 35		2025 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L253 P284 PRT OF SW 1/4 OF SE 1/4 SEC 22 COM AT PT 660 FT E & 245 FT S OF NW COR S 1/2 OF SE 1/4 TH W 89 FT TH S 115 FT TH E 89 FT THN 115 FT TO POB SEC 22 T29N R14W .50 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INT SITE - BEHIND 73-00		Gravel Road		B 100' @ 3500/	89.00	115.00	1.0296	0.7171	3500	100		229,966
		Paved Road		VILLAGE AR ROW	0.50 Acres		0		100			0
		Storm Sewer		89 Actual Front Feet, 0.73 Total Acres				Total Est. Land Value =		229,966		
		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			
		PSC 03/14/2024	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
		TPC 04/09/2015	INSPECTED		2023	0	0	0	0			
		WAS 12/18/2007	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.
BRUBAKER STANLEY R TRUST	HOPPER MICHAEL	400,000	07/21/2017	WD	03-ARM'S LENGTH	1302P249	PROPERTY TRANSFER	100.0
LEELANAU INTERIORS INC	BRUBAKER STANLEY R	0	12/14/2016	QC	09-FAMILY	1284P18	PROPERTY TRANSFER	0.0
BRUBAKER STANLEY R	BRUBAKER STANLEY R TRUST	0	12/14/2016	QC	03-ARM'S LENGTH	1284P20	PROPERTY TRANSFER	0.0
LEELANAU INTERIORS INC		1	10/05/2007	QC	03-ARM'S LENGTH	956/56	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6654 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Commercial/Residential	01/26/2016	PB16-0013	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 33	2025 Est TCV 556,634 TCV/TFA: 167.61
HOPPER MICHAEL PO BOX 610 GLEN ARBOR MI 49636		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND																																				
L515 P997/99 L586 P160/01 L657 P453/02 L936 P556/07 L945 P551/07 PRT OF GOVT LOT 4 SEC 22 COM AT S 1/4 COR SD SEC TH ALG N-S 1/4 LN N 00 DEG 03'20" W 659.84 FT TH N 88 DEG 59'00" W 850.38 FT TO POB AT C/L ST HWY M-109 TH N 183.49 FT TO SE COR LOT 7 OF SYLVAN SHORES TH W 85.0 FT TH S 181.98 FT TO C/L M-109 TH ALG SD C/L S 88 DEG 59'00" E 85.0 FT TO POB SEC 22 T29N R14W.	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>2000 COMM</td> <td>\$14.50/SQFT</td> <td>15491 SqFt</td> <td>14.50000</td> <td>100</td> <td>0</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td colspan="8">* denotes lines that do not contribute to the total acreage calculation.</td> <td></td> </tr> <tr> <td colspan="8">85 Actual Front Feet, 0.36 Total Acres</td> <td>Total Est. Land Value = 224,623</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	2000 COMM	\$14.50/SQFT	15491 SqFt	14.50000	100	0	100*		0	* denotes lines that do not contribute to the total acreage calculation.									85 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 224,623
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
2000 COMM	\$14.50/SQFT	15491 SqFt	14.50000	100	0	100*		0																															
* denotes lines that do not contribute to the total acreage calculation.																																							
85 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 224,623																															

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
1734675\$575K 4/12	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	Description	Rate	Size	% Good	Arch	Mult	Cash Value
X Level	WATER WELL 4"-6"	0.00	1	0	100		0
Rolling	SEPTIC TANK 1000 GAL	0.00	1	0	100		0
Low	DRAIN FIELD	0.00	1	0	100		0
High	Total Estimated Land Improvements True Cash Value = 2,873						
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	112,300	166,000	278,300			251,433C
2024	92,900	180,700	273,600			243,873C
2023	92,900	170,900	263,800			232,260C
2022	92,900	128,300	221,200			221,200S

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

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Desc. of Bldg/Section: 1940  
 Calculator Occupancy: Office Buildings

Class: D	Construction Cost					
Floor Area: 901	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 3,321	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 9	Heat#1: Package Heating & Cooling 100					
Bsmnt Wall Hght	Heat#2: Package Heating & Cooling 0%					
Depr. Table : 2.5%	Ave. SqFt/Story: 901					
Effective Age : 13	Ave. Perimeter: 142					
Physical %Good: 72	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1940 Year Built	Perimeter:					
2004 Remodeled	Type:					
Overall Bldg Height	Heat: No Heating or Cooling					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
Area:						
Type: Low						

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 9 Perimeter: 142

Base Rate for Upper Floors = 110.12

(10) Heating system: Package Heating & Cooling Cost/SqFt: 30.95 100%  
 Adjusted Square Foot Cost for Upper Floors = 141.07

Total Floor Area: 901 Base Cost New of Upper Floors = 127,104

Reproduction/Replacement Cost = 127,104  
 Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /50 /100/100/36.0  
 Total Depreciated Cost = 45,757

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 68,636  
 Replacement Cost/Floor Area= 141.07 Est. TCV/Floor Area= 76.18

(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:  
 Calculator Occupancy: Stores - Retail

Class: D  
 Floor Area: 1,970  
 Gross Bldg Area: 3,321  
 Stories Above Grd: 1  
 Average Sty Hght : 9  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 14  
 Physical %Good: 70  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 1970  
 Ave. Perimeter: 263  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Low

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 9 Perimeter: 263

Base Rate for Upper Floors = 87.14

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.08 100%  
 Adjusted Square Foot Cost for Upper Floors = 109.22

Total Floor Area: 1,970 Base Cost New of Upper Floors = 215,164

Reproduction/Replacement Cost = 215,164  
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0  
 Total Depreciated Cost = 150,615

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 225,922  
 Replacement Cost/Floor Area= 109.22 Est. TCV/Floor Area= 114.68


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

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Desc. of Bldg/Section: Calculator Occupancy: Multiple Residences										<<<< Calculator Cost Computations >>>> Class: D,Siding Quality: Low Cost Total Floor Area: 450 # of Units: 1  Base Rate for Upper Floors = 62.56  (10) Heating system: Forced Air Furnace Cost/SqFt: 7.33 100% Adjusted Square Foot Cost for Upper Floors = 69.89  Total Floor Area: 450 Base Cost New of Upper Floors = 31,452  Reproduction/Replacement Cost = 31,452 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0 Total Depreciated Cost = 22,645									
Class: D,Siding Floor Area: 450 Gross Bldg Area: 3,321 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght					Construction Cost High Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 450 Total # Units: 1 Has Elevators:					<<<< Segregated Cost Computations >>>> Costs taken from Segregated Cost Section 2: Multiples & Motels  Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost  (39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences 1 Up 1477.62 1 1.000 1.000 1,478  Total Cost of Lump-Sum Items = 1,478 Total Cost New = 1,478									
Depr. Table : 2.25% Effective Age : 14 Physical %Good: 72 Func. %Good : 100 Economic %Good: 100					*** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling					<<<< Calculations too long. See Valuation printout for complete pricing. >>>>									
1940 Year Built 2004 Remodeled		Overall Bldg Height			* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			* Sprinkler Info * Area: Type:											
Comments:																			
(1) Excavation/Site Prep:			(7) Interior:				(11) Electric and Lighting:			(39) Miscellaneous:									
(2) Foundation:			(8) Plumbing:				Outlets:			Fixtures:									
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	1 Appliance Allowance, Multiple R										
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer						
(4) Floor Structure:			(9) Sprinklers:				(13) Roof Structure: Slope=0			(40) Exterior Wall:									
(5) Floor Cover:			(10) Heating and Cooling:				(14) Roof Cover:			Thickness Bsmnt Insul.									
(6) Ceiling:			Gas Oil Coal Stoker Hand Fired Boiler																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SYLVAN INN B&B LLC	SYLVAN INN AB A2 LLC	1,565,000	05/12/2021	WD	03-ARM'S LENGTH	2021004119	PROPERTY TRANSFER	100.0
SYLVAN INN LLC	SYLVAN INN B&B LLC	920,000	02/06/2015	WD	03-ARM'S LENGTH	1221P581	PROPERTY TRANSFER	100.0
OLSON		675,000	06/02/2000	WD	33-TO BE DETERMINED		DEED	100.0
SYLVAN INN INC	OLSON	513,756	05/15/1990	WD	03-ARM'S LENGTH	310:964	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status			
6680 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/11/2016	PM16-0221				
	P.R.E. 0%		Electrical	04/01/2016	PE16-0124				
Owner's Name/Address	MAP #: 33		Plumbing	03/30/2016	PP16-0058				
SYLVAN INN AB A2 LLC PO BOX 256 GLEN ARBOR MI 49636	2025 Est TCV 1,523,440 TCV/TFA: 201.78		Commercial, Add/Alter/Repa	02/25/2016	PB16-0033	100% FINIS			
	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Rate %Adj. Reason Value			
				130.00	180.00	1.0000 0.0000 0 100* CORNER 0			
			2000 COMM	\$14.50/SQFT	23400 SqFt	14.50000 100 339,300			
			* denotes lines that do not contribute to the total acreage calculation.						
			130 Actual Front Feet,	0.54 Total Acres	Total Est. Land Value =	339,300			
Tax Description			Land Improvement Cost Estimates						
			Description	Rate	Size % Good	Cash Value			
			D/W/P: 4in Ren. Conc.	8.41	300 0	0			
			D/W/P: Asphalt Paving	3.19	3640 0	0			
			Residential Local Cost Land Improvements						
			Description	Rate	Size % Good	Cash Value			
			LAND IMPROVEMENTS 10	10,000.00	1 50	5,000			
			Commercial Local Cost Land Improvements						
			Description	Rate	Size % Good Arch Mult	Cash Value			
			WOOD DECKS	5.25	1035 50 100	2,717			
			Total Estimated Land Improvements True Cash Value =				7,717		
Comments/Influences									
SYLVAN INN B&B HTTP://WWW.SYLVANINN.COM/									
									
	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
	Who	When	What	2025	169,700	592,000	761,700		671,434C
	TPC	05/04/2016	INSPECTED	2024	93,600	636,300	729,900		651,246C
	WAS	11/26/2007	INSPECTED	2023	93,600	554,700	648,300		620,235C
				2022	93,600	497,100	590,700		590,700S

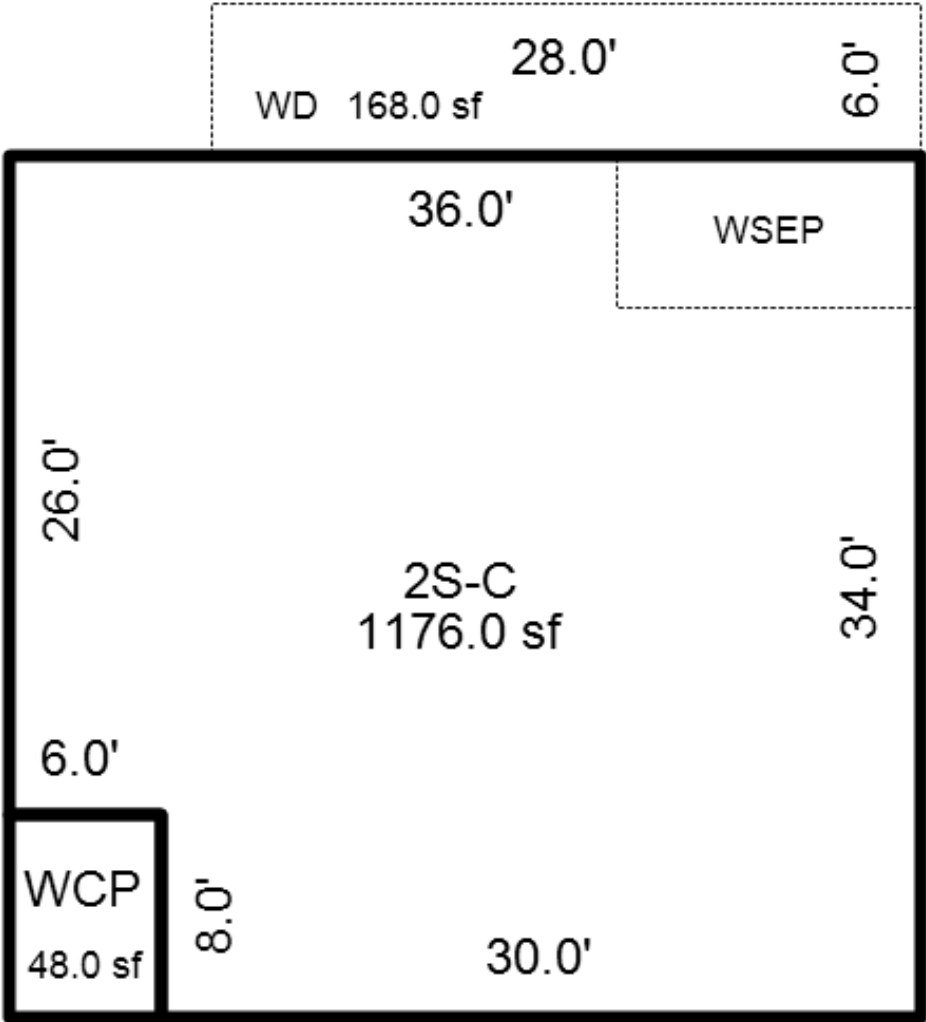
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 168	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 2006		Remodeled 0			Ex	X	Ord	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric											
(1) Exterior			Kitchen: Other: Other:		0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures											
(2) Windows					Ex.	X	Ord.	Min								
X	Many Avg. Few	X	Large Avg. Small		No. of Elec. Outlets											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.	Few								
(3) Roof		(7) Excavation			(13) 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 3 Fixture Bath 1 2 Fixture Bath Softener, Auto 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	(8) Basement			(14) Water/Sewer											
Chimney: Brick			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic											
(10) Floor Support		(9) Basement Finish			Lump Sum Items:											
Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family 2 STORY										Cls C 10 Blt 2006						
(11) Heating System: Forced Heat & Cool										Ground Area = 1176 SF Floor Area = 2352 SF.						
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90										Building Areas						
Stories Exterior Foundation Size Cost New Depr. Cost										2 Story Siding Crawl Space 1,176						
Other Additions/Adjustments										Total: 296,175 266,500						
Plumbing										Average Fixture(s) 1 1,486 1,337						
2 Fixture Bath 1 3,130 2,817										Water/Sewer						
2000 Gal Septic 1 9,735 8,761										Water Well, 100 Feet 1 5,849 5,264						
Porches										WCP (1 Story) 48 3,035 2,731						
Deck										Treated Wood 168 3,718 3,346						
Built-Ins										Appliance Allow. 1 2,786 2,507						
Notes:										Totals: 325,914 293,263						
										ECF (2201 COMMERCIAL) 1.700 => TCV: 498,547						

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OWNERS HOUSE  
 VINYL WINDOW DBL HUNG  
 WOOD SIDING  
 GABLE ASPH SH  
 FURNACE  
 A/C  
 1 BED ROOM  
 1 1/2 BATH

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

Desc. of Bldg/Section: Calculator Occupancy: Lodges		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average	
Floor Area: 5,198		Stories: 2 Story Height: 8 Perimeter: 14	
Gross Bldg Area: 5,198		Base Rate for Upper Floors = 109.04	
Stories Above Grd: 2		Utility Basement Basement, Base Rate for Basement = 42.63	
Average Sty Hght : 8		(Basement Fireproofing Rate = 0.00)	
Bsmnt Wall Hght : 10		(10) Heating system: Package Heating & Cooling Cost/SqFt: 12.11 100%	
Depr. Table : 3%		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.77 100%	
Effective Age : 15		Combined Heating System adjustment: 14.88 100%	
Physical %Good: 63		Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00	
Func. %Good : 100		Adjusted Square Foot Cost for Upper Floors = 123.92	
Economic %Good: 100		Adjusted Square Foot Cost for Basement = 42.63	
1885 Year Built		Total Floor Area: 5,198 Base Cost New of Upper Floors = 644,136	
2016 Remodeled		Basement Area: 1,368 Base Cost New of Basement = 58,318	
Overall Bldg Height		Reproduction/Replacement Cost = 702,454	
Comments:		Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0	
		Total Depreciated Cost = 442,546	
		<<<<< Segregated Cost Computations >>>>>	
		Costs taken from Segregated Cost Section 3: Stores & Commercial	
		Item Description Cost # or Height Storys	
		Col. Rate SqFt Adj. Adj. Cost	
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES ELSIE M TRUST	WARNES MICHAEL A & BIRD C	200,000	08/14/2008	WD	09-FAMILY	2008 987/923	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6397 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	04/15/2005	2003-05	
	P.R.E. 100% 08/14/2008					

Owner's Name/Address	MAP #: 35
WARNES MICHAEL A & BIRD CYNTHIA ANN 6397 W WARNES WOODS TRL GLEN ARBOR MI 49636	2025 Est TCV 763,437 TCV/TFA: 304.64

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

			C 100' @ 2000/	190.94	277.63	0.8507	0.8938	2000 100	290,372	
			191 Actual Front Feet, 1.22 Total Acres						Total Est. Land Value =	290,372

Tax Description	Public Improvements	Land Improvement Cost Estimates						
2008 SPLIT - TWO PARCELS - PARENT PARCEL 006-122-079-00 NEW 122-079-01 (1.217AC) & 122-079-02 (1.531AC) SPLIT ON 11/19/2008 FROM 006-122-079-00; TO 006-122-079-01& 006-122-079-02 PARCEL 1 (REVISED) PART OF SOUTHWEST 1/4 OF SOUTHEAST 1/7 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE NOO*01'41"E, ALONG NORTH-SOUTH 1/4 LINE OF SAID SECTION 22, 660.01 FT TO CENTERLINE OF STATE HIGHWAY	Dirt Road							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
Total Estimated Land Improvements True Cash Value =			1,500

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

	Who	When	What	2025	145,200	236,500	381,700			174,645C
	TPC 04/09/2015 INSPECTED			2024	101,600	216,200	317,800			169,394C
				2023	79,900	201,300	281,200			161,328C
				2022	39,800	176,600	216,400			153,646C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 2 Front Overhang 2 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1976 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							560	Treated Wood		
Building Style: 1.5 STORY		X	Drywall Paneled												
Yr Built Remodeled 1955 1990		Trim & Decoration													
Condition: Average			Ex X Ord Min												
Room List		Size of Closets													
	Basement 7 1st Floor 2 2nd Floor 3 Bedrooms		Lg X Ord Small												
(1) Exterior		Doors Solid X H.C.													
X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors													
X Insulation		Kitchen: Other: Carpeted Other:													
(2) Windows		(6) Ceilings													
X	Many Avg. X Avg. Few Large Avg. Small	X Drywall													
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation													
(3) Roof		Basement: 0 S.F. Crawl: 1978 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Gable Hip Flat Gambrel Mansard Shed	(8) Basement													
X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Chimney: Metal		(9) Basement Finish													
		(10) Floor Support													
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
		(11) Heating/Cooling													
		(12) Electric													
		150 Amps Service													
		No./Qual. of Fixtures													
		Ex. X Ord. Min													
		No. of Elec. Outlets													
		Many X Ave. Few													
		(13) Plumbing													
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		(15) Heating/Cooling													
		(16) Porches/Decks													
		Class: C Effec. Age: 35 Floor Area: 2,506 Total Base New : 381,834 Total Depr Cost: 248,192 Estimated T.C.V: 471,565													
		E.C.F. X 1.900													
		Bsmnt Garage: Carport Area: Roof:													
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1978 SF Floor Area = 2506 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 1,056													
		1 Story Siding Crawl Space 384													
		1 Story Siding Crawl Space 538													
		Total: 285,176 185,364													
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s)													
		3 Fixture Bath													
		Water/Sewer													
		1000 Gal Septic													
		Water Well, 100 Feet													
		Deck													
		Treated Wood													
		Built-Ins													
		Appliance Allow.													
		Fireplaces													
		Exterior 1 Story													
		Garages													
		Class: C Exterior: Pole (Unfinished)													
		Base Cost													
		1280 31,104 20,218													
		Class: C Exterior: Pole (Unfinished)													
		Base Cost													
		1280 31,104 20,218													
		Totals: 381,834 248,192													
		Notes:													
		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 471,565													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES ELSIE M TRUST	COLGAN TRUST	189,500	01/25/2022	WD	32-SPLIT VACANT	2022000752	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6378 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/04/2024	PE24-0618	40%
Owner's Name/Address	P.R.E. 0%		Res. Single Family Dwellin	08/16/2024	PB24-0297	40%
COLGAN TRUST COLGAN TIMOTHY K & HAMILTON ELLEN 850 THOMAS RD BEAUMONT TX 77706	MAP #: 35		HOUSE	02/29/2024	LU24-05	40%
	2025 Est TCV 432,663 TCV/TFA: 246.11					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
SPLIT ON 12/31/2021 FROM 006-122-079-02; REMAINDER PARCEL #006-1-22-079-20: (AS SURVEYED) PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22. TOWN 29 NORTH. RANGE 14 WEST. GLEN ARBOR TOWNSHIP. LEELANAU COUNTY. MICHIGAN. DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22. THENCE NORTH 00°00'26" WEST. 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED; THENCE ALONG SAID LINE SOUTH 89°11'50" EAST. 324.05 FEET TO THE POINT	X	Dirt Road		C 100' @ 2000/	131.98	235.58	0.9330	0.8579	2000 100	211,263
	X	Gravel Road		132 Actual Front Feet, 0.71 Total Acres		Total Est. Land Value =				211,263

SPLIT ON 12/31/2021 FROM 006-122-079-02;  
REMAINDER PARCEL #006-1-22-079-20: (AS SURVEYED) PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22. TOWN 29 NORTH. RANGE 14 WEST. GLEN ARBOR TOWNSHIP. LEELANAU COUNTY. MICHIGAN. DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22. THENCE NORTH 00°00'26" WEST. 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED; THENCE ALONG SAID LINE SOUTH 89°11'50" EAST. 324.05 FEET TO THE POINT



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	105,600	110,700	216,300			202,075C
2024	105,600	0	105,600			88,725C
2023	84,500	0	84,500			84,500S
2022	50,000	0	50,000			18,181C

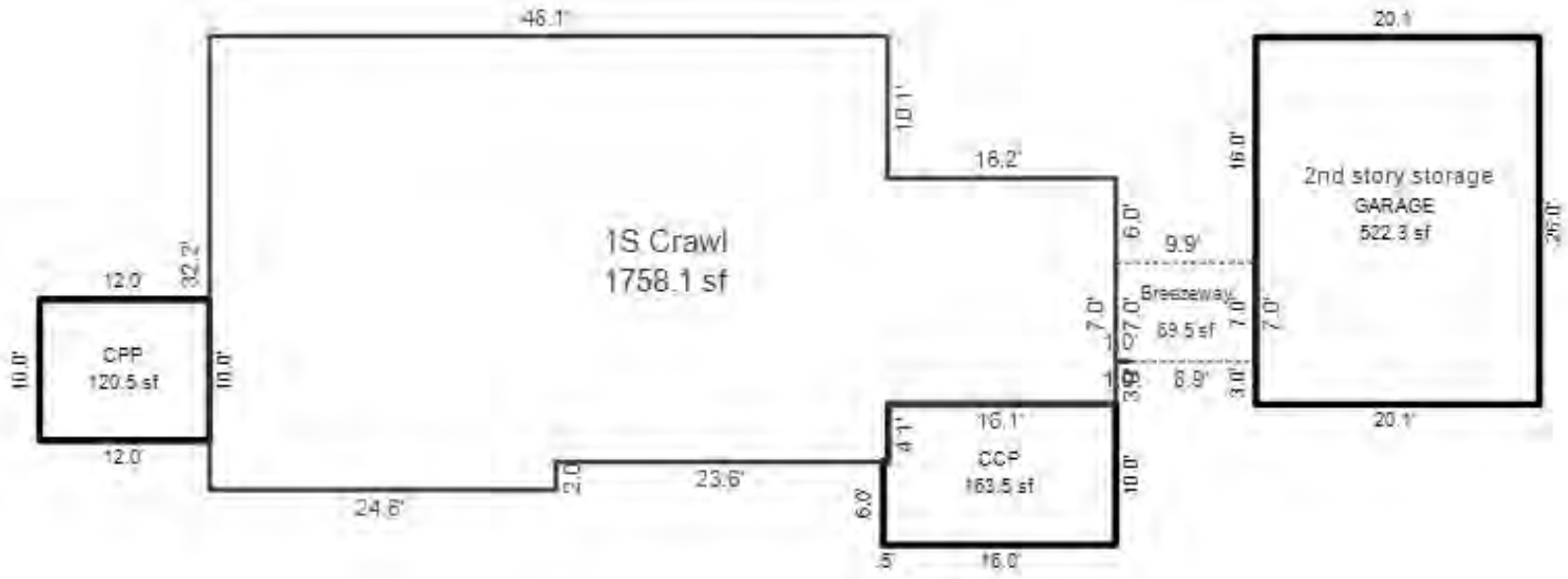
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 120 163 70	Type CPP CPP Brzwy, FW	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 522 % Good: 0 Storage Area: 500 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: 1,758 Total Base New : 294,260 Total Depr Cost: 291,316 Estimated T.C.V: 553,500			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average Part. Construct.: 40%		Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 2024					
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: Forced Heat & Cool								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ground Area = 1758 SF Floor Area = 1758 SF.									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many Ave. Few			Building Areas									
(2) Windows		(8) Basement		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1758 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,758 Total: 227,698 225,421									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments									
(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 Average Fixture(s) 1 1,486 1,471 3 Fixture Bath 1 4,678 4,631 2 Fixture Bath 1 3,130 3,099 Separate Shower 1 1,369 1,355 Water/Sewer 1000 Gal Septic 1 4,899 4,850 Water Well, 150 Feet 1 8,655 8,568 Porches CPP 120 2,389 2,365 CPP 163 3,092 3,061 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 522 23,386 23,152 Storage Over Garage 500 6,920 6,851 Built-Ins Appliance Allow. 1 2,786 2,758 Breezeways Frame Wall 70 3,772 3,734 Totals: 294,260 291,316									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Notes: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES ELSIE M TRUST	BIRNSTEEL JOHN & LINDSEY	189,500	01/25/2022	WD	32-SPLIT VACANT	202200751	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6355 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/04/2022	PM22-0950	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	09/21/2022	PM22-0803	100% FINIS
BIRNSTEEL JOHN & LINDSEY COLGAN 1701 SULGRAVE RD LOUISVILLE KY 40205-1643	MAP #: 35		Plumbing	09/21/2022	PP22-0308	100% FINIS
	2025 Est TCV 891,779 TCV/TFA: 385.05		Electrical	09/13/2022	PE22-0671	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
	Public Improvements			* Factors *							
SPLIT ON 12/31/2021 FROM 006-122-079-02; PARCEL "A": (AS SURVEYED) PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY. MICHIGAN. DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION22. THENCE NORTH 00°00'26" WEST. 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED; THENCE ALONG SAID LINE SOUTH 89°11 '50" EAST. 324.05 FEET; THENCE SOUTH 00°01 '27" EAST	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		C 100' @ 2000/	158.94	200.06	0.8906	0.8235	2000	100	

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: Crushed Rock		2.29	1000	50	1,145
Total Estimated Land Improvements True Cash Value =					1,145

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	2025	116,600	329,300	445,900			407,080C
	Rolling	2024	116,600	300,900	417,500			394,840C
	Low	2023	93,300	167,500	260,800			260,800S
	High	2022	50,000	0	50,000			18,180C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

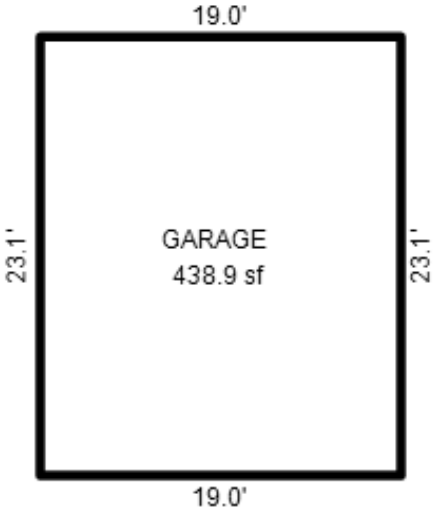


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		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: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 438 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 1 Floor Area: 2,316 Total Base New : 349,539 Total Depr Cost: 346,048 Estimated T.C.V: 657,491			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Average		Lg	Ord	Small														
Room List		Doors	Solid	H.C.														
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2023								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			(11) Heating System: Forced Heat & Cool								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Ground Area = 1544 SF Floor Area = 2316 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99								
(2) Windows		(7) Excavation		Many Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1544 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 1,544			Total: 287,562 284,693								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Other Additions/Adjustments			Plumbing								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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			2000 Gal Septic Water Well, 150 Feet			Porches								
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Porches			Garages								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 2000 Gal Septic			CCP (1 Story) CCP (1 Story)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost Door Opener			438 20,779 20,571 1 550 544								
							Built-Ins			Appliance Allow.								
							1			2,786 2,758								
							Totals:			349,539 346,048								
							Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 657,491								

\*\*\* 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.
WARNES GILBERT G & DEBORA	WARNES DEBORAH ANN	0	07/21/2021	QC	15-LADY BIRD	2021006130	DEED	0.0
WARNES WARNES J & ELSIE M	WARNES GILBERT G & DEBORA	1	10/17/1983	QC	09-FAMILY	241P577	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6400 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/06/1996					
Owner's Name/Address	MAP #: 35					
WARNES DEBORAH ANN C/O WARNES CURTIS 12100 S PLOWMAN DR EMPIRE MI 49630	2025 Est TCV 810,267 TCV/TFA: 418.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
				* Factors *									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L241 P577 PRT OF SW 1/4 OF SE 1/4 COM S 1/4 COR THN 0 DEG 09' 00" E 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 543.97 FT TO POB TH N 0 DEG 05' 20" E 116 FT TH S 88 DEG 52' 15" E 206 FT TH S 0 DEG 05' 20" W 116 FT TH N 88 DEG 52' 25" W 206 FT TO POB SUBJECT TO EASEMENT SEC 22 T29N R14W.	X			Dirt Road									
				Gravel Road									
	X			Paved Road	100.00	206.00	0.9636	0.8296	3500	100		279,768	
				Storm Sewer	16.00	206.00	0.9636	0.8296	3500	50	SURPLUS: ZONING 100 FT	2	
				Sidewalk	116 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	302,149
				Water	Land Improvement Cost Estimates								
				Sewer	Description				Rate	Size	% Good	Cash Value	
	X			Electric	Residential Local Cost Land Improvements								
				Gas	Description				Rate	Size	% Good	Cash Value	
				Curb	LAND IMPROVEMENTS 5							5,000.00	1 100 5,000
				Street Lights	Total Estimated Land Improvements True Cash Value =							5,000	
				Standard Utilities									
				Underground Utils.									



