

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNTINGTON NATIONAL BANK	GIETZEN GEORGIA & JEFFREY	405,000	07/31/2017	CD	11-FROM LENDING INSTITUT	1304P231	PROPERTY TRANSFER	100.0
KUHN MARIE L & SHERIFF RE	HUNTINGTON NATIONAL BANK	0	03/30/2015	SD	10-FORECLOSURE	1224P937	PROPERTY TRANSFER	100.0
PAQUETTE	KUHN	240,040	08/06/1996	WD	03-ARM'S LENGTH	428:87	OTHER	0.0
LEELANAU CENTER FOR EDUCA	PAQUETTE EDWARD J & MARTH	110,000	03/12/1992	WD	03-ARM'S LENGTH	338P004	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5221 S FACULTY ROW	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/02/2021	PM21-0553	100% FINIS
	P.R.E. 100% 08/02/2017		Electrical	06/08/2021	PE21-0359	100% FINIS
Owner's Name/Address	MAP #: 38		Res. Add/Alter/Repair	07/12/2018	PB18-0344	100% FINIS
GIETZEN GEORGIA & JEFFREY 5221 S FACULTY ROW GLEN ARBOR MI 49636	2025 Est TCV 1,331,543 TCV/TFA: 370.18		DECK/PORCH	04/10/2018	LU18-07	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
	Public Improvements		* Factors * 3.73 COMBINED WITH 020-20			
			Description	Frontage	Depth	Value
			A 100' @ 5000/	186.00	180.32	638,989
			186 Actual Front Feet, 0.77 Total Acres			638,989

Tax Description	X	Improved	Vacant	Description	Rate	Size % Good	Cash Value
L338 P4/92 L428 P878/96 PRT NE 1/4 OF NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH S 02 DEG 09' 35" W 1126.37 FT ALG N-S 1/4 LN SD SEC TO POB TH CONT S 02 09' 35" W 171.22 FT ALG N-S 1/4 LN SD SEC TH S 89 DEG 41' 53" W 290.25 FT TO POINT ON WLY BANK CRYSTAL RIVER TH N 21 DEG 39' 56" E 186.34 FT TH S 89 DEG 31' 52" E 94.83 FT TO POINT ON ELY BANK CRYSTAL RIVER TH N 89 DEG 54' 48" E 133.09 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 23 T29N R14W.	X	Dirt Road		Land Improvement Cost Estimates			
	X	Gravel Road		Description	Rate	Size % Good	Cash Value
	X	Paved Road		Wood Frame	32.53	80 50	1,301
	X	Storm Sewer		Residential Local Cost Land Improvements			
	X	Sidewalk		Description	Rate	Size % Good	Cash Value
	X	Water		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
	X	Sewer		Total Estimated Land Improvements True Cash Value =			6,301
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					




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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	319,500	346,300	665,800			318,118C
X Low	2024	140,600	316,600	457,200			308,553C
High	2023	102,200	295,000	397,200			293,860C
Landscaped	2022	55,000	261,600	316,600			279,867C
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X RIVER							
Who When What							
TPC 10/22/2018 INSPECTED							
TPC 08/02/2017 INSPECTED							
TPC 10/20/2016 INSPECTED							


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																															
X	Single Family 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: 2018 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: 497 % 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							1701	WPP 27 CCP (1 Story) 22 CPP 86 Treated Wood 356 Treated Wood																																																																																																																	
Building Style: 1 STORY		X	Drywall Paneled																																																																																																																											
Yr Built Remodeled 1970 199 2018		Trim & Decoration																																																																																																																												
Condition: Average		X	Ex	Ord	Min																																																																																																																									
Room List		Size of Closets																																																																																																																												
	Basement 9 1st Floor 2nd Floor 3 Bedrooms	X	Lg	Ord	Small	X	Central Air Wood Furnace																																																																																																																							
(1) Exterior		(5) Floors					(12) Electric																																																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Vinyl Other: Carpeted Other: Hardwood					200 Amps Service																																																																																																																							
X	Insulation	(6) Ceilings					No./Qual. of Fixtures																																																																																																																							
(2) Windows		X	Drywall				Ex. X Ord. Min																																																																																																																							
X	Many Avg. Few	X	Large Avg. Small				No. of Elec. Outlets																																																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation					Many X Ave. Few																																																																																																																							
X		Basement: 0 S.F. Crawl: 3597 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing																																																																																																																							
X		(8) Basement					1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																							
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(14) Water/Sewer																																																																																																																							
X		(9) Basement Finish					Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																							
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X		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																																																																																																												
Chimney: Brick																																																																																																																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1970 (11) Heating System: Radiant (in-floor), Air Conditioning Ground Area = 3597 SF Floor Area = 3597 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>3,597</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>501,379</td> <td>300,828</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Count</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,486</td> <td>892</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3</td> <td>14,035</td> <td>8,421</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>1,369</td> <td>821</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,899</td> <td>2,939</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,849</td> <td>3,509</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>CCP (1 Story)</td> <td>27</td> <td>911</td> <td>547</td> </tr> <tr> <td>WPP</td> <td>1701</td> <td>27,148</td> <td>16,289</td> </tr> <tr> <td>CPP</td> <td>22</td> <td>619</td> <td>371</td> </tr> <tr> <td colspan="4">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>86</td> <td>2,380</td> <td>1,428</td> </tr> <tr> <td>Treated Wood</td> <td>356</td> <td>6,088</td> <td>3,653</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>497</td> <td>27,131</td> <td>16,279</td> <td></td> <td></td> </tr> <tr> <td>Common Wall: 2 Wall</td> <td>1</td> <td>-5,409</td> <td>-3,245</td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>550</td> <td>330</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,786</td> <td>1,672</td> <td></td> <td></td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	3,597			Total:				501,379	300,828	Average Fixture(s)	Count	Cost	Depr. Cost	Average Fixture(s)	1	1,486	892	3 Fixture Bath	3	14,035	8,421	Separate Shower	1	1,369	821	Water/Sewer				1000 Gal Septic	1	4,899	2,939	Water Well, 100 Feet	1	5,849	3,509	Porches				CCP (1 Story)	27	911	547	WPP	1701	27,148	16,289	CPP	22	619	371	Deck				Treated Wood	86	2,380	1,428	Treated Wood	356	6,088	3,653	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)						Base Cost	497	27,131	16,279			Common Wall: 2 Wall	1	-5,409	-3,245			Door Opener	1	550	330			Built-Ins				Appliance Allow.	1	2,786	1,672		
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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 #: 37		2025 Est TCV 0					
Tax Description		Improved <input type="checkbox"/> X Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4120.4120 RESI					
L184 P400/76 L213 P991/79 L179 P675/75 L189 P126/77 L192 P660 L184 P283/76 L208 P635/79 NE 1/4 SEC 23 EXC PRT SW 1/4 OF NE 1/4 COM W 1/4 SEC COR TH S 87 DEG 45' E 3174 FT TO POB TH S 87 DEG 45' E 190 FT TH N 2 DEG 15' E 133 FT TH N 87 DEG 45' W 127 FT TH S 27 DEG 46' W 147.8 FT TO POB SEC 23 T29N R14W 159.75 A.		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value VILLAGE AR >10 ACRES 50K/ 159.75 Acres 50000 25 WETLANDS SIZE TOPOGRAPHY RVR 159.75 Total Acres Total Est. Land Value = 1,996,875					
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
		Topography of Site							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What		2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TPC 04/28/2017 INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		2023		0	0	0		0	
		2022		0	0	0		0	

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Property Address		Class: RESIDENTIAL-IMPRO	Zoning: NTL P	Building Permit(s)		Date	Number	Status					
5384 W CRYSTAL VIEW RD		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 100% 05/10/1994											
MUSIL JOAN K 5384 W CRYSTAL VIEW RD MAPLE CITY MI 49664		MAP #: 37		2025 Est TCV 542,294 TCV/TFA: 654.94									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
L214 P316 DC L409 P973/95 PRT SW 1/4 OF NE 1/4 COM W 1/4 SEC COR TH S 87 DEG 45' E 3174 FT TO POB TH S 87 DEG 45' E 190 FT TH N 2 DEG 15' E 133 FT TH N 87 DEG 45' W 127 FT TH S 27 DEG 46'W 147.8 FT TO POB SEC 23 T29N R14W .25 A.		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		A 100' @ 5000/	100.00	147.00	0.9036	0.7624	5000	100		344,472	
		Paved Road		A 100' @ 5000/	50.00	147.00	0.9036	0.7624	5000	50	SURPLUS: ZONING 100 FT		8
		Storm Sewer		150 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		430,590		
		Sidewalk		Land Improvement Cost Estimates									
		Water		Description			Rate	Size	% Good	Cash Value			
		Sewer		Residential Local Cost Land Improvements									
		Electric		Description			Rate	Size	% Good	Cash Value			
		Gas		LAND IMPROVEMENTS 25			2,500.00	1	100	2,500			
		Curb		Total Estimated Land Improvements True Cash Value =						2,500			
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2025	215,300	55,800	271,100			58,645C			
		Low		2024	94,700	51,200	145,900			56,882C			
		High		2023	81,800	47,700	129,500			54,174C			
		Landscaped		2022	60,900	42,000	102,900			51,595C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TPC	10/15/2015	INSPECTED									
		WAS	06/23/2007	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32	Type CGEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 45 Floor Area: 828 Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Bsmnt Garage:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:		
Yr Built 1940	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Carpport Area:		
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:		
Room List		Doors	Solid	X	H.C.	(12) Electric			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:		
5	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Tile Other: Carpeted Other:			60 Amps Service			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			Ex. X Ord. Min			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
X	Insulation	X	Tile	Many X Ave. Few			Many X Ave. Few			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
(2) Windows		(7) Excavation		(13) Plumbing			(13) Plumbing			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 828 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 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 Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer			(14) Water/Sewer			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
X	Double Hung Horiz. Slide Casement	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			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Lump Sum Items:			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Joists: Unsupported Len: Cntr.Sup:			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Joists: Unsupported Len: Cntr.Sup:			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Joists: Unsupported Len: Cntr.Sup:			Total Base New : 104,496 Total Depr Cost: 57,476 Estimated T.C.V: 109,204			E.C.F. X 1.900		Roof:	