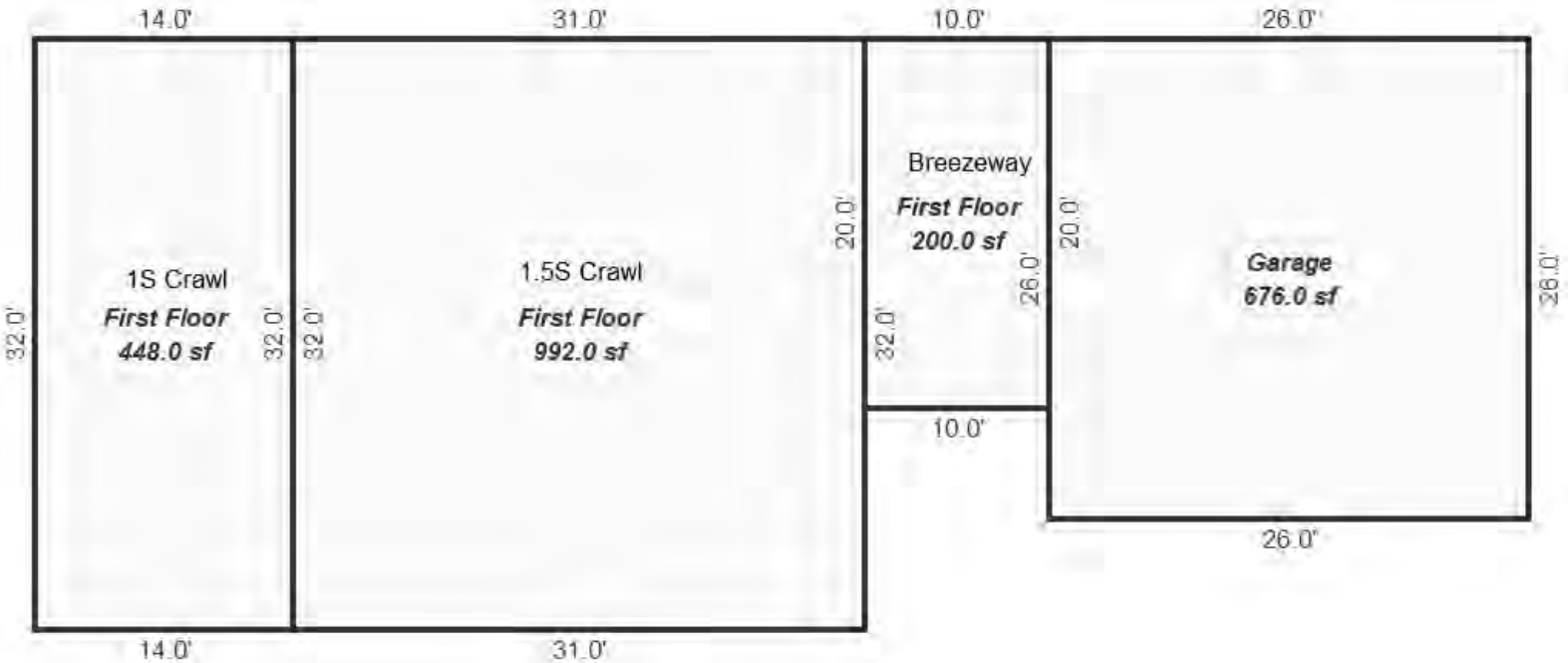
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	151,100	254,000	405,100			198,957C
	Rolling	2024	86,300	232,400	318,700			192,975C
	Low	2023	69,100	216,500	285,600			183,786C
	High	2022	62,900	190,200	253,100			175,035C
	Landscaped	Who When What						
	Swamp	WAS 02/09/2008 INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 186 200	Type Treated Wood Brzwy, FW	Year Built: 1995 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: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																						
X	Wood Frame	(4) Interior																																																																																																																	
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G																																																																																																													
Yr Built 1995		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: Hardwood Other: Carpeted Other:																																																																																																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min																																																																																																												
X	Insulation	(7) Excavation		No. of Elec. Outlets		Many	X	Ave.	Few																																																																																																										
(2) Windows		(8) Basement		(13) Plumbing		Average Fixture(s)		1																																																																																																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3		Fixture Bath		1		2																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer		1		2		Fixture Bath		1		2																																																																																																					
X	Gable Hip Flat	X	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2		Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		2																																																																																																					
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		2																																																																																																					
Chimney: Metal		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		1		2		Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		2																																																																																																					
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1995</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 1440 SF Floor Area = 1936 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>448</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>992</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>255,495</td> <td>191,610</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>1</th> <th>1,486</th> <th>1,114</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,678</td> <td>3,508</td> <td></td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,130</td> <td>2,347</td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td>1</td> <td>4,899</td> <td>3,674</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,849</td> <td>4,387</td> <td></td> </tr> <tr> <td>Deck</td> <td>Treated Wood w/Roof (Deck Portion)</td> <td>186</td> <td>3,975</td> <td>2,981</td> </tr> <tr> <td></td> <td>Treated Wood w/Roof (Roof portion)</td> <td>186</td> <td>3,192</td> <td>2,394</td> </tr> <tr> <td>Garages</td> <td colspan="5">Class: C Exterior: Siding Foundation: 18 Inch (Finished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>676</td> <td>30,995</td> <td>23,246</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,235</td> <td>-1,676</td> </tr> <tr> <td></td> <td>Door Opener</td> <td>1</td> <td>550</td> <td>412</td> </tr> <tr> <td></td> <td colspan="5">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>648</td> <td>24,423</td> <td>18,317</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td>1</td> <td>2,786</td> <td>2,089</td> </tr> </tbody> </table> <p>Breezeways</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	448				1.5 Story	Siding	Crawl Space	992				Total:					255,495	191,610	Plumbing	Average Fixture(s)	1	1,486	1,114	3 Fixture Bath	1	4,678	3,508		2 Fixture Bath	1	3,130	2,347		Water/Sewer	1000 Gal Septic	1	4,899	3,674	Water Well, 100 Feet	1	5,849	4,387		Deck	Treated Wood w/Roof (Deck Portion)	186	3,975	2,981		Treated Wood w/Roof (Roof portion)	186	3,192	2,394	Garages	Class: C Exterior: Siding Foundation: 18 Inch (Finished)						Base Cost	676	30,995	23,246		Common Wall: 1 Wall	1	-2,235	-1,676		Door Opener	1	550	412		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost	648	24,423	18,317	Built-Ins	Appliance Allow.	1	2,786	2,089
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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNES GILBERT G & DEBORA	WARNES PAMELA	0	07/31/1989	QC	09-FAMILY	303P348	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
6404 W WARNES WOODS TRL	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
WARNES PAMELA PO BOX 503 GLEN ARBOR MI 49636-0503	MAP #: 35					
	2025 Est TCV 364,095 TCV/TFA: 368.52					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
		Public Improvements			Description	Frontage	Depth	Front Depth
L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0" E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20" W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.	X	Dirt Road		* Factors *				
		Gravel Road		C 100' @ 2000/	100.00	435.60	1.0000	1.0003

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0" E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20" W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.	X	X	X	* Factors *				
				100 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0" E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20" W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.	X	X	X	Residential Local Cost Land Improvements				
				Description	Rate	Size % Good	Cash Value	

Tax Description	X	Improved	Vacant	Residential Local Cost Land Improvements				
				Description	Rate	Size % Good	Cash Value	
L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0" E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20" W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.	X	X	X	LAND IMPROVEMENTS 15				
				Description	Rate	Size % Good	Cash Value	

Tax Description	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =				
				Description	Rate	Size % Good	Cash Value	
L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0" E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20" W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.	X	X	X	1,500.00 1 100 1,500				
				Description	Rate	Size % Good	Cash Value	

Tax Description	X	Improved	Vacant	Total Estimated Land Improvements True Cash Value =				
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				Description	Rate	Size % Good	Cash Value	

Tax Description	X	Improved	Vacant	Topography of Site				
				Year	Land Value	Building Value	Assessed Value	Board of Review
L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0" E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20" W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.	X	X	X	Level				
				Year	Land Value	Building Value	Assessed Value	Board of Review

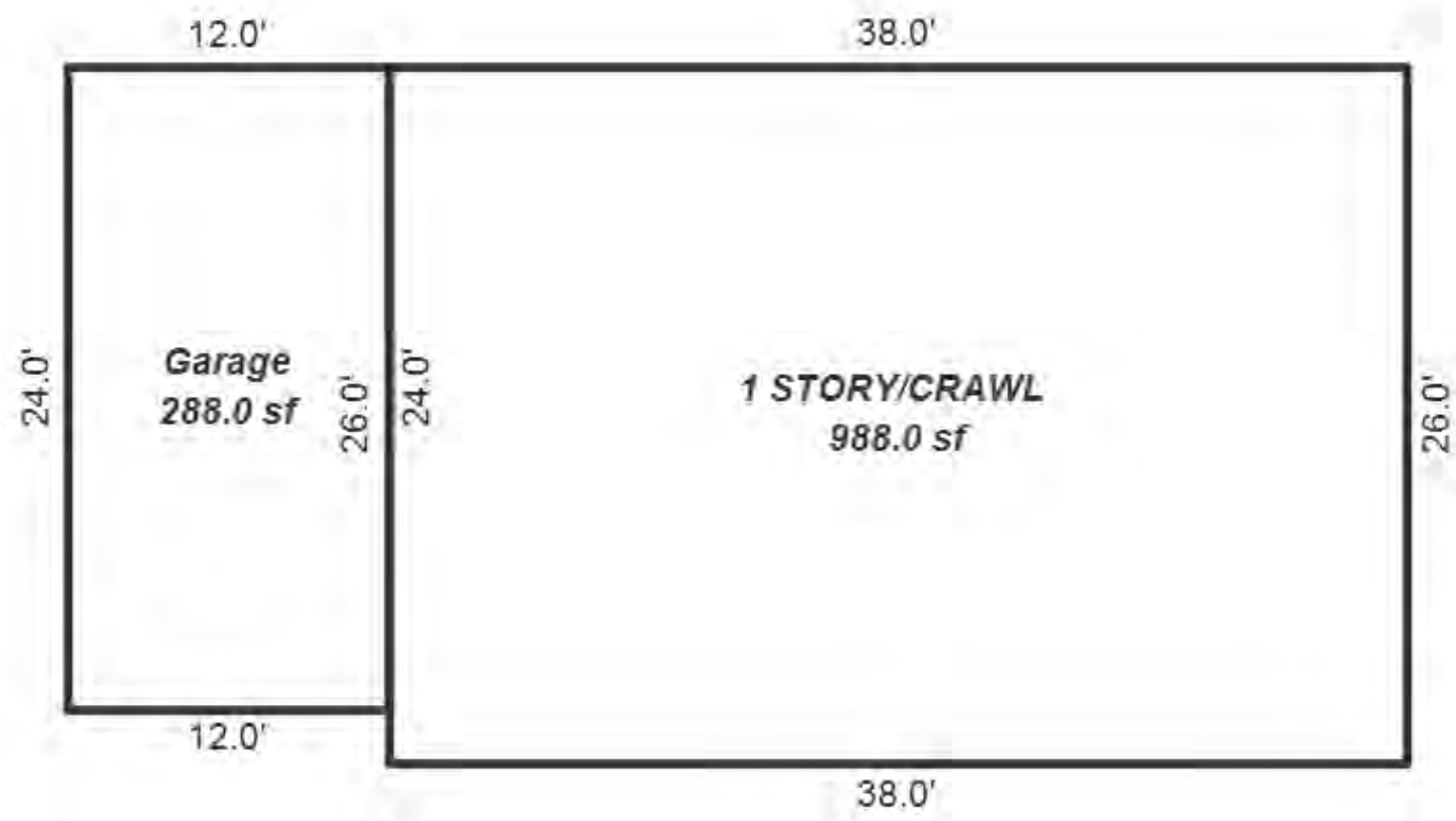
Tax Description	X	Improved	Vacant	Topography of Site				
				Year	Land Value	Building Value	Assessed Value	Board of Review
L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0" E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20" W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.	X	X	X	Rolling				
				Year	Land Value	Building Value	Assessed Value	Board of Review

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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 20	Type WPP	Year Built: 1989 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 288 % 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: CD Effec. Age: 40 Floor Area: 988 Total Base New : 142,565 Total Depr Cost: 85,540 Estimated T.C.V: 162,526		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 1989			
Yr Built 1989	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 988 SF Floor Area = 988 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		
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s)			1 Story Siding Crawl Space		Total:		117,549 70,530		
Basement	1st Floor	(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			1 3 Fixture Bath			Other Additions/Adjustments		Plumbing		Average Fixture(s)		
2nd Floor	3 Bedrooms	Kitchen: Linoleum Other: Carpeted Other:		1 2 Fixture Bath			1 Softener, Auto			Water/Sewer		1 1000 Gal Septic		1 2,749		
(1) Exterior		(6) Ceilings		1 Softener, Manual			1 No Plumbing			Garages		1 5,680		1 3,408		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1 Extra Toilet			1 Extra Sink			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		288 12,623 7,574		
X	Insulation	Basement: 0 S.F. Crawl: 988 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Separate Shower			1 Ceramic Tile Floor			Common Wall: 1 Wall		1 -2,060		-1,236		
(2) Windows		(8) Basement		1 Ceramic Tile Wains			1 Ceramic Tub Alcove			Built-Ins		1 1,947		1,168		
Many	X	Large	(9) Basement Finish		1 Vent Fan			Porches			WPP		20 1,006 604		Totals: 142,565 85,540	
Avg.	X	Avg.	(10) Floor Support		1 Public Water			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:		162,526			
Few	X	Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2000 Gal Septic			Lump Sum Items:									
(3) Roof		Chimney: Metal		Joists: 2X10X16 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.
WARNES	WARNES	0	06/15/1990	LC	16-LC PAYOFF	313:506	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6444 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		SIGN PERSONAL PROPERTY	06/04/2007	PB07-2100	INSPECTED
Owner's Name/Address	P.R.E. 0%		Electrical	02/09/2006	PE06-0077	
EWING ROBERT A & STEPHANIE PO BOX 607 GLEN ARBOR MI 49636-0607	MAP #: 35					
	2025 Est TCV 608,603 TCV/TFA: 105.72					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L313 P506 L544 P567 L547 P825/00 L621 P411/01 L644 P574/02 S 200 FT OF PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4 POST SD SEC TH N ALG N-S 1/4 LN 40 RODS TH E 222.75 FT TO POB TH N 330 FT TH E 113 FT TH S 330 FT TH W 113 FT TO POB SEC 22 T29N R14W.			2000 COMM	\$14.50/SQFT	22608 SqFt	14.50000	100	0	100*	327,811
* denotes lines that do not contribute to the total acreage calculation.										
113 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 327,811										

Comments/Influences	Public Improvements	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
BEAR PAW	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Fencing: Wd, Split, 2 Rail	15.03	100 97	1,458
		D/W/P: Asphalt Paving	2.77	4000 97	10,748
Commercial Local Cost Land Improvements		Description	Rate	Size % Good Arch Mult	Cash Value
		SEPTIC TANK 2000 GAL	0.00	1 29 100	0
		DRAIN FIELD	0.00	1 29 100	0
Total Estimated Land Improvements True Cash Value =					12,206



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	Low	2025	163,900	140,400	304,300			262,540C
High	Landscaped	2024	135,600	152,500	288,100			254,646C
Swamp	Wooded	2023	135,600	144,200	279,800			242,520C
Pond	Waterfront	2022	135,600	108,800	244,400			230,972C
Ravine	Wetland							
Flood Plain								

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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
WAS	03/21/2012	INSPECTED	2024	135,600	152,500	288,100			254,646C
TPC	11/28/2011	INSPECTED	2023	135,600	144,200	279,800			242,520C
WAS	07/20/2007	INSPECTED	2022	135,600	108,800	244,400			230,972C

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Desc. of Bldg/Section: GROCERY STORE/DELI  
 Calculator Occupancy: Markets

Class: D,Pole	Construction Cost					
Floor Area: 4,178	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 5,757	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 10	Heat#1: Forced Air Furnace 100					
Bsmnt Wall Hght	Heat#2: Forced Air Furnace 0%					
Depr. Table : 3%	Ave. SqFt/Story: 4178					
Effective Age : 25	Ave. Perimeter: 282					
Physical %Good: 47	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
Area:						
Type:						

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 282

Base Rate for Upper Floors = 70.70

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.79 100%  
 Adjusted Square Foot Cost for Upper Floors = 79.49

Total Floor Area: 4,178 Base Cost New of Upper Floors = 332,109

Reproduction/Replacement Cost = 332,109  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
 Total Depreciated Cost = 156,091

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 234,137  
 Replacement Cost/Floor Area= 79.49 Est. TCV/Floor Area= 56.04

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

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



Sketch by Apex Media™

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

Desc. of Bldg/Section:  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D  
 Floor Area: 816  
 Gross Bldg Area: 5,757  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 15  
 Physical %Good: 54  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:  
 2018 ROLL MOVED TO LI

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: No Heating or Cooling 100  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 816  
 Ave. Perimeter: 116  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 116

Base Rate for Upper Floors = 30.94

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 30.94

Total Floor Area: 816 Base Cost New of Upper Floors = 25,247

Reproduction/Replacement Cost = 25,247  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 13,633

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
CONCRETE SIDE WALK	4.15	569	1.00	91	2,149
PATIO ROOF WITH COVER	3.94	569	1.00	91	2,040

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 26,734  
 Replacement Cost/Floor Area= 36.58 Est. TCV/Floor Area= 32.76

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

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section:  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 763  
 Gross Bldg Area: 5,757  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 30  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:  
 2018 ROLL MOVED TO LI

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 763					
Ave. Perimeter: 110					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 110

Base Rate for Upper Floors = 19.26

Adjusted Square Foot Cost for Upper Floors = 19.26

Total Floor Area: 763 Base Cost New of Upper Floors = 14,696

Reproduction/Replacement Cost = 14,696

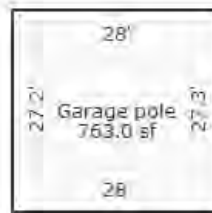
Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 5,144

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 3 = 7,715  
 Replacement Cost/Floor Area= 19.26 Est. TCV/Floor Area= 10.11

(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\*\*\*





Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
OBERSCHULTE MARC H REVOCA	TOTEM SHOP PROPERTIES LLC	442,448	12/30/2014	WD	03-ARM'S LENGTH	1218P328	PROPERTY TRANSFER	100.0							
OBERSCHULTE DIANA D	OBERSCHULTE MARC H REVOCA	0	12/30/2014	QC	09-FAMILY	1218P320	OTHER	0.0							
OBERSCHULTE MARC & DIANA	OBERSCHULTE MARC H REVOCA	0	06/23/2004	QC	09-FAMILY	810:443	OTHER	0.0							
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status					
6521 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		08/04/2020		PP20-0206	100% FINIS						
Owner's Name/Address		P.R.E. 0%		Mechanical		11/02/2018		PM18-0771	100% FINIS						
TOTEM SHOP PROPERTIES LLC 10628 WATSON RD WILLIAMSBURG MI 49690		MAP #: 33		WELL/SEPTIC		05/20/2015		L15 -085	100% FINIS						
		2025 Est TCV 700,047 TCV/TFA: 167.88		Electrical		03/14/2006		PE06-0129							
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
L1218P310 EASEMENT L306 P321/89 L641 P59/02 L810 P443/04 PRT GOVT LOT 4 SEC 22 COM AT S 1/4 COR SD SEC TH N 511.50 FT ALG N-S 1/4 LN SD SEC TH N 88 DEG 56'09" W 33.00 FT TO PT ON W R/W LAKE ST TH CONT N 88 DEG 56'09" W 82.50 FT TO POB TH S 16.50 FT TH N 88 DEG 56'09" W 103.50 FT TH N 132.0 FT TO PT ON S R/W ST HWY M-22 TH S 88 DEG 56' 09" 103.5 FT ALG SD R/W TH S 115.5 FT TO POB SEC 22 T29N R14W. 0.31 A M/L.		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
		Dirt Road		103.00 132.00 1.0000 0.0000 0 100*		0									
		Gravel Road		2000 COMM \$14.50/SQFT 13591 SqFt 14.50000 100		197,065									
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.											
		Storm Sewer		103 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =		197,065									
		Sidewalk													
		Water													
		Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
Comments/Influences		Topography of Site		Description		Rate		Size % Good Arch Mult		Cash Value					
		Level		WATER WELL 4"-6"		0.00		1 68 100		0					
		Rolling		SEPTIC TANK 1250 GAL		0.00		1 68 100		0					
		Low		DRAIN FIELD		0.00		1 68 100		0					
		High		CONCRETE 4CU		2.75		176 62 100		300					
		Landscaped										Total Estimated Land Improvements True Cash Value = 5,588			
		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		98,500		251,500		350,000				312,412C	
		TPC 11/05/2020 INSPECTED		2024		81,500		273,600		355,100				303,019C	
		TPC 10/22/2015 INSPECTED		2023		81,500		258,900		340,400				288,590C	
		WAS 07/14/2007 INSPECTED		2022		81,500		194,700		276,200				274,848C	

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

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

Class: D  
 Floor Area: 4,170  
 Gross Bldg Area: 4,170  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

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

1950 Year Built  
 2000 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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\*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Low Cost  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 100

Ave. SqFt/Story: 4170  
 Ave. Perimeter: 322  
 Has Elevators:

\*\*\* Basement Info \*\*\*

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

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 322  
 Overall Building Height: 8

Base Rate for Upper Floors = 70.05

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.75 100%  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 17.75 100%  
 Combined Heating System adjustment: 35.50 100%

Adjusted Square Foot Cost for Upper Floors = 105.55

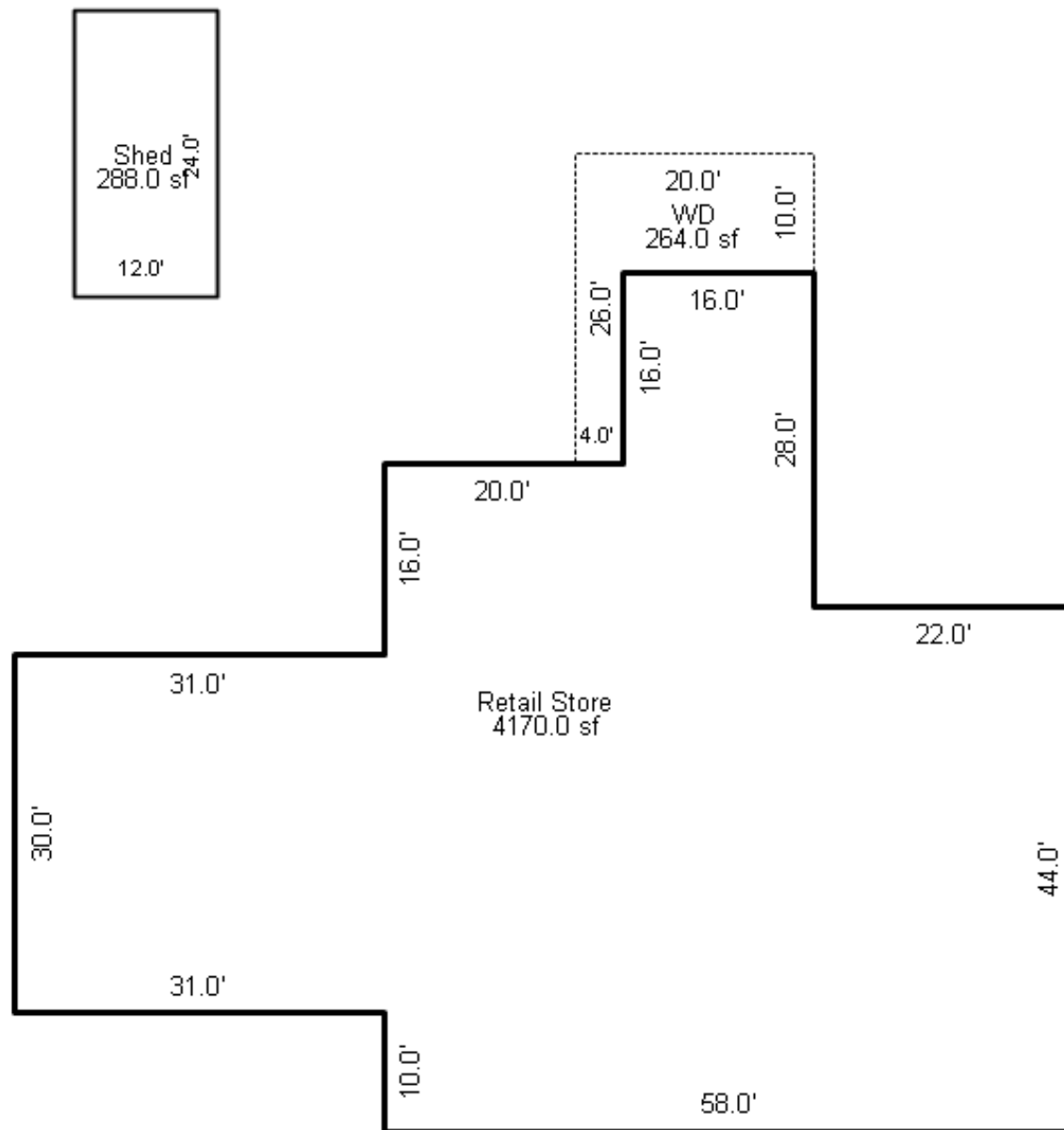
Total Floor Area: 4,170 Base Cost New of Upper Floors = 440,145  
 Reproduction/Replacement Cost = 440,145  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 325,707

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
PATIO /W ROOF	3.94	176	1.00	100	693
/CI16/YARI/RAIPD/50 S/DECSFPEA	19.68	264	1.00	100	5,196

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 497,394  
 Replacement Cost/Floor Area= 106.96 Est. TCV/Floor Area= 119.28

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
OBERSCHULTE MARC H & DIAN	OBERSCHULTE MARC H & DIAN	0	09/03/2019	WD	09-FAMILY	2019004976	PROPERTY TRANSFER	0.0					
OBERSCHULTE DIANA D REVOC	OBERSCHULTE MARC H & DIAN	0	08/05/2019	WD	09-FAMILY	PTA	PROPERTY TRANSFER	100.0					
OBERSCHULTE DIANA	OBERSCHULTE DIANA D REVOC	0	06/23/2004	QC	09-FAMILY	810:445	OTHER	0.0					
RADER JACK D & MARY E	ECKERT ROBERT C & ROBERTA	0	01/27/1987	WD	16-LC PAYOFF	254P657	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status					
6501 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		08/17/2020	PP20-0222	100% FINIS					
Owner's Name/Address		P.R.E. 0%		Mechanical		03/13/2018	PM18-0181	100% FINIS					
OBERSCHULTE MARC H & DIANA D TRUST PO BOX 254 EMPIRE MI 49630		MAP #: 33		Electrical		01/31/2018	PE18-0047	100% FINIS					
		2025 Est TCV 630,263 TCV/TFA: 206.91		WELL/SEPTIC		09/06/2011	11-144	100% FINIS					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
L1218P310 EASEMENT L254 P657 L306 P322 L486 P228/98 L810 P445/04 PRT OF GOVT LOT 4 SEC 22 COM 511.5 FT N & 33 FT W OF S 1/4 POST TH W 82.5 FT TH N 115.5 FT TH E 82.5 FT TH S 115.5 FT TO POB. SEC 22 T29N R14W		Public Improvements		* Factors * CNR WESTERN & LAKE									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		2000 COMM	\$14.50/SQFT	115.50	82.50	1.0000	0.0000	0	100*	CORNER	0
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.									
		Storm Sewer		116 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 172,906									
		Sidewalk		Land Improvement Cost Estimates									
		Water Sewer		Description	Rate	Size	% Good	Arch		Mult	Cash Value		
		Electric		D/W/P: Patio Blocks	13.47	278	50				1,872		
		Gas		Wood Frame	22.82	120	50				1,369		
		Curb		Wood Frame	22.82	120	50				1,369		
		Street Lights		Commercial Local Cost Land Improvements									
		Standard Utilities		Description	Rate	Size	% Good	Arch	Mult	Cash Value			
		Underground Utils.		WATER WELL 4"-6"	0.00	1	50	100		0			
		Topography of Site		SEPTIC TANK 1000 GAL	0.00	1	50	100		0			
		Level		DRAIN FIELD	0.00	1	50	100		0			
		Rolling		WOOD DECKS	5.25	144	50	100		378			
		Low		CONCRETE 4CU	2.75	7355	50	100		10,113			
		High		Total Estimated Land Improvements True Cash Value =							15,101		
		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	86,500	228,600	315,100	270,247C					
TPC 11/05/2020 INSPECTED		2024	71,500	242,400	313,900			262,122C					
TPC 10/29/2018 INSPECTED		2023	71,500	229,800	301,300			249,640C					
TPC 05/09/2013 INSPECTED		2022	71,500	174,400	245,900			237,753C					



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County of Leelanau, Michigan

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

Desc. of Bldg/Section: CRAWL - APT  
 Calculator Occupancy: Stores - Retail

Class: D  
 Floor Area: 2,622  
 Gross Bldg Area: 3,046  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 16  
 Physical %Good: 67  
 Func. %Good : 100  
 Economic %Good: 100

1950 Year Built  
 2000 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

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

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

Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 2622  
 Ave. Perimeter: 338  
 Has Elevators:

\*\*\* Basement Info \*\*\*

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

\* Mezzanine Info \*

Area #1: 424  
 Type #1: Office (No Rates)  
 Area #2:  
 Type #2:

\* Sprinkler Info \*

Area:  
 Type: Average

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 338  
 Overall Building Height: 8

Base Rate for Upper Floors = 114.48  
 Mezzanine 1 Office Base Rate = 67.40

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.35 100%  
 Adjusted Square Foot Cost for Upper Floors = 135.83

Total Floor Area: 2,622 Base Cost New of Upper Floors = 356,147  
 Mezzanine 1 Area: 424 Base Cost New of Mezzanine = 28,578

Reproduction/Replacement Cost = 384,725  
 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 257,765

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	11.95	144	1.00	50	860
/CI3/ELE/GEN/5000A	6904.76	1	1.00	50	3,452

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
GENERATOR	5000.00	1	100	5,000

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 400,617  
 Replacement Cost/Floor Area= 151.93 Est. TCV/Floor Area= 152.79

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

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




Desc. of Bldg/Section: 2ND FLOOR Calculator Occupancy: Multiple Residences		<<<<< Calculator Cost Computations >>>>>	
Class: D,Siding Floor Area: 424 Gross Bldg Area: 3,046 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Siding Quality: Low Cost Total Floor Area: 424 # of Units: 2  Base Rate for Upper Floors = 62.55	
Depr. Table : 2.25% Effective Age : 8 Physical %Good: 83 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.33 100% Adjusted Square Foot Cost for Upper Floors = 78.88	
Year Built Remodeled Overall Bldg Height Comments:		Total Floor Area: 424 Base Cost New of Upper Floors = 33,445 Reproduction/Replacement Cost = 33,445 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0 Total Depreciated Cost = 27,759  ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 41,639 Replacement Cost/Floor Area= 78.88 Est. TCV/Floor Area= 98.21	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 212 Total # Units: 2 Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type:			

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

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WWWS INC	SISU OF SLEEPING BEAR LLC	0	01/10/2023	WD	16-LC PAYOFF	2023000765	DEED	0.0
WWWS INC	SISU OF SLEEPING BEAR LLC	500,000	12/16/2005	MLC	03-ARM'S LENGTH	885:610	OTHER	100.0

Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status											
5972 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa		07/19/2023		PB23-0189	100% FINIS												
Owner's Name/Address		P.R.E. 0%		Commercial, Porch/ Deck		10/04/2021		PB21-0451	100% FINIS												
SISU OF SLEEPING BEAR LLC 630 W 10TH ST TRAVERSE CITY MI 49684		MAP #: 33		COMMERCIAL ADD/ALT		04/30/2021		LU21-13	100% FINIS												
Tax Description		2025 Est TCV 607,019 TCV/TFA: 114.79		Electrical		11/04/2019		PE19-0687	100% FINIS												
L253 P239 L348 P283/92 L641 P586/02 L655 P709/02 L885 P610/05 L888 P685/06 PRT GOVT LOT 4 SEC 22 COM AT S 1/4 COR SEC 22 TH N 0 DEG 30' W 363 FT TH S 89 DEG 30' W 33 FT TO POB TH S 89 DEG 30' W 165 FT TH N 0 DEG 30' W 132 FT TH N 89 DEG 30' E 82.5 FT TH N 0 DEG 30' W 16.5 FT TH N 89 DEG 30' E 82.5 FT TH S 0 DEG 30' E 149.5 FT TO POB SEC 22 T29N R14W.		X Improved		Vacant		Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND															
Comments/Influences		Public Improvements		* Factors *																	
MLS 1641578 \$775,000		Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason		Value									
		Gravel Road		2000 COMM		\$14.50/SQFT		23141 SqFt		14.50000 100		335,549									
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.		140 Actual Front Feet, 0.53 Total Acres		Total Est. Land Value =				335,549									
		Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value									
		Sidewalk		Gas		Ad-Hoc Unit-In-Place Items		Description		Rate		Size % Good		Cash Value							
		Water		Street Lights		/CI16/YARI/WOOF/6SL		20.15		10 100		202									
Sewer		Standard Utilities		Total Estimated Land Improvements True Cash Value =						202											
Sewer		Underground Utils.																			
Topography of Site		X Level																			
		X Rolling																			
		Low																			
		X High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		TPC 05/24/2023		INSPECTED				2025		167,800		135,700		303,500						280,125C	
		TPC 12/12/2022		INSPECTED				2024		138,800		164,800		303,600						271,703C	
		TPC 11/17/2021		INSPECTED				2023		138,800		155,900		294,700						258,765C	
								2022		138,800		117,100		255,900						246,348C	

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

Desc. of Bldg/Section: WITH APT UPSTAIRS  
 Calculator Occupancy: Stores - Retail

Class: D  
 Floor Area: 4,896  
 Gross Bldg Area: 5,288  
 Stories Above Grd: 2  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 17  
 Physical %Good: 65  
 Func. %Good : 100  
 Economic %Good: 100

1892 Year Built Remodeled  
 20 Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: Forced Air Furnace				100	
Heat#2: Forced Air Furnace				100	
Ave. SqFt/Story: 2448					
Ave. Perimeter: 246					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: No Heating or Cooling					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type:					

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

Class: D Quality: Low Cost  
 Stories: 2 Story Height: 14 Perimeter: 246  
 Overall Building Height: 20

Base Rate for Upper Floors = 87.01

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.85 100%  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 10.85 100%  
 Combined Heating System adjustment: 21.70 100%

Adjusted Square Foot Cost for Upper Floors = 108.71

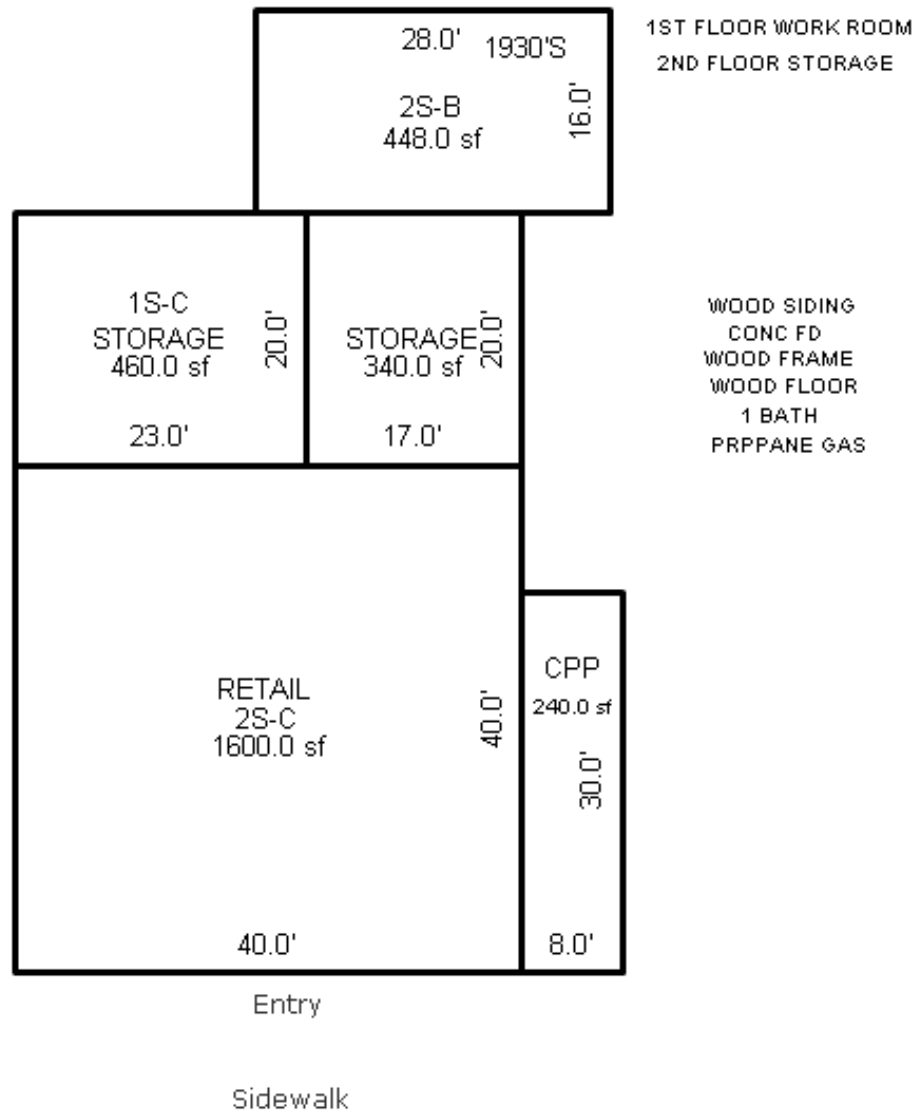
Total Floor Area: 4,896 Base Cost New of Upper Floors = 532,245  
 Reproduction/Replacement Cost = 532,245  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /50 /100/100/32.5  
 Total Depreciated Cost = 172,980

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 259,469  
 Replacement Cost/Floor Area= 108.71 Est. TCV/Floor Area= 53.00

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
	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:	
	(10) Heating and Cooling:		
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler		

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

Lean to - NV



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

Desc. of Bldg/Section: 5978 S LAKE ST. - RETAIL SHED  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D  
 Floor Area: 392  
 Gross Bldg Area: 5,288  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 10  
 Physical %Good: 66  
 Func. %Good : 100  
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: No Heating or Cooling 100  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 392  
 Ave. Perimeter: 80  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type:

1930 Year Built  
 Remodeled

Overall Bldg Height

Comments:

<<<< Calculator Cost Computations >>>>

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 24.36

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 24.36

Total Floor Area: 392 Base Cost New of Upper Floors = 9,550

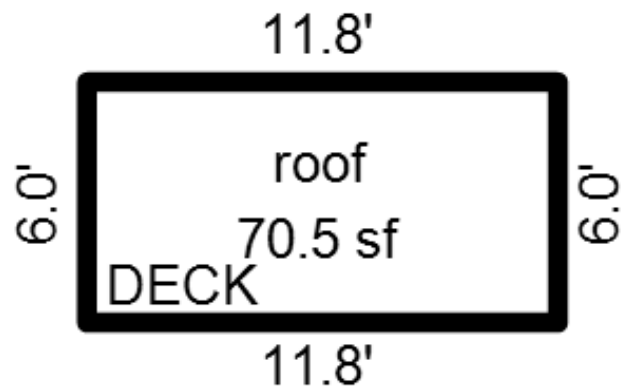
Reproduction/Replacement Cost = 9,550  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 6,303

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/PAV/WOOOGL	8.15	100	1.00	97	791
/CI4/ROOC/ALUSCOTPBA	11.37	70	1.00	97	772

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 11,799  
 Replacement Cost/Floor Area= 28.47 Est. TCV/Floor Area= 30.10

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

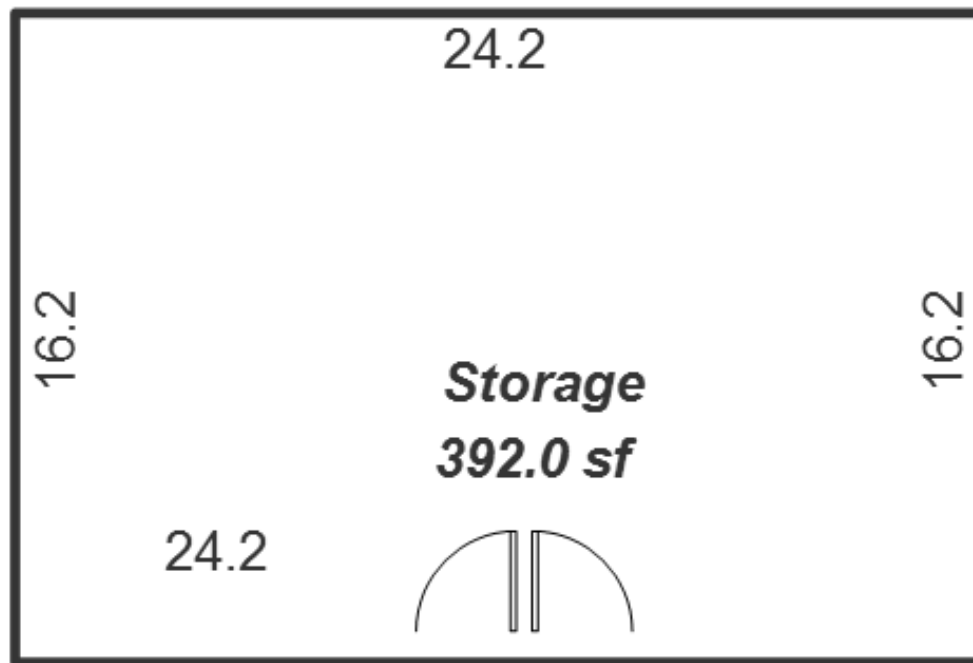
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



DECK

5978

Street



24.2

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKESHORE INN LLC	M22 GLEN ARBOR AB A2 LLC	1,800,000	07/12/2021	MLC	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0
GLEN ARBOR ENTERPRISES IN	LAKESHORE INN LLC	0	03/23/2017	WD	16-LC PAYOFF	1291P595	DEED	0.0
GLEN ARBOR ENTERPRISES IN	LAKESHORE INN LLC	1,000,000	07/06/2015	MLC	03-ARM'S LENGTH	1233P244	PROPERTY TRANSFER	100.0
WIESEN ET AL	GLEN ARBOR ENTERPRISES IN	1	01/05/1996	WD	09-FAMILY	420P065	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5793 S RAY ST	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	07/10/2024	PP24-0057	100% FINIS
	P.R.E. 0%		Mechanical	11/02/2022	PM22-0960	100% FINIS
Owner's Name/Address	MAP #: 33		Electrical	10/14/2022	PE22-0778	100% FINIS

M22 GLEN ARBOR AB A2 LLC	2025 Est TCV 923,654 TCV/TFA: 208.59
PO BOX 256	
GLEN ARBOR MI 49636	

Tax Description	Public Improvements	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND
L1291P595 PART OF THE EAST HALF OF GOVERNMENT LOT 4, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING 24 RODS (396 FEET) SOUTH OF THE SOUTHEAST CORNER OF RAY STREET AND WESTERN AVENUE; THENCE EAST 10 RODS (165 FEET); THENCE SOUTH 8 RODS (132 FEET); THENCE WEST 10 RODS (165 FEET); THENCE NORTH 8 RODS (132 FEET) TO THE POINT OF BEGINNING. FORMERLY L234 P262 L282 P76 L282 P311 L420 P63 L423 P81/96 PRT GOVT LOT 4 SEC 22 COM 396 FT S OF SE COR RAY ST & WESTERN AVE TH E 165 FT TH S 132 FT TH W	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 100.00 165.00 1.0000 0.0000 0 100* 0 32.00 165.00 1.0000 0.0000 0 100* SURPLUS: ZONING 100' 277,530 2000 COMM \$14.50/SQFT 19140 SqFt 14.50000 100 3,432 2000 COMM \$1.30/SQFT 2640 SqFt 1.30000 100 * denotes lines that do not contribute to the total acreage calculation. 132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 280,962

Topography of Site	Land Improvement Cost Estimates
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 2.77 895 50 1,239 D/W/P: 4in Ren. Conc. 6.80 184 50 625 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 5 5,000.00 2 100 10,000 Commercial Local Cost Land Improvements Description Rate Size % Good Arch Mult Cash Value WATER WELL 4"-6" 0.00 1 95 100 0 SEPTIC TANK 1000 GAL 0.00 1 95 100 0 SEPTIC TANK 2000 GAL 0.00 1 95 100 0 DRAIN FIELD 0.00 1 95 100 0 Total Estimated Land Improvements True Cash Value = 11,864



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	140,500	321,300	461,800			383,855C
2024	116,500	347,600	464,100			372,314C
2023	116,500	293,900	410,400			354,585C
2022	116,500	221,200	337,700		337,700A	337,700C

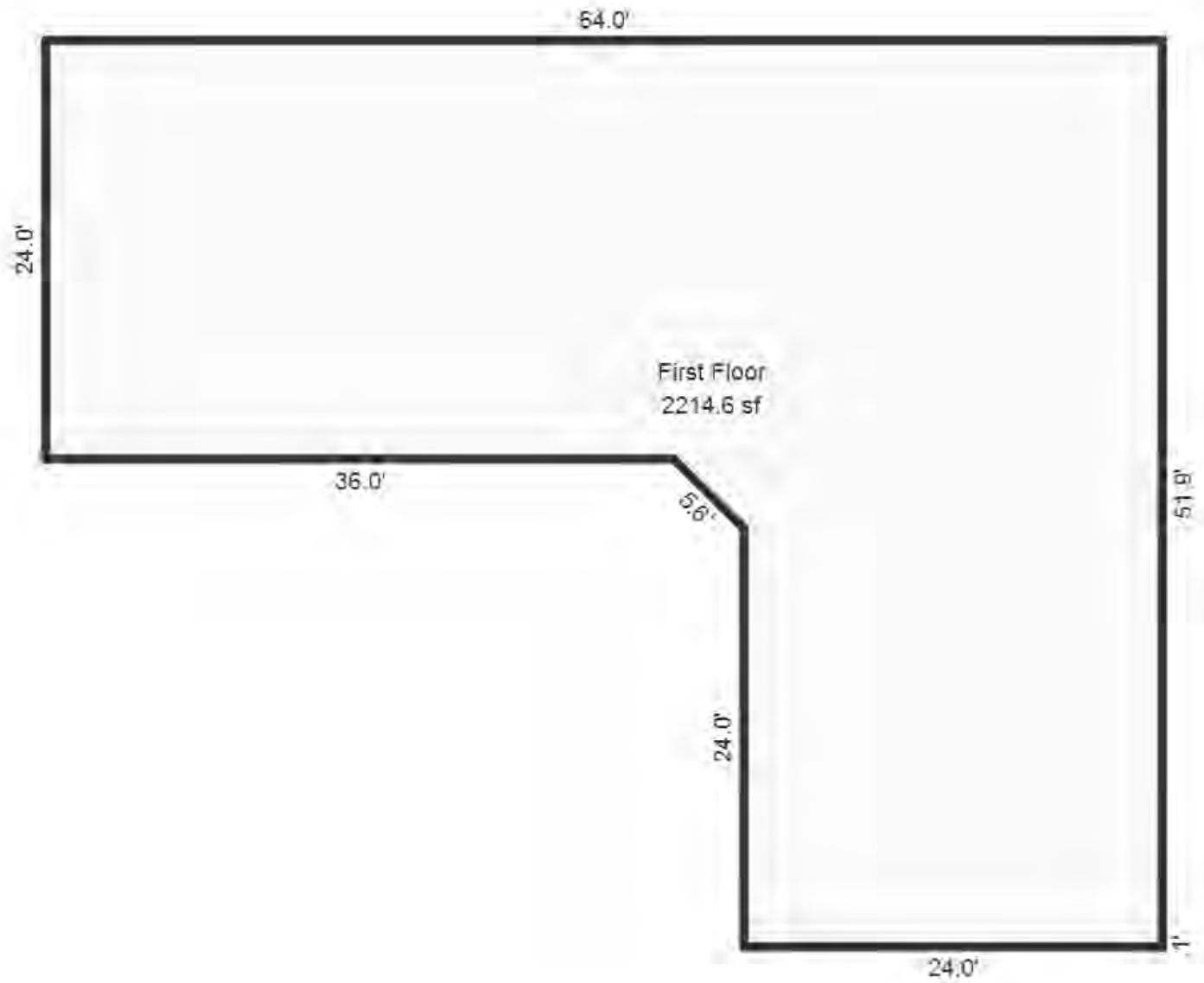
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

Desc. of Bldg/Section: 12 UNITS + MGR UNIT Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>>																
Class: D Floor Area: 4,428 Gross Bldg Area: 4,428 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght : 9		Class: D Quality: Average Total Floor Area: 4428 # of Units: 12																
Depr. Table : 3% Effective Age : 12 Physical %Good: 69 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 110.59 Utility Basement Basement, Base Rate for Basement = 43.82 (Basement Fireproofing Rate = 0.00)																
1988 Year Built 2016 Remodeled		(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 8.41 100% (10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 8.41 100% Combined Heating System adjustment: 16.82 100% Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 9.94 Adjusted Square Foot Cost for Upper Floors = 127.41 Adjusted Square Foot Cost for Basement = 53.76																
Overall Bldg Height		Total Floor Area: 4,428 Base Cost New of Upper Floors = 564,171 Basement Area: 784 Base Cost New of Basement = 42,148																
Comments: 7/23/15 APROX MGR UNIT 24X24 , UNITS ARE 24' DEEP AND APT IS SAY 24X24 LESS THE OFFICE. & ON THE 2ND FLOOR IN THE CNR IS THE LAUNDRY ROOM. & RENTAL UNIT		Reproduction/Replacement Cost = 606,319 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0 Total Depreciated Cost = 418,360																
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Individual thru-wall Heat Pu 100 Heat#2: Individual thru-wall Heat Pu 100 Ave. SqFt/Story: 2214 Total # Units: 12 Has Elevators:		High	Above Ave.	Ave.	X	Low	Unit in Place Items <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Rate</th> <th>Quantity</th> <th>Arch</th> <th>%Good</th> <th>Depr.Cost</th> </tr> <tr> <td>1588.10</td> <td>2</td> <td>1.00</td> <td>69</td> <td>2,192</td> </tr> </table> ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 630,828 Replacement Cost/Floor Area= 137.65 Est. TCV/Floor Area= 142.46		Rate	Quantity	Arch	%Good	Depr.Cost	1588.10	2	1.00	69	2,192
High	Above Ave.	Ave.	X	Low														
Rate	Quantity	Arch	%Good	Depr.Cost														
1588.10	2	1.00	69	2,192														
*** Basement Info *** Area: 784 Perimeter: 112 Type: Utility Basement Heat: Forced Air Furnace		* 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:	(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\*\*\*



Sketch by Apex Sketch

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SC ENTERPRISES LLC	SUDSLAND LLC	1,000,000	04/15/2020	WD	03-ARM'S LENGTH	2020002397	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5915 S RAY ST	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa	03/10/2020	PB20-0027	100% FINIS
Owner's Name/Address	P.R.E. 0%		SOLAR	02/17/2020	LU20-02	100% FINIS
SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636	MAP #: 33		Electrical	02/07/2020	PE20-0057	100% FINIS
	2025 Est TCV 1,923,819 TCV/TFA: 132.04		Commercial, Add/Alter/Repa	04/09/2018	PB18-0160	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				100.00	165.00	1.0000	0.0000	0 100*	0
				98.00	165.00	1.0000	0.0000	0 100* EXCESS	0
	X		2000 COMM	\$14.50/SQFT		32670 SqFt	14.50000	100	473,715
			* denotes lines that do not contribute to the total acreage calculation.						
			198 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 473,715						

Tax Description									
L174 P784 L254 P157 L257 P872 L315 P589 L477 P472/98 PRT GOVT LOT 4 COM AT S 1/4 POST TH N 33 FT TH W 33 FT TH N 198 FT TH W 165 FT AS POB TH W 165 FT TO ELY LN RAY STREET TH N ALG E LN RAY ST 198 FT TH E 165 FT TH S 198 FT TO POB SEC 22 T29N R14W.	X	Dirt Road							
		Gravel Road							
	X	Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences			Land Improvement Cost Estimates					
VILLAGE SAMPLER			Description	Rate	Size	% Good	Cash Value	
			D/W/P: 4in Ren. Conc.	6.80	11482	50	39,039	
			D/W/P: Asphalt Paving	2.77	17872	50	24,752	
			Commercial Local Cost Land Improvements					
			Description	Rate	Size	% Good Arch Mult	Cash Value	
			SEPTIC TANK 2000 GAL	0.00	2	0 100	0	
			DRAIN FIELD	0.00	1	0 100	0	
			CONCRETE 4CU	2.75	11482	0 100	0	
			Total Estimated Land Improvements True Cash Value =				63,791	



	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	236,900	725,000	961,900	845,062C
		TPC 06/01/2020	INSPECTED		2024	151,900	828,100	980,000	819,653C
		TPC 04/23/2019	INSPECTED		2023	151,900	784,700	936,600	780,622C
		TPC 11/12/2018	INSPECTED		2022	151,900	592,200	744,100	743,450C

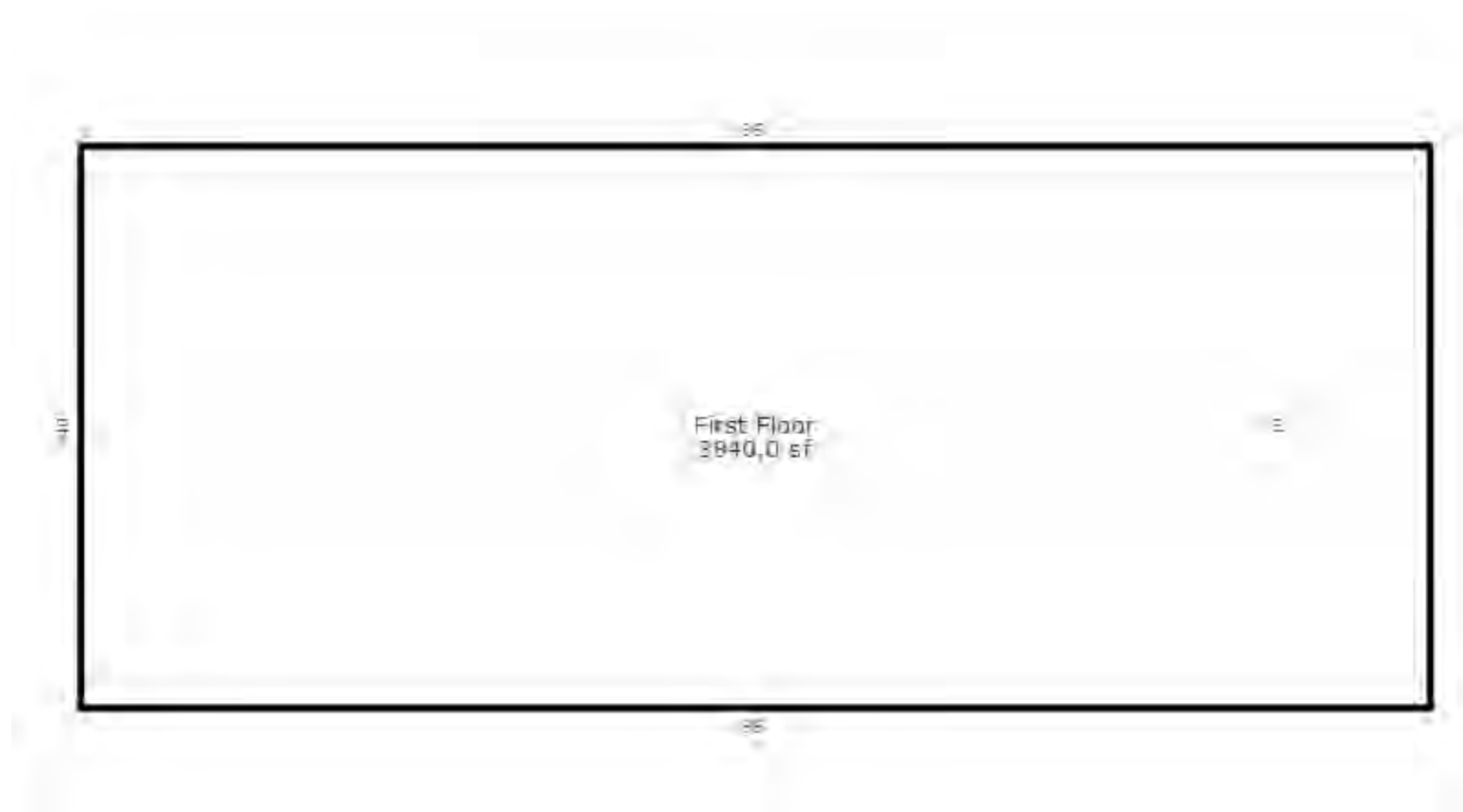
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: 40'X96' EAST BLDG	
Calculator Occupancy: Stores - Retail	
Class: D	Construction Cost
Floor Area: 3,840	High Above Ave. Ave. X Low
Gross Bldg Area: 14,570	** ** Calculator Cost Data ** **
Stories Above Grd: 1	Quality: Low Cost
Average Sty Hght : 8	Heat#1: Package Heating & Cooling 100
Bsmnt Wall Hght	Heat#2: Package Heating & Cooling 0%
Depr. Table : 2.5%	Ave. SqFt/Story: 3840
Effective Age : 14	Ave. Perimeter: 272
Physical %Good: 70	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
1988 Year Built	Perimeter:
2018 Remodeled	Type:
8 Overall Bldg Height	Heat: No Heating or Cooling
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

<<<<< Calculator Cost Computations >>>>>	
Class: D	Quality: Low Cost
Stories: 1	Story Height: 8
Overall Building Height: 8	Perimeter: 272
Base Rate for Upper Floors = 68.39	
(10) Heating system: Package Heating & Cooling	Cost/SqFt: 17.33 100%
Adjusted Square Foot Cost for Upper Floors = 85.72	
Total Floor Area: 3,840	Base Cost New of Upper Floors = 329,165
Reproduction/Replacement Cost = 329,165	
Eff.Age:14	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0
Total Depreciated Cost = 230,416	
Unit in Place Items	Rate Quantity Arch %Good Depr.Cost
PATIO ROOF WBCL	3.94 786 1.00 100 3,097
ECF (2201 COMMERCIAL)	1.500 => TCV of Bldg: 1 = 350,269
Replacement Cost/Floor Area= 86.53	Est. TCV/Floor Area= 91.22

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

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



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

Desc. of Bldg/Section: 50'X96' NORTH BLDG  
 Calculator Occupancy: Stores - Retail

Class: D Floor Area: 4,800 Gross Bldg Area: 14,570 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost					
	High	Above Ave.	Ave.	X	Low	
Depr. Table : 2.5% Effective Age : 14 Physical %Good: 70 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** **					
	Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 4800 Ave. Perimeter: 292 Has Elevators:					
Year Built Remodeled	Area: Perimeter: 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 Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 292

Base Rate for Upper Floors = 65.58

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.62 100%  
 Adjusted Square Foot Cost for Upper Floors = 82.20

Total Floor Area: 4,800 Base Cost New of Upper Floors = 394,560

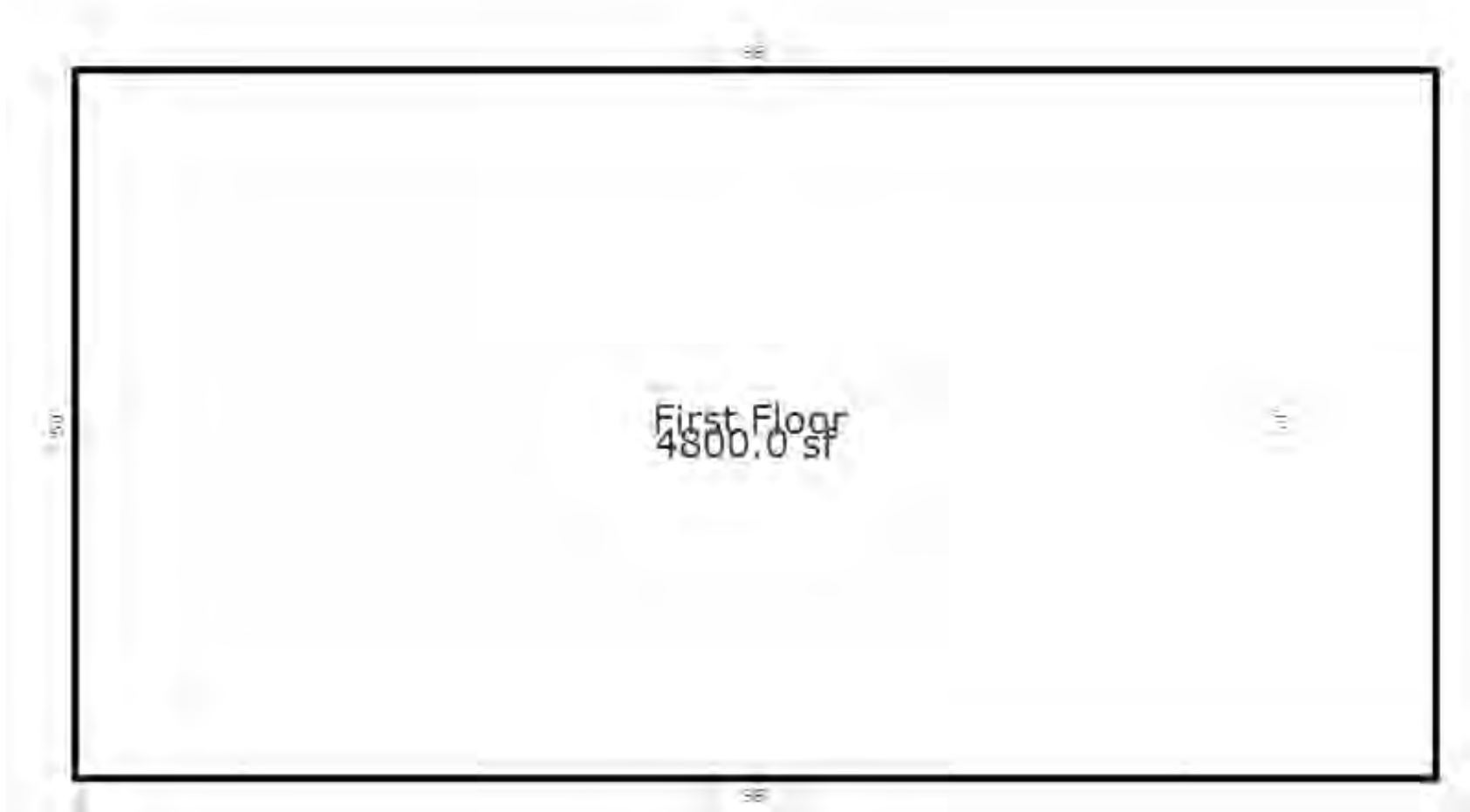
Reproduction/Replacement Cost = 394,560  
 Eff. Age: 14 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 70 /100/100/100/70.0  
 Total Depreciated Cost = 276,192

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
SOLAR ARRAY	79040.20	1	1.00	96	75,879

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 528,107  
 Replacement Cost/Floor Area= 98.67 Est. TCV/Floor Area= 110.02

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

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



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

Desc. of Bldg/Section: SOUTH BLDG  
 Calculator Occupancy: Stores - Retail

Class: D  
 Floor Area: 5,714  
 Gross Bldg Area: 14,570  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 14  
 Physical %Good: 70  
 Func. %Good : 100  
 Economic %Good: 100

Year Built Remodeled  
 Overall Bldg Height

Comments:  
 HISTORY FILE SHOWS:  
 50'X96' & 40'X96' &  
 32'X72'

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 5714  
 Ave. Perimeter: 356  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 356

Base Rate for Upper Floors = 66.01

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.72 100%  
 Adjusted Square Foot Cost for Upper Floors = 82.73

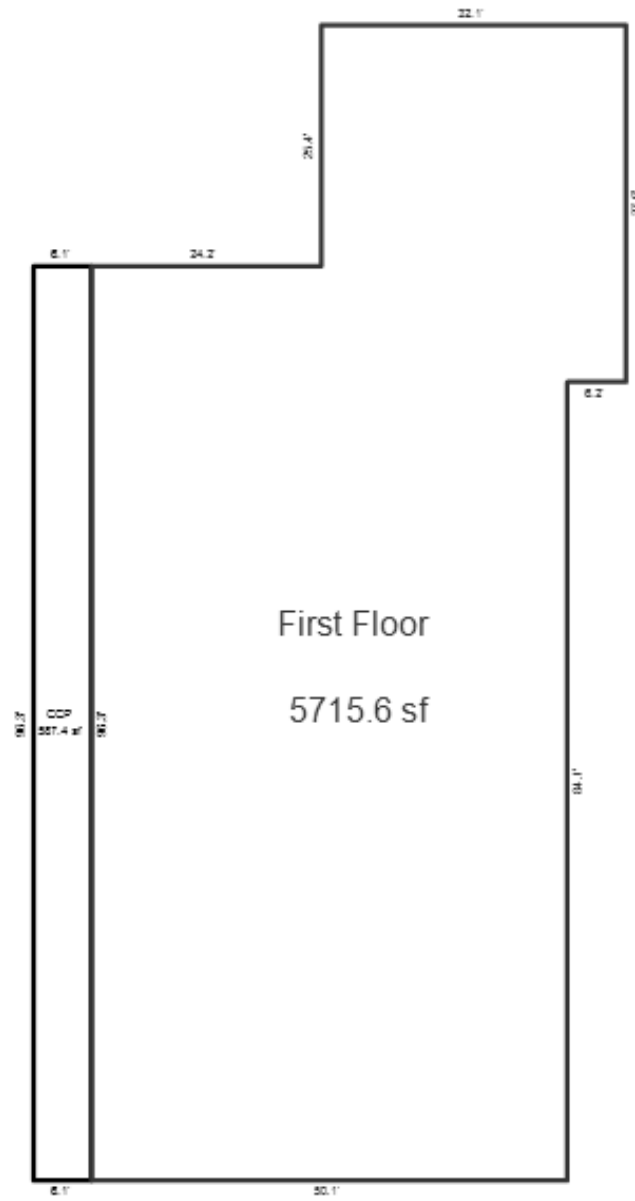
Total Floor Area: 5,714 Base Cost New of Upper Floors = 472,719

Reproduction/Replacement Cost = 472,719  
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0  
 Total Depreciated Cost = 330,903

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 3 = 496,355  
 Replacement Cost/Floor Area= 82.73 Est. TCV/Floor Area= 86.87

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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



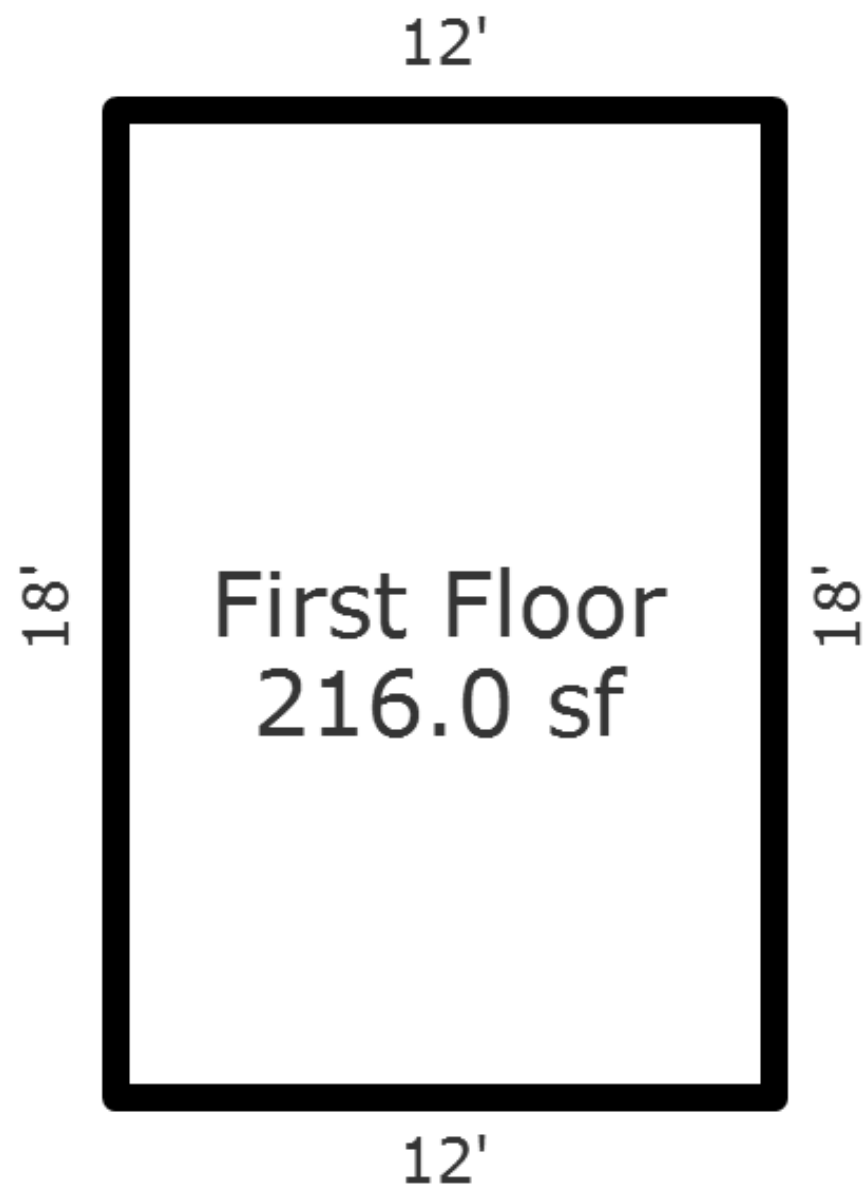
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: LAND IMPROVEMENTS-2021 Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 216 Gross Bldg Area: 14,570 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 60	
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 43.59  Adjusted Square Foot Cost for Upper Floors = 43.59	
Year Built Remodeled Overall Bldg Height		Total Floor Area: 216 Base Cost New of Upper Floors = 9,416 Reproduction/Replacement Cost = 9,416 Eff. Age: 5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 7,721	
Comments: @ NE CNR OF PARCEL		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 4 = 11,582 Replacement Cost/Floor Area= 43.59 Est. TCV/Floor Area= 53.62	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 216 Ave. Perimeter: 60 Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average			