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



Sketch by Apex Molding™

*** 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: REC (	Building Permit(s)		Date	Number	Status	
5233 S OLD HOMESTEAD RD		School: GLEN LAKE COMMUNITY SCH DIST		SIGN		09/12/2012	2012-2243	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Commercial, Add/Alter/Repa		09/03/2009	PB09-0209	100% FINIS		
LEELANAU CENTER FOR EDUCATION ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636		MAP #: 38		Electrical		06/14/2006	PE06-0310			
		2025 Est TCV 0 TCV/TFA: 0.00		Mechanical		06/14/2006	PM06-0339			
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	
				EXEMPT PARK LAND			18.600 Acres	10,000 100	186,000	
				18.60 Total Acres Total Est. Land Value = 186,000						
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	EXEMPT	EXEMPT			EXEMPT
					2024	EXEMPT	EXEMPT			EXEMPT
					2023	0	0			0
					2022	0	0			0



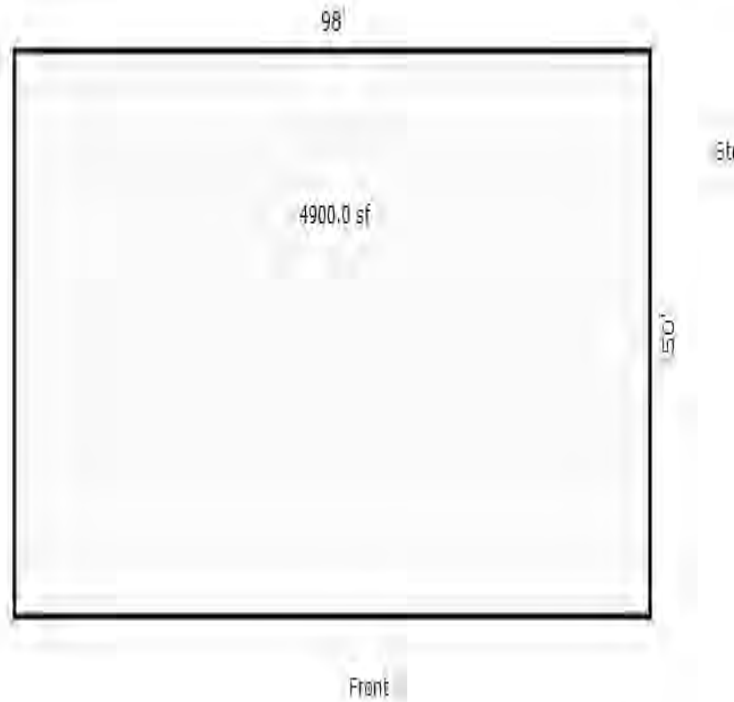
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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole		Class: D,Pole Quality: Average	
Floor Area: 4,900		Stories: 1 Story Height: 16 Perimeter: 296	
Gross Bldg Area: 4,900		Base Rate for Upper Floors = 26.78	
Stories Above Grd: 1		Adjusted Square Foot Cost for Upper Floors = 26.78	
Average Sty Hght : 16		Total Floor Area: 4,900	
Bsmnt Wall Hght		Base Cost New of Upper Floors = 131,222	
Depr. Table : 4%		Reproduction/Replacement Cost = 131,222	
Effective Age : 20		Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 44 /100/100/100/44.0	
Physical %Good: 44		Total Depreciated Cost = 57,738	
Func. %Good : 100		Unit in Place Items	
Economic %Good: 100		/CIMS/DOC/LOADLP Rate Quantity Arch %Good Depr. Cost	
1979 Year Built		17.55 156 1.00 100 2,738	
Remodeled		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 90,714	
Overall Bldg Height		Replacement Cost/Floor Area= 27.34 Est. TCV/Floor Area= 18.51	
Comments:		*** Basement Info ***	
Area #1: Type #1: Area #2: Type #2:		* Mezzanine Info *	
Area: Type: Average		* Sprinkler Info *	

(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:			(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								

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Recycling Bins

Sketch by Apex Media™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEELANAU CONSERVANCY	TOWNSHIP OF GLEN ARBOR	230,000	08/12/2003	WD	03-ARM'S LENGTH	755:615	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	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%					
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 38					
		2025 Est TCV 0				

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
			* Factors *						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Dirt Road			B 100' @ 3500/	700.00	388.93	0.6148	0.9724	3500 100	1,464,660
Gravel Road			700 Actual Front Feet, 6.25 Total Acres					Total Est. Land Value =	1,464,660

Tax Description

L652 P6/02 L755 P615/03 2002 SPLIT FROM 006-123-009-00 PRT OF NW 1/4 SEC 23 COM AT N 1/4 COR SD SEC TH S 01 DEG 01'10" W ALG N-S 1/4 LN 677.03 FT TH S 89 DEG 17'07" W 541.87 FT TO POB TH S 00 DEG 42'53" E 160.00 FT TH N 89 DEG 17'07" E 217.57 FT TH S 41 DEG 18'01" E 122.39 FT TH S 01 DEG 31'50" E (PREV REC AS S 00 DEG 22'08" E) 196.96 FT TH S 21 DEG 39'56" W 186.34 FT(TO N 1/8 LN SD SEC) TH S 88 DEG 28'10" W 695.61 FT M/L TO ELY R/W OF ST HW M-22 TH N 27 DEG 19'23" E ALG SD R/W 633.21 FT TH ALG SD R/W & ARC N 48 DEG 02'23" E 23" E 106.17 FT 2'53" E 14.11 FT



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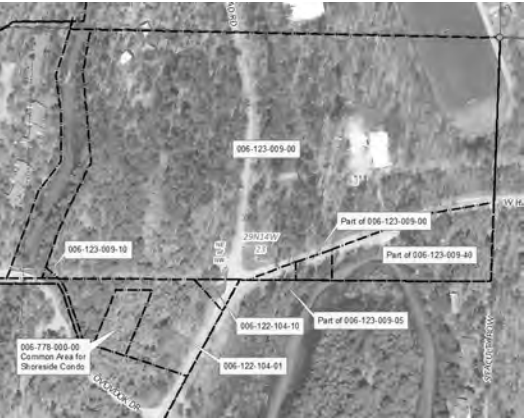
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEEELANAU SCHOOLS & LIBRAR		0	09/08/2010	OTH	33-TO BE DETERMINED	2010 1060-558	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: N\A (	Building Permit(s)	Date	Number	Status
OLD HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LEEELANAU SCHOOLS & LIBRARY FOUNDATI 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					
	Public Improvements			* Factors *					
				Description	Frontage	Depth	Rate %Adj. Reason	Value	
				A 100' @ 5000/	46.00	32.00	1.2143 0.5208	5000 100	145,447
				46 Actual Front Feet, 0.03 Total Acres				Total Est. Land Value =	145,447

Tax Description	Dirt Road			Land Improvement Cost Estimates				
L 263 P 17 . PRT OF NE 1/4 OF NW 1/4 COM N 1/4 COR TH S 0 DEG 27' E 460.60 FT TO C/L HWY M-22 TH S 0 DEG 59' 30" W 215.86 FT TH S 89 DEG 14' 15" W 1212.35 FT FOR POB TH S 89 DEG 14' 15" W 46.16 FT TH N 19 DEG 56' 20" E 32.5 FT TH S 49 DEG 31' 07" E 46.11 FT TO POB SEC 23 T29N R14W.	Gravel Road			Description	Rate	Size % Good	Cash Value	
	Paved Road			Wood Frame	29.11	1440 50	20,959	
	Storm Sewer			Total Estimated Land Improvements True Cash Value =				20,959
	Sidewalk							
	Water							
	Sewer							
	Electric							
	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
	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							



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Who	When	What
TPC	11/22/2019	INSPECTED
TPC	10/30/2009	INSPECTED
WAS	09/10/2007	DATA ENTER

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KARNER BARBARA R & ROBERT	KARNER BARBARA R & ROBERT	0	02/22/2010	WD	03-ARM'S LENGTH	1042P908	DEED	0.0
KARNER BARBARA R TRUST	KARNER BARBARA R & ROBERT	0	12/18/2009	QC	09-FAMILY	1035-928	DEED	0.0
KARNER ROBERT F & BARBARA	KARNER BARBARA R TRUST	0	01/27/2004	QC	09-FAMILY	787:167	OTHER	0.0
LEELANAU CTR FOR ED	KARNER	90,000	10/03/1991	WD	03-ARM'S LENGTH	330:507	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5229 S FACULTY ROW	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/01/2018	PM18-0087	100% FINIS
	P.R.E. 100% 05/10/1994		Carpport	04/27/2007	PB07-0101	
Owner's Name/Address	MAP #: 38		CARPORT	02/22/2007	07-2093	100% FINIS
KARNER BARBARA R & ROBERT F TR 1 OLD HOMESTEAD RD GLEN ARBOR MI 49636	2025 Est TCV 1,053,212 TCV/TFA: 639.08		MECHANICAL	10/09/2003	PM03-0760	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
L330 P507-508/91 L787 P167/04 PRT NE 1/4 OF NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH S 02 DEG 09' 35" W 826.59 FT ALG N-S 1/4 LN SD SEC TO POB TH CONT S 02 DEG 09' 35" W 149.89 FT ALG SD N-S 1/4 LN TH S 89 DEG 54' 48" W 234.77 FT TO POINT ON WLY BANK CRYSTAL RIVER TH N 00 DEG 22' 08" W 48.06 FT ALG WLY BANK CRYSTAL RIVER TH N 40 DEG 08' 19" W 122.39 FT ALG WLY BANK OF CRYSTAL RIVER TH N 87 DEG 32' 32" E 194.20 FT TO POINT ON ELY BANK OF CRYSTAL RIVER TH N 89 DEG 54' 48" E 125.61 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 23 T29N R14W.	X		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			A 100' @ 5000/	149.89	250.00	0.9038 0.8707	5000 100	
			150 Actual Front Feet, 0.86 Total Acres				Total Est. Land Value =	589,742