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

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELLER	SUTHERLAND	100,000	03/31/1994	WD	03-ARM'S LENGTH	305:645	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6026 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/10/2024	PE23-0804	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	07/18/2022	PE22-0521	100% FINIS
SUDSLAND LLC SUTHERLAND PO BOX 677 GLEN ARBOR MI 49636	MAP #: 33		Plumbing	07/15/2022	PP22-0230	100% FINIS
	2025 Est TCV 1,531,106 TCV/TFA: 259.07		Commercial, Add/Alter/Repa	03/07/2022	PB22-0034	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
L287 P124 L301 P396 L383 P731/94 L698 P266/03 L831 P824/04 PRT OF GOVT LOT 4 SEC 22 BEG 121 FT N & 33 FT W OF S 1/4 SEC COR TH N 110 FT TH W 165 FT TH S 122 FT TH S 88 DEG 54' E 85 FT TH N 12 FT TH S 88 DEG 54' E 80 FT TO POB TOGETHER WITH EASEMENT SEC 22 T29N R14W.			2000 COMM	\$14.50/SQFT	18165 SqFt	14.50000 100	263,386
Comments/Influences			* denotes lines that do not contribute to the total acreage calculation. 110 Actual Front Feet, 0.42 Total Acres Total Est. Land Value = 263,386				

Public Improvements	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
Dirt Road	D/W/P: Crushed Rock	2.33	634 50	738
Gravel Road	D/W/P: 4in Concrete	7.16	390 50	1,396
Paved Road	D/W/P: Flagstone/Sand	21.61	500 50	5,402
Storm Sewer	Wood Frame	29.44	105 97	2,998
Sidewalk	Metal Prefab/Conc.	28.58	75 97	2,080
Water	Commercial Local Cost Land Improvements			
Sewer	Description	Rate	Size % Good Arch Mult	Cash Value
Electric	WATER WELL 4"-6"	0.00	1 0 100	0
Gas	SEPTIC TANK 1000 GAL	0.00	1 0 100	0
Curb	DRAIN FIELD	0.00	1 0 100	0
Street Lights	Ad-Hoc Unit-In-Place Items			
Standard Utilities	Description	Rate	Size % Good	Cash Value
Underground Utils.	/CI16/YARI/PATR/PICSL	17.20	180 100	3,096
	Total Estimated Land Improvements True Cash Value = 15,710			

Topography of Site	Commercial Local Cost Land Improvements			
	Description	Rate	Size % Good Arch Mult	Cash Value
Level	WATER WELL 4"-6"	0.00	1 0 100	0
Rolling	SEPTIC TANK 1000 GAL	0.00	1 0 100	0
Low	DRAIN FIELD	0.00	1 0 100	0
High	Ad-Hoc Unit-In-Place Items			
Landscaped	Description	Rate	Size % Good	Cash Value
Swamp	/CI16/YARI/PATR/PICSL	17.20	180 100	3,096
Wooded	Total Estimated Land Improvements True Cash Value = 15,710			
Pond				
Waterfront				
Ravine				
Wetland				
Flood Plain				



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	131,700	633,900	765,600			521,177C
2024	109,000	656,000	765,000			505,507C
2023	109,000	620,500	729,500			481,436C
2022	109,000	445,700	554,700			430,511C

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Desc. of Bldg/Section: CAFE	
Calculator Occupancy: Restaurants	
Class: D	Construction Cost
Floor Area: 3,550	High Above Ave. Ave. X Low
Gross Bldg Area: 5,910	** ** Calculator Cost Data ** **
Stories Above Grd: 2	Quality: Average
Average Sty Hght : 16	Heat#1: Package Heating & Cooling 100
Bsmnt Wall Hght	Heat#2: Package Heating & Cooling 0%
Depr. Table : 3%	Ave. SqFt/Story: 1775
Effective Age : 11	Ave. Perimeter: 229
Physical %Good: 72	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
Year Built	Perimeter:
2018 Remodeled	Type:
16 Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
REMODEL ADDING 2ND FLOOR 2003	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

<<<<< Calculator Cost Computations >>>>>	
Class: D	Quality: Average
Stories: 2	Story Height: 16
Overall Building Height: 16	Perimeter: 229
Base Rate for Upper Floors = 196.84	
(10) Heating system: Package Heating & Cooling	Cost/SqFt: 25.32 100%
Adjusted Square Foot Cost for Upper Floors = 222.16	
Total Floor Area: 3,550	Base Cost New of Upper Floors = 788,669
Eff.Age:11	Reproduction/Replacement Cost = 788,669
Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0	Total Depreciated Cost = 567,842
Unit in Place Items	Rate Quantity Arch %Good Depr.Cost
WOOD COVER WALK	3.94 384 1.00 97 1,468
ECF (2201 COMMERCIAL)	1.500 => TCV of Bldg: 1 = 853,965
Replacement Cost/Floor Area= 222.59	Est. TCV/Floor Area= 240.55

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

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



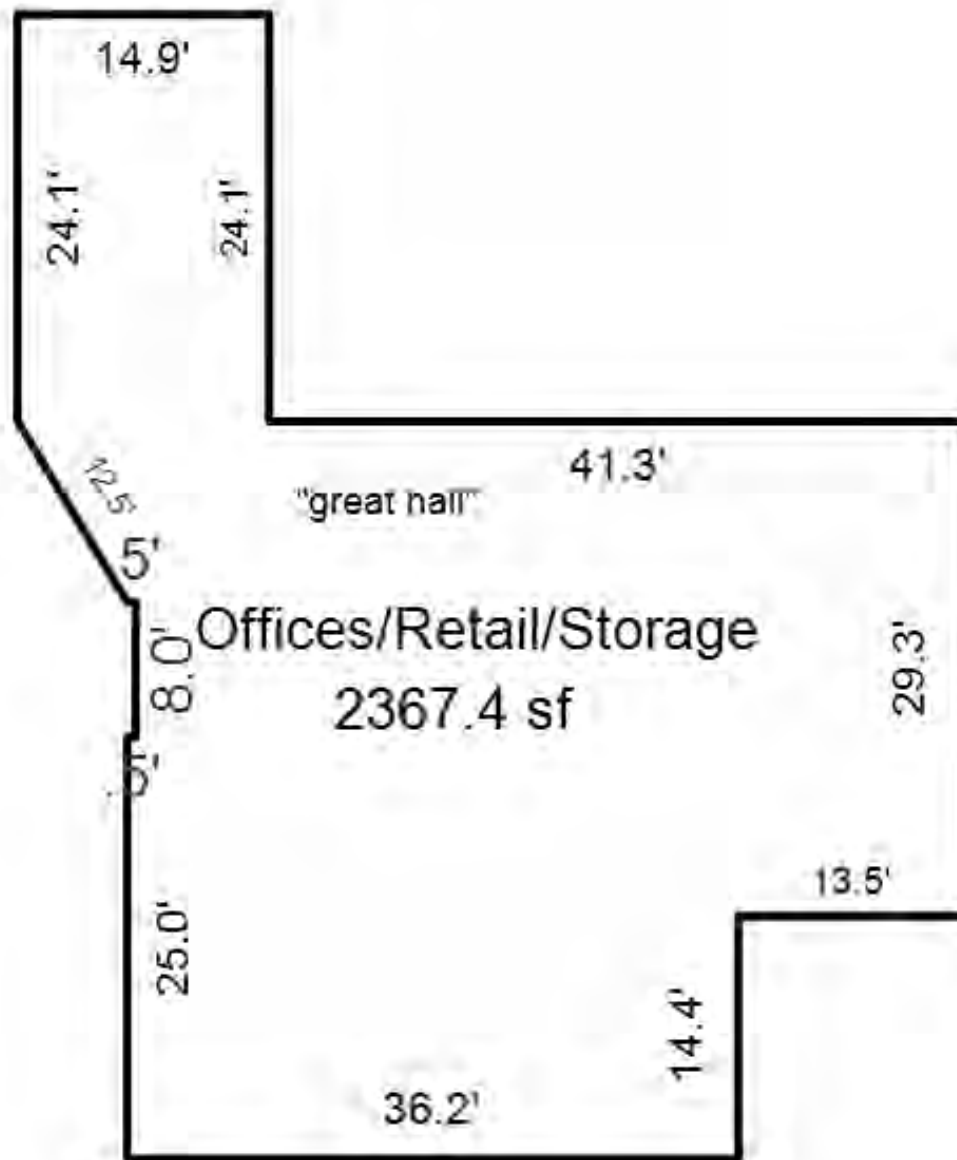
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: PACKAGED CHERRY PRODUCTS STORE Calculator Occupancy: Stores - Retail	
Class: D Floor Area: 2,360 Gross Bldg Area: 5,910 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 2.25% Effective Age : 12 Physical %Good: 76 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 2360 Ave. Perimeter: 244 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling
2003 Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
16 Overall Bldg Height	* Sprinkler Info * Area: Type:
Comments:	

<<<<< Calculator Cost Computations >>>>>	
Class: D Quality: Average	Stories: 1 Story Height: 16 Perimeter: 244
Overall Building Height: 16	
Base Rate for Upper Floors = 124.70	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.25 100% Adjusted Square Foot Cost for Upper Floors = 147.95	
Total Floor Area: 2,360	Base Cost New of Upper Floors = 349,162
Reproduction/Replacement Cost = 349,162	
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0	Total Depreciated Cost = 265,363
ECF (2201 COMMERCIAL)	1.500 => TCV of Bldg: 2 = 398,045
Replacement Cost/Floor Area= 147.95	Est. TCV/Floor Area= 168.66

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESEN DANIEL J & ANNE E	SUDSLAND LLC	145,000	03/15/2018	WD	03-ARM'S LENGTH	L1324P721	PROPERTY TRANSFER	100.0
GLEN ARBOR MARKETS INC	WIESEN DANIEL & ANNE E H&	1	09/15/1995	QC	09-FAMILY	410P547	OTHER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6540 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, New Building	04/23/2023	LU23-07	100% FINIS
Owner's Name/Address	P.R.E. 0%					
SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636-0265	MAP #: 33 2025 Est TCV 181,457 TCV/TFA: 144.01					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L271 P881 L288 P352/88 L307 P230/90 L404 P943 L410 P547/95 PRT GOVT LOT 4 BEG 33 FT N & 198 FT W OF S 1/4 SEC COR TH N 88 DEG 45' 45" W 67.76 FT TH N 01 DEG 23' E 65.99 FT TH S 88 DEG 45' 45" E 66.34 FT TH S 66 FT TO POB SEC 22 T29N R14W.			Dirt Road	67.76	66.00	1.0000	0.0000	0	100* NO DRAIN FIELD	0
			Gravel Road							
			Paved Road	2000 COMM	\$14.50/SQFT	4487 SqFt	14.50000	100		65,057
			Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
			Sidewalk	68 Actual Front Feet,	0.10 Total Acres				Total Est. Land Value =	65,057

Comments/Influences	Public Improvements	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	Electric	D/W/P: Asphalt Paving	3.19	364 50	580
	Gas	D/W/P: 5in Ren. Conc.	9.19	160 50	735
	Curb	D/W/P: 5in Ren. Conc.	9.19	65 50	298
	Street Lights	Metal Prefab/Conc.	24.08	160 97	3,737
	Standard Utilities	Metal Prefab/Conc.	30.06	62 97	1,808
	Underground Utils.	Total Estimated Land Improvements True Cash Value =			7,158



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	32,500	58,200	90,700			77,865C
Rolling	2024	26,900	63,100	90,000			75,524C
Low	2023	26,900	59,700	86,600			71,928C
High	2022	26,900	44,500	71,400			68,503C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	2025	2024	2023	2022
TPC	12/12/2022	INSPECTED				
TPC	09/21/2017	INSPECTED				
WAS	06/23/2007	INSPECTED				

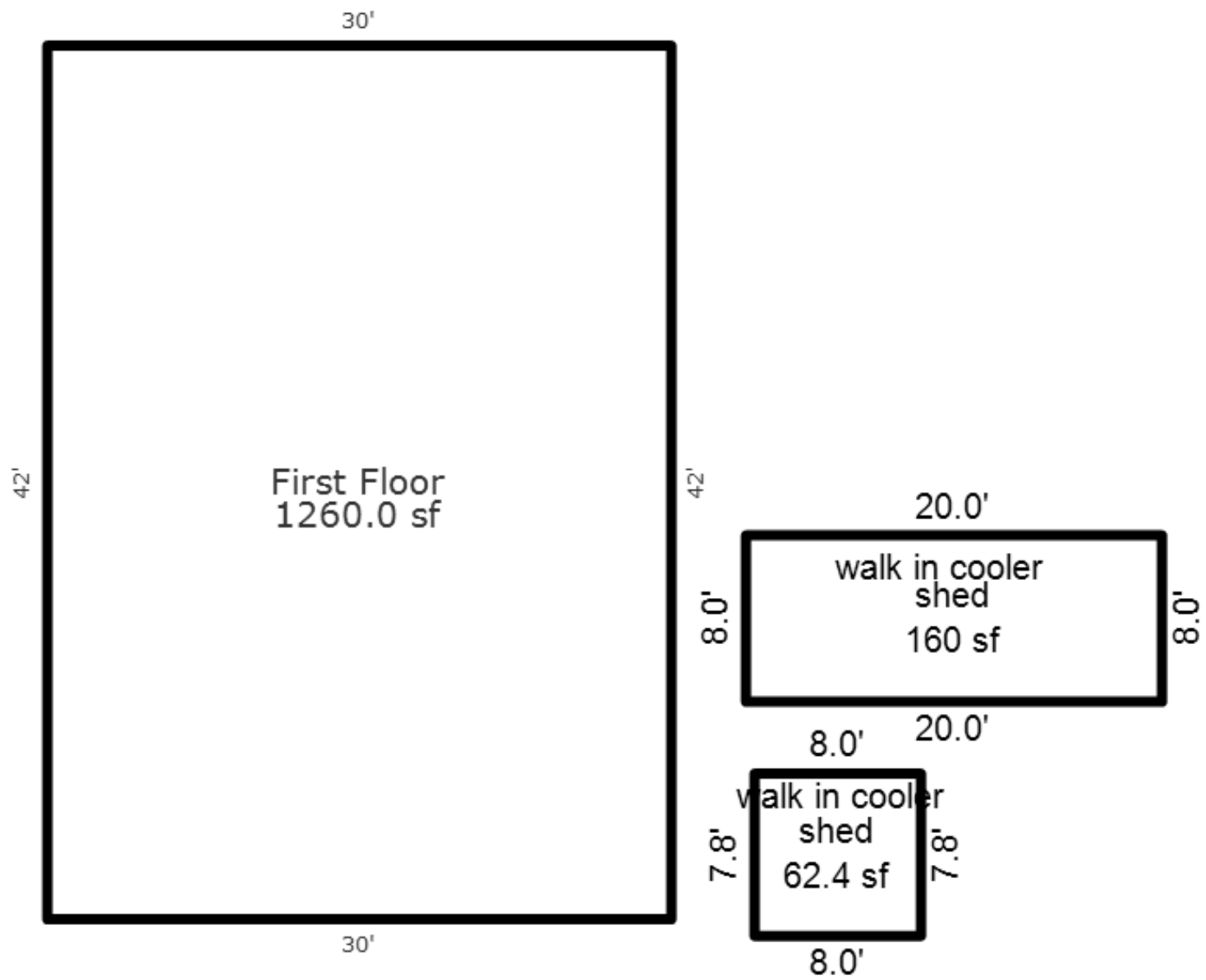
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>					
Class: D		Construction Cost				Class: D Quality: Average	
Floor Area: 1,260 Gross Bldg Area: 1,260 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Stories: 1 Story Height: 10 Perimeter: 144 Overall Building Height: 10
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **				Base Rate for Upper Floors = 60.95	
1988 Year Built Remodeled		Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 1260 Ave. Perimeter: 144 Has Elevators:				(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.90 100% Adjusted Square Foot Cost for Upper Floors = 66.85	
10 Overall Bldg Height		*** Basement Info ***				Total Floor Area: 1,260 Base Cost New of Upper Floors = 84,231	
Comments: NO SEWER, SHARED WELL. FINISHED & INSULATED INTERIOR BUT NO BATHROOM. CONSTRUCTION - ESTIMATED TO BE WHEN HOTEL WAS BUILT, SAME OWNER. - TIM		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:				Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 65,700	
						Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI8/WALB/-15TF/150 3763.10 1 1.00 93 3,500 /CI8/WALB/-45TF/100 3901.20 1 1.00 93 3,628	
						ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 109,242 Replacement Cost/Floor Area= 72.93 Est. TCV/Floor Area= 86.70	

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

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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.
GLEN ARBOR STATE STREET L	75 MILL ST LLC	350,000	09/09/2022	WD	09-FAMILY	2022005265	DEED	100.0
IHME LINDA L	GLEN ARBOR STATE STREET L	0	01/15/2003	QC	09-FAMILY	701P601	DEED	0.0
PETRAS	IHME	215,000	10/20/1997	MLC	16-LC PAYOFF	456:547	OTHER	0.0
GLEN ARBOR MARKETS	PETRAS	198,000	06/02/1995	WD	03-ARM'S LENGTH	404:950	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6546 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 33					
75 MILL ST LLC PO BOX 407 GLEN ARBOR MI 49636	2025 Est TCV 474,878 TCV/TFA: 215.85					

X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
			* Factors *			
	Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
		Dirt Road	66.00	118.00	1.0000	0.0000 0 100* 0
		Gravel Road				
		Paved Road	2000 COMM	\$14.50/SQFT	7797 SqFt	14.50000 125 CORNER PARCEL INFLUENCE 1
		Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.			
		Sidewalk	66 Actual Front Feet,	0.18 Total Acres	Total Est. Land Value =	141,325
		Water Sewer	Land Improvement Cost Estimates			
		Electric	Description	Rate	Size % Good	Cash Value
		Gas	D/W/P: Patio Blocks	16.05	60 50	481
		Curb	D/W/P: Asphalt Paving	3.19	1935 50	3,086
		Street Lights	Wood Frame	30.37	96 80	2,333
		Standard Utilities	Residential Local Cost Land Improvements			
		Underground Utils.	Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 25	2,500.00	1 100	2,500

Tax Description		Commercial Local Cost Land Improvements			
	Topography of Site	Description	Rate	Size % Good Arch Mult	Cash Value
		WATER WELL 4"-6"	0.00	1 91 100	0
		SEPTIC TANK 2000 GAL	0.00	1 91 100	0
		DRAIN FIELD	0.00	1 91 100	0
		Total Estimated Land Improvements True Cash Value = 8,400			

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	70,700	166,700	237,400			235,171C
2024	58,500	169,600	228,100			228,100S
2023	58,500	160,500	219,000			219,000S
2022	58,500	120,700	179,200			163,672C



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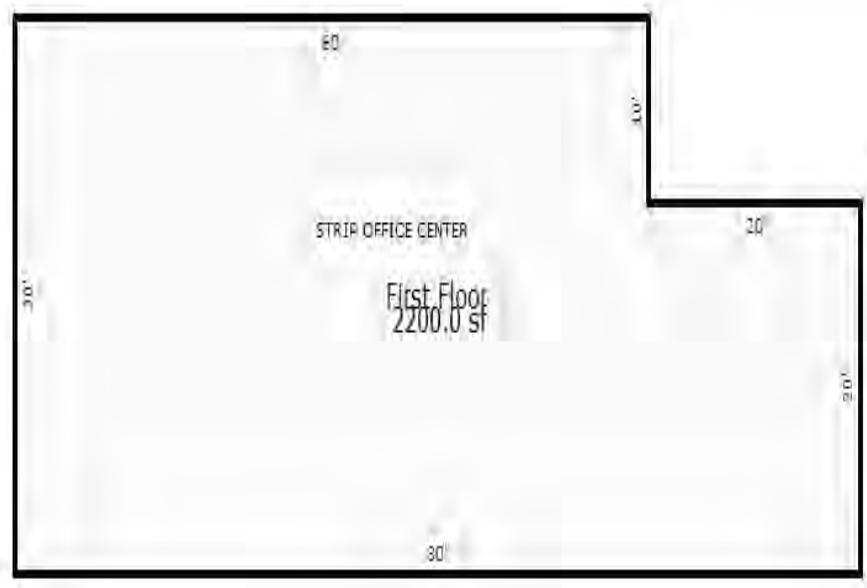
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings	
Class: D Floor Area: 2,200 Gross Bldg Area: 2,200 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 2.5% Effective Age : 8 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 2200 Ave. Perimeter: 220 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
1995 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
8 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type: Low

<<<<< Calculator Cost Computations >>>>>	
Class: D Quality: Low Cost	Stories: 1 Story Height: 8 Perimeter: 220
Overall Building Height: 8	
Base Rate for Upper Floors = 93.80	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.36 100% Adjusted Square Foot Cost for Upper Floors = 120.16	
Total Floor Area: 2,200	Base Cost New of Upper Floors = 264,352
Reproduction/Replacement Cost = 264,352	
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost = 216,769
ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 325,153	
Replacement Cost/Floor Area= 120.16	Est. TCV/Floor Area= 147.80

(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	(14) Roof Cover:
(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	

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



Energy by Asset 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.
ROWLAND KATHERINE LOLLAR	SUTHERLAND	35,000	06/01/1999	WD	03-ARM'S LENGTH	516:997	OTHER	0.0
KEUNING CHERYL D	ROWLAND LOLLAR KATHERINE	0	10/01/1992	LC	03-ARM'S LENGTH	349P451	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
6534 S STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, New Building	06/15/2023	PB23-0179	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	07/15/2022	PP22-0230	100% FINIS
SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636	MAP #: 33		Electrical	03/16/2012	PE12-0071	100% FINIS
	2025 Est TCV 157,966 TCV/TFA: 993.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
			* Factors *								
				33.00	412.50	1.0000	0.0000		0	100*	0
				75.00	109.00	1.0000	0.0000		0	100*	0
L266 P668 L301 P391 L349 P451 L420 P867	X		2000 COMM	\$14.50/SQFT		5692	SqFt	14.50000	100		82,534
L451 P094 L516 P997/99 L529P558 L698	X		2000 COMM	\$3.75/PSF		7920	SqFt	3.75000	100	PARTIAL PARKING AREA	29,
P266/03 L831 P824/04 PRT GOVT LOT 4 COM S			* denotes lines that do not contribute to the total acreage calculation.								
1/4 COR SEC 22 TH N DEG 45' 45" W ALG S			108 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 112,234								
LN SD SEC 123 FT TO POB TH CONT N 88 DEG			Land Improvement Cost Estimates								
45' 45" W 240 FT TH N 0 DEG 09' E 33 FT	X		Description		Rate		Size	% Good		Cash Value	
TH S 89 DEG 45' 45" E 165 FT TH N 3 DEG	X		Residential Local Cost Land Improvements								
45' 45" W 76 FT TH N 88 DEG 45' 45" E	X		Description		Rate		Size	% Good		Cash Value	
74.98 FT TH S 109 FT TO POB SEC 22 T29N			LAND IMPROVEMENTS 10		10,000.00		1	100		10,000	
R14W.			Total Estimated Land Improvements True Cash Value =							10,000	



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	56,100	22,900	79,000			40,171C
	Rolling								
	Low		2024	62,600	11,500	74,100			38,964C
X	High								
	Landscaped		2023	62,600	0	62,600			26,157C
	Swamp		2022	61,300	0	61,300			24,912C
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/22/2022	INSPECTED							
TPC	11/14/2017	INSPECTED							
WAS	05/15/2010	INSPECTED							

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

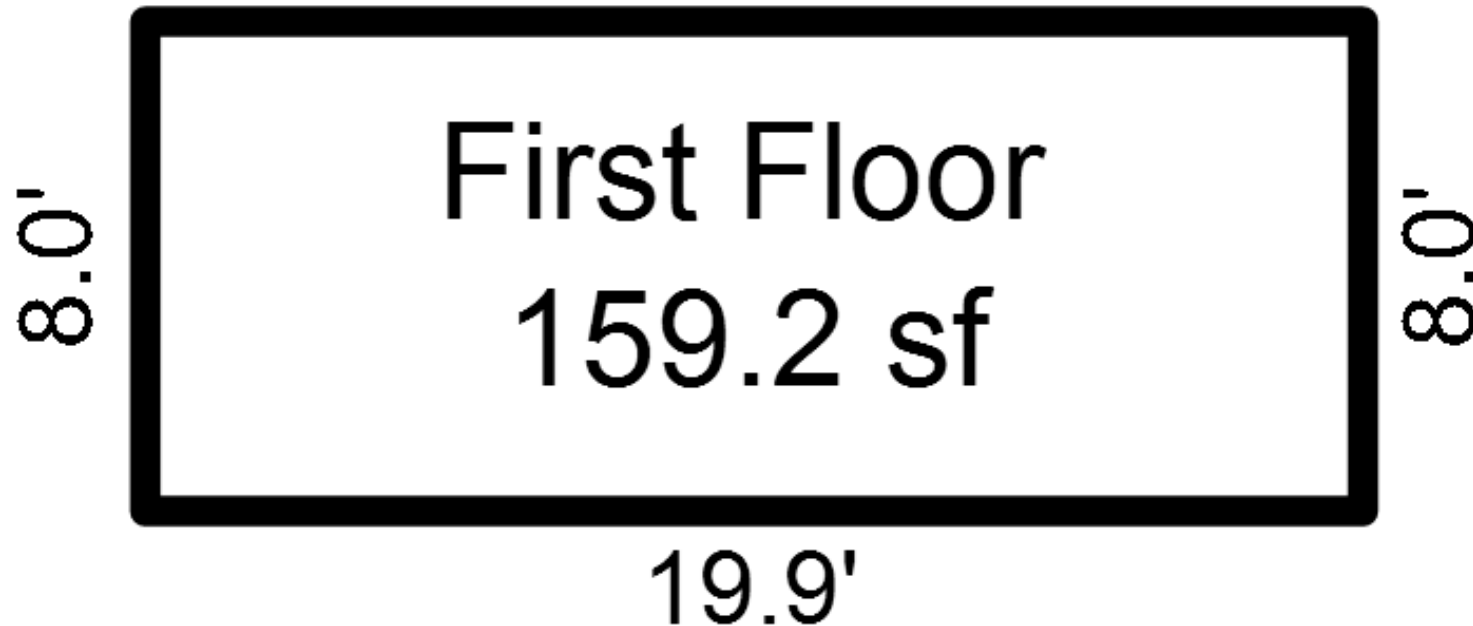
Desc. of Bldg/Section: ICE CREAM		Calculator Cost Computations									
Calculator Occupancy: Shed - Office Structure		>>>>									
Class: C		Construction Cost					Class: C Quality: Average				
Floor Area: 159		High	Above Ave.	Ave.	X	Low	Stories: 1 Story Height: 8 Perimeter: 56				
Gross Bldg Area: 159		** ** Calculator Cost Data ** **					Overall Building Height: 8				
Stories Above Grd: 1		Quality: Average					Base Rate for Upper Floors = 136.47				
Average Sty Hght : 8		Heat#1: Package Heating & Cooling 100					(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.92 100%				
Bsmnt Wall Hght		Heat#2: Wall or Floor Furnace 0%					Adjusted Square Foot Cost for Upper Floors = 159.39				
Depr. Table : 3%		Ave. SqFt/Story: 159					Total Floor Area: 159				
Effective Age : 2		Ave. Perimeter: 56					Base Cost New of Upper Floors = 25,342				
Physical %Good: 94		Has Elevators:					Reproduction/Replacement Cost = 25,342				
Func. %Good : 100		*** Basement Info ***					Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0				
Economic %Good: 100		Area:					Total Depreciated Cost = 23,821				
2022	Year Built	Perimeter:					<<<<< Segregated Cost Computations >>>>>				
	Remodeled	Type:					Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses				
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor					Item Description Cost # or Height Storys				
Comments: SHIPPING CONTAINER CONVERSION		* Mezzanine Info *					Col. Rate SqFt Adj. Adj. Cost				
		Area #1:					Total Cost New = 0				
		Type #1:					Reproduction/Replacement Cost = 0				
		Area #2:					Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0				
		Type #2:					Total Depreciated Cost = 0				
		* Sprinkler Info *					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
		Area:									
		Type:									

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

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

shipping container conversion  
ice cream sales

19.9'



First Floor  
159.2 sf

8.0'

8.0'

19.9'

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOLLAR	SUTHERLAND	82,000	08/14/1997	WD	03-ARM'S LENGTH	451:99	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6044 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636	MAP #: 33					
	2025 Est TCV 418,737 TCV/TFA: 384.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements		* Factors *						
L451 P099/97 L698 P266/03 L831 P824/04 PRT GOVT LOT 4 SEC 22 COM S 1/4 COR TH ALG S LN N 88 DEG 54'00" W 33 FT TO POB TH CON N 88 DEG 54'00" W 90.02 FT TH N 109 FT TH S 88 DEG 54'00" E 10.02 FT TH N 12 FT TH S 88 DEG 54'00" E 80 FT TO WLY R/W TH S 121 FT TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences	X	Electric	2000 COMM \$14.50/SQFT	100.00	90.00	1.0000	0.0000	0 100*	0
CHERRY REPUBLIC-WINERY	X	Gas	121 Actual Front Feet, 0.25 Total Acres	21.00	90.00	1.0000	0.0000	0 100*	0
	X	Curb	* denotes lines that do not contribute to the total acreage calculation.						
		Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value =						197,381
		Topography of Site	Land Improvement Cost Estimates						
	X	Level	Description	Rate	Size	% Good	Cash Value		
	X	Rolling	D/W/P: Flagstone/Sand	26.87	400	97	10,426		
		Low	Total Estimated Land Improvements True Cash Value =				10,426		
		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	98,700	110,700	209,400			83,531C
2024	81,700	120,100	201,800			81,020C
2023	81,700	115,500	197,200			77,162C
2022	81,700	89,000	170,700			71,774C

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



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

Class: D  
 Floor Area: 1,089  
 Gross Bldg Area: 1,089  
 Stories Above Grd: 1  
 Average Sty Hght : 9  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 5  
 Physical %Good: 88  
 Func. %Good : 100  
 Economic %Good: 100

1960 Year Built  
 1997 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

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

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

Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 1089  
 Ave. Perimeter: 140  
 Has Elevators:

\*\*\* Basement Info \*\*\*

Area:  
 Perimeter:  
 Type:  
 Heat: No Heating or Cooling

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type:

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

Class: D Quality: Average  
 Stories: 1 Story Height: 9 Perimeter: 140  
 Overall Building Height: 8

Base Rate for Upper Floors = 117.01

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.82 100%  
 Adjusted Square Foot Cost for Upper Floors = 138.83

Total Floor Area: 1,089 Base Cost New of Upper Floors = 151,186

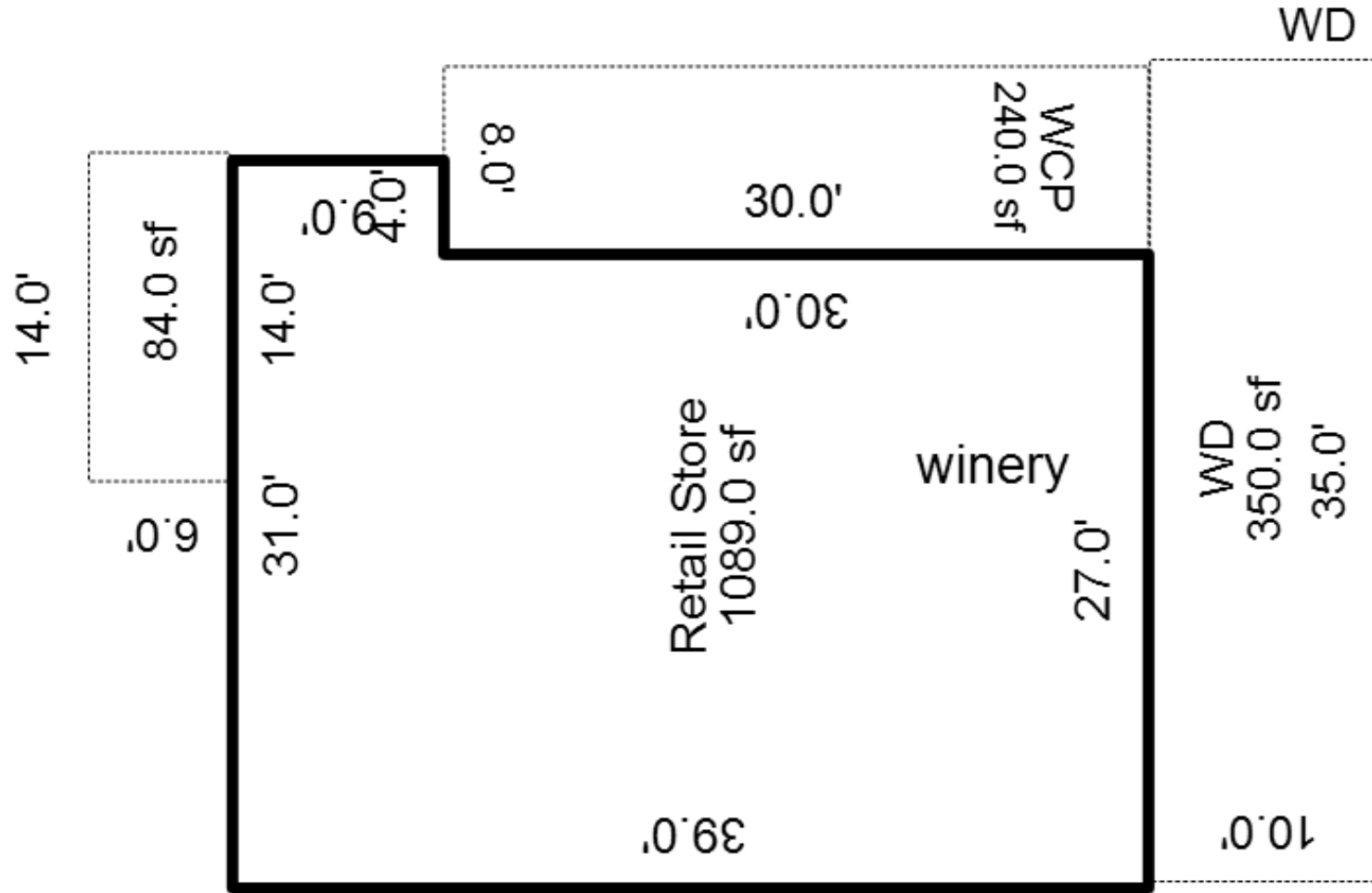
Reproduction/Replacement Cost = 151,186  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost = 133,044

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	11.19	84	1.00	100	940
WD TW COVERED	11.19	240	1.00	100	2,686
/CI3/PLUAW/WATW/AVG/46	33.15	1	1.00	100	33
WD TW	11.19	350	1.00	100	3,917

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 210,930  
 Replacement Cost/Floor Area= 145.79 Est. TCV/Floor Area= 193.69

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

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

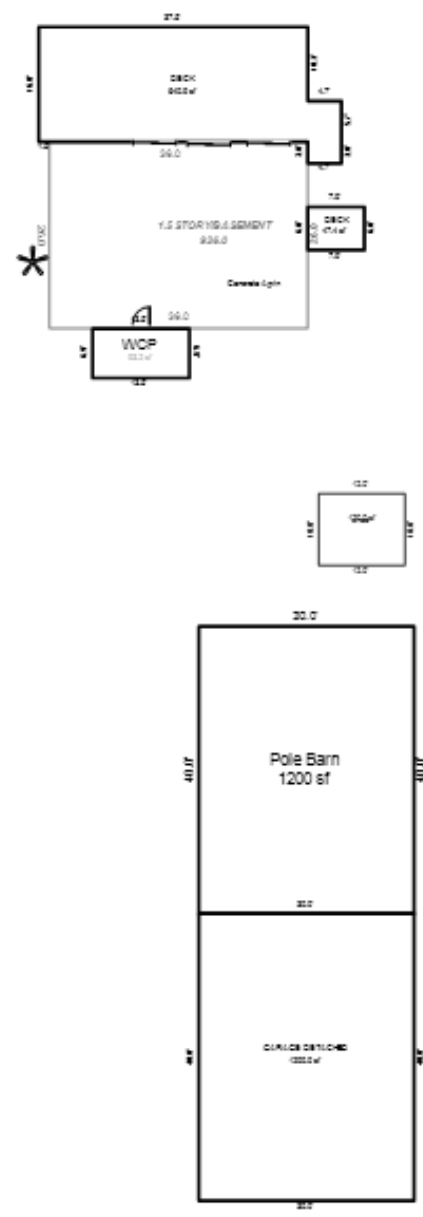


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 93 640 47 93	Type WCP (1 Story) Treated Wood 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?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5 STORY																
Yr Built 1989 201	Remodeled 2017	Ex	X Ord	Min												
Condition: Average		Size of Closets														
Room List		Doors	Solid	X H.C.												
Basement 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors														
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Insulation															
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood 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: Metal		Joists: 2X16X16 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												
				Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic												
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY										Cls C 5 Blt 1989						
(11) Heating System: Forced Heat & Cool																
Ground Area = 936 SF Floor Area = 1404 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Basement 936										Total:		196,240		137,368		
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,486		1,040		
3 Fixture Bath										1		4,678		3,275		
Water/Sewer																
2000 Gal Septic										1		9,735		6,814		
Water Well, 100 Feet										1		5,849		4,094		
Porches																
WCP (1 Story)										93		4,630		3,241		
Deck																
Treated Wood										640		8,934		6,254		
Treated Wood										47		1,729		1,210		
Treated Wood										93		2,482		1,737		
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost										480		22,094		15,466		
Class: C Exterior: Pole (Unfinished)																
Base Cost										1200		29,160		20,412		
Built-Ins																
Appliance Allow.										1		2,786		1,950		
Fireplaces																
Wood Stove										1		2,570		1,799		
<<<<< 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.
OBATA MAJEL CHANCE TRUST	KO LAKE STREET LLC	0	08/06/2010	QC	09-FAMILY	2010 1071-768Q	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6716 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KO LAKE STREET LLC 8 MCKNIGHT LN SAINT LOUIS MO 63124	MAP #: 33					
	2025 Est TCV 2,559,363 TCV/TFA: 1984.0					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L277 P462/87 L825 P838/04 PRT GOVT LOT 4 SEC 22 COM AT SW COR SEC 22 TH N ALG W SEC LN 335.20 FT TH N 78 DEG 31' 10" E ALG C/L STATE HWY M-109 A DISTANCE OF 1327.63 FT TH ELY ALG C/L ON ARC OF A 1464.21 FT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.75 FT TO POB TH N 752.61 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICHIGAN 100.61 FT TH S 777.59 FT TH WLY ALG C/L ON ARC OF A 1464.21 FT RADIUS CURVE TO THE LEFT A DISTANCE OF 93.75 FT TO POB SEC 22 T29N R14W	X			LK MI "A" 20000	98.32	770.87	0.9940 1.1257	20000 100	2,200,515
				98 Actual Front Feet, 1.74 Total Acres Total Est. Land Value =					2,200,515

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L277 P462/87 L825 P838/04 PRT GOVT LOT 4 SEC 22 COM AT SW COR SEC 22 TH N ALG W SEC LN 335.20 FT TH N 78 DEG 31' 10" E ALG C/L STATE HWY M-109 A DISTANCE OF 1327.63 FT TH ELY ALG C/L ON ARC OF A 1464.21 FT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.75 FT TO POB TH N 752.61 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICHIGAN 100.61 FT TH S 777.59 FT TH WLY ALG C/L ON ARC OF A 1464.21 FT RADIUS CURVE TO THE LEFT A DISTANCE OF 93.75 FT TO POB SEC 22 T29N R14W	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Comments/Influences			2025	1,100,300	179,400	1,279,700



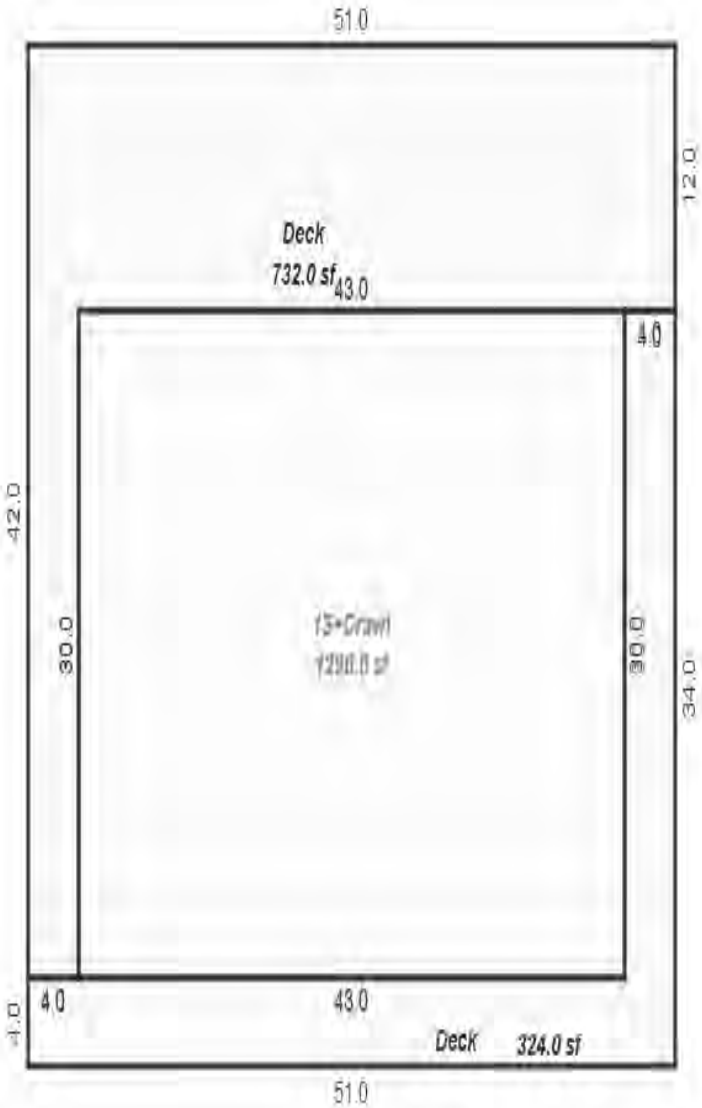
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/15/2016	INSPECTED	2024	990,200	176,500	1,166,700			691,462C
TPC	03/15/2012	INSPECTED	2023	880,200	133,700	1,013,900			658,536C
WAS	11/26/2007	INSPECTED	2022	788,400	115,500	903,900			627,178C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 732 324	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			E.C.F. X 2.700		Bsmnt Garage:									
Building Style: 1 STORY		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Class: C Effec. Age: 35 Floor Area: 1,290 Total Base New : 200,198 Total Depr Cost: 130,129 Estimated T.C.V: 351,348		Storage Area: No Conc. Floor:										
Yr Built 1968	Remodeled 1987	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1968									
Condition: Average		Lg	X	Ord	Small	150 Amps Service			Ground Area = 1290 SF		Floor Area = 1290 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
5	Basement	(5) Floors			(13) Plumbing			1 Story		Siding		Crawl Space		1,290		Total:		168,509		109,531		
1	1st Floor	Kitchen: Hardwood			No. of Elec. Outlets			Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,486		966		
2	2nd Floor	Other: Carpeted			Many			3 Fixture Bath		Average Fixture(s)		Separate Shower		1		1,369		890				
3	Bedrooms	Other:			X			2 Fixture Bath		Water/Sewer		1000 Gal Septic		1		4,899		3,184				
(1) Exterior		(6) Ceilings			X			Softener, Auto		Deck		Water Well, 100 Feet		1		5,849		3,802				
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			1			Softener, Manual		Treated Wood		Ceramic Tile Floor		324		5,725		3,721				
X	Insulation	(7) Excavation			1			Solar Water Heat		Treated Wood		Ceramic Tile Wains		732		9,575		6,224				
(2) Windows		Basement: 0 S.F. Crawl: 1290 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			No Plumbing		Built-Ins		Appliance Allow.		1		2,786		1,811				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Extra Toilet			Notes:		ECF (4085 LAKE MICHIGAN) 2.700 => TCV:		351,348								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Extra Sink		Lump Sum Items:												
(3) Roof		(9) Basement Finish			1			Separate Shower														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Ceramic Tub Alcove Vent Fan													
X	Asphalt Shingle	(10) Floor Support			1			Ceramic Tile Floor														
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1			Ceramic Tile Wains														
		1			1			Vent Fan														
		1			1			Vent Fan														

\*\*\* 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.
VANN KEVIN M & TAYLOR A	WAGGONER ERIC D & SAMINA	110,000	12/17/2020	WD	03-ARM'S LENGTH	2020008946	PROPERTY TRANSFER	100.0
GILLEN JOSEPH ERIC	VANN KEVIN M & TAYLOR A	94,000	03/16/2015	WD	03-ARM'S LENGTH	1226P20	PROPERTY TRANSFER	100.0
WARD	GILLEN	15,000	06/28/1995	WD	03-ARM'S LENGTH	408:787	OTHER	0.0

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

Owner's Name/Address	MAP #: 34					
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WAGGONER ERIC D & SAMINA M 170 MARGATE CT LAKE BLUFF IL 60044	2025 Est TCV 192,554					
---	----------------------	--	--	--	--	--

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *		IRREG SHAPE-BACK OFF RD					
	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

	C 100' @ 2000/	100.00	373.75	1.0000	0.9628	2000	100	192,554
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	100 Actual Front Feet,	0.86	Total Acres	Total Est. Land Value =		192,554		
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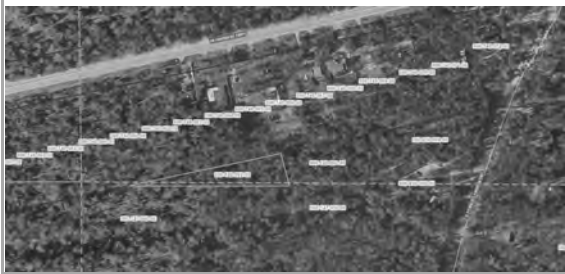
Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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L1226P20 PART OF GOVERNMENT LOT 5, SECTION 22, T29N, R14W, DESCRIBED AS: COMM AT THE SW CNR OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, S88°51'53"E 620.06 FEET TO THE POINT OF BEGINNING; THENCE N11°29'00"W 104.09 FEET; THENCE, ALONG THE SOUTH LINE OF PIERCE STOCKING DEVELOPMENT NO. 1, N78°30'33"E 319.03 FEET (RECORDED AS N78°31'00"E 319.68 FEET); THENCE ALONG THE WEST LINE OF FOREST HAVEN SUBDIVISION S16°12'16"W 177.42 FEET (RECORDED AS S16°10'00"W 178.15 FEET) TO THE SOUTH LOT 5; THENCE, 8°51'53'W 242.45 INNING. TOGETHER WITH THE WEST LINE OF FOREST HAVEN SUBDIVISION AND EGRESS MAINTENANCE OF LOT 69 OF PIERCE STOCKING DEVELOPMENT NO. 1, AS CREATED BY AGREEMENT DATED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEELANAU, MICHIGAN, AS SHOWN ON FILE\*\*\*



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	96,300	0	96,300			55,355C
2024	67,400	0	67,400			53,691C
2023	53,000	0	53,000			51,135C
2022	48,700	0	48,700			48,700S

\*\*\* 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 FOREST HAVEN DR		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 34		2025 Est TCV 0						
Tax Description		Improved <input type="checkbox"/> X Vacant		Land Value Estimates for Land Table 4120.4120 RESI						
L244 P959 PRT GOVT LOT 5 LYING S OF HWY EXC BEG SW COR LOT 66 PIERCE STOCKING DEV NO 1 TH S 11 DEG 29' E TO S GOVT LOT LN TH E TO W LN FOREST HAVEN SUBD TH N 16 DEG 10' E TO S LN PIERCE STOCKING DEV NO 1 TH S 78 DEG 31' W 319.68 FT TO POB ALSO EXC PLAT OF FOREST HAVEN SUBD & PIERCE STOCKING DEVELOPMENT NO 1 SEC 22 T29N R14W 1.5 A M/L.		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 VILLAGE AR >10 ACRES 50K/ 2.97 Acres 50000 50 TRIANGLE SHAPE - ACCESS ISSU 2.97 Total Acres Total Est. Land Value = 74,150						
		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Who When What		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 04/28/2017 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.
MARTIN GLEN PARTNERSHIP	MARTIN JOHN E TRUST	0	01/31/2007	WD	03-ARM'S LENGTH	930:629	OTHER	0.0
MARTIN GLEN PARTNERSHIP	MARTIN JOHN E TRUST	0	01/31/2007	WD	03-ARM'S LENGTH	930:629	REALTOR	0.0
TURAK & TURAK EDWARDS & H	MARTIN GLEN PARTNERSHIP	41,000	08/08/1986	WD	03-ARM'S LENGTH	266P318	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6404 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa	08/30/2022	PB22-0334	100% FINIS
	P.R.E. 0%		Commercial, Add/Alter/Repa	06/29/2022	LU22-14	100% FINIS
Owner's Name/Address	MAP #: 35		Plumbing	06/21/2022	PP22-0192	100% FINIS
MARTIN JOHN E TRUST 4922 W WHISPERING PINES LN GLEN ARBOR MI 49636	2025 Est TCV 888,350 TCV/TFA: 190.80		Electrical	06/10/2022	PE22-0408	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L266 P318 PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4 POST TH N ALG N-S 1/4 LN 40 RDS TH E 448.75 FT TO POB TH N PARALLEL TO W LN OF NW 1/4 OF SW 1/4 OF SE 1/4 330 FT TH E 122.25 FT TH S 30 FT TH W 11 FT TH S 300 FT TH W 111.25 FT TO POB SEC 22 T29N R14W .84 A M/L.			Dirt Road	116.75	315.00	1.0000	0.0000	0	100*		0
			Gravel Road	2000 COMM	\$14.50/SQFT	36765	SqFt	14.50000	100		533,087
			Paved Road	* denotes lines that do not contribute to the total acreage calculation.							
			Storm Sewer	117 Actual Front Feet,	0.84 Total Acres					Total Est. Land Value =	533,087
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	Topography of Site
MARTIN REAL ESTATE OFFICE	Level Rolling Low 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	266,500	177,700	444,200			289,534C
2024	220,600	198,400	419,000			280,829C
2023	220,600	187,900	408,500			267,457C
2022	220,600	142,200	362,800			252,340C

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County of Leelanau, Michigan

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

Desc. of Bldg/Section: SOUTH BLDG AT ROAD  
 Calculator Occupancy: Shopping Centers - Neighborhood

Class: D		Construction Cost				
Floor Area: 2,304		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 4,656		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 8		Heat#1: Package Heating & Cooling 100				
Bsmnt Wall Hght		Heat#2: Package Heating & Cooling 0%				
Depr. Table : 4%		Ave. SqFt/Story: 2304				
Effective Age : 10		Ave. Perimeter: 212				
Physical %Good: 66		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
Year Built	2019	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 Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 212

Base Rate for Upper Floors = 89.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.83 100%  
 Adjusted Square Foot Cost for Upper Floors = 108.03

Total Floor Area: 2,304 Base Cost New of Upper Floors = 248,901

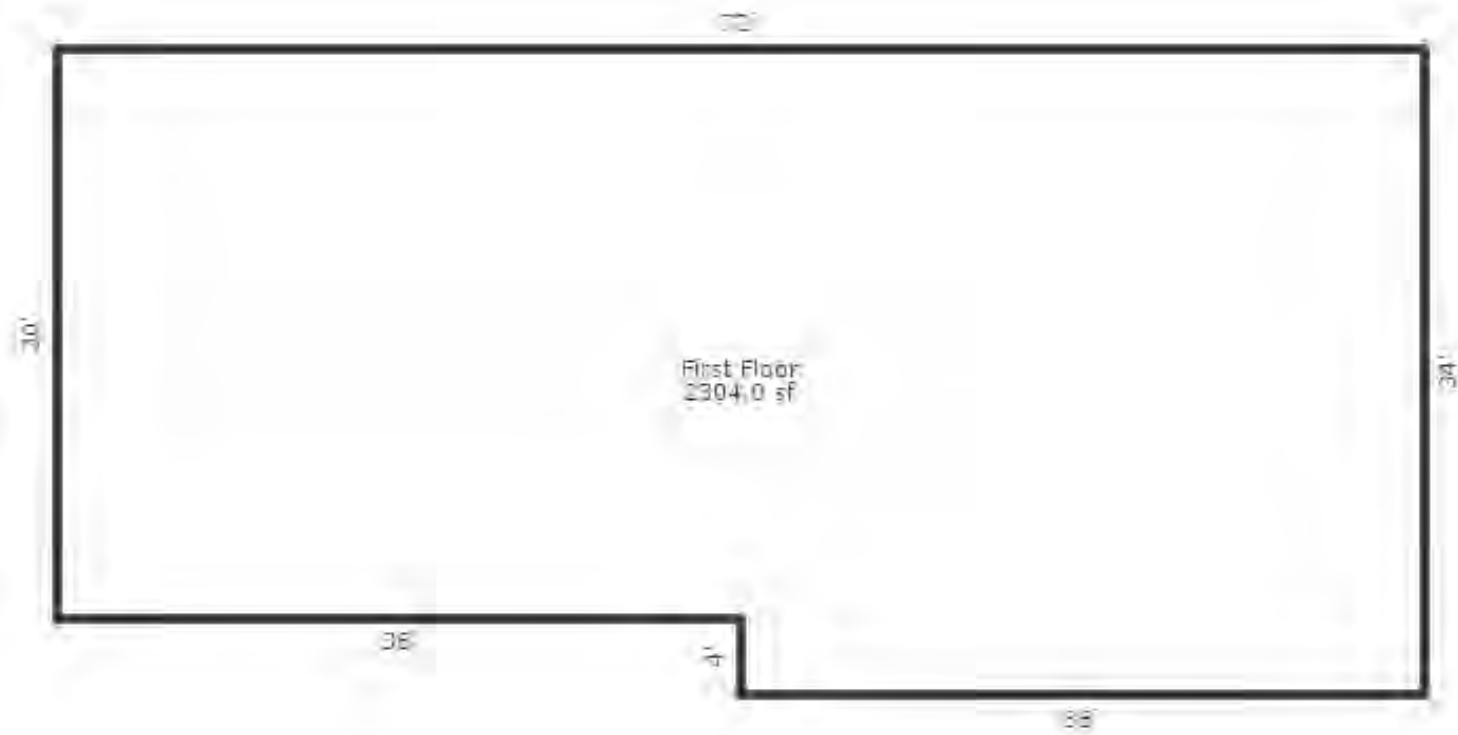
Reproduction/Replacement Cost = 248,901  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /70 /100/100/46.2  
 Total Depreciated Cost = 114,992

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI6/STO/BASS/LOWC/WOOT	24.72	220	1.00	100	5,438

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 180,645  
 Replacement Cost/Floor Area= 110.39 Est. TCV/Floor Area= 78.41

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

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



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

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

Class: D  
 Floor Area: 2,352  
 Gross Bldg Area: 4,656  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 10  
 Physical %Good: 78  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 2022 Remodeled

Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 2352  
 Ave. Perimeter: 200  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 200

Base Rate for Upper Floors = 72.33

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.32 100%  
 Adjusted Square Foot Cost for Upper Floors = 90.65

Total Floor Area: 2,352 Base Cost New of Upper Floors = 213,209

Reproduction/Replacement Cost = 213,209  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /70 /100/100/54.6  
 Total Depreciated Cost = 116,412

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 174,618  
 Replacement Cost/Floor Area= 90.65 Est. TCV/Floor Area= 74.24

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILTZ WILLIAM J & SUSAN L	JBM PARTNERS, INC.	774,000	08/30/2005	WD	03-ARM'S LENGTH	869/787	REALTOR	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6410 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa	05/22/2002	PB02-0246	
	P.R.E. 0%		ELECTRICAL	05/02/2002	PE02-0215	
Owner's Name/Address	MAP #: 35					
JBM PARTNERS INC C/O DAVIES MARK P.O. BOX 812 TRAVERSE CITY MI 49685-0812	2025 Est TCV 1,076,839 TCV/TFA: 192.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L263 P314 L309 150/90 L869 P787/05 S 200 FT OF E 80 FT OF FOLLOWING: PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 POST SD SEC TH N ALG N-S 1/4 LN SD SEC 660 FT TH E 335.75 FT TO POB TH N PARALLEL TO W LN OF NW 1/4 OF SW 1/4 OF SE 1/4 SD SEC 330 FT TH E 113 FT TH S 330 FT TH W 113 FT TO POB SEC 22 T29N R14W.	X		Dirt Road	80.00	200.00	1.0000	0.0000	0	100*	0
	X		Gravel Road	2000 COMM	\$14.50/SQFT	16000	SqFt	14.50000	100	232,000
	X		Paved Road	* denotes lines that do not contribute to the total acreage calculation.						
	X		Storm Sewer	80 Actual Front Feet,	0.37 Total Acres	Total Est. Land Value =				232,000
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
WESTERN AVENUE GRILL	D/W/P: Brick on Sand	15.65	476 50	3,724
	D/W/P: Asphalt Paving	2.77	9112 50	12,620
	Total Estimated Land Improvements True Cash Value =			16,344



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	116,000	422,400	538,400			457,317C
X	Rolling		2024	96,000	453,400	549,400			443,567C
X	Low		2023	96,000	428,800	524,800			422,445C
X	High		2022	96,000	315,700	411,700			402,329C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	02/19/2022	INSPECTED						
	TPC	04/22/2019	INSPECTED						
	PSC	08/19/2017	INSPECTED						

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



Desc. of Bldg/Section: BI LEVEL BACK ROOM  
 Calculator Occupancy: Restaurants

Class: D  
 Floor Area: 4,442  
 Gross Bldg Area: 5,594  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 12  
 Physical %Good: 69  
 Func. %Good : 100  
 Economic %Good: 100

1955 Year Built  
 1998 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 4442  
 Ave. Perimeter: 320  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat: Hot Water, Radiant Floor

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type:

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 320  
 Overall Building Height: 8

Base Rate for Upper Floors = 135.36

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.41 100%  
 Adjusted Square Foot Cost for Upper Floors = 152.77

Total Floor Area: 4,442 Base Cost New of Upper Floors = 678,604

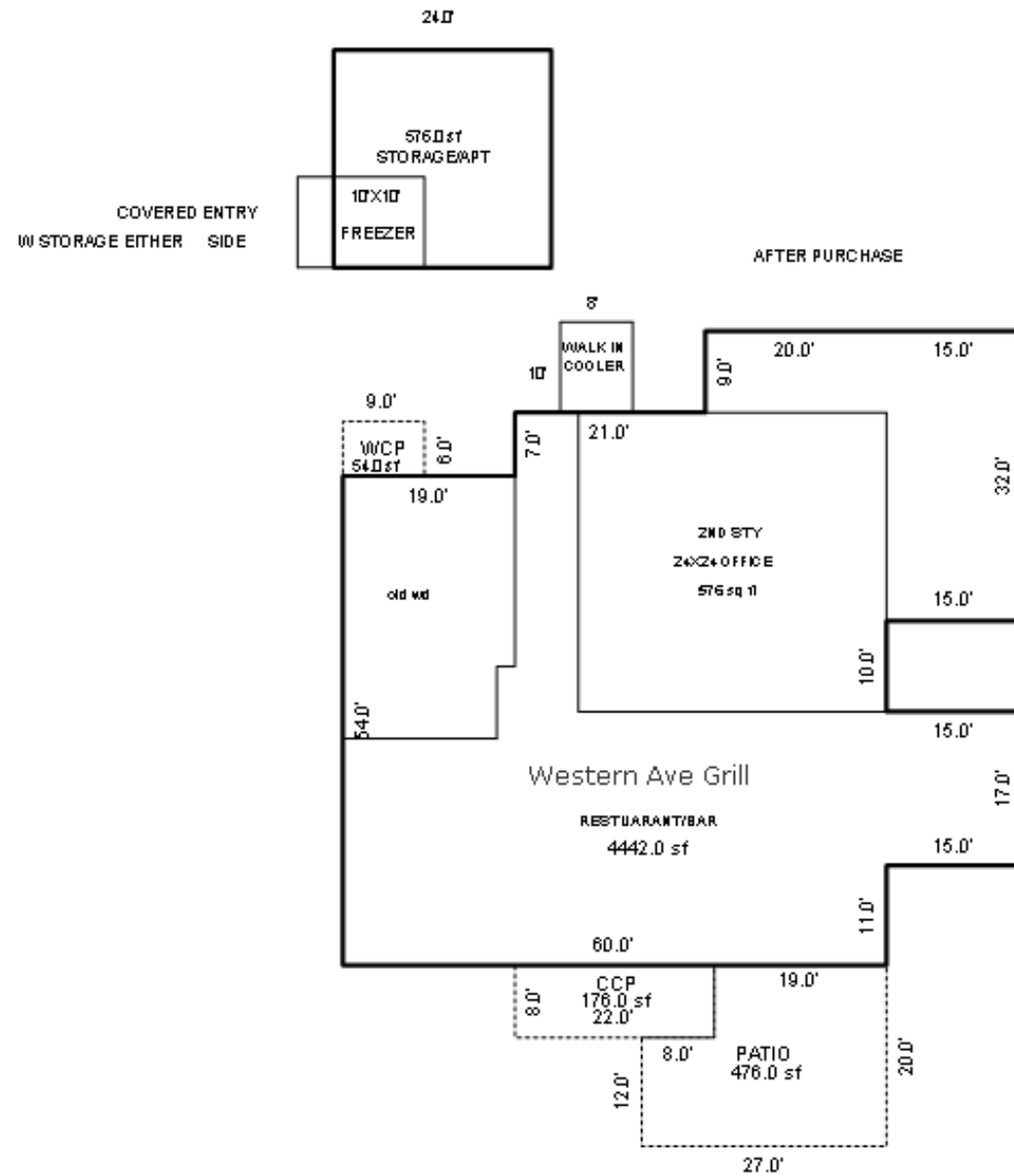
Reproduction/Replacement Cost = 678,604  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
 Total Depreciated Cost = 468,237

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
PORCH COVER	5.80	176	1.00	85	868
WALK IN BOX 32 - 60 DEGR	11634.52	1	1.00	85	9,889
	2830.95	1	1.00	69	1,953

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 721,420  
 Replacement Cost/Floor Area= 156.26 Est. TCV/Floor Area= 162.41

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

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



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

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings	
Class: D	Construction Cost
Floor Area: 576	High Above Ave. Ave. X Low
Gross Bldg Area: 5,594	** ** Calculator Cost Data ** **
Stories Above Grd: 1	Quality: Low Cost
Average Sty Hght : 8	Heat#1: Forced Air Furnace 100
Bsmnt Wall Hght	Heat#2: Package Heating & Cooling 0%
Depr. Table : 2.5%	Ave. SqFt/Story: 576
Effective Age : 16	Ave. Perimeter: 96
Physical %Good: 67	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
1955 Year Built	Perimeter:
2006 Remodeled	Type:
8 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	Quality: Low Cost
Stories: 1	Story Height: 8
Overall Building Height: 8	Perimeter: 96
Base Rate for Upper Floors = 108.39	
(10) Heating system: Forced Air Furnace	Cost/SqFt: 21.46 100%
Adjusted Square Foot Cost for Upper Floors = 129.85	
Total Floor Area: 576	Base Cost New of Upper Floors = 74,794
Reproduction/Replacement Cost = 74,794	
Eff.Age:16	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 50,112	
ECF (2201 COMMERCIAL)	1.500 => TCV of Bldg: 2 = 75,168
Replacement Cost/Floor Area= 129.85	Est. TCV/Floor Area= 130.50

(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\*\*\*



Sketch by Apex Media™

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

Desc. of Bldg/Section: APT/WAREHOUSE  
 Calculator Occupancy: Warehouses - Storage

Class: D	Construction Cost					
Floor Area: 576	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 5,594	** ** Calculator Cost Data ** **					
Stories Above Grd: 2	Quality: Low Cost					
Average Sty Hght : 8	Heat#1: Space Heaters, Gas with Fan 100					
Bsmnt Wall Hght	Heat#2: Space Heaters, Gas with Fan 100					
Depr. Table : 3%	Ave. SqFt/Story: 288					
Effective Age : 17	Ave. Perimeter: 96					
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:					
* Sprinkler Info *						
Area:						
Type: Low						

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

Class: D Quality: Low Cost  
 Stories: 2 Story Height: 8 Perimeter: 96

Base Rate for Upper Floors = 48.05

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.75 100%  
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.75 100%  
 Combined Heating System adjustment: 13.50 100%

Adjusted Square Foot Cost for Upper Floors = 61.55

Total Floor Area: 576 Base Cost New of Upper Floors = 35,452

Reproduction/Replacement Cost = 35,452

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 21,271

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 3 = 31,907  
 Replacement Cost/Floor Area= 61.55 Est. TCV/Floor Area= 55.39