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
D/W/P: Asphalt Paving		3.12	200 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
Gas	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	294,900	231,700	526,600			144,390C
X Rolling	2024	129,700	212,000	341,700			140,049C
Low	2023	94,400	197,500	291,900			133,380C
High	2022	55,000	173,600	228,600			127,029C
Landscaped							
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X RIVER							

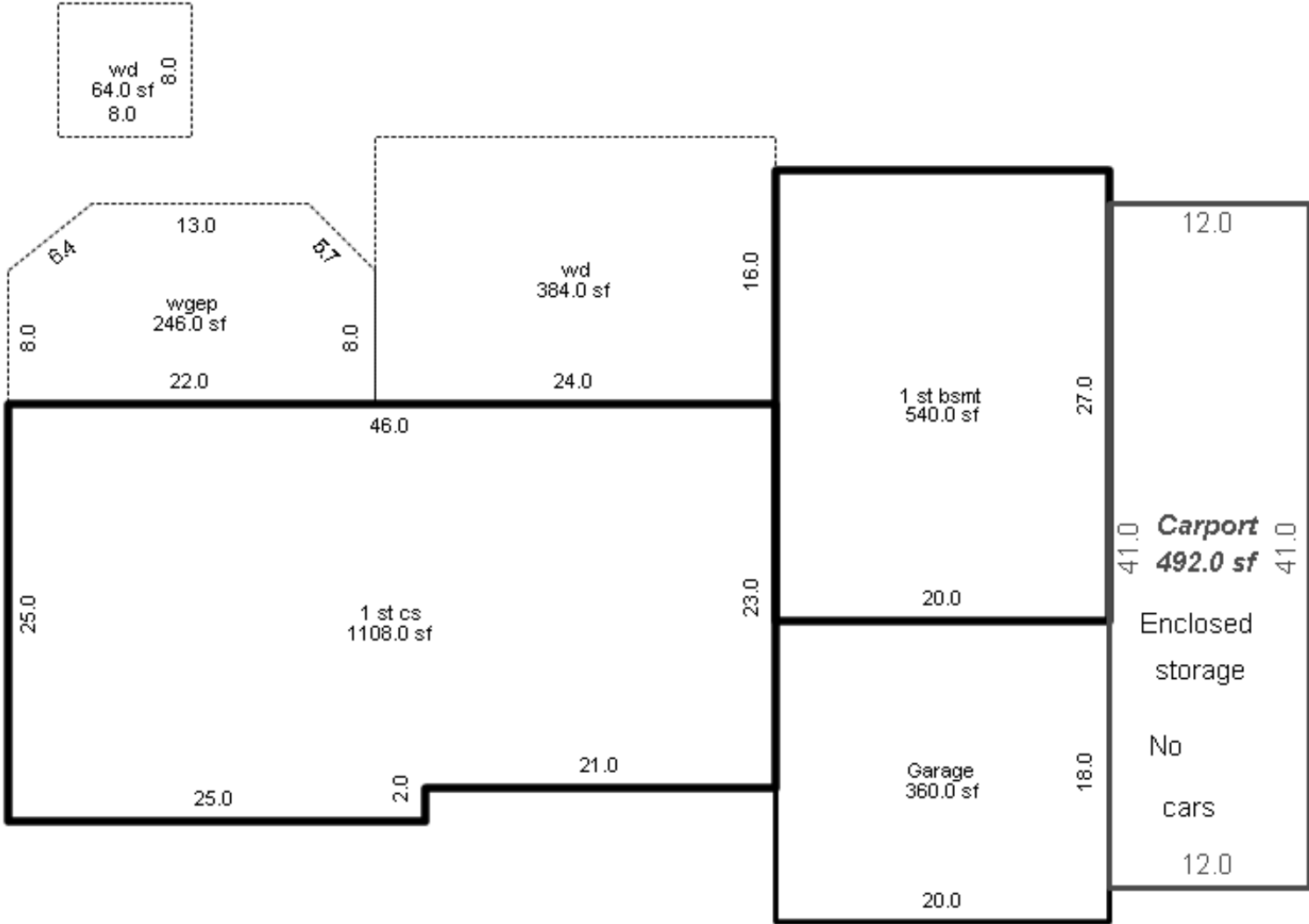


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 211 384 64	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																															
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																																																																																																																																																																																																																																																																									
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G																																																																																																																																																																																																																																																																																																																																																																																																									
Yr Built 1970		Remodeled 1991		Ex	X	Ord	Min																																																																																																																																																																																																																																																																																																																																																																																																						
Condition: Average		Size of Closets		Lg	X	Ord	Small																																																																																																																																																																																																																																																																																																																																																																																																						
Room List		Doors	Solid	X	H.C.																																																																																																																																																																																																																																																																																																																																																																																																								
7	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:																																																																																																																																																																																																																																																																																																																																																																																																									
(1) Exterior																																																																																																																																																																																																																																																																																																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																																																																																																																																																																																																																																																																																																																																																																									
X	Insulation	X	Drywall	No. of Elec. Outlets		Many	X	Ave.	Few																																																																																																																																																																																																																																																																																																																																																																																																				
(2) Windows		(7) Excavation		(13) Plumbing																																																																																																																																																																																																																																																																																																																																																																																																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 540 S.F. Crawl: 1108 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																																																																																																																																																																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer																																																																																																																																																																																																																																																																																																																																																																																																									
(3) Roof																																																																																																																																																																																																																																																																																																																																																																																																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																																																																																																																																																																																																																																						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																																																																																																																																																																																																																																																																																																																																									
Chimney: 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.		
HUESMANN L ROWELL REVOCAB		0	06/16/2009	QC	09-FAMILY	2009 1018-726Q	DEED	0.0		
HUESMANN L ROWELL REVOCAB		0	06/16/2009	QC	03-ARM'S LENGTH	2009 1018-704T	DEED	0.0		
HUESMANN L ROWELL REVOCAB		0	06/16/2009	QC	03-ARM'S LENGTH	2009 1018-706Q	DEED	0.0		
HUESMANN L ROWELL & ALICE	HUESMANN ROWELL L TRUST	0	08/18/2006	WD	03-ARM'S LENGTH	911/996, 997	REALTOR	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
5311 S FACULTY ROW		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		07/23/2021	PE21-0478	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Mechanical		04/14/2021	PM21-0276	100% FINIS		
HUESMANN L ROWELL REVOCABLE TRUST 5232 PHEASANT TRL ANN ARBOR MI 48105-9554		MAP #: 38		Plumbing		04/14/2021	PP21-0095	100% FINIS		
		2025 Est TCV 1,214,288 TCV/TFA: 655.66		Res. Add/Alter/Repair		04/08/2021	PB21-0104	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	
				A 100' @ 5000/	149.54	541.00	0.9043 1.0560	5000 100	714,031	
				150 Actual Front Feet, 1.86 Total Acres					Total Est. Land Value =	714,031
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				D/W/P: 3.5 Concrete	7.64	96	0	0		
				D/W/P: Asphalt Paving	3.64	1000	0	0		
				Wood Frame	37.16	100	50	1,858		
				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 =					6,858	
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	357,000	250,100	607,100		251,173C
		TPC 11/17/2021 INSPECTED			2024	157,100	228,800	385,900		243,621C
		TPC 05/10/2021 INSPECTED			2023	114,200	213,300	327,500		232,020C
		TPC 09/23/2015 INSPECTED			2022	55,000	187,300	242,300		220,972C