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

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

warehouse/apt above



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.
MILTZ WILLIAM J & SUSAN L	JBM PARTNERS INC	0	08/30/2005	WD	03-ARM'S LENGTH	869/787	REALTOR	100.0
CORNELL	MEATLOAF MANAGEMENT	35,000	09/06/1996	WD	03-ARM'S LENGTH	429:774	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
JBM PARTNERS INC C/O DAVIES MARK P.O. BOX 812 TRAVERSE CITY MI 49685-0812	MAP #: 35					
	2025 Est TCV 82,178					

Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Dirt Road	33.00	645.15	1.0000	0.0000	0	100*	BACK LOT	0
			Gravel Road	2000	COMM	\$3.75/PSF	13785	SqFt	3.75000	100	BACK LOT-BEHIND WAG- KEY HOL
			Paved Road	2000	COMM	\$1.30/SQFT	7500	SqFt	1.30000	100	9,750
			Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.							
			Sidewalk	33	Actual Front Feet,	0.49	Total Acres			Total Est. Land Value =	61,444
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving		2.91	9500	75	20,734
Total Estimated Land Improvements True Cash Value =					20,734

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	30,700	10,400	41,100			20,469C
Rolling	2024	31,900	7,100	39,000			19,854C
Low	2023	31,900	6,600	38,500			18,909C
High	2022	31,900	6,000	37,900			18,009C
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
PSC	08/19/2017	INSPECTED	2024	31,900	7,100	39,000			19,854C
WAS	01/30/2010	INSPECTED	2023	31,900	6,600	38,500			18,909C
TPC	12/11/2011	INSPECTED	2022	31,900	6,000	37,900			18,009C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)		Date	Number	Status				
5858 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/02/2012	PM12-0245					
Owner's Name/Address		P.R.E. 0%		Mechanical		05/17/2012	PM12-0162					
BOONE DOCKS INC P O BOX 185 GLEN ARBOR MI 49636		MAP #: 33		Mechanical		11/23/2011	PM11-0416					
		2025 Est TCV 1,425,828 TCV/TFA: 221.40		Commercial, Add/Alter/Repa		06/09/2005	PB05-0214					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L262 P205 L342 P904/92 PRT SE 1/4 OF SW 1/4 COM AT S 1/4 POST TH N 89 DEG 07' 53" W 415 FT TO C/L ST HWY M-22 TH N 01 DEG 29' 35" W 495 FT TO POB TH CONT N 01 DEG 29' 35" W 165.05 FT TO C/L M-109 TH N 89 DEG 10' W 263.03 FTTH S 01 DEG 29' 35" E 165.05 FT TH S 89 DEG 10' E 263.03 FT TO POB SEC 22 T29N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			100.00	263.00	1.0000	0.0000	0	125*	LOCATION CNR	0
		Paved Road			65.00	263.00	1.0000	0.0000	0	100*		0
		Storm Sewer		2000 COMM	\$14.50/SQFT		43386	SqFt	14.50000	100	CORNER M22&M109 DUAL STREET	
		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.								
		Water		165 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		629,094		
		Sewer		Land Improvement Cost Estimates								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		D/W/P: 4in Concrete	6.24	6600	50	20,592				
		Curb		D/W/P: Asphalt Paving	2.77	6476	50	8,969				
		Street Lights		Commercial Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Arch	Mult	Cash Value		
		Underground Utils.		WOOD DECKS	5.25	420	100	100	2,205			
		Topography of Site		Total Estimated Land Improvements True Cash Value = 31,766								
		Level										
		Rolling										
		Low										
		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	314,500	398,400	712,900			587,950C	
		TPC 03/27/2017	INSPECTED		2024	325,400	388,900	714,300			570,272C	
		TPC 05/04/2016	INSPECTED		2023	325,400	369,000	694,400			543,117C	
		TPC 06/11/2015	INSPECTED		2022	325,400	283,500	608,900			517,255C	



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County of Leelanau, Michigan

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



Desc. of Bldg/Section: REST & BAR Calculator Occupancy: Restaurants		<<<<< Calculator Cost Computations >>>>>																																									
Class: D Floor Area: 5,052 Gross Bldg Area: 6,440 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 376 Overall Building Height: 10																																									
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 108.95 (10) Heating system: Package Heating & Cooling Cost/SqFt: 18.38 100% Adjusted Square Foot Cost for Upper Floors = 127.33																																									
1939 Year Built 1992 Remodeled		Total Floor Area: 5,052 Base Cost New of Upper Floors = 643,271 Reproduction/Replacement Cost = 643,271 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 385,963																																									
10 Overall Bldg Height		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial																																									
Comments: AGE - BLT 1939 - CONVERTED		<table border="1"> <thead> <tr> <th>Item Description</th> <th>Cost Col.</th> <th>Rate</th> <th># or Height</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td colspan="7">Total Cost New =</td> <td>0</td> </tr> <tr> <td colspan="7">Reproduction/Replacement Cost =</td> <td>0</td> </tr> <tr> <td colspan="7">Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0</td> <td>0</td> </tr> <tr> <td colspan="7">Total Depreciated Cost =</td> <td>0</td> </tr> </tbody> </table>		Item Description	Cost Col.	Rate	# or Height	SqFt	Adj.	Adj.	Cost	Total Cost New =							0	Reproduction/Replacement Cost =							0	Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0							0	Total Depreciated Cost =							0
Item Description	Cost Col.	Rate	# or Height	SqFt	Adj.	Adj.	Cost																																				
Total Cost New =							0																																				
Reproduction/Replacement Cost =							0																																				
Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0							0																																				
Total Depreciated Cost =							0																																				
Construction Cost <table border="1"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Complete H.V.A.C. 0% Ave. SqFt/Story: 5052 Ave. Perimeter: 376 Has Elevators:		High	Above Ave.	Ave.	X	Low						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																															
High	Above Ave.	Ave.	X	Low																																							
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low																																											

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

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



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

Class: D  
 Floor Area: 400  
 Gross Bldg Area: 6,440  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 25  
 Physical %Good: 53  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost

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

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

Quality: Low Cost  
 Heat#1: Forced Air Furnace 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 400  
 Ave. Perimeter: 80  
 Has Elevators:

\*\*\* Basement Info \*\*\*

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

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 100.91

(10) Heating system: Forced Air Furnace Cost/SqFt: 12.58 100%  
 Adjusted Square Foot Cost for Upper Floors = 113.49

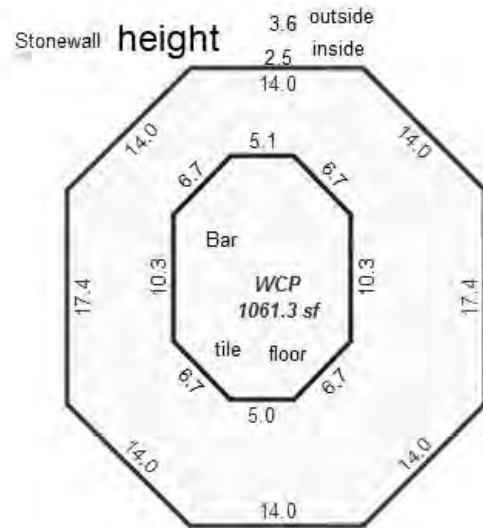
Total Floor Area: 400 Base Cost New of Upper Floors = 45,396

Reproduction/Replacement Cost = 45,396  
 Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 24,060

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 36,090  
 Replacement Cost/Floor Area= 113.49 Est. TCV/Floor Area= 90.22

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

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 588 Gross Bldg Area: 6,440 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 150 Base Rate for Upper Floors = 112.96	
Depr. Table : 2.5% Effective Age : 25 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Forced Air Furnace Cost/SqFt: 14.09 100% Adjusted Square Foot Cost for Upper Floors = 127.05	
Year Built Remodeled Overall Bldg Height		Total Floor Area: 588 Base Cost New of Upper Floors = 74,706 Reproduction/Replacement Cost = 74,706 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 39,594	
Comments:		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 3 = 59,391 Replacement Cost/Floor Area= 127.05 Est. TCV/Floor Area= 101.01	

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

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<< Calculator Cost Computations >>>> Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 80						
Class: D Floor Area: 400 Gross Bldg Area: 6,440 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 100.91
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 200 Ave. Perimeter: 80 Has Elevators:		(10) Heating system: Forced Air Furnace Cost/SqFt: 12.58 100% Adjusted Square Foot Cost for Upper Floors = 113.49					
Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 400 Base Cost New of Upper Floors = 45,396 Reproduction/Replacement Cost = 45,396 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 21,336					
Overall Bldg Height	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 4 = 32,004 Replacement Cost/Floor Area= 113.49 Est. TCV/Floor Area= 80.01					
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:			
X Poured Conc	Footings	Many Above Ave.	Average Typical	Few None	Fixtures:		
	Brick/Stone				Few Average Many Unfinished Typical		
(3) Frame:		Total Fixtures	Urinals		Incandescent		
		3-Piece Baths	Wash Bowls		Fluorescent		
		2-Piece Baths	Water Heaters		Mercury		
		Shower Stalls	Wash Fountains		Sodium Vapor		
		Toilets	Water Softeners		Transformer		
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	Bsmnt Insul.
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil	Coal Stoker	Hand Fired Boiler			
(6) Ceiling:							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUNLOP TRUST	JMB MANAGEMENT TRUST	190,000	06/10/2021	WD	03-ARM'S LENGTH	2021005149	REALTOR	100.0
FAMILY LINE INC	DUNLOP AGNES	0	06/04/2021	AFF	21-NOT USED/OTHER	2021005146	OTHER	0.0
DUNLOP AGNES ESTATE	DUNLOP TRUST	1	06/04/2021	QC	09-FAMILY	2021005147	OTHER	0.0
DUNLOP AGNES TRUST AGREEM	DUNLOP TRUST	0	12/01/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: COM (	Building Permit(s)	Date	Number	Status
W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 33					
JMB MANAGEMENT TRUST 3548 HAYNIE AVE DALLAS TX 75205		2025 Est TCV 201,614				

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L262 P433 L929 P93/07 PRT SE 1/4 OF SW 1/4 SEC 22 COM S 1/4 COR TH ALG S LN N 89 DEG 07' 53" W 415 FT TO C/L STATE HWY M-22 TH ALG SD C/L N 01 DEG 29' 35" W 660 FT TO C/L HWY M-109 TH ALG SD C/L N 89 DEG 10' W 263.03 FT FOR POB TH CONT ALG C/L OF HWY M-109 N 89 DEG 10' W 100 FT TH S 01 DEG 29' 35" E 165.05 FT TH S 89 DEG 10' E 100 FT TH N 01 DEG 29' 55" W 165.00 FT TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	C 100' @ 2000/ 165 Actual Front Feet, 0.38 Total Acres	165.00	100.00	0.8823	0.6924	2000	100	201,614
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
										Total Est. Land Value = 201,614

Comments/Influences

1745983\$199,900 5/2013



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	100,800	0	100,800			85,846C
2024	86,300	0	86,300			83,265C
2023	79,300	0	79,300			79,300S
2022	79,300	0	79,300			79,300S

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Who	When	What
TPC	06/16/2021	INSPECTED
PSC	08/19/2017	INSPECTED
WAS	01/30/2010	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.
BILL AND VICKY LLC	NORTHSUN LLC	1	01/10/2002	WD	03-ARM'S LENGTH	624P10 QC	DEED	0.0
STEFFENS GROCERY INC	BILL AND VICKI LLC	10	10/03/1994	WD	03-ARM'S LENGTH	394P117	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6545 W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/25/2018	PM18-0370	100% FINIS
	P.R.E. 0%		Electrical	03/16/2017	PE17-0127	100% FINIS
Owner's Name/Address	MAP #: 33		Mechanical	02/16/2017	PM17-0124	100% FINIS
NORTHSUN LLC P O BOX 103 GLEN ARBOR MI 49636	2025 Est TCV 1,775,441 TCV/TFA: 156.01		Electrical	04/21/2014	PE14-0114	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
2013 COMBINED DESCRIPTION: PART OF SOUTHWEST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP LEEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE N 88'54'25" W, 381.55 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE N 01'50'00" W, 426.07 FEET TO THE POINT OF BEGINNING; THENCE N 02'46'58" W, 197.89 FEET; THENCE S 89'12'44" E, 177.27 FEET; THENCE S 01'46'07" E, 132.00 FEET; THENCE N 88'35'53" E, 21.00 FEET; THENCE S 00'45'33" E, 65.99 FEET; THENCE N 88'31'11" W, 102.60 FEET TO THE POINT OF			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			2000 COMM	177.27	203.95	1.0000 0.0000 0 125* CORNER	0
			* denotes lines that do not contribute to the total acreage calculation.				
			177 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =				524,245

Public Improvements	Land Improvement Cost Estimates				
Dirt Road	Description	Rate	Size % Good	Cash Value	
Gravel Road	D/W/P: 4in Concrete	6.49	4550 50	14,765	
Paved Road	D/W/P: 4in Concrete	6.49	5865 50	19,032	
Storm Sewer	D/W/P: 4in Concrete	6.49	4550 50	14,765	
Sidewalk	D/W/P: Asphalt Paving	2.88	14356 50	20,672	
Water	Wood Frame	26.83	84 50	1,127	
Sewer	Commercial Local Cost Land Improvements				
Electric	Description	Rate	Size % Good Arch Mult	Cash Value	
Gas	WATER WELL 8"-10"	0.00	1 94 100	0	
Curb	SEPTIC TANK 2000 GAL	0.00	1 94 100	0	
Street Lights	DRAIN FIELD	0.00	1 94 100	0	
Standard Utilities	ASPHALT	1.80	14356 0 100	0	
Underground Utils.	Total Estimated Land Improvements True Cash Value =				70,361

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	262,100	625,600	887,700			781,415C
Rolling	2024	271,200	589,600	860,800			757,920C
Low	2023	271,200	555,100	826,300			721,829C
High	2022	271,200	422,400	693,600			687,457C
Landsaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



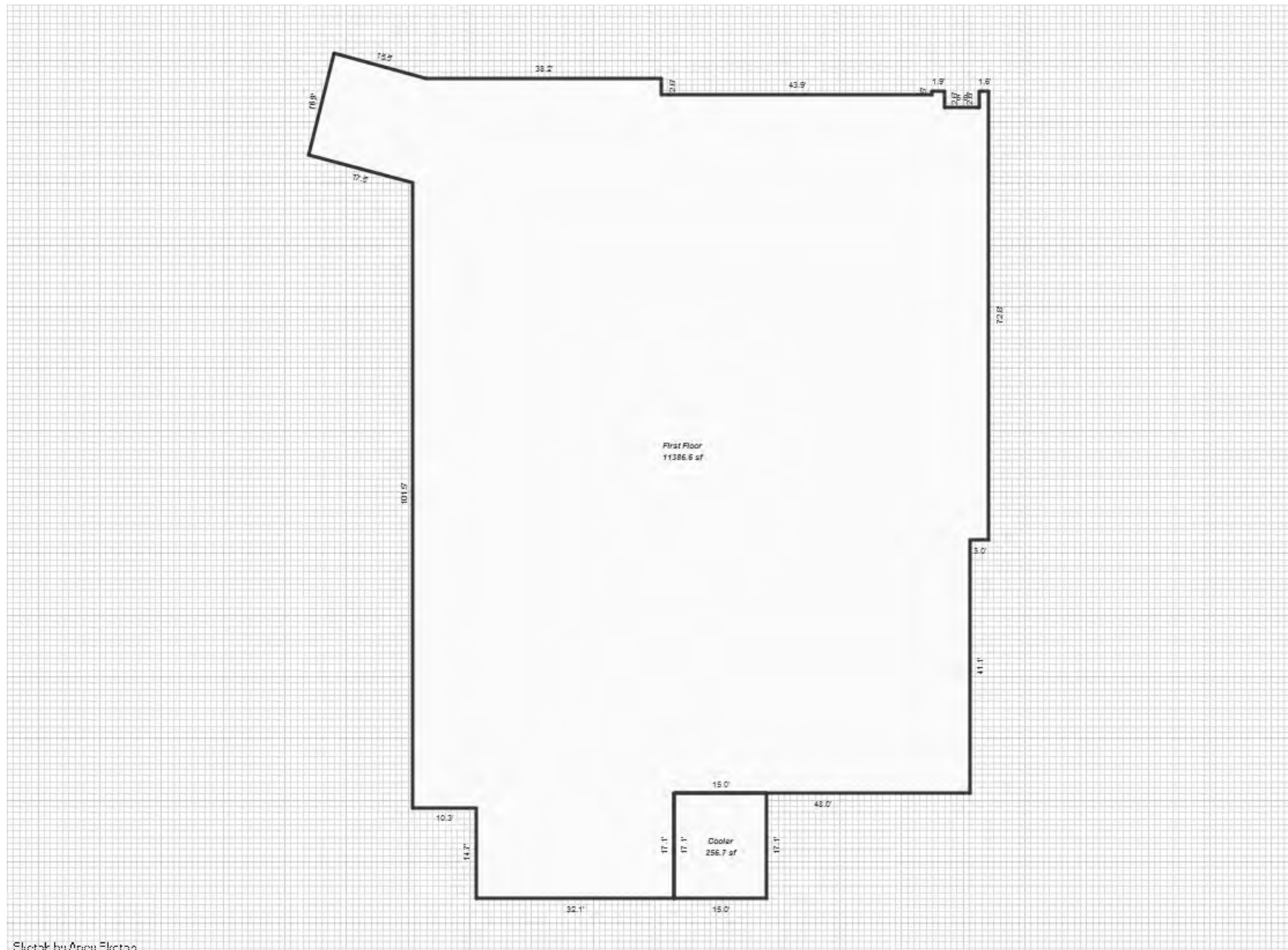
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Desc. of Bldg/Section: GROCERY STORE Calculator Occupancy: Markets				<<<<< Calculator Cost Computations >>>>>					
Class: C Floor Area: 11,380 Gross Bldg Area: 11,380 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Construction Cost		Class: C Quality: Average Stories: 1 Story Height: 10 Perimeter: 489 Overall Building Height: 10			
		High	Above Ave.	Ave.	X	Low			
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 11380 Ave. Perimeter: 489 Has Elevators:		Base Rate for Upper Floors = 97.56  (10) Heating system: Package Heating & Cooling Cost/SqFt: 16.39 100% Adjusted Square Foot Cost for Upper Floors = 113.95			
1968 Year Built 2014 Remodeled		*** Basement Info *** Area: Perimeter: Type:		Total Floor Area: 11,380 Base Cost New of Upper Floors = 1,296,751  Reproduction/Replacement Cost = 1,296,751 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 778,051		Unit in Place Items 2" ASHPALT 1.80 72 1.00 100 130 PATIO ROOF 4.11 72 1.00 100 296 LIGHTING FIXTURES 79.09 2 0.96 100 152 WD TW 7.55 492 0.96 100 3,566 1" OF ASPHALT 0.42 72 0.96 100 29			
10 Overall Bldg Height		Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Local Cost Items GENERATOR 5000.00 1 100 5,000		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 1,180,835 Replacement Cost/Floor Area= 114.76 Est. TCV/Floor Area= 103.76			
Comments:				* Sprinkler Info * Area: Type: Average					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:      Fixtures:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Average Unfinished Typical			
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:		Thickness	Bsmnt Insul.		
		Gas Oil	Coal Stoker	Hand Fired Boiler					

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



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

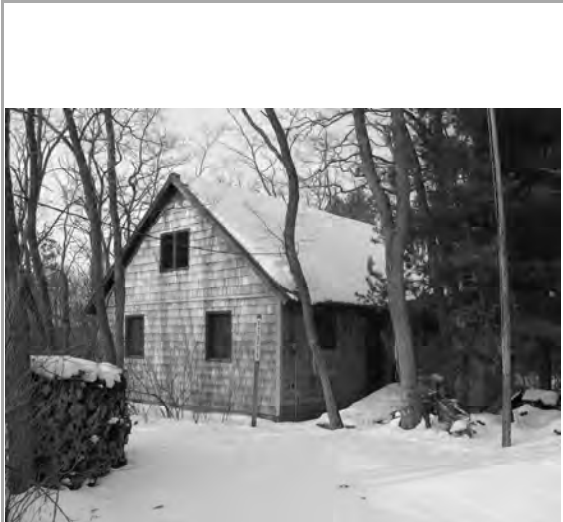
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEAD EMORY L & GERALDINE	CEDARWING TRUST	0	10/03/2007	QC	09-FAMILY	957:250	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5750 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CEDARWING TRUST C/O EMORY MEAD 446 N AUSTIN BLVD #1H OAK PARK IL 60302	MAP #: 33					
	2025 Est TCV 438,069 TCV/TFA: 371.24					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L230 P803 PARCEL A- PRT OF GOVT LOT 4 SEC 22 COM SW COR GOVT LOT 3 TH ALG N-S 1/4 LN SD SEC & C/L LAKE ST N 164.15 FT TO POB TH CONT N 80.0 FT TH N 89 DEG 49' W 222.15 FT TH S 0 DEG 13' W 80.0 FT TH S 89 DEG 49' E 222.45 FT TO POB SEC 22 T29N R14W.	X			B 100' @ 3500/	67.00	222.00	1.0574 0.8452	3500 100	209,573
	X			A 100' @ 5000/	13.00	222.00	1.0574 0.8452	5000 50 SURPLUS: ZONING 100 FT	2
	X			80 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 238,619					

Comments/Influences	X	Public Improvements		Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value		
	X	Dirt Road		Wood Frame	39.52	21 50	415
	X	Gravel Road		Total Estimated Land Improvements True Cash Value = 415			
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	119,300	99,700	219,000			107,043C
Rolling	2024	111,900	91,200	203,100			103,825C
Low	2023	104,900	84,900	189,800			98,881C
High	2022	102,100	74,500	176,600			94,173C
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	04/27/2016	INSPECTED	2024	111,900	91,200	203,100			103,825C
WAS	01/03/2008	INSPECTED	2023	104,900	84,900	189,800			98,881C
			2022	102,100	74,500	176,600			94,173C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 458 84	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 36 Floor Area: 1,180 Total Base New : 163,675 Total Depr Cost: 104,755 Estimated T.C.V: 199,035			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace							
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures						
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY						
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 787 SF Floor Area = 1180 SF.					
	Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Carpeted Other: Other:			120 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost					
X	Insulation	(7) Excavation		Average Fixture(s)			(14) Water/Sewer			1.5 Story Siding Crawl Space					
(2) Windows		Basement: 0 S.F. Crawl: 787 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Plumbing					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Average Fixture(s)			Water/Sewer					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Average Fixture(s)			Deck					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Average Fixture(s)			Treated Wood Treated Wood Built-Ins Appliance Allow. Fireplaces Interior 1 Story						
X	Asphalt Shingle	Chimney: Metal		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 199,035			Average Fixture(s)			Totals:					

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



Sketch by Apex 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.
JACOB BRUCE R & ANN W	JACOB ED & ELSIE TRUST	0	10/14/2020	QC	09-FAMILY	2020007228	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5728 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
JACOB ED & ELSIE TRUST 7963 SAILBOAT KEY BLVD SO #101 SAINT PETERSBURG FL 33707	MAP #: 33					
	2025 Est TCV 439,337 TCV/TFA: 358.94					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2010 COMBINED INTERESTS - 122-098-11 - 100% INTEREST L265 P538 L520 P435/99 PARCEL B - PRT GOVT LOT 4 COM AT SW COR GOVT LOT 3 TH ALG N-S 1/4 LN SD SEC & C/L LAKE STREET NORTH 244.15 FT TO POB TH N 89 DEG 49' W 222.15 FT TH N 0 DEG 13' E 80.0 FT TH S 89 DEG 49' E 221.85 FT TO SD 1/4 LN TH ALG SD LN S 80.0 FT TO POB SEC 22 T29N R14W.	X			B 100' @ 3500/	67.00	221.85	1.0574	0.8451	3500	100		209,538
	X			B 100' @ 3500/	13.00	221.85	1.0574	0.8451	3500	50	SURPLUS: ZOINING 100 ft	
				80 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 229,866								
				Land Improvement Cost Estimates								
				Description					Rate	Size % Good		Cash Value
				Residential Local Cost Land Improvements								
				Description					Rate	Size % Good		Cash Value
				LAND IMPROVEMENTS 25								
				Total Estimated Land Improvements True Cash Value = 2,500								

Comments/Influences  
2010 COMBINATION-100%  
2009 COMBINE FOR 2010 ROLL - 98-11



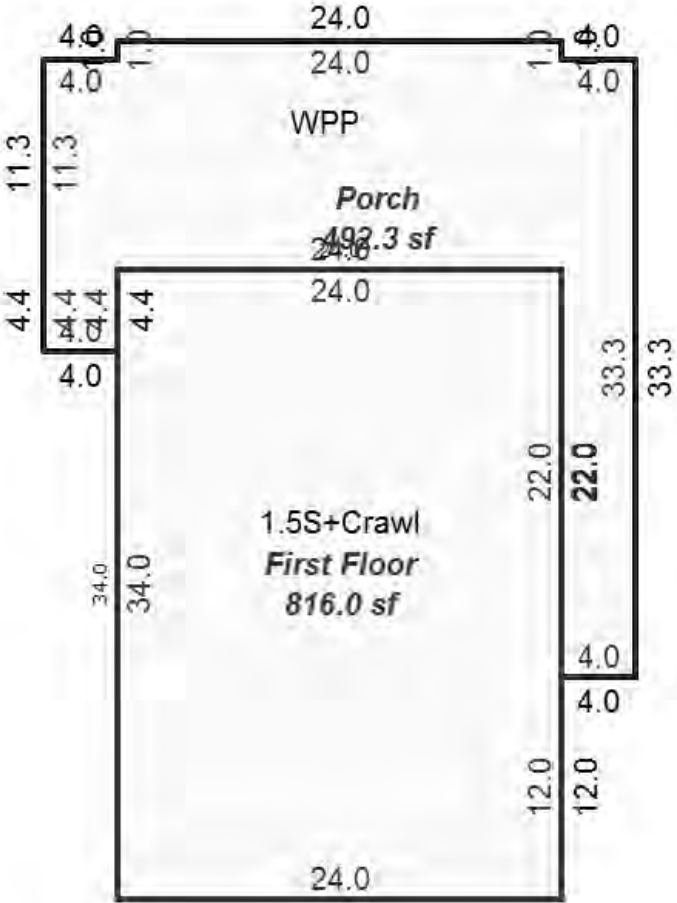
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	114,900	104,800	219,700			84,387C
Rolling	2024	111,900	95,800	207,700			81,850C
Low	2023	104,900	89,300	194,200			77,953C
High	2022	102,100	78,500	180,600			74,241C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/27/2016 INSPECTED							
WAS 01/30/2008 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:	
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			492	WPP	Class:	Exterior:		
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Class: C -5		E.C.F.		Bsmnt Garage:		
Yr Built 1977	Remodeled 0	Ex	X Ord	Min	(12) Electric			Ground Area = 816 SF Floor Area = 1224 SF.			Effec. Age: 35		Auto. Doors:			
Condition: Average		Size of Closets		100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Floor Area: 1,224		X 1.900		Mech. Doors:		
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Building Areas			Total Base New : 167,600		Total Depr Cost: 108,932		Estimated T.C.V: 206,971	
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			No. of Elec. Outlets			Stories Exterior Foundation Size			Total:		138,894 90,274		
(1) Exterior	(6) Ceilings		Other:			Many X Ave. Few			1.5 Story Siding Crawl Space			816				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation			Average Fixture(s)			Other Additions/Adjustments			Plumbing			
X	Insulation	(8) Basement		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)			1		1,486 966	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Water/Sewer			1		4,899 3,184	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Porches			492		8,310 5,401	
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(14) Water/Sewer			Built-Ins			1		2,786 1,811			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1		5,376 3,494				
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			Interior 1 Story		Totals:		167,600 108,932		
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 206,971																

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



Sketch by Apex Sketch

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINOGRAD BERNARD & CAROL	WINOGRAD CAROL L REVOCABL	0	01/21/2004	WD	03-ARM'S LENGTH	797:852	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5716 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/08/2023	PM23-0396	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	05/24/2017	PM17-0319	
WINOGRAD CAROL L REVOCABLE TRUST PO BOX 5010 MONROE CT 06468	MAP #: 33		WELL/SEPTIC	11/03/2010	L10-182	100% FINIS
	2025 Est TCV 4,858,502 TCV/TFA: 913.08		Electrical	09/12/2008	PE08-0398	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN										
			* Factors *										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L232 P919 L275 P445 L369 P130/93 L797	X		Dirt Road	20000	100.00	175.53	0.7992	0.7776	20000	100	1,243,024		
P852/04 PRT GOVT LOT 4 SEC 22 COM AT SW			Gravel Road	20000	100.00	175.53	0.7992	0.7776	20000	100	1,243,024		
COR GOVT LOT 3 GOVT LOT 3 TH ALG N-S 1/4	X		Paved Road	20000	35.28	175.53	0.7992	0.7776	20000	50	219,288		
LN SD SEC & C/L LAKE STREET NORTH 324.15			Storm Sewer	235 Actual Front Feet, 0.95 Total Acres								Total Est. Land Value =	2,705,336
FT TO POB TH N 89 DEG 49' W 221.85 FT TH			Sidewalk										
N 0 DEG 13' E 139.32 FT TO SHR LN LK MICH	X		Water										
TH ALG SD SHR N 65 DEG 54' E 242.09 FT TO	X		Sewer										
SD 1/4 LN TH S 238.98 FT ALG C/L LAKE ST	X		Electric										
TO POB SEC 22 T29N R14W.			Gas										
Comments/Influences			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										



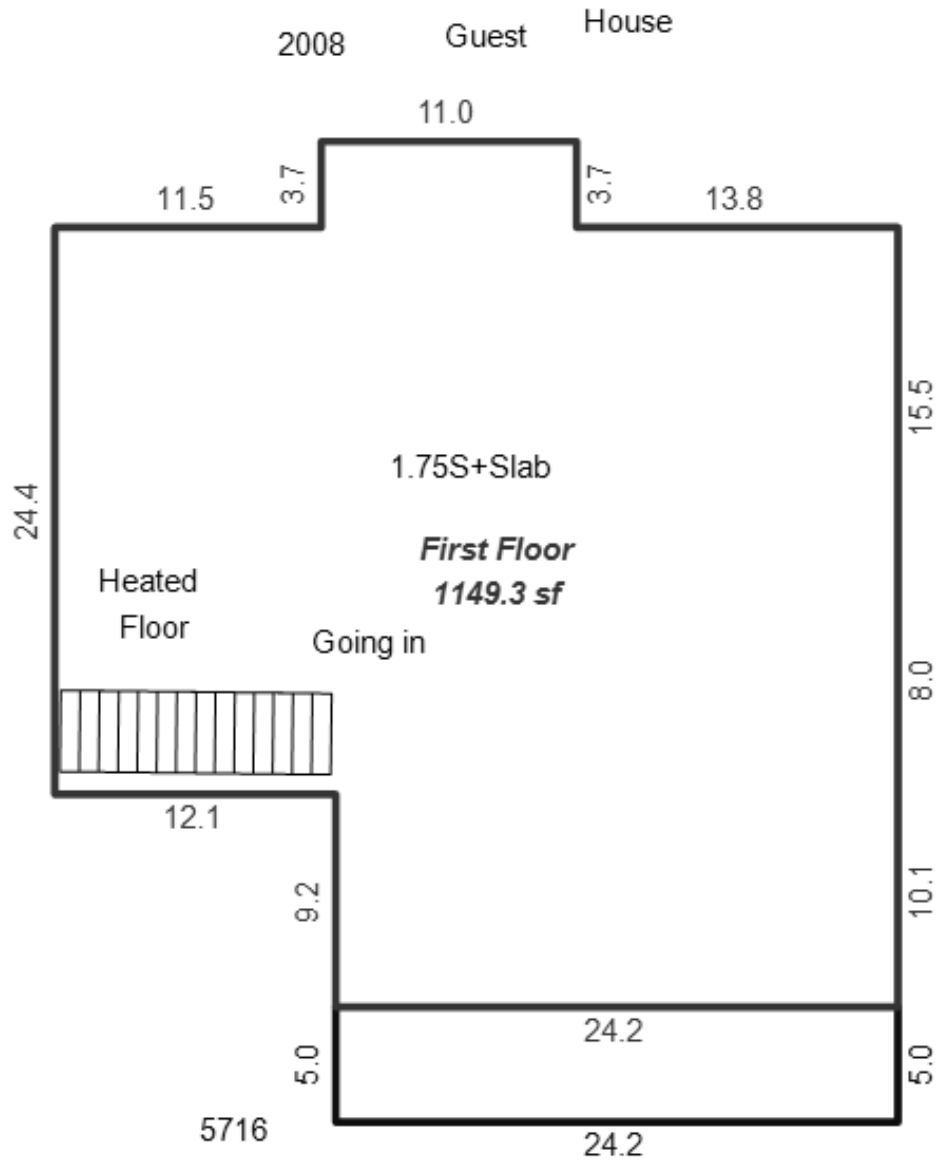
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	1,352,700	1,076,600	2,429,300			837,630C
	Rolling		2024	1,217,400	1,058,600	2,276,000			812,445C
	Low		2023	1,082,100	804,000	1,886,100			773,758C
	High		2022	824,900	692,400	1,517,300			736,913C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC 05/09/2023	INSPECTED								
TPC 12/12/2022	INSPECTED								
TPC 05/15/2017	INSPECTED								