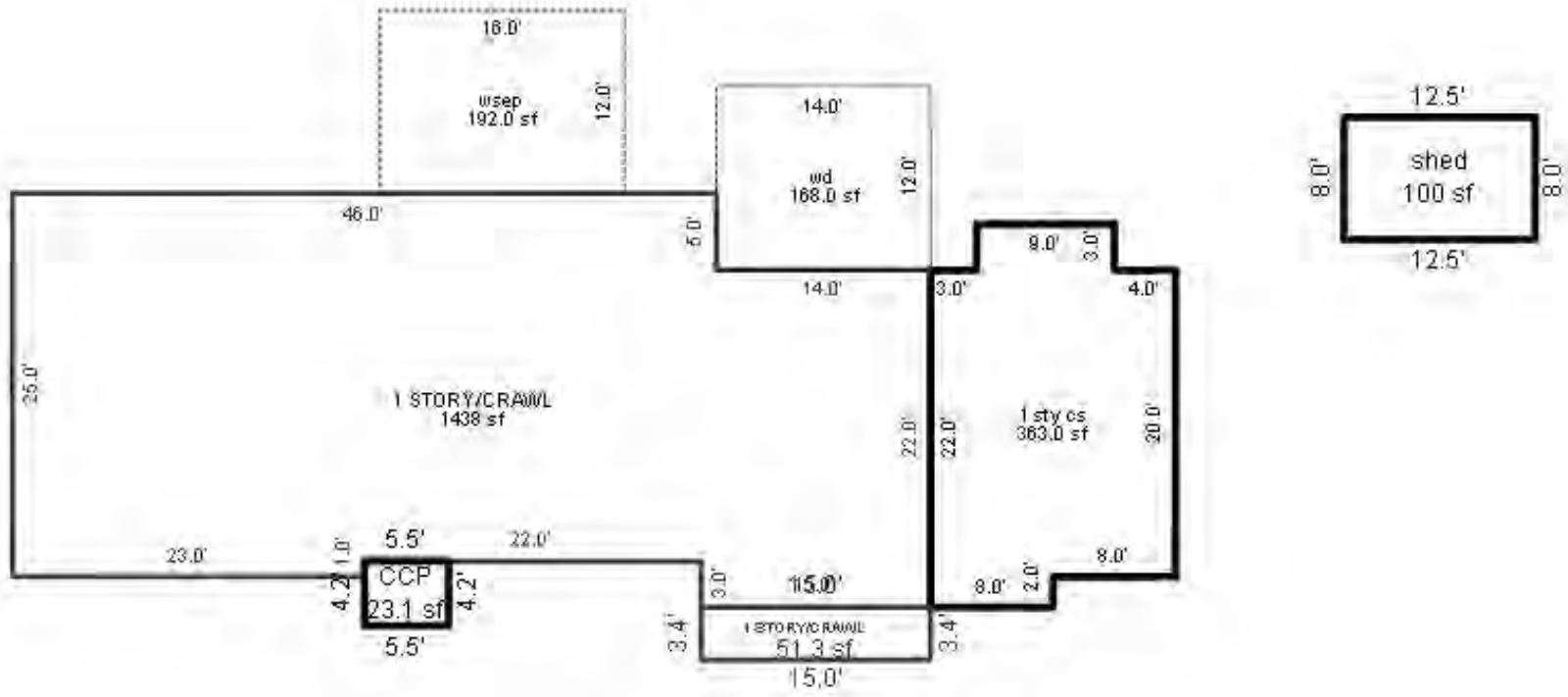


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							192 WSEP (1 Story) 23 CCP (1 Story) 168 Treated Wood				
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1852 SF Floor Area = 1852 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Class: BC Effec. Age: 25 Floor Area: 1,852 Total Base New : 346,246 Total Depr Cost: 259,684 Estimated T.C.V: 493,399			E.C.F. X 1.900		Cls BC Blt 1965	
Yr Built	Remodeled	Size of Closets		(12) Electric			No./Qual. of Fixtures			Building Areas						
1965	2002	Ex	X Ord	Min	150 Amps Service			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Lg X Ord Small		No. of Elec. Outlets			(13) Plumbing			1 Story Siding Crawl Space 1,438 1 Story Siding Crawl Space 363 1 Story Siding Crawl Space 51			Total: 289,181 216,885			
Room List		Doors Solid X H.C.		(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet						
Basement	5 1st Floor	(5) Floors		No. (13) Plumbing			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches WSEP (1 Story) CCP (1 Story)						
2nd Floor	3 Bedrooms	Kitchen: Carpeted Other: Carpeted Other:		Lump Sum Items:			Deck Treated Wood			Fireplaces Interior 1 Story						
(1) Exterior		(6) Ceilings					Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv: 493,399									
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall X Tile														
X	Insulation	(7) Excavation														
(2) Windows		Basement: 0 S.F. Crawl: 1852 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Many Avg. X Avg. Few	Large Avg. Small														
X	Wood Sash	(8) Basement														
X	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Vinyl Sash	(9) Basement Finish														
X	Double Hung															
X	Horiz. Slide															
X	Casement															
X	Double Glass Patio Doors Storms & Screens															
(3) Roof		(10) Floor Support														
X	Gable	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Hip															
X	Flat															
X	Asphalt Shingle															
Chimney: Metal																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GLEN RIVER HOLDINGS LLC	ZAMBON TRUST	1,265,000	07/03/2024	WD	03-ARM'S LENGTH	2024003417	PROPERTY TRANSFER	100.0				
GO WITH THE FLOW REALTY L	GLEN RIVER HOLDINGS LLC	845,000	04/15/2022	WD	03-ARM'S LENGTH	2022002442	PROPERTY TRANSFER	100.0				
GO WITH THE FLOW REALTY L	LEE RYAN C & RACHEL A	0	05/11/2020	QC	09-FAMILY	202002846	OTHER	0.0				
LEE RYAN C & RACHEL A	GO WITH THE FLOW REALTY L	1	05/11/2020	QC	09-FAMILY	2020002848	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5405 S FACULTY ROW		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/09/2009	PM09-0258					
Owner's Name/Address		P.R.E. 0%		ADDITION/ALTERATION		09/03/1997	1997-1589	100% FINIS				
ZAMBON TRUST 12994 VIA ESPERIA DEL MAR CA 92014		MAP #: 38		2025 Est TCV 1,095,736 TCV/TFA: 596.16								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L1360P350 ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 02°09'35" WEST, 460.06 FEET ALONG THE NORTH-SOUTH QUARTER LINE TO THE CENTERLINE OF STATE HIGHWAY M-22 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°09'35" WEST, 216.64 FEET; THENCE NORTH 89°37'19" WEST, 441.60 FEET; THENCE NORTH 00°26'49" EAST, 85.61 FEET TO THE CENTERLINE OF SAID HIGHWAY M-22;		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 5000/ 100.00 440.00 1.0000 1.0029 5000 100 501,431								
		Paved Road		100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 501,431								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	39.85	88	50	1,753				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVEMENTS 15	1,500.00	1	95	1,425				
		X Curb		Total Estimated Land Improvements True Cash Value = 3,178								
		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	250,700	297,200	547,900			547,900S		
		X Low		2024	110,300	237,000	347,300			316,050C		
		X High		2023	80,200	220,800	301,000			301,000S		
		X Landscaped		2022	55,000	196,100	251,100			222,480C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X RIVER										
		Who	When	What	2025	250,700	297,200	547,900		547,900S		
		TPC 05/31/2024	INSPECTED		2024	110,300	237,000	347,300		316,050C		
		TPC 03/21/2022	INSPECTED		2023	80,200	220,800	301,000		301,000S		
		TPC 01/10/2019	INSPECTED		2022	55,000	196,100	251,100		222,480C		

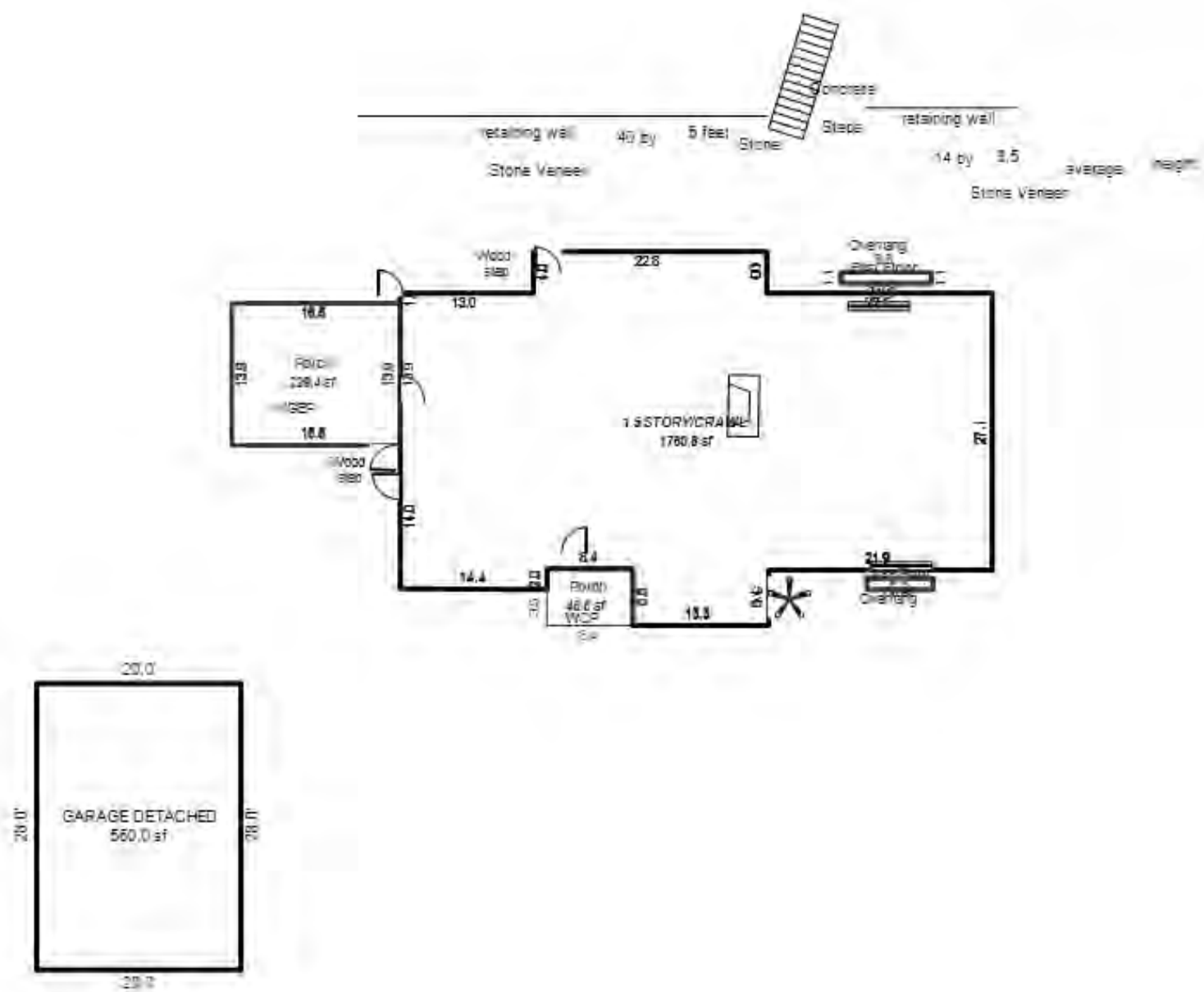


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ANDERSON WILLIAM C & VICK	ANDERSON WILLIAM C TRUST	0	08/22/2007	QC	09-FAMILY	953:994	OTHER	0.0				
ANDERSON WILLIAM C TRUST	ANDERSON WILLIAM C & VICK	0	08/21/2007	QC	03-ARM'S LENGTH	951/13	DEED	0.0				
ANDERSON WILLIAM C TRUST	ANDERSON WILLIAM C & VICK	0	08/17/2007	QC	09-FAMILY	951:13	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
5225 S FACULTY ROW		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		11/13/2003	PB03-0709					
Owner's Name/Address		P.R.E. 0%		PLUMBING		10/27/2003	PP03-0464					
ANDERSON WILLIAM C & VICKI TR PO BOX 1027 TRAVERSE CITY MI 49685-1027		MAP #: 38		ELECTRICAL		10/16/2003	PE03-0777					
		2025 Est TCV 1,265,868 TCV/TFA: 431.15										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L646 P825/02 L648 P763/02 PRT NE 1/4 OF NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH S 02 DEG 09'35" W 976.48 FT TO POB TH CONT ALG N-S 1/4 LN S 02 DEG 09'35" W 149.89 FT TH S 89 DEG 54' 48" W 133.09 FT TH S 89 DEG 31'52" W 95.08 FT TH N 00 DEG 22'08" W 148.90 FT TH N 89 DEG 54'48" E 234.77 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT UND 1/2 INT - WILLIAM C ANDERSON TRUST UND 1/2 INT - VICKI A ANDERSON TRUST SEC 23 T29N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 5000/	100.00	228.00	0.9051	0.8509	5000	100		385,066
		Paved Road		A 100' @ 5000/	49.00	228.00	0.9051	0.8509	5000	50	SURPLUS: ZOINING	100 ft
		Storm Sewer		149 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 479,407								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description		Rate	Size	% Good	Cash Value			
		Sewer		Retaining Wall: Block, 6 in.		21.16	200	50	2,116			
		Electric		Retaining Wall: Block, 6 in.		21.16	49	50	518			
		Gas		Residential Local Cost Land Improvements								
		Curb		Description		Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVEMENTS 5		5,000.00	1	100	5,000			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 7,634								
		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	239,700	393,200	632,900			166,983C	
		TPC 06/20/2018 INSPECTED		2024	126,200	359,600	485,800			161,963C		
		TPC 09/23/2015 INSPECTED		2023	91,800	335,000	426,800			154,251C		
		WAS 02/08/2008 INSPECTED		2022	55,000	294,200	349,200			146,906C		