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 49 1381 98	Type WPP Treated Wood Pine	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			Central Air Wood Furnace			Class: B Effec. Age: 30 Floor Area: 3,241 Total Base New : 624,702 Total Depr Cost: 436,159 Estimated T.C.V: 1,177,629			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B Blt 1979		
Yr Built 1979	Remodeled 2002	X	Ex	Ord	Min	200 Amps Service			Ground Area = 1852 SF Floor Area = 3241 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Total: 519,845 363,891				
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		X	Lg	Ord	Small	(13) Plumbing			1.75 Story Siding Crawl Space 1,852							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Hardwood Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s) 3 Fixture Bath 3 Fixture Bath Separate Shower Water/Sewer						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Basement: 0 S.F. Crawl: 1852 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches						
X	Insulation	(7) Excavation		(8) Basement			(14) Water/Sewer			WPP						
X	Many Avg. X Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck						
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Deck						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Joists: 2X12X16 Unsupported Len: Cntr.Sup:						Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) Treated Wood						
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed					Built-Ins							
X	Asphalt Shingle	Chimney: Brick								Fireplaces						
										Interior 2 Story			Totals: 624,702 436,159		Notes: 5716	
										ECF (4085 LAKE MICHIGAN) 2.700 => TCV:			1,177,629			

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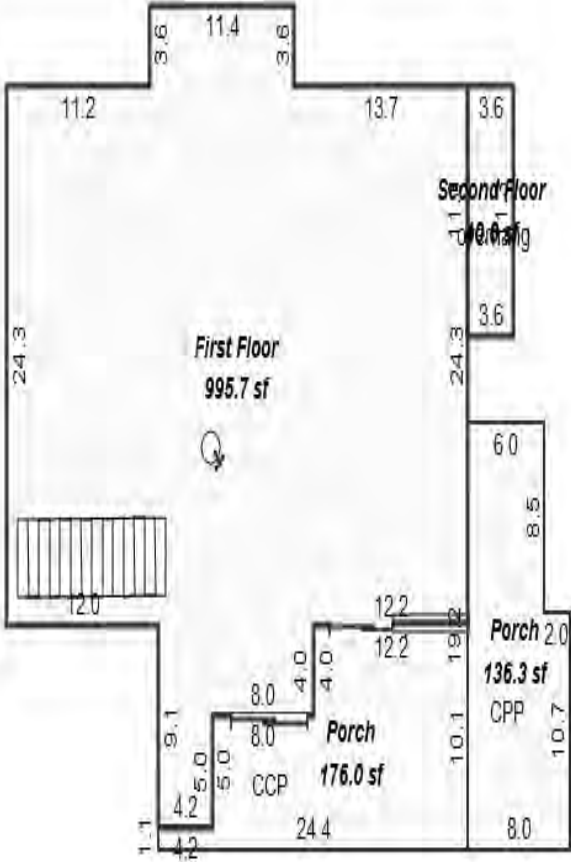
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 1989 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 910 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Ex X Ord Min		Size of Closets Lg X Ord Small		Doors Solid X H.C.		Room List Basement 2 1st Floor 2nd Floor 1 Bedrooms	
Building Style: 1 STORY		Yr Built Remodeled 1989 0		Condition: Average		Central Air Wood Furnace		(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 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 299 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		Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 299 SF Floor Area = 299 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 299 Total: 57,090 39,964		Cls B Blt 1989	
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows Many Avg. X Large Avg. Small		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,337 2,336 Deck Treated Wood 80 2,514 1,760 Garages Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 910 49,577 34,704 Common Wall: 1 Wall 1 -3,202 -2,241 Door Opener 2 1,541 1,079 Built-Ins Appliance Allow. 1 6,897 4,828 Totals: 117,754 82,430		Notes: D.G.WITH LIVING ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 222,561			
X	Insulation	(2) Windows Many Avg. X Large Avg. Small		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,337 2,336 Deck Treated Wood 80 2,514 1,760 Garages Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 910 49,577 34,704 Common Wall: 1 Wall 1 -3,202 -2,241 Door Opener 2 1,541 1,079 Built-Ins Appliance Allow. 1 6,897 4,828 Totals: 117,754 82,430		Notes: D.G.WITH LIVING ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 222,561			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 136	Type CCP (1 Story) CCP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	176	CCP (1 Story)	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: B Effec. Age: 16 Floor Area: 1,781 Total Base New : 329,796 Total Depr Cost: 277,028 Estimated T.C.V: 747,976
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 3 Single Family 1.75 STORY			Cls B			Blt 2008					
Duplex		Drywall Paneled		(12) Electric			Ground Area = 995 SF Floor Area = 1781 SF.			Building Areas			Plumbing					
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Stories Exterior Foundation Size Cost New Depr. Cost			1.75 Story Siding Crawl Space 995					
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas			1 Story Siding Overhang 40			Total: 291,441 244,810					
Building Style: 1.75 STORY		Ex Ord Min		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,337 2,803					
Yr Built 2008	Remodeled 0	Size of Closets		Many Ave. Few			Plumbing			3 Fixture Bath 1 10,527 8,843			2 Fixture Bath 1 7,018 5,895					
Condition: Average		Lg Ord Small		(13) Plumbing			Porches			CCP (1 Story) 176 6,799 5,711			CPP 136 3,777 3,173					
Room List		Doors Solid H.C.		1 Average Fixture(s)			Built-Ins			Appliance Allow. 1 6,897 5,793			Totals: 329,796 277,028					
Basement		(5) Floors		2 3 Fixture Bath			Notes: 2008 GUEST HOUSE			ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 747,976								
1st Floor		Kitchen:		1 2 Fixture Bath														
2nd Floor		Other:		Softener, Auto														
Bedrooms		Other:		Softener, Manual														
(1) Exterior		(6) Ceilings		No Plumbing														
Wood/Shingle				Extra Toilet														
Aluminum/Vinyl				Extra Sink														
Brick				Separate Shower														
Insulation				Ceramic Tile Floor														
(2) Windows		(7) Excavation		Ceramic Tile Wains														
Many Avg. Few		Basement: 0 S.F. Crawl: 995 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tub Alcove														
Large Avg. Small		(8) Basement		Vent Fan														
Wood Sash		Conc. Block		(14) Water/Sewer														
Metal Sash		Poured Conc.		Public Water														
Vinyl Sash		Stone		Public Sewer														
Double Hung		Treated Wood		Water Well														
Horiz. Slide		Concrete Floor		1000 Gal Septic														
Casement		(9) Basement Finish		2000 Gal Septic														
Double Glass				Lump Sum Items:														
Patio Doors																		
Storms & Screens																		
(3) Roof		(10) Floor Support																
Gable		Joists:																
Hip		Unsupported Len:																
Flat		Cntr.Sup:																
Asphalt Shingle																		
Chimney:																		

\*\*\* 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.
IHME ROBERT	IHME PROPERTIES LLC	0	04/12/2018	QC	09-FAMILY	1326P403	OTHER	100.0
SUDSLAND LLC	GLEN VIEW INVESTMENTS LLC	1	02/27/2017	QC	03-ARM'S LENGTH	1288P203	DEED	0.0
GLEN VIEW INVESTMENTS LLC	IHME ROBERT	1	02/27/2017	WD	03-ARM'S LENGTH	1287P797	DEED	0.0
GLEN VIEW INVESTMENTS LLC	SUDSLAND LLC	179,335	12/21/2016	WD	03-ARM'S LENGTH	1283P236	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5990 S RAY ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/28/2020	PM20-0275	100% FINIS
	P.R.E. 0%		Electrical	01/13/2020	PE20-0016	100% FINIS

Owner's Name/Address	MAP #: 33	Plumbing	Date	Number	Status
IHME PROPERTIES LLC PO BOX 407 GLEN ARBOR MI 49636-0044	2025 Est TCV 687,290 TCV/TFA: 173.56	Commercial, New Building	12/06/2019	PB19-0537	100% FINIS

X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements		* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 100' @ 3500/	100.00	376.00	0.9476	0.9642	3500	100		319,806	
B 100' @ 3500/	24.00	376.00	0.9476	0.9642	3500	50	SURPLUS: ZONING 100 FT	3	
124 Actual Front Feet, 1.07 Total Acres								Total Est. Land Value =	358,183

**Tax Description**  
 L1287P797 L301 P694 L307 P312 L375  
 P116/93 L688 P652&668/02 PRT GOVT LOT 4  
 SEC 22 & PRT NE 1/4 OF NW1/4 SEC 27 COM  
 AT S 1/4 COR SEC 22 TH ALG S SEC LN N 88  
 DEG 45' 50" W 415 FT TO C/L M-22 FOR POB  
 TH ALG SD C/L S 1 DEG 07' 40" E 43.00 FT  
 TH N 88 DEG 45' 50" W 377.91 FT TH ALG  
 ELY LN PLAT OF FOREST HAVEN N 1 DEG 13'  
 10" W 43.00 FT TH ALG SD PLAT LN N 0 DEG  
 07' 25" E 81 FT TH S 88 DEG 45' 50" E  
 376.20 FT TH ALG SD HWY C/L S 1 DEG 07'  
 40" E 81 FT TO POB SECS 22 & 27 T29N  
 R14W.

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

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	21.16	200	0	0
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500



Topography of Site	
X	Level
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	179,100	164,500	343,600			201,254C
2024	102,300	171,800	274,100			195,203C
2023	81,900	161,500	243,400			185,908C
2022	59,400	137,400	196,800			177,056C

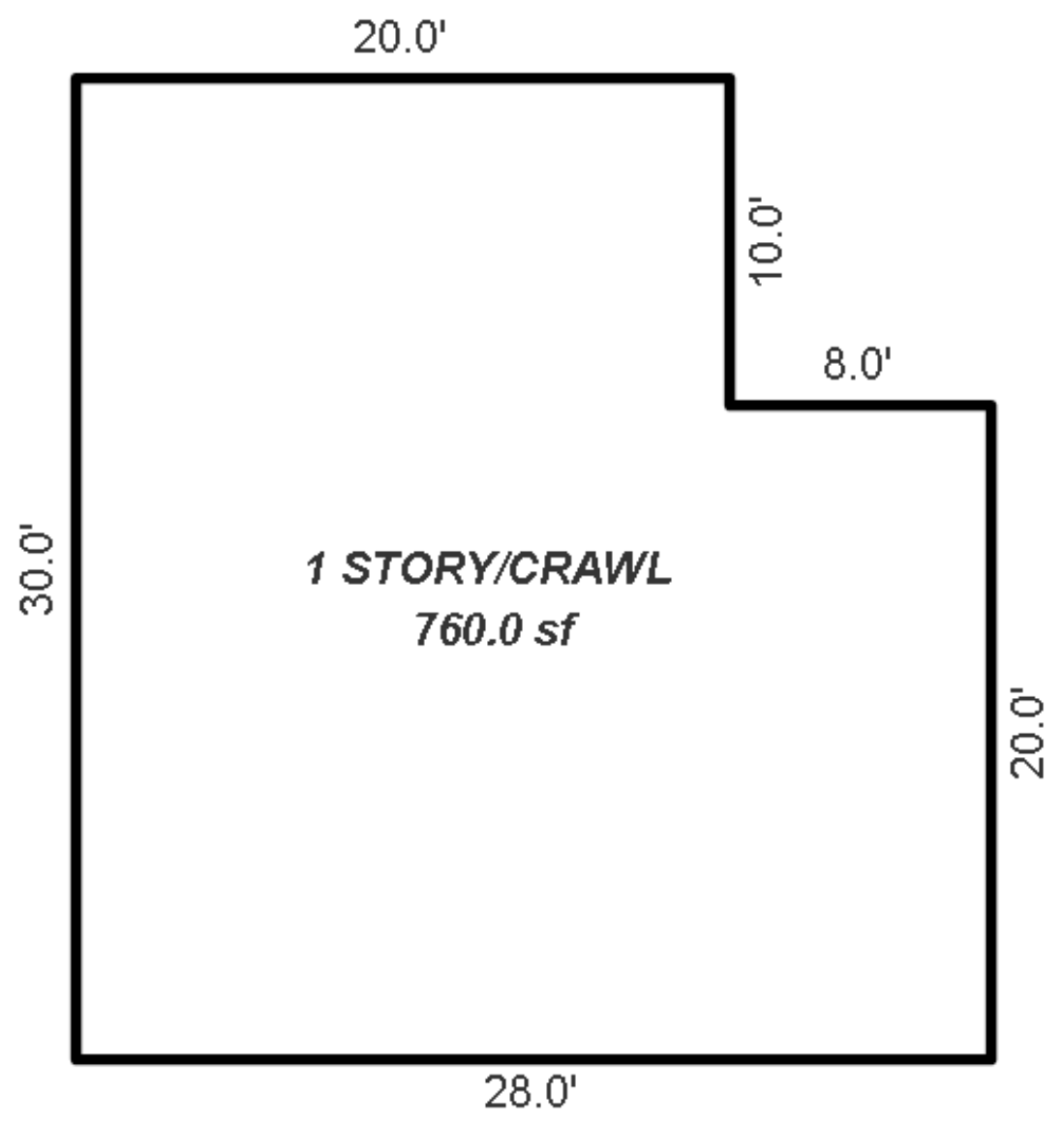
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 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										
Building Style: 1 STORY		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 760 Total Base New : 122,961 Total Depr Cost: 79,925 Estimated T.C.V: 151,858		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1950	Remodeled 2018	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 122,961 Total Depr Cost: 79,925 Estimated T.C.V: 151,858		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 760 SF Floor Area = 760 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C		Blt 1950	
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 122,961 Total Depr Cost: 79,925 Estimated T.C.V: 151,858		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
	Basement 4 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Total Base New : 122,961 Total Depr Cost: 79,925 Estimated T.C.V: 151,858		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.		Min	Building Areas			Total: 107,941		70,162	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	Total: 107,941		70,162	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 760 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 107,941		70,162			
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Total: 107,941		70,162		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Total: 107,941		70,162			
(3) Roof		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Total: 107,941		70,162			
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 107,941		70,162				
X	Asphalt Shingle Metal	Chimney:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 107,941		70,162			

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





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

Desc. of Bldg/Section:  
 Calculator Occupancy: Garages - Service/Repair Shed

Class: D,Pole  
 Floor Area: 3,200  
 Gross Bldg Area: 3,200  
 Stories Above Grd: 1  
 Average Sty Hght : 18  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 1  
 Physical %Good: 96  
 Func. %Good : 100  
 Economic %Good: 100

2020 Year Built Remodeled

Overall Bldg Height

Comments:  
 MARSHAL SWIFT: SERVICE GARAGES AND SHEDS ARE BUILDINGS DESIGNED PRIMARILY FOR VEHICULAR REPAIR AND MAINTENANCE. SHEDS: EQUIPMENT BUILDINGS,

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Wall or Floor Furnace 100					
Heat#2: Zoned A.C. Warm & Cooled Air 0%					
Ave. SqFt/Story: 3200					
Ave. Perimeter: 240					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 18 Perimeter: 240

Base Rate for Upper Floors = 33.28

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.86 100%  
 Adjusted Square Foot Cost for Upper Floors = 38.14

Total Floor Area: 3,200 Base Cost New of Upper Floors = 122,048

Reproduction/Replacement Cost = 122,048  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 117,166

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

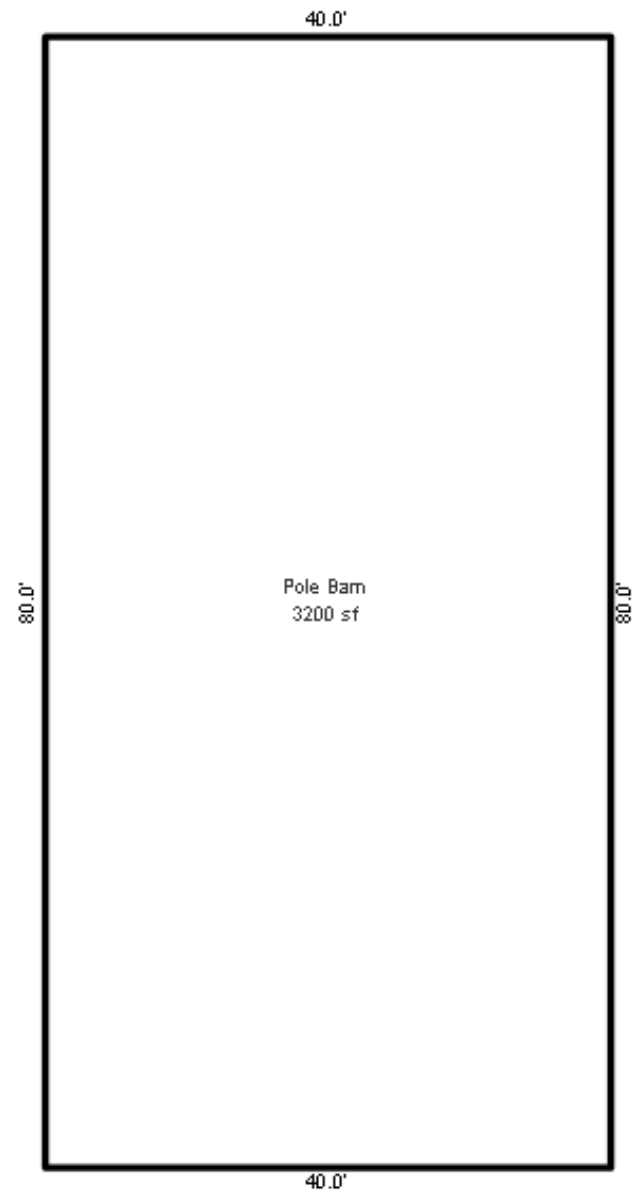
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New = 0									
Architectural Multiplier: 0.00									
Reproduction/Replacement Cost = 0									
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 0									

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

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAY PAUL E & HURLIN KRIST	MAY PAUL E & HURLIN KRIST	0	09/05/2014	QC	09-FAMILY	1208P672	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5964 S RAY ST	School: GLEN LAKE COMMUNITY SCH DIST	FENCE	10/27/2016	PB16-34	100% FINIS	
Owner's Name/Address	P.R.E. 50% 01/01/2013	Mechanical	12/01/2014	PM14-0620		
MAY PAUL E & HURLIN KRISTIN J TRUST PO BOX 326 GLEN ARBOR MI 49636-0326	MAP #: 33	Plumbing	07/02/2014	PP14-0139		
	2025 Est TCV 922,808 TCV/TFA: 299.03	Electrical	06/26/2014	PE14-0240		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L256 P926 L317 P840-842 L377 P33/93 PRT GOVT LOT 4 COM AT S 1/4 COR SD SEC TH ALG S SEC LN N 88 DEG 45' 50" W 414 FT TO C/L ST HWY M-22 TH ALG C/L N 1 DEG07' 40" W 81 FT FOR POB TH N 88 DEG 45' 50" W 376.20 FT TH ALG ELY LN PLAT OF FOREST HAVEN N 0 DEG 07' 25" E 150 FT TH S 88 DEG 45' 50" E 372.92 FT TH ALG C/L OF SD HWY S 1 DEG 07' 40" E 150 FT TO POB SEC 22 T29N R14W.	X		Dirt Road								
	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								
			Description Frontage Depth Front Depth Rate %Adj. Reason Value B 100' @ 3500/ 100.00 260.00 0.9277 0.8793 3500 100 285,500 B 100' @ 3500/ 35.00 260.00 0.9277 0.8793 3500 50 SURPLUS: ZONING 100 FT 4 135 Actual Front Feet, 0.81 Total Acres Total Est. Land Value = 335,462								
			Land Improvement Cost Estimates Description Rate Size % Good Cash Value Fencing: Wd, Solid, 6 ft. 29.01 108 50 1,566 Wood Frame 25.70 103 50 1,323 Wood Frame 24.25 142 50 1,722								
			Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 15 1,500.00 2 100 3,000 Total Estimated Land Improvements True Cash Value = 7,611								



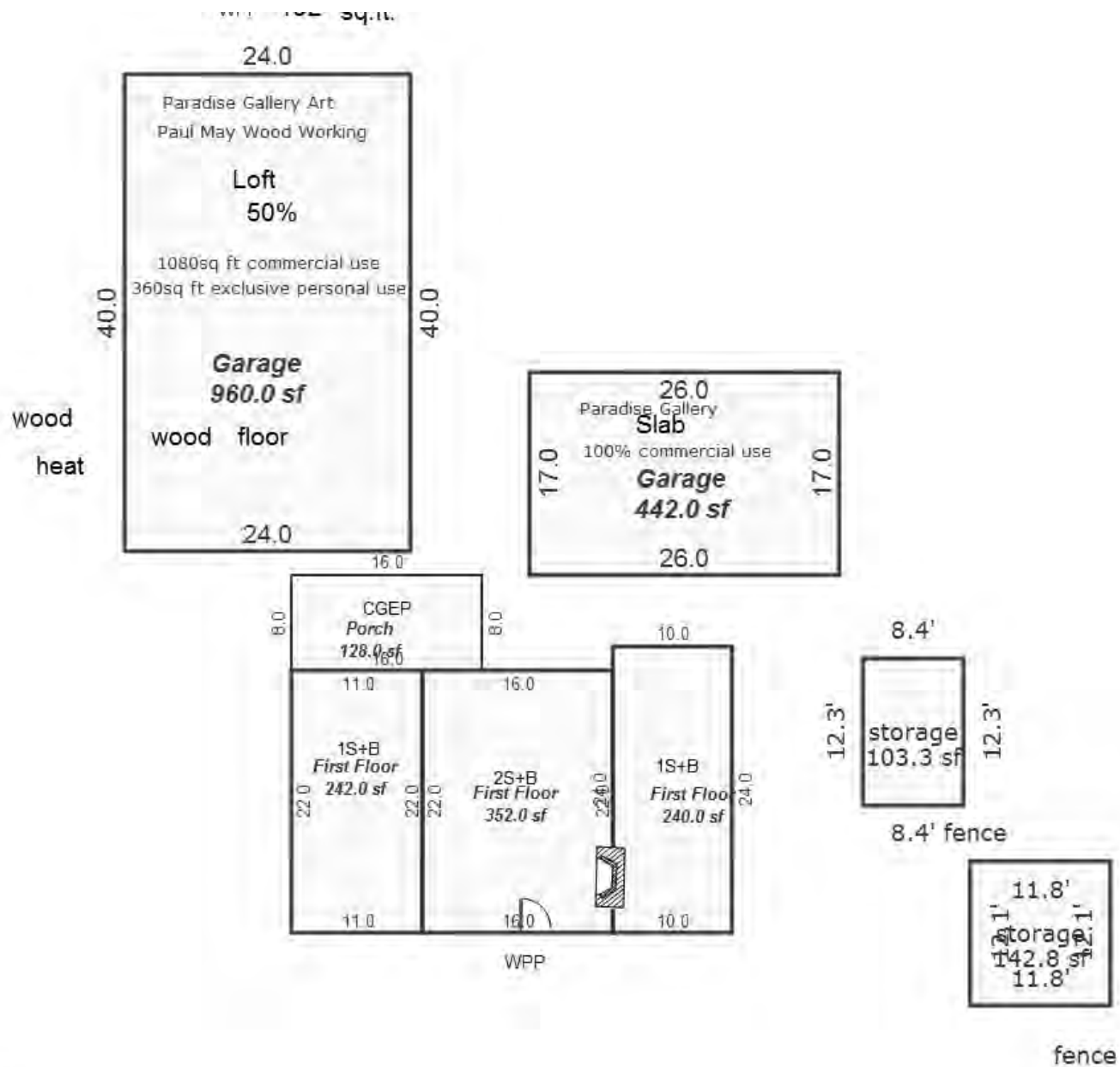
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	167,700	293,700	461,400			215,823C
Rolling	2024	95,800	302,900	398,700			209,334C
Low	2023	76,700	284,500	361,200			199,366C
High	2022	59,600	242,800	302,400			189,873C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 03/23/2017 INSPECTED							
TPC 05/04/2016 INSPECTED							
TPC 10/07/2015 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 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 128 176 192	Type CGEP (1 Story) CGEP (1 Story) WPP	Year Built: 1900 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: 442 % 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: CD Effec. Age: 35 Floor Area: 1,186 Total Base New : 241,644 Total Depr Cost: 157,068 Estimated T.C.V: 298,430		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																	
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls CD		Blt 1880																																																		
Yr Built 1880	Remodeled 0	Ex	X Ord	Min	100 Amps Service			No. of Elec. Outlets			Ground Area = 834 SF		Floor Area = 1186 SF.																																																			
Condition: Average		Lg		X Ord	Small	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas																																																				
Room List		Doors	Solid	X H.C.	(13) Plumbing			Stories			Exterior		Foundation		Size																																																	
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Average Fixture(s)			1 Story		Siding		Basement		242																																																	
(1) Exterior	(6) Ceilings		X Drywall			3 Fixture Bath			1 Story		Siding		Basement		240																																																	
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 834 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story		Siding		Basement		352																																																	
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments			Total:		147,351		95,778																																																
(2) Windows	Many Avg. Few	X Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s)		1		1,238		805																																														
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Water/Sewer			Water/Sewer			1000 Gal Septic		1		4,582		2,978																																														
(3) Roof	X Gable Hip Flat	X Gambrel Mansard Shed	Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			Water Well, 100 Feet		1		5,680		3,692																																														
X Asphalt Shingle	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			CGEP (1 Story)			CGEP (1 Story)		WPP		128		8,157		5,302																																												
Chimney: Brick	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			WPP			CGEP (1 Story)		WPP		176		10,160		6,604																																												
<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>242</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>240</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>352</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>147,351</td> <td>95,778</td> </tr> </tbody> </table>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	242			1 Story	Siding	Basement	240			2 Story	Siding	Basement	352			Total:				147,351	95,778																			
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Garages	Class	Exterior	Foundation	Area	Cost	Depr. Cost																																																										
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Built-Ins																																																																
Appliance Allow.				1	1,947	1,266																																																										
<p>Fireplaces &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																																																																

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Sketch by Apex Sketch

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

Desc. of Bldg/Section: 2015 2 STORY RETAIL-RES STYLE  
 Calculator Occupancy: Stores - Discount

Class: D	Construction Cost					
Floor Area: 1,900	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 1,900	** ** Calculator Cost Data ** **					
Stories Above Grd: 2	Quality: Average					
Average Sty Hght : 10	Heat#1: Package Heating & Cooling 100					
Bsmnt Wall Hght	Heat#2: Forced Air Furnace 0%					
Depr. Table : 4%	Ave. SqFt/Story: 950					
Effective Age : 5	Ave. Perimeter: 138					
Physical %Good: 82	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
2014 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: Average					

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

Class: D Quality: Average  
 Stories: 2 Story Height: 10 Perimeter: 138

Base Rate for Upper Floors = 96.77

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.60 100%  
 Adjusted Square Foot Cost for Upper Floors = 120.37

Total Floor Area: 1,900 Base Cost New of Upper Floors = 228,703

Reproduction/Replacement Cost = 228,703  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 187,536

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New = 0									
Architectural Multiplier: 0.00									
Reproduction/Replacement Cost = 0									
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 0									

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

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

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



Sketch by Apex Sketch

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
AMIDON GORDON L & PAMELA	AMIDON PAMELA J TRUST	0	07/29/2015	WD	09-FAMILY	1237P71	PROPERTY TRANSFER	0.0				
AMIDON GORDON L & PAMELA		0	01/24/2011	OTH	33-TO BE DETERMINED	2011 1077-551	DEED	0.0				
AMIDON GORDON L & PAMELA		0	01/10/2011	OTH	33-TO BE DETERMINED	2011 1077-552P	DEED	0.0				
RDV CORP	AMIDON	700,000	12/06/1999	WD	03-ARM'S LENGTH	530:871	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6734 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING		09/23/2003	PP03-0405					
		P.R.E. 100% 02/10/2004		ELECTRICAL		02/21/2003	PE03-0065					
Owner's Name/Address		MAP #: 34		MECHANICAL		02/03/2003	PM03-0074					
AMIDON PAMELA J TRUST PO BOX 519 GLEN ARBOR MI 49636		2025 Est TCV 4,275,890 TCV/TFA: 816.01		Res. Single Family		11/05/2002	PB02-0655					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		LK MI "A"	20000	98.48	811.64	0.9936	1.1403	20000	100	2,231,769
		Paved Road		98 Actual Front Feet, 1.84 Total Acres Total Est. Land Value = 2,231,769								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.96	5000	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		Curb		Total Estimated Land Improvements True Cash Value = 7,500								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	1,115,900	1,022,000	2,137,900			676,642C		
		X Rolling		2024	1,004,300	1,005,000	2,009,300			656,297C		
		X Low		2023	892,700	756,700	1,649,400			625,045C		
		X High		2022	801,500	651,800	1,453,300			595,281C		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What	2025	1,115,900	1,022,000	2,137,900		676,642C		
		TPC 06/15/2016		INSPECTED	2024	1,004,300	1,005,000	2,009,300		656,297C		
		TPC 03/15/2012		INSPECTED	2023	892,700	756,700	1,649,400		625,045C		
		WAS 11/26/2007		INSPECTED	2022	801,500	651,800	1,453,300		595,281C		

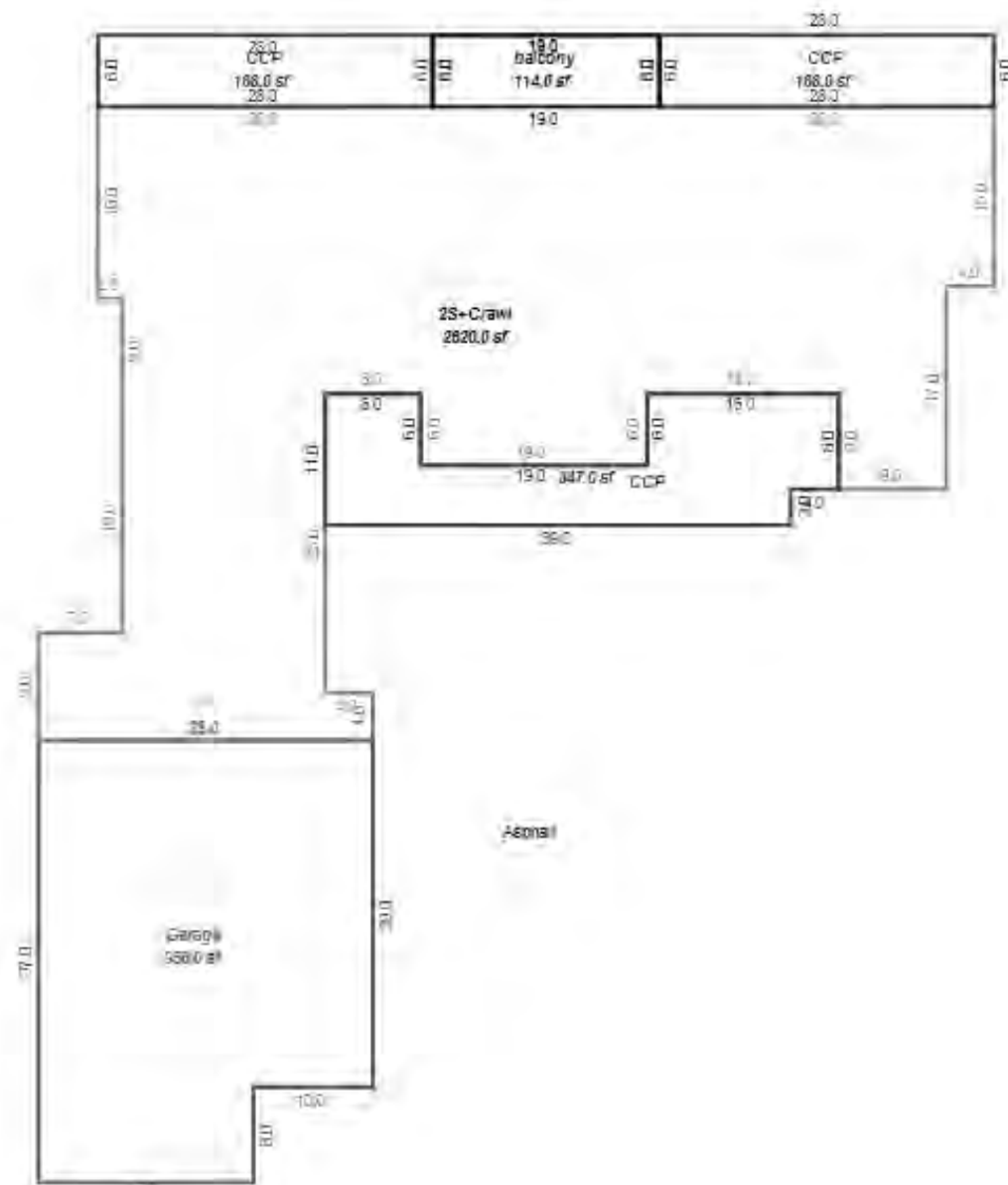


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 956 % Good: 0 Storage Area: 478 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		X	Ex	Ord	Min	Size of Closets X Lg			Ord	Small	Central Air Wood Furnace												
Yr Built 2002	Remodeled 0	Condition: Average			Doors X Solid			H.C.	(5) Floors Kitchen: Hardwood Other: Carpeted Other:			(12) Electric 100 Amps Service											
Room List Basement 1st Floor 2nd Floor 4 Bedrooms									No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(1) Exterior		(6) Ceilings X Drywall			(7) Excavation Basement: 0 S.F. Crawl: 2620 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)			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows Many Avg. X Large Avg. Small																					
X	Insulation																						
X	Wood Sash Metal Sash Vinyl Sash																						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																						
X	Asphalt Shingle																						
Chimney: Brick																							
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2002                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 2620 SF Floor Area = 5240 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  2 Story Siding Crawl Space 2,620                  Total: 788,628 630,903                  Other Additions/Adjustments                  Plumbing                  Average Fixture(s) 1 3,337 2,670                  3 Fixture Bath 2 21,053 16,842                  Water/Sewer                  1000 Gal Septic 1 6,158 4,926                  Water Well, 100 Feet 1 6,593 5,274                  Porches                  CCP (1 Story) 347 12,554 10,043                  CCP (1 Story) 168 6,517 5,214                  CCP (1 Story) 168 6,517 5,214                  Balcony                  Wood Balcony 114 6,370 5,096                  Garages                  Class: B Exterior: Siding Foundation: 18 Inch (Finished)                  Base Cost 956 60,591 48,473                  Storage Over Garage 478 10,425 8,340                  Common Wall: 1 Wall 1 -3,202 -2,562                  Door Opener 1 771 617                  Built-Ins                  Appliance Allow. 1 6,897 5,518                  Fireplaces                  &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\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLDREDGE WILLIAM T & BAR	ALLDREDGE WILLIAM T & BAR	0	01/07/2010	QC	09-FAMILY	2010 1037-926Q	DEED	0.0
ALLDREDGE WILLIAM T & BAR	ALLDREDGE WILLIAM T & BAR	0	01/06/2010	PTA	33-TO BE DETERMINED	2010 PTA	DEED	0.0
SYLVAN INN	ALLDREDGE	240,000	05/15/1990	WD	03-ARM'S LENGTH	310:962	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6764 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/24/2023	PM23-0694	100% FINIS
	P.R.E. 100% 05/01/2004		Electrical	10/08/2012	PE12-0420	
Owner's Name/Address	MAP #: 34		Mechanical	09/27/2012	PM12-0380	
ALLDREDGE WILLIAM T & BARBARA TRUST PO BOX 489 GLEN ARBOR MI 49636	2025 Est TCV 5,897,764 TCV/TFA: 861.36		ELECTRICAL	03/24/2003	PE03-0107	