*** 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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 732 % Good: 0 Storage Area: 0 No Conc. Floor: 0	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	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)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Class: BC Effec. Age: 25 Floor Area: 274 Total Base New : 80,191 Total Depr Cost: 60,142 Estimated T.C.V: 114,270	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:							
	Mobile Home																																							0	0	(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex

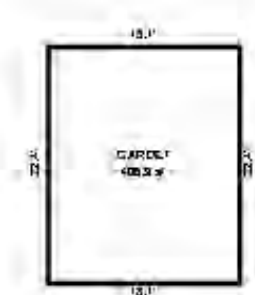
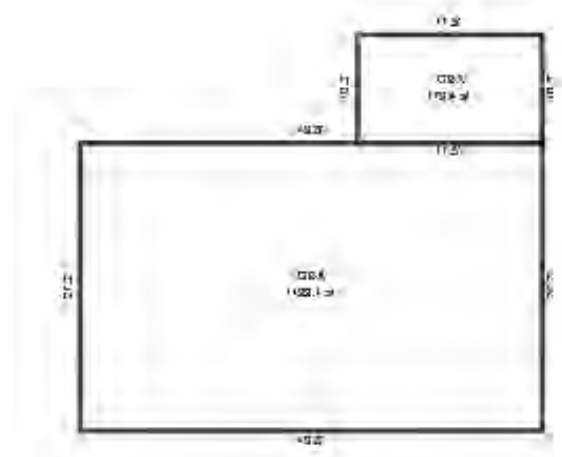
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BOOTH CHARLES E III & EMI	THE MILL GLEN ARBOR LLC	420,000	08/31/2021	WD	03-ARM'S LENGTH	2021007151	PROPERTY TRANSFER	100.0		
BRAMMER LAWRENCE F TR & L	BOOTH CHARLES E III & EMI	400,000	06/17/2020	WD	03-ARM'S LENGTH	2020003918	PROPERTY TRANSFER	100.0		
KUYKENDALL AKA LINDWEDEL	LINDWEDEL CHARLENE L TRUS	0	07/30/2013	QC	09-FAMILY	1176P931	PROPERTY TRANSFER	0.0		
BRAMMER LAWRENCE F & BEVE	BRAMMER LAWRENCE F TRUST	1	12/13/2012	QC	09-FAMILY	1147P571	PROPERTY TRANSFER	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: RECRE	Building Permit(s)		Date	Number	Status	
5454 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		11/15/2021	PE21-0818	100% FINIS		
Owner's Name/Address		P.R.E. 0%		COMMERCIAL ADD/ALT		09/16/2021	RZ21-32	100% FINIS		
MILL GLEN ARBOR LLC THE 129 E FRONT ST SUITE 200 TRAVERSE CITY MI 49684		MAP #: 38		ZONING		10/31/2020	RZ20-01	100% FINIS		
		2025 Est TCV 381,257 TCV/TFA: 365.19								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
		Public Improvements		* Factors *		338' X 347.964				
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				2000 COMM	\$3.75/PSF	30000	SqFt	3.75000	100 RIVER RUNS THROUGH	112,50
				2000 COMM	\$1.30/SQFT	87612	SqFt	1.30000	100 RIVER RUNS THROUGH	113,89
				2.70 Total Acres		Total Est. Land Value =		226,396		
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				D/W/P: Crushed Rock	2.20	4500	50	4,950		
				D/W/P: 3.5 Concrete	6.21	138	50	428		
				Total Estimated Land Improvements		True Cash Value =		5,378		
DC 312/138 L312 P139/90 LAND IN SW 1/4 OF NW 1/4 COM AT W 1/4 POST TH N 89 DEG 49' 20" E ALG E-W 1/4 LN & C/L BAY LANE 619.88 FT TO C/L ST HWY M-22 TH N 34 DEG 46' E 231.10 FT TO POB TH CONT N 34 DEG 46' E ALG M-22 C/L 465.34 FT TH N 55 DEG 00' W 97.86 FT TO MAIN CENTER THREAD OF CRYSTAL RIVER ALG SD MAIN CENTER THREAD S 41 DEG 20' W 193.61 FT N 55 DEG 00' W 95.0 FT TH N 15DEG 00' W 155.0 FT TH S 35 DEG 00' W 476 FT TH S 69 DEG 00' E 338.0 FT TO POB SEC 23 T29N R14W.		X	Dirt Road							
		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
Comments/Influences		Topography of Site								
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
X	Wetland									
X	Flood Plain									
X	RIVER									
		Who	When	What	2025	113,200	77,400	190,600		147,198C
		TPC 12/09/2022 INSPECTED			2024	99,800	63,500	163,300		142,773C
		TPC 09/07/2022 INSPECTED			2023	99,800	48,800	148,600		135,975C
		TPC 11/17/2021 INSPECTED			2022	73,500	56,000	129,500		129,500S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1934 Car Capacity: 2.5 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 406 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							72	CGEP (1 Story)				
Building Style: 1.5 STORY		Drywall	Plaster	Central Air Wood Furnace			(12) Electric		Class: CD Effec. Age: 40 Floor Area: 1,044 Total Base New : 209,359 Total Depr Cost: 87,931 Estimated T.C.V: 149,483		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1934	Remodeled 2022	X	Paneled	Wood T&G	100 Amps Service			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls CD		Blt 1934			
Condition: Average		Trim & Decoration	Ex	X	Ord	Min	No. of Elec. Outlets		Ground Area = 728 SF Floor Area = 1044 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/70/100/100/42		Building Areas						
Room List	Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Basement 632							
Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors	Kitchen: Other: Carpeted 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 Story Siding Basement 96		Total: 125,798		52,834					
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,238 520		2 Fixture Bath 1 2,614 1,098			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	No. of Elec. Outlets			Water/Sewer			Water/Sewer		1000 Gal Septic 1 4,582 1,924		Water Well, 100 Feet 1 5,680 2,386			
X	Insulation	(7) Excavation	Basement: 728 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Porches		CGEP (1 Story) 72 5,423 2,278		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 406 15,635 6,567		
(2) Windows	Many Avg. X Large Avg. X Small	(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1193 34,609 14,536		Built-Ins		Appliance Allow. 1 1,947 818		Fireplaces		Interior 2 Story 2 11,833 4,970	
X	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: 209,359		87,931		ECF (2201 COMMERCIAL) 1.700 => TCY: 149,483			
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:					

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHEFFERT LARY L & LISA S	GLEN ARBOR HOME TRUST	0	02/24/2022	QC	09-FAMILY	2022001481	PROPERTY TRANSFER	0.0
GRETZEMA TERRY J & LINDA	SHEFFERT LARY L & LISA S	829,000	07/03/2019	WD	03-ARM'S LENGTH	1365P714	PROPERTY TRANSFER	100.0
BRAMMER	GRETZEMA	140,000	01/07/2000	WD	03-ARM'S LENGTH	533:539	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5972 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		ACCESSORY BLDG	05/22/2021	LU21-17	EXPIRED
Owner's Name/Address	P.R.E. 0% Cond. 1st		Mechanical	04/01/2016	PM16-0199	100% FINIS
GLEN ARBOR HOME TRUST 1021 GREENBANKS DR MOUNT PLEASANT MI 48858	MAP #: 38		Extra Inspection Fees	12/29/2005	PB05-0323	100% FINIS
	2025 Est TCV 1,379,683 TCV/TFA: 481.73		Plumbing	07/22/2005	PP05-0263	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	264.00	0.8823	0.8826	3500	100 272,569
B 100' @ 3500/	65.00	264.00	0.8823	0.8826	3500	50 SURPLUS: ZONING 100 FT 8
165 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =		361,153	

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Fencing: Vnyl, 2 Rail	19.96	40	50	399	
D/W/P: Asphalt Paving	3.96	1248	0	0	
D/W/P: 3.5 Concrete	8.29	155	0	0	

Comments/Influences		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 =			7,899		

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	180,600	509,200	689,800			455,770C
X Rolling		2024	103,200	465,600	568,800			442,066C
X Low		2023	82,500	433,800	516,300			421,016C
X High		2022	55,600	380,900	436,500			400,968C



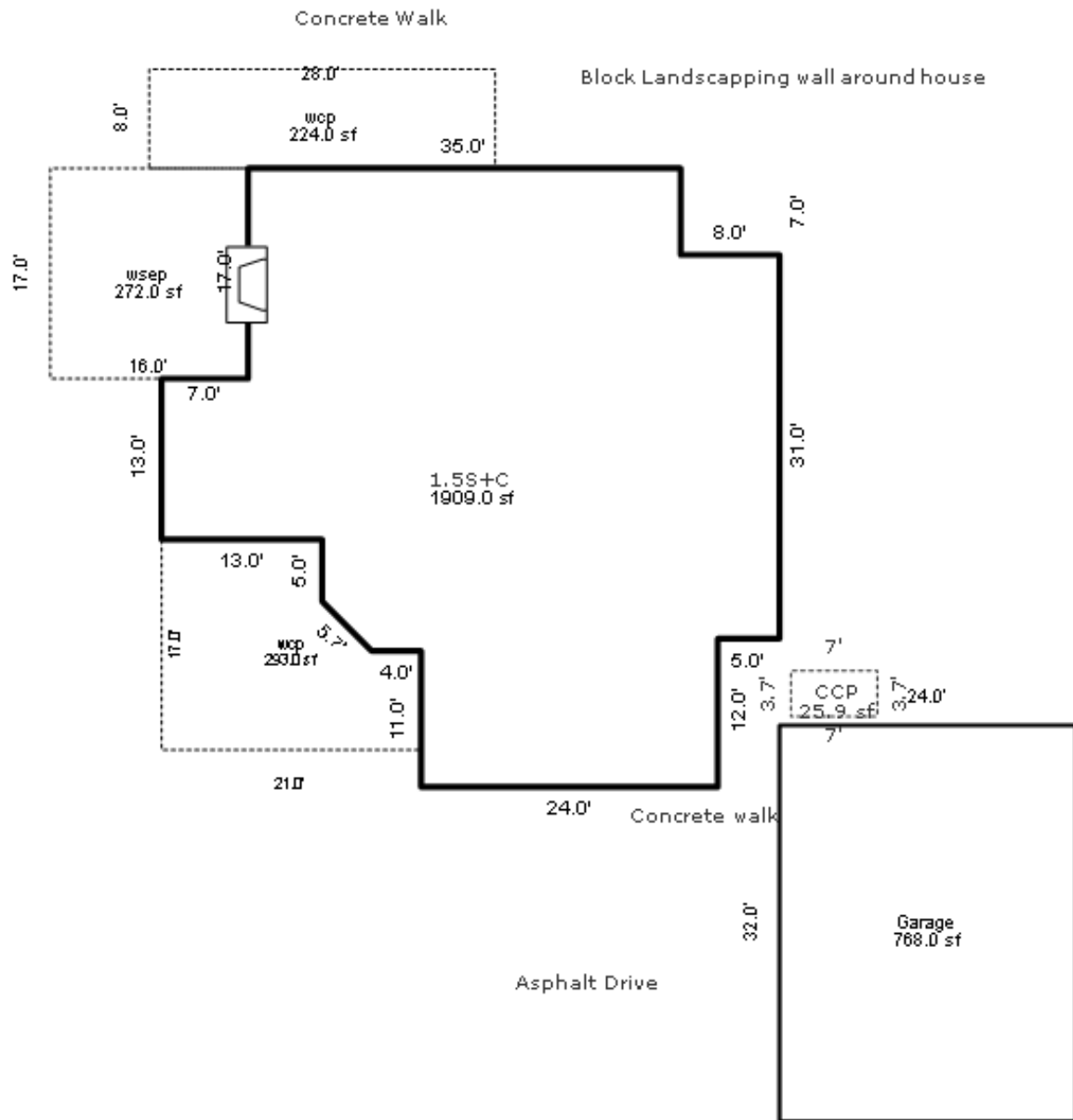
The Equalizer. Copyright (c) 1999 - 2009.
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County of Leelanau, Michigan

Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/17/2021	INSPECTED		2024	103,200	465,600	568,800			442,066C
TPC	06/20/2018	INSPECTED		2023	82,500	433,800	516,300			421,016C
TPC	12/22/2016	INSPECTED		2022	55,600	380,900	436,500			400,968C

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

Building Type		(3) Roof (cont.)		(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 224 WCP (1 Story) 272 WSEP (1 Story) 293 WCP (1 Story) 25 CPP	Type	Year Built: 2004 Car Capacity: 2.5 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: 768 % Good: 0 Storage Area: 576 No Conc. Floor: 0																																																																																																					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																	
Building Style: 1.5 STORY		Trim & Decoration																																																																																																																				
Yr Built 2004	Remodeled 0	Ex	X Ord		Min																																																																																																																	
Condition: Average		Size of Closets																																																																																																																				
Room List		Doors		Solid	X	H.C.																																																																																																																
	Basement 3 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors																																																																																																																				
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:			(12) Electric																																																																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			200 Amps Service																																																																																																																	
X	Insulation	X	Drywall				No./Qual. of Fixtures																																																																																																															
(2) Windows		(7) Excavation																																																																																																																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1909 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets																																																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Many X Ave. Few																																																																																																																	
(3) Roof		(9) Basement Finish			(13) Plumbing																																																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer																																																																																																																	
Chimney: Metal		Joists: 2X Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2004</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1909 SF Floor Area = 2864 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,909</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>492,664</td> <td>403,985</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>3,337</td> <td>2,736</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>10,527</td> <td>8,632</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>6,158</td> <td>5,050</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,593</td> <td>5,406</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>224</td> <td>12,683</td> <td>10,400</td> </tr> <tr> <td>WSEP (1 Story)</td> <td>272</td> <td>19,157</td> <td>15,709</td> </tr> <tr> <td>WCP (1 Story)</td> <td>293</td> <td>14,712</td> <td>12,064</td> </tr> <tr> <td>CPP</td> <td>25</td> <td>881</td> <td>722</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>768</td> <td>55,488</td> <td>45,500</td> </tr> <tr> <td>Storage Over Garage</td> <td>576</td> <td>12,563</td> <td>10,302</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,541</td> <td>1,264</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>6,897</td> <td>5,656</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Prefab 2 Story</td> <td>1</td> <td>5,470</td> <td>4,485</td> </tr> <tr> <td colspan="4">Totals:</td> <td>648,671</td> <td>531,911</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,909			Total:				492,664	403,985	Plumbing	Average Fixture(s)	Cost	Depr.	Average Fixture(s)	1	3,337	2,736	3 Fixture Bath	1	10,527	8,632	Water/Sewer				1000 Gal Septic	1	6,158	5,050	Water Well, 100 Feet	1	6,593	5,406	Porches				WCP (1 Story)	224	12,683	10,400	WSEP (1 Story)	272	19,157	15,709	WCP (1 Story)	293	14,712	12,064	CPP	25	881	722	Garages				Class: B Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	768	55,488	45,500	Storage Over Garage	576	12,563	10,302	Door Opener	2	1,541	1,264	Built-Ins				Appliance Allow.	1	6,897	5,656	Fireplaces				Prefab 2 Story	1	5,470	4,485	Totals:				648,671	531,911
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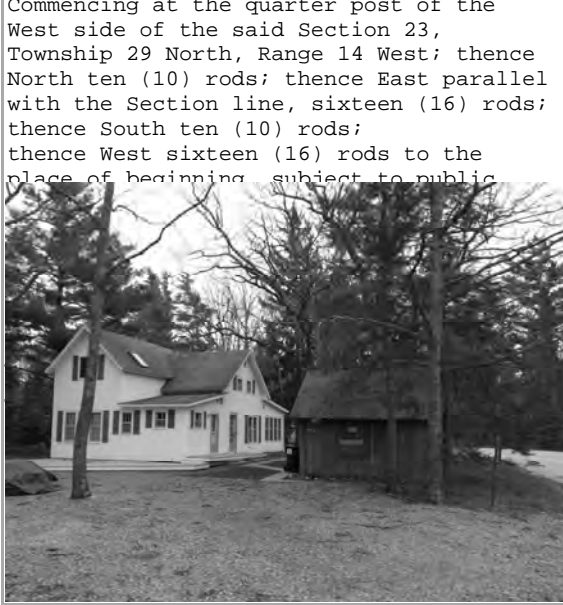
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ENSRUD NATHALIE K TRUST	ENSRUD EARL R REVOCABLE T	0	07/09/2013	QC	03-ARM'S LENGTH	1172P100	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5938 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/30/2022	PE22-0636	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	07/15/2020	PP20-0178	100% FINIS
ENSRUD EARL R REVOCABLE TRUST 7500 YORK AVE SOUTH APT 331 MINNEAPOLIS MN 55435	MAP #: 38					
	2025 Est TCV 414,081 TCV/TFA: 279.41					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI																																																		
L1172P100 A part of the Southwest Quarter of the Northwest Quarter of Section Twenty-three (23), Township Twenty-nine (29) North, Range Fourteen (14) West, more fully described as follows: Commencing at the quarter post of the West side of the said Section 23, Township 29 North, Range 14 West; thence North ten (10) rods; thence East parallel with the Section line, sixteen (16) rods; thence South ten (10) rods; thence West sixteen (16) rods to the place of beginning, subject to public	X		<table border="1"> <thead> <tr> <th colspan="8">* Factors *</th> </tr> <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>C 100' @ 2000/</td> <td>100.00</td> <td>313.38</td> <td>0.9210</td> <td>0.9213</td> <td>2000</td> <td>100</td> <td></td> <td>169,696</td> </tr> <tr> <td>C 100' @ 2000/</td> <td>39.00</td> <td>313.38</td> <td>0.9210</td> <td>0.9213</td> <td>2000</td> <td>50</td> <td>SURPLUS: ZONING 100 FT</td> <td>3</td> </tr> <tr> <td colspan="8">139 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =</td> <td>202,787</td> </tr> </tbody> </table>							* Factors *								Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C 100' @ 2000/	100.00	313.38	0.9210	0.9213	2000	100		169,696	C 100' @ 2000/	39.00	313.38	0.9210	0.9213	2000	50	SURPLUS: ZONING 100 FT	3	139 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								202,787
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Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
L1172P100 A part of the Southwest Quarter of the Northwest Quarter of Section Twenty-three (23), Township Twenty-nine (29) North, Range Fourteen (14) West, more fully described as follows: Commencing at the quarter post of the West side of the said Section 23, Township 29 North, Range 14 West; thence North ten (10) rods; thence East parallel with the Section line, sixteen (16) rods; thence South ten (10) rods; thence West sixteen (16) rods to the place of beginning, subject to public	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size	% Good	Cash Value
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 3.5 Concrete	6.63	140	0	0
	X		Wood Frame	25.00	196	50	2,450
	X		Wood Frame	34.63	68	50	1,177