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			LK MI "A" 20000	100.00	710.26	0.9746	1.1029	20000	100		2,149,806
			LK MI "A" 20000	6.41	710.26	0.9746	1.1029	20000	50	SURPLUS: ZONING 100' MIN	
			106 Actual Front Feet, 1.74 Total Acres			Total Est. Land Value =				2,218,675	

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
L1179P447 L310 P960/90 L310 P962/90 PARCEL A: PRT GOVT LOT 5 SEC 22 COM AT SW COR TH N 335.20 FT TH N 78 DEG 31' 10" E ALG C/L M-109 1045.28 FT FOR POB TH N 686.46 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICHIGAN 108.59 FT TH S 708.44 FT TH S 78 DEG 31' 10" W 102.04 FT TO POB SEC 22 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description Rate Size % Good Cash Value						
	X	Electric Gas Curb		D/W/P: Patio Blocks 23.74 1500 0 0 D/W/P: Asphalt Paving 4.39 3000 0 0						
		Street Lights Standard Utilities Underground Utils.		Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 5 5,000.00 1 100 5,000 LAND IMPROVEMENTS 10 10,000.00 1 100 10,000 Total Estimated Land Improvements True Cash Value = 15,000						



Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level Rolling Low X High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain	2025	1,109,300	1,839,600	2,948,900			814,326C
		2024	998,400	1,808,800	2,807,200			789,841C
		2023	887,500	1,362,100	2,249,600			752,230C
		2022	785,400	1,179,100	1,964,500			716,410C

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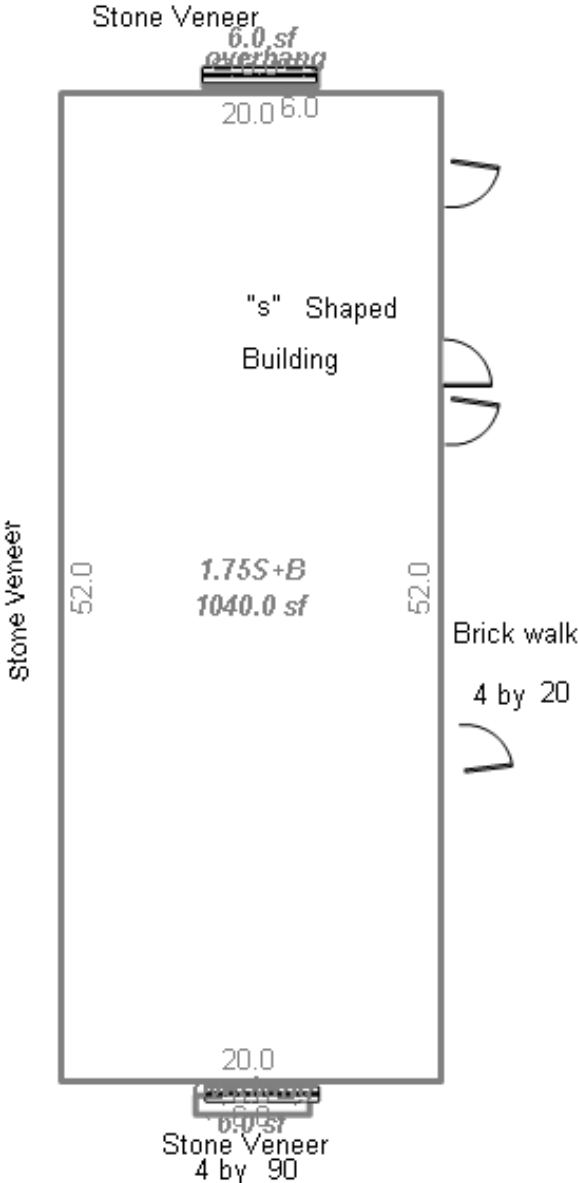
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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	X	Heat Pump													
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: A Effec. Age: 25 Floor Area: 5,027 Total Base New : 1,309,868 Total Depr Cost: 982,399 Estimated T.C.V: 2,652,477			E.C.F. X 2.700			Bsmnt Garage: 2 Car Carport Area: Roof:		
Yr Built 1990	Remodeled 0	X	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls A Blt 1990				
Condition: Average		X	Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 2010 SF Floor Area = 5027 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Room List		Doors	X	Solid	H.C.	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Hardwood Other: Hardwood			200 Amps Service			2.5 Story Siding Basement 1,320								
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Plumbing			0.5 Story Siding Overhang 690								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall			Average Fixture(s)			Other Additions/Adjustments			Total: 1,123,351 842,512							
X	Insulation	(7) Excavation			2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Recreation Room			1320 47,216 35,412								
(2) Windows		Basement: 1320 S.F. Crawl: 0 S.F. Slab: 690 S.F. Height to Joists: 0.0			2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Plumbing			Total: 1,123,351 842,512								
X	Many Avg. Few X Large Avg. Small	(8) Basement			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Average Fixture(s)								
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 1000 Gal Septic 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic Water Well, 100 Feet			Average Fixture(s)								
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Porches			3 Fixture Bath 13,003 9,752								
X	Gable Hip Flat X Gambrel Mansard Shed	1320 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 2000 Gal Septic			CGEP (1 Story) 96 14,478 10,858 WPP 93 4,424 3,318 CCP (1 Story) 14 1,205 904 WPP 1193 31,865 23,899			2.5 Story Siding Slab 690								
X	Asphalt Shingle Wood Shake	(10) Floor Support			Lump Sum Items:			Balcony			0.5 Story Siding Overhang 4								
X	Chimney: Block	Joists: 2X12X16 Unsupported Len: Cntr.Sup:						Wood Balcony 89 5,625 4,219			Total: 1,123,351 842,512								
<p>Garages</p> <p>Class: A Exterior: Siding Foundation: 18 Inch (Finished)</p> <p>Basement Garage: 2 Car 1 4,768 3,576</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																			

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																												
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: A Effec. Age: 25 Floor Area: 1,820 Total Base New : 499,563 Total Depr Cost: 374,671 Estimated T.C.V: 1,011,612		E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																																													
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration																																																							
Yr Built 2002	Remodeled 0	Ex	Ord		Min	Size of Closets																																																						
Condition: Average		Lg	Ord		Small	Central Air Wood Furnace																																																						
Room List		Doors	Solid	H.C.	(12) Electric																																																							
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(1) Exterior				No./Qual. of Fixtures			Ex. Ord. Min																																																					
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many Ave. Few																																																					
	Insulation			(13) Plumbing																																																								
(2) Windows		(7) Excavation		1 Average Fixture(s) 3 Fixture Bath																																																								
Many Avg. Few	Large Avg. Small	Basement: 1040 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																																																								
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Asphalt Shingle		(10) Floor Support		Lump Sum Items:																																																								
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																										
<p>Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls A Blt 2002                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1040 SF Floor Area = 1820 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>1,040</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>478,974</td> <td>359,229</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Stone Veneer</td> <td>360</td> <td>20,794</td> <td>15,595</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>4,128</td> <td>3,096</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>-13,003</td> <td>-9,752</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>8,669</td> <td>6,502</td> </tr> <tr> <td>Local Cost Items GENERATOR</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td colspan="2">Totals:</td> <td>499,563</td> <td>374,671</td> </tr> </tbody> </table> <p>Notes: ECF (4085 LAKE MICHIGAN) 2.700 =&gt; TCV: 1,011,612</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	1,040			Total:				478,974	359,229	Item	Quantity	Cost	Depr. Cost	Exterior Stone Veneer	360	20,794	15,595	Plumbing Average Fixture(s)	1	4,128	3,096	3 Fixture Bath	1	-13,003	-9,752	2 Fixture Bath	1	8,669	6,502	Local Cost Items GENERATOR	1	1	1	Totals:		499,563	374,671
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIK MARK W & JULIE J	FIK FAMILY TRUST	0	05/22/2019	WD	09-FAMILY	1360P861	PROPERTY TRANSFER	0.0
OLSON JENNIFER M TRUST	FIK MARK W & JULIE J	1,880,000	07/15/2016	WD	03-ARM'S LENGTH	1270P728	PROPERTY TRANSFER	100.0
OLSON JENNIFER M TRUST	OLSON JENNIFER M	1	08/02/2013	QC	09-FAMILY	1178P325	DEED	0.0
OLSON JENNIFER M	OLSON JENNIFER M TRUST	1	08/02/2013	QC	09-FAMILY	1178P344	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6750 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/31/2020	PM20-0083	100% FINIS
	P.R.E. 100% 11/06/2019		Mechanical	01/06/2017	PM17-0018	REVIEWED
Owner's Name/Address	MAP #: 34		Mechanical	12/05/2016	PM16-0728	REVIEWED
FISK FAMILY TRUST PO BOX 223 GLEN ARBOR MI 49636	2025 Est TCV 3,226,429 TCV/TFA: 1299.9					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L256 P428 L310 P958 L504 P690/99 L741 P73&90/03 PARCEL B: PRT GOVT LOT 5 SEC 22 COM AT SW COR TH N 335.20 FT TH N 78 DEG 31' 10" E ALG C/L M-109 1147.32 FT FOR POB TH N 708.44 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICH 108.59 FT TH S 730.43 FT TH S 78 DEG 31' 10" W 102.04 FT TO POB SEC 22 T29N R14W.	X		Dirt Road	100	100.10	800.70	0.9896	1.1365	20000	100	2,251,546
			Gravel Road	100 Actual Front Feet,	1.84	Total Acres			Total Est. Land Value =		2,251,546
	X		Paved Road	Land Improvement Cost Estimates							
	X		Storm Sewer	Description	Rate	Size	% Good	Cash Value			
	X		Sidewalk	D/W/P: Asphalt Paving	3.64	3400	0	0			
	X		Water	Residential Local Cost Land Improvements							
	X		Sewer	Description	Rate	Size	% Good	Cash Value			
			Electric	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500			
			Gas	Total Estimated Land Improvements True Cash Value =							7,500
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								



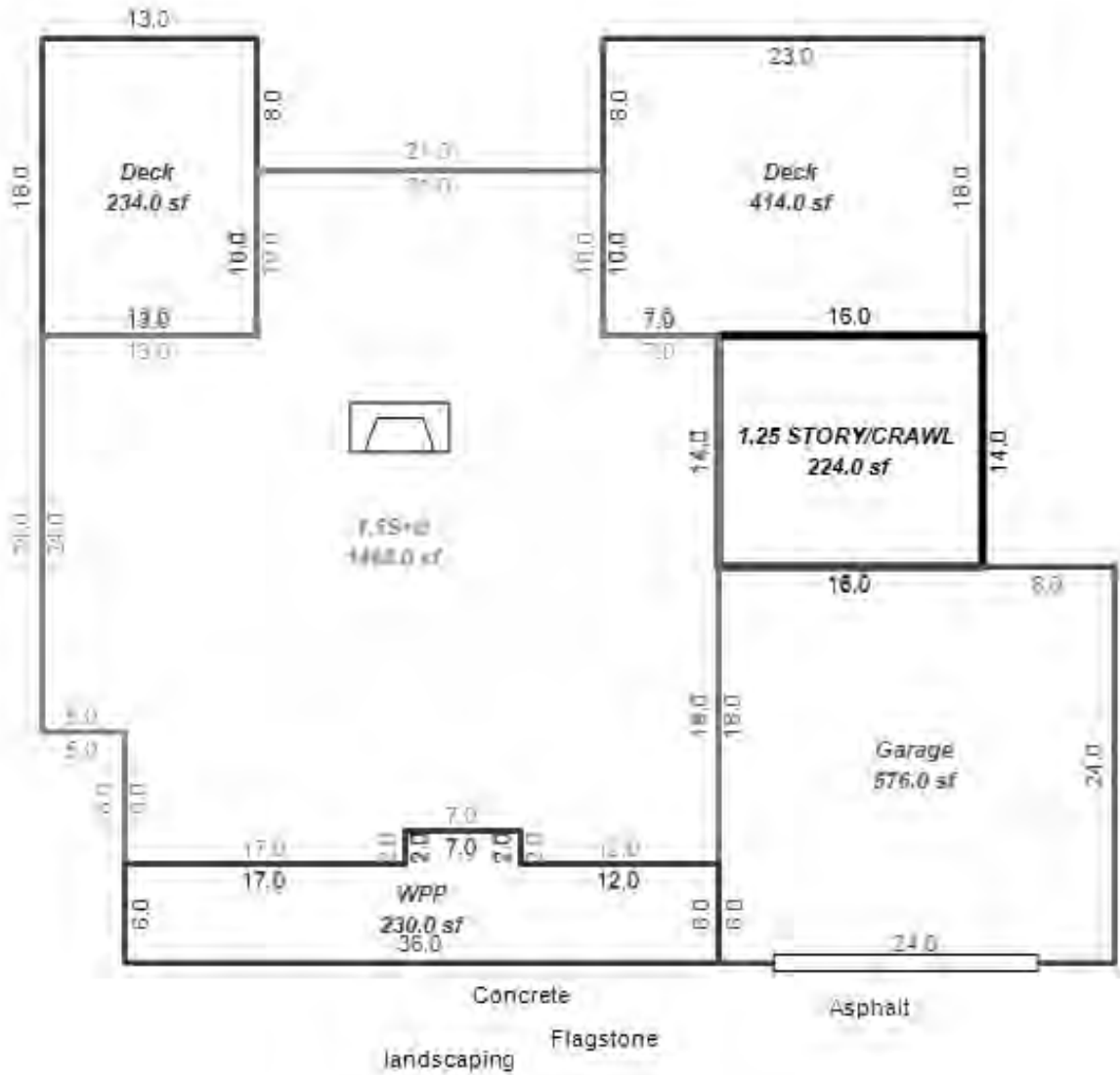
Comments/Influences	Topography of Site
	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	X Wooded
	Pond
	X Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,125,800	487,400	1,613,200			1,165,072C
2024	1,013,200	479,300	1,492,500			1,130,041C
2023	900,600	361,400	1,262,000			1,076,230C
2022	806,700	314,600	1,121,300			1,024,981C

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





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

Property Address: 5902 S RAY ST  
 Class: COMMERCIAL-VACANT Zoning: COM ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0% MAP #: 33

Owner's Name/Address: BOONE DOCKS INC  
 P O BOX 185  
 GLEN ARBOR MI 49636

2025 Est TCV 262,050

Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			Dirt Road	92.00	300.00	1.0000	0.0000	0 100*	0
			Gravel Road	2000	COMM	\$7.75/SQFT	27600	SqFt 7.75000 100	PARKING & SEWER-IRREG SHAPE
			Paved Road	* denotes lines that do not contribute to the total acreage calculation.					
			Storm Sewer	92	Actual	Front	Feet,	0.63	Total Acres
			Sidewalk	Total Est. Land Value =					213,900
			Water	Land Improvement Cost Estimates					
			Sewer	Description	Rate	Size	% Good	Cash Value	
			Electric	D/W/P: Asphalt Paving	2.71	35535	50	48,150	
			Gas	Total Estimated Land Improvements True Cash Value =				48,150	
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						

Tax Description  
 L367 P650/93 L431 P98/96 PRT GOVT LOT 4  
 BEG 363.0 FT N & 462 FT N 88 DEG 58' W OF  
 S 1/4 COR TH N 88 DEG 58' W 330 FT TH N  
 132 FT TH S 88 DEG 58' E 330 FT TH S 132  
 FT TO POB EXC PRT COM S 1/4 COR TH N 88  
 DEG 45'50"W 414 FT TO C/L ST HWY M-22 TH  
 ALG SD C/L N 1 DEG 07'40"W 363 FT FOR POB  
 TH N 88 DEG 45'50" W 133.74 FT TH N 1 DEG  
 07'40" W 60 FT TH S 88 DEG 45'50" E  
 133.74 FT TH ALG C/L S 1 DEG 07'40" E  
 60FT TO POB SEC 22 T29N R14W.

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	107,000	24,000	131,000			110,729C
2024	82,800	24,600	107,400			107,400S
2023	82,800	22,900	105,700			102,855C
2022	82,800	20,700	103,500			97,958C

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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.				
TURNER ROBERT L & BETH K	SMITH SPORTSMAN SHOP LLC	400,000	09/24/2003	WD	03-ARM'S LENGTH	766P12	DEED	100.0				
TURNER	TURNER	245,000	01/04/2000	WD	03-ARM'S LENGTH	533:565	PROPERTY TRANSFER	0.0				
FOSMORE	TURNER	115,000	05/09/1997	WD	03-ARM'S LENGTH	444:278	OTHER	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status				
5914 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST		Demolish		12/06/2024	PB24-0666	20%				
Owner's Name/Address		P.R.E. 0%		MAP #: 33								
SMITH SPORTSMAN SHOP LLC PO BOX 328 GLEN ARBOR MI 49636		2025 Est TCV 290,078 TCV/TFA: 97.47										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
L270 P927 L444 P278/97 L636 P742/02 L637 P437/02 L766 P12/03 PRT OF GOVT LOT 4 SEC 22 COM S 1/4 COR TH N 88 DEG 45'50" W 414.00 FT TO C/L ST HWY M-22 TH ALG SD C/L N 1 DEG 07'40" W 363.00 FT FOR POB TH N 88 DEG 45'50" W 133.74 FT TH N 1 DEG 07'40" W 60.00 FT TH S 88 DEG 45'50" E 133.74 FT TH ALG SD C/L S 1 DEG 07'40" E 60.00 FT TO POB SEC 22 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SPORTSMAN		Gravel Road		2000 COMM	\$14.50/SQFT	60.00	133.74	1.0000	0.0000	0	100*	0
SPORTSMAN		Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
SPORTSMAN		Storm Sewer		60 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		116,218		
SPORTSMAN		Sidewalk										
SPORTSMAN		Water										
SPORTSMAN		Sewer										
SPORTSMAN		Electric										
SPORTSMAN		Gas										
SPORTSMAN		Curb										
SPORTSMAN		Street Lights										
SPORTSMAN		Standard Utilities										
SPORTSMAN		Underground Utils.										
SPORTSMAN		Topography of Site										
SPORTSMAN		Level										
SPORTSMAN		Rolling										
SPORTSMAN		Low										
SPORTSMAN		High										
SPORTSMAN		Landscaped										
SPORTSMAN		Swamp										
SPORTSMAN		Wooded										
SPORTSMAN		Pond										
SPORTSMAN		Waterfront										
SPORTSMAN		Ravine										
SPORTSMAN		Wetland										
SPORTSMAN		Flood Plain										
SPORTSMAN		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
SPORTSMAN		When		2025	58,100	86,900	145,000			106,832C		
SPORTSMAN		What		2024	48,100	155,600	203,700			144,968C		
SPORTSMAN		TPC 12/18/2024 INSPECTED		2023	48,100	147,200	195,300			138,065C		
SPORTSMAN		TPC 11/02/2017 INSPECTED		2022	48,100	110,600	158,700			131,491C		
SPORTSMAN		TPC 12/01/2016 INSPECTED										



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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 2,976 Gross Bldg Area: 2,976 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Average Stories: 1 Story Height: 9 Perimeter: 228 Overall Building Height: 8		
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 97.15  (10) Heating system: Package Heating & Cooling Cost/SqFt: 18.12 100% Adjusted Square Foot Cost for Upper Floors = 115.27  Total Floor Area: 2,976 Base Cost New of Upper Floors = 343,044  Reproduction/Replacement Cost = 343,044 Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 185,244  Unit in Place Items Rate Quantity Arch %Good Depr.Cost WD TW 7.25 256 1.00 100 1,856 /C111/RESL 0.54 100 1.00 100 54  ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 280,731 Replacement Cost/Floor Area= 115.91 Est. TCV/Floor Area= 94.33 60 % Completed => Est. True Cash Value 2025 = 168,438	
Depr. Table : 2.5% Effective Age : 24 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 2976 Ave. Perimeter: 228 Has Elevators:						
1955 Year Built 1985 Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling						
8 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments: HOLDING TANKS, NO DRAINFIELD		* Sprinkler Info * Area: Type:						

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

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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.
THOMPSON STUART W & DOROT	THOMPSON STUART & DOROTHY	0	11/14/2019	QC	09-FAMILY	2019006877	PROPERTY TRANSFER	0.0
THOMPSON STUART & DOROTHY	THOMPSON STUART & DOROTHY	0	11/14/2019	QC	09-FAMILY	201906878	PROPERTY TRANSFER	0.0
THOMPSON STUART & DOROTHY	THOMPSON STUART & DOROTHY	0	11/14/2019	QC	09-FAMILY	2019006879	PROPERTY TRANSFER	0.0
WALKER	THOMPSON	125,000	10/10/1990	WD	03-ARM'S LENGTH	316:377	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5926 S RAY ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/10/2022	PM22-0673	100% FINIS
	P.R.E. 93% 04/26/2008		Electrical	07/28/2022	PE22-0551	100% FINIS
	MAP #: 33		GARAGE	07/14/2010	LU10-2190	100% FINIS
	2025 Est TCV 730,087 TCV/TFA: 237.12					

Owner's Name/Address	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
THOMPSON STUART & DOROTHY ETAL P O BOX 351 GLEN ARBOR MI 49636			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			B 100' @ 3500/	100.00	330.00	0.9329	0.9333	3500	100		304,741	
			B 100' @ 3500/	32.00	330.00	0.9329	0.9333	3500	50	SURPLUS: ZONING 100 FT	4	
			132 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =		353,499

Tax Description	Public Improvements	Land Improvement Cost Estimates				
L284 P13 L290 P966 L316 P377/90 L257 P908 PRT GOVT LOT 4 BEG 231 FT N OF & 462.0 FT N 88 DEG 58' W OF S 1/4 COR SEC 22 TH N 88 DEG 58' W 330 FT TH N 132.0 FT TH S 88 DEG 58' E 330 FT TH S 132 FT TO BEG SEC 22 T29N R14W 1 A.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size	% Good	Cash Value
	X Electric	D/W/P: Crushed Rock	2.20	1000	0	0
	X Gas	D/W/P: Patio Blocks	14.37	90	0	0
	X Curb	Wood Frame	21.64	248	50	2,683

Comments/Influences	Residential Local Cost Land Improvements	Description				
WHITE GULL INN		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
		Total Estimated Land Improvements True Cash Value =				5,183



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	176,700	188,300	365,000			158,611C
X Rolling	2024	101,000	190,100	291,100			153,842C
X Low	2023	80,800	177,300	258,100			146,517C
X High	2022	60,400	155,000	215,400			137,064C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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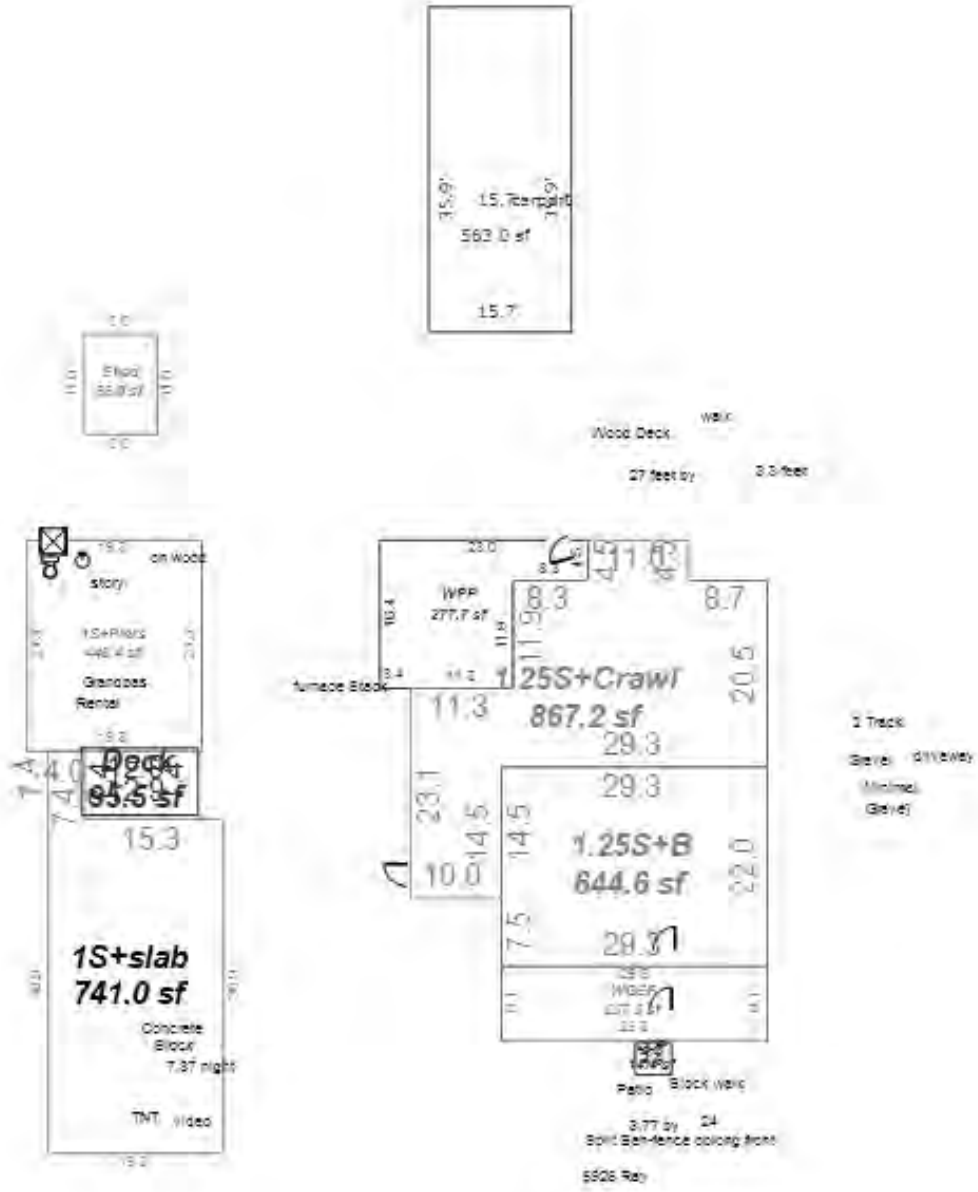
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/06/2010	INSPECTED	2024	101,000	190,100	291,100			153,842C
WAS	10/12/2007	INSPECTED	2023	80,800	177,300	258,100			146,517C
			2022	60,400	155,000	215,400			137,064C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 2 Wood Stove Direct-Vented Ga	Area 237 277 89	Type WGEP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1.25 STORY		X	Drywall	X	Paneled		Plaster Wood T&G											
Yr Built 1900	Remodeled 1988	Ex	X	Ord		Min												
Condition: Average		Size of Closets			Lg	X	Ord		Small									
Room List		Doors		Solid	X	H.C.												
	Basement 4 1st Floor 3 2nd Floor 5 Bedrooms	(5) Floors			Kitchen: Carpeted Other: Hardwood Other:													
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min													
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall															
X	Insulation	(7) Excavation			No. of Elec. Outlets Many X Ave. Few													
(2) Windows		(8) Basement			(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small		Basement: 644 S.F. Crawl: 867 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)									
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer			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									
(3) Roof		(10) Floor Support			Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed			Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1	2000 Gal Septic									
X	Asphalt Shingle	(15) Fireplaces			Chimney: Metal													
		(16) Porches/Decks			Local Cost Items GENERATOR													
		(17) Garage			Total Base New : 267,197 Total Depr Cost: 146,959 Estimated T.C.V: 279,221													
		Class: CD Effec. Age: 45 Floor Area: 1,889 Total Base New : 267,197 Total Depr Cost: 146,959 Estimated T.C.V: 279,221			E.C.F. X 1.900													
		Bsmnt Garage: Carport Area: 563 Roof: Aluminum			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Heat Pump Ground Area = 1511 SF Floor Area = 1889 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Mich Bsmnt. 644 1.25 Story Siding Crawl Space 867 Total: 210,811 118,772													
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,238 681 3 Fixture Bath 1 3,887 2,138 Water/Sewer 2000 Gal Septic 1 9,185 5,052 Water Well, 100 Feet 1 5,680 3,124 Porches WGEP (1 Story) 237 15,644 8,604 WPP 277 4,496 2,473 Deck Treated Wood 89 2,368 1,302 Built-Ins Appliance Allow. 1 1,947 1,071 Fireplaces Wood Stove 2 4,328 2,380 Carports Aluminum 563 7,612 4,187 Local Cost Items GENERATOR 1 1 1 *			Totals: 267,197 146,959													
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 95	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	Mobile Home													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
Town Home	(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls CD		Blt 1950				
Duplex	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			0 Amps Service		(11) Heating System: Forced Air w/ Ducts							
A-Frame	Building Style: 1 STORY	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Ground Area = 449 SF Floor Area = 449 SF.							
Yr Built 1950	Remodeled 0	Ex	Ord	Min	Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
Condition: Average		Lg	Ord	Small	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Room List	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			1 Story Siding Piers		449		Total: 53,721 29,547					
	(1) Exterior	Kitchen: Other: Other:		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,238 681					
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1 2 Fixture Bath Softener, Auto 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 95 2,448 1,346							
	Insulation	(7) Excavation		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			Built-Ins		Appliance Allow. 1 1,947 1,071							
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Notes: GRAMPAS		Totals: 59,354 32,645							
	Many Avg. Few	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:									
	(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												
	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support												
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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

Class: D		Construction Cost				
Floor Area: 741		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 741		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 10		Heat#1: Forced Air Furnace 100				
Bsmnt Wall Hght		Heat#2: Space Heaters, Gas with Fan 0%				
Depr. Table : 4%		Ave. SqFt/Story: 741				
Effective Age : 40		Ave. Perimeter: 127				
Physical %Good: 35		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
1988 Year Built		Perimeter:				
Remodeled		Type:				
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Low				

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 127  
 Overall Building Height: 8

Base Rate for Upper Floors = 65.04

(10) Heating system: Forced Air Furnace Cost/SqFt: 12.48 100%  
 Adjusted Square Foot Cost for Upper Floors = 77.52

Total Floor Area: 741 Base Cost New of Upper Floors = 57,443

Reproduction/Replacement Cost = 57,443  
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 20,105

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 30  
 Replacement Cost/Floor Area= 77.52 Est. TCV/Floor Area= 40.70

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONTINETAL EQUITIES INC	THE LEELANAU CENTER FOR E	1	02/18/1986	QC	09-FAMILY	261P52	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: N\A (	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LEELANAU CENTER FOR EDUCATION ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636	MAP #: 38					
	2025 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			VILLAGE AR >10 ACRES	50K/	0.12 Acres	50000	100	CNR	TRIANGLE	SHAPE	NON BLD
			0.12 Total Acres Total Est. Land Value = 6,000								

Tax Description	Public Improvements	* Factors *								
L261 P52 (THIS PARCEL LOCATED IN SECTION 23) PRT OF NW 1/4 SEC 23 COM N 1/4 COR TH S 01 DEG 01' 10" W 677.03 FT TH S 89 DEG 14' 15" W 697.02 FT FOR POB TH CONT S 89 DEG 14' 15" W 126.81 FT TH S 44 DEG 43' 29" E 117.42 FT TO C/L HWY M-22 TH N 27 DEG 25' 55" E 95.89 FT TO POB SEC 23 T29N R14W 0.12 A M/L.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		VILLAGE AR >10 ACRES	50K/	0.12 Acres	50000	100	CNR	TRIANGLE	SHAPE	NON BLD
		0.12 Total Acres Total Est. Land Value = 6,000								

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SCHOOL	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2023	0	0	0			0
		2022	0	0	0			0



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PSC	09/12/2024	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2023	0	0	0			0
			2022	0	0	0			0

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