Tax Description	X	Topography of Site	Residential Local Cost Land Improvements				
L1172P100 A part of the Southwest Quarter of the Northwest Quarter of Section Twenty-three (23), Township Twenty-nine (29) North, Range Fourteen (14) West, more fully described as follows: Commencing at the quarter post of the West side of the said Section 23, Township 29 North, Range 14 West; thence North ten (10) rods; thence East parallel with the Section line, sixteen (16) rods; thence South ten (10) rods; thence West sixteen (16) rods to the place of beginning, subject to public	X	Level Rolling Low High Landscaped Swamp	Description	Rate	Size	% Good	Cash Value
	X	Wooded Pond Waterfront Ravine Wetland Flood Plain	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
	X		Total Estimated Land Improvements True Cash Value = 5,127				



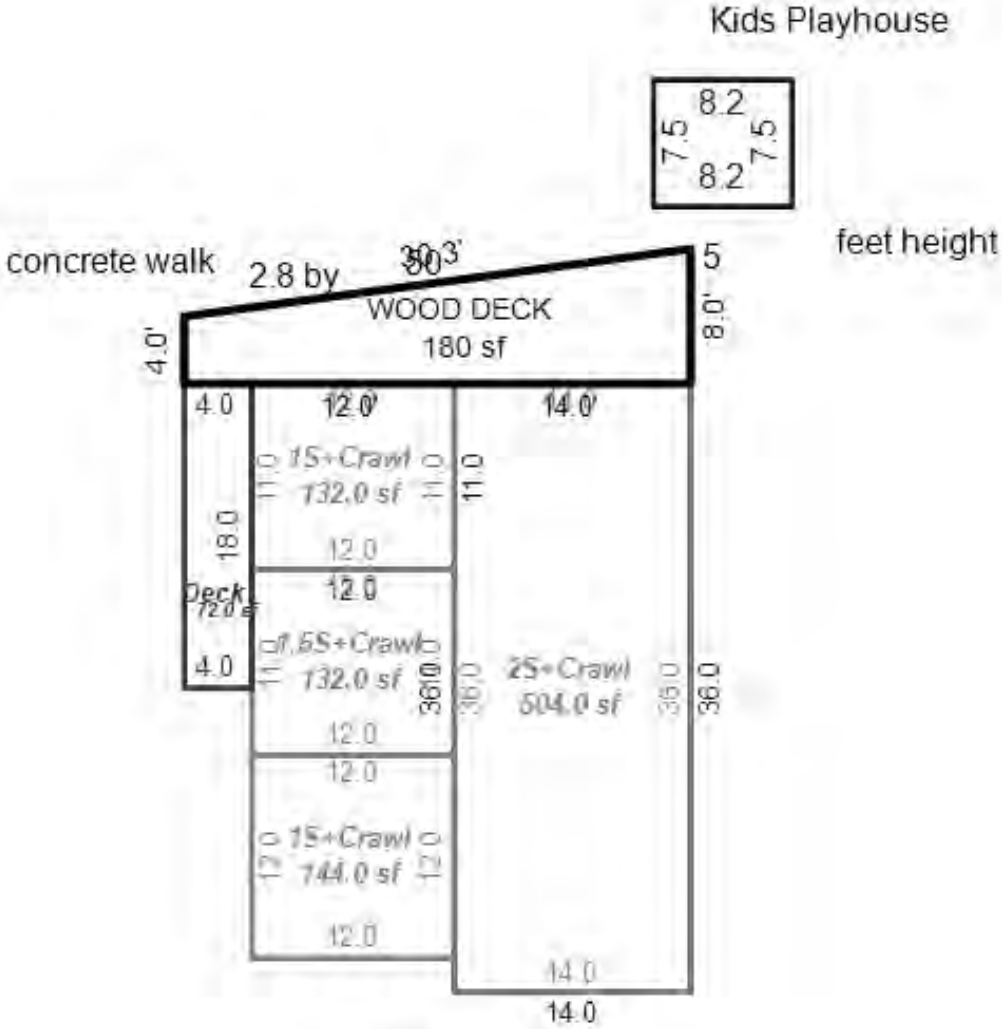
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	101,400	105,600	207,000			94,230C
2024	71,000	96,800	167,800			91,397C
2023	55,800	90,100	145,900			87,045C
2022	53,300	79,200	132,500			82,900C

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

Building Type		(3) Roof (cont.)		(11) Heating/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 72 180	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: 40 Floor Area: 1,482 Total Base New : 200,944 Total Depr Cost: 108,509 Estimated T.C.V: 206,167			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1.75 STORY		X	Drywall Paneled												X	Plaster Wood T&G	Trim & Decoration					
Yr Built 1910	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Central Air Wood Furnace			No. of Elec. Outlets										
Condition: Average		Lg	X	Ord	Small	(12) Electric																
Room List		Doors	Solid	X	H.C.	100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Electric Baseboard Ground Area = 912 SF Floor Area = 1482 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/90/100/100/54			Cls C -5 Blt 1910										
Basement 5 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Slate/Stone Other: Tile Other:			No./Qual. of Fixtures																
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster Tile	Many			X	Ave.	Few	2 Story			Siding	Crawl Space		504						
X	Insulation	(7) Excavation		1			Average Fixture(s)			1.5 Story			Siding	Crawl Space		132						
(2) Windows		Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding	Crawl Space		144						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1000 Gal Septic Water Well, 100 Feet			1 Story			Siding	Crawl Space		132						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,486		802	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water Public Sewer Water Well			Deck			Treated Wood		72		2,155		1,164			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1		2,786		1,504		
X	Asphalt Shingle	Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			Interior 2 Story			1		6,694		3,615					
Chimney: Brick							Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:			Totals:		200,944		108,509		206,167						

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5938 west Bay Lane

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEUNING JAY TRUST	STEWART VICKI L LIVING TR	150,000	05/17/2005	WD	03-ARM'S LENGTH	854:855	OTHER	100.0
KEUNING	KEUNING	0	07/15/1994	WD	09-FAMILY	368:562	OTHER	0.0
NETHERTON	KEUNING	25,000	08/13/1993	WD	03-ARM'S LENGTH	368:562	OTHER	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					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 40					
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STEWART VICKI L LIVING TRUST 211 S ROSE ST KALAMAZOO MI 49007	2025 Est TCV 89,435					
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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/	100.00	307.57	1.1613	0.9170	800	100		85,192
E 200' @ 800/	9.96	307.57	1.1613	0.9170	800	50	SURPLUS: ZONING 100 FT	
110 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								89,435

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Topography of Site	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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PT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 COR SD SEC 23 TH SEC S 01 DEG 21'30" W 350.3 FT TO POB TH S 47 DEG 09'25" E 228.51 FT TO C/L HARBOR HWY (A/K/A HWY M-22) TH ALG SD C/L S 42 DEG 55'00" W 109.96 FT TH N 47 DEG 05'51" W 130.84 FT TH N 01 DEG 21'30" E TO POB SEC 23 T29N R14W 0.77 A M/L											
--	--	--	--	--	--	--	--	--	--	--	--

FORMERLY DESCRIPTION COMBINED WITH 122-040-11 L342 P558/92 L368 P562/93 L389 P562/94 L854 P855/05 PRT NE 1/4 OF SE 1/4 SEC 22 & PRT NW 1/4 OF SW 1/4 SEC 23 COM E 1/4 COR SD SEC 22 TH ALG E LN SD SEC S											
--	--	--	--	--	--	--	--	--	--	--	--



Glen Arbor Township
 FT TO POB TH CONT
 0" W 38.01 FT TH
 1 FT TO C/L ST
 42 DEG 55' 00" W
 ' 51" W 264.45 FT
 .23 FT TH S 88
 POB .77 A M/L.

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	TPC	04/30/2021	INSPECTED	2024	44,700	0	44,700			16,345C
	TPC	10/27/2018	INSPECTED	2023	75,200	0	75,200			29,125C
	TPC	10/26/2017	INSPECTED	2022	38,700	0	38,700			27,739C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JACKSON KENNETH	JACKSON PAULETTE M	1	10/09/2018	QC	09-FAMILY	1342P767	DEED	0.0				
KEUNING JAY A TRUST	JACKSON KENNETH & POLLY M	118,500	10/08/2004	WD	03-ARM'S LENGTH	827:459	OTHER	100.0				
KEUNING	KEUNING	0	07/15/1994	WD	03-ARM'S LENGTH	389:564	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5572 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Garage Attached		04/24/2018	PB18-0182	100% FINIS				
Owner's Name/Address		P.R.E. 100% 10/29/2018		Electrical		04/19/2018	PE18-0189	100% FINIS				
JACKSON PAULETTE M PO BOX 366 GLEN ARBOR MI 49636		MAP #: 40		GARAGE		04/18/2018	LU18-08	100% FINIS				
		2025 Est TCV 791,578 TCV/TFA: 517.71		Res. Add/Alter/Repair		07/30/2013	PB13-0243	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L389 P564/94 L827 P459/04 PRT NW 1/4 OF SW 1/4 SEC 23 COM AT W 1/4 COR SD SEC TH ALG W LN SD SEC S 01 DEG 21' 30" W 201.48 FT TO POB TH CONT S 01 DEG 21' 30" W 147.98 FT TH S 47 DEG 09' 25" E 228.51 FT TO C/L ST HWY M-22 TH ALG SD C/L N 42 DEG 55' 00" E 100 FT TH N 47 DEG 09' 25" W 183.75 FT TH N 43 DEG 19' 25" E 141.09 FT TH N 89 DEG 16' 15" W 194.29 FT TO POB SEC 23 T29N R14W .9 A.		Public Improvements		* Factors * LSHAPED								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 3500/	100.00	387.68	1.0000	0.9716	3500	100		340,068
		Paved Road		100 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 340,068								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	8.24	577	0	0				
		Sewer		Total Estimated Land Improvements True Cash Value = 0								
		Electric										
		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	170,000	225,800	395,800			209,257C		
		Rolling		2024	97,200	206,200	303,400			202,966C		
		Low		2023	77,700	192,100	269,800			193,301C		
		High		2022	39,300	177,800	217,100			184,097C		
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 10/29/2018	INSPECTED									
		TPC 06/01/2016	INSPECTED									
		TPC 10/16/2013	INSPECTED									

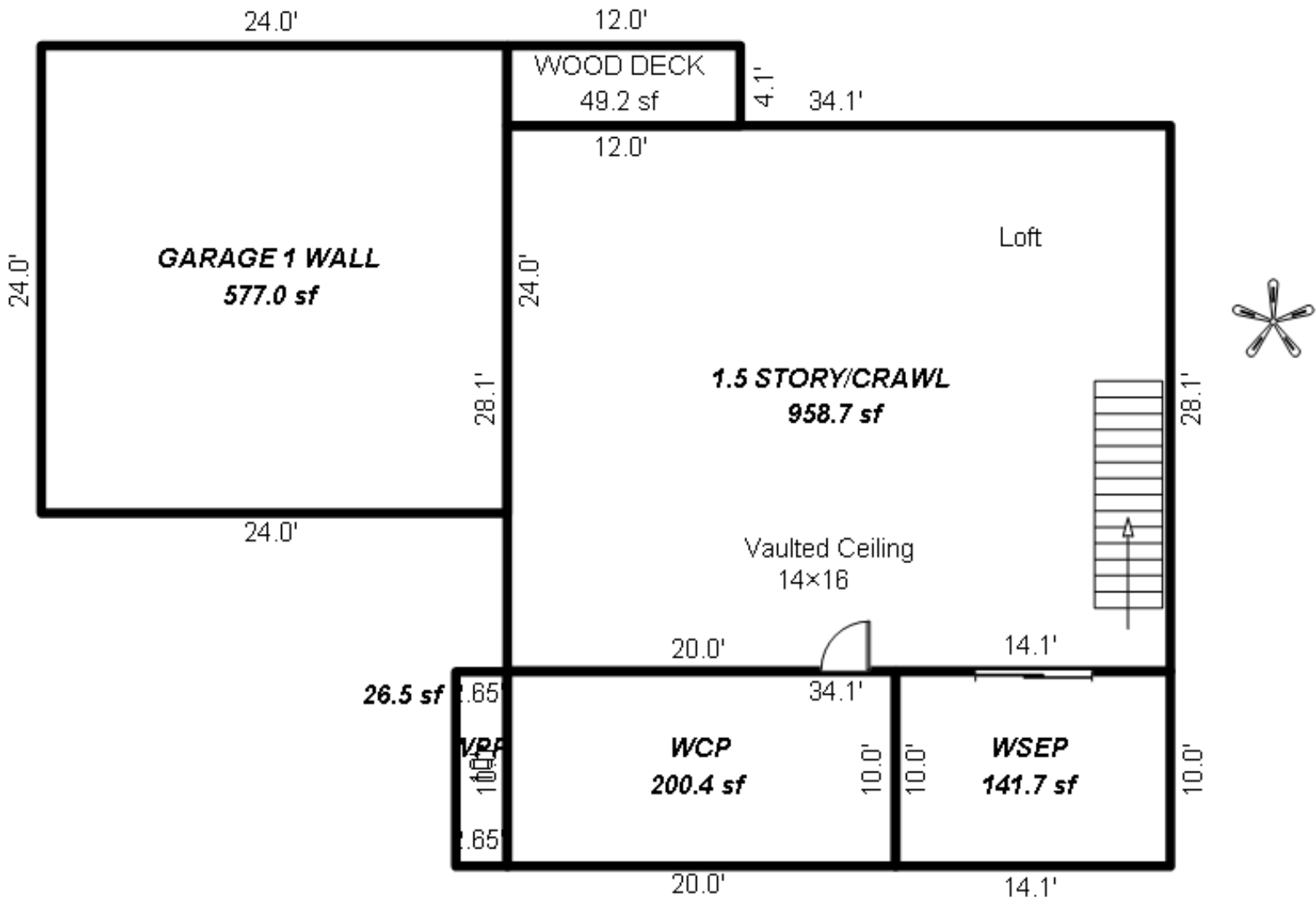


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	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 200 141 26 49	Type WCP (1 Story) WSEP (1 Story) WPP Treated Wood	Year Built: 2018 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: 577 % 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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 10 Floor Area: 1,529 Total Base New : 264,045 Total Depr Cost: 237,637 Estimated T.C.V: 451,510	
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 2013						
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Forced Heat & Cool									
A-Frame		Plaster Wood T&G		0 Amps Service			Ground Area = 958 SF Floor Area = 1529 SF.									
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90									
Building Style: 1.5 STORY		Ex Ord Min		No. of Elec. Outlets			Building Areas									
Yr Built Remodeled 2013 201 0		Lg Ord Small		Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
Condition: Average		Size of Closets		(13) Plumbing			1.5 Story Siding Crawl Space 958									
Room List		Doors Solid H.C.		1 Average Fixture(s)			1 Story Siding Overhang 92									
Basement		(5) Floors		1 3 Fixture Bath			Total: 199,920 179,925									
1st Floor		Kitchen:		1 2 Fixture Bath			Other Additions/Adjustments									
2nd Floor		Other:		Softener, Auto			Plumbing									
Bedrooms		Other:		Softener, Manual			Average Fixture(s)									
(1) Exterior		(6) Ceilings		Solar Water Heat			2 Fixture Bath									
Wood/Shingle				No Plumbing			Water/Sewer									
Aluminum/Vinyl				Extra Toilet			2000 Gal Septic									
Brick				Extra Sink			Water Well, 50 Feet									
Insulation				Separate Shower			Porches									
(2) Windows		(7) Excavation		Ceramic Tile Floor			WCP (1 Story)									
Many Avg. Few		Basement: 0 S.F. Crawl: 958 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Wains			WSEP (1 Story)									
Large Avg. Small		(8) Basement		Ceramic Tub Alcove			WPP									
Wood Sash		Conc. Block		Vent Fan			Deck									
Metal Sash		Poured Conc.		(14) Water/Sewer			Treated Wood									
Vinyl Sash		Stone		Public Water			Garages									
Double Hung		Treated Wood		Public Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
Horiz. Slide		Concrete Floor		Water Well			Base Cost									
Casement		(9) Basement Finish		1000 Gal Septic			Common Wall: 1 Wall									
Double Glass				2000 Gal Septic			Door Opener									
Patio Doors				Lump Sum Items:			Totals:									
Storms & Screens							264,045 237,637									
(3) Roof		(10) Floor Support					Notes:									
Gable		Joists:					ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:									
Hip		Unsupported Len:														
Flat		Cntr.Sup:														
Gambrel																
Mansard																
Shed																
Asphalt Shingle																
Chimney:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNUTT SUSANNE S TRUST	STEWART DANIEL E & VICKI	0	01/13/2011	WD	03-ARM'S LENGTH	1077-35	DEED	100.0

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

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

Owner's Name/Address: STEWART DANIEL E & VICKI L
 PO BOX 34
 GLEN ARBOR MI 49636

2025 Est TCV 65,496

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/ 87.23 147.23 1.2305 0.7627 800 100 65,496
 131 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 65,496

Tax Description: L389 P563/94 PRT NW 1/4 OF SW 1/4 COM W 1/4 COR SD SEC TH ALG W LN SD SEC S 01 DEG 21' 30" W 497.22 FT TO POB TH CONT ALG SAME LN S 01 DEG 21' 30" W 196.72 FT TO C/L ST HWY M-22 TH ALG SD C/LN43 DEG 03'02" EAST (N 42 DEG 55' 00" E RECORDED) 147.23 FT TH N 47 DEG 05' 51" W 130.84FT TO POB SEC 23 T29N R14W. .22 A M/L. FORMERLY (2023 AND PRIOR YEARS) FULLY ASSESSED ON 122-040-10

Comments/Influences: Topography of Site

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

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

Who When What 2025 32,700 0 32,700 5,449C

TPC 05/30/2021 INSPECTED 2024 32,700 0 32,700 5,286C

TPC 01/17/2019 INSPECTED 2023 0 0 0

TPC 10/26/2017 INSPECTED 2022 0 0 0

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



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	32,700	0	32,700			5,449C
2024	32,700	0	32,700			5,286C
2023	0	0	0			0
2022	0	0	0			0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLT DAVID G & GLORIA A	HOLTROP PAUL C & TERESA G	0	10/12/2007	WD	03-ARM'S LENGTH	959/925	DEED	0.0
HOLT	HOLTROP	250,000	10/12/2002	LC	16-LC PAYOFF	675:265	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5927 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/24/2024	PM24-0549	100% FINIS
	P.R.E. 100% 04/06/2022		Plumbing	10/13/2021	PP21-0321	100% FINIS
	MAP #: 40		Res. Add/Alter/Repair	08/20/2021	PB21-0373	100% FINIS
	2025 Est TCV 696,643 TCV/TFA: 458.32		SOLAR	07/29/2021	LU21-24	100% FINIS

Owner's Name/Address	MAP #:	Res. Add/Alter/Repair	Date	Number	Status
HOLTROP PAUL C & TERESA G PO BOX 231 GLEN ARBOR MI 49636	2025 Est TCV 696,643 TCV/TFA: 458.32	SOLAR	07/29/2021	LU21-24	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L275 P929/87 L675 P265/02 PRT NW 1/4 OF SW 1/4 BEG W 1/4 COR TH S 89 DEG 16'15" E 214.50 FT TH S 00 DEG 54'15" W 142.46 FT TH N 88 DEG 48'45" E 33.29 FT TH S 43 DEG 19'25" W 81.66 FT TH N 89 DEG 16'15" W 194.29 FT TO W SEC LN TH N 01 DEG 21'30" E 201.48 FT TO POB SEC 23 T29N R14W. 1.00 ACRES.	X			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 100' @ 2000/	100.00	203.08	0.8263	0.8266	2000	100		136,605
				C 100' @ 2000/	114.50	203.08	0.8263	0.8266	2000	50	SURPLUS: ZONING WETLANDS	
				215 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 214,811								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 3.5 Concrete	6.63	653	0	0				
				D/W/P: 3.5 Concrete	6.63	79	0	0				
				Wood Frame	24.57	225	50	2,764				
				Total Estimated Land Improvements True Cash Value = 2,764								

Comments/Influences	X	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Dirt Road	2025	107,400	240,900	348,300			239,194C
	X	Gravel Road	2024	75,200	220,300	295,500			232,002C
	X	Paved Road	2023	59,100	205,100	264,200			220,955C
	X	Storm Sewer	2022	45,800	179,900	225,700			210,434C
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							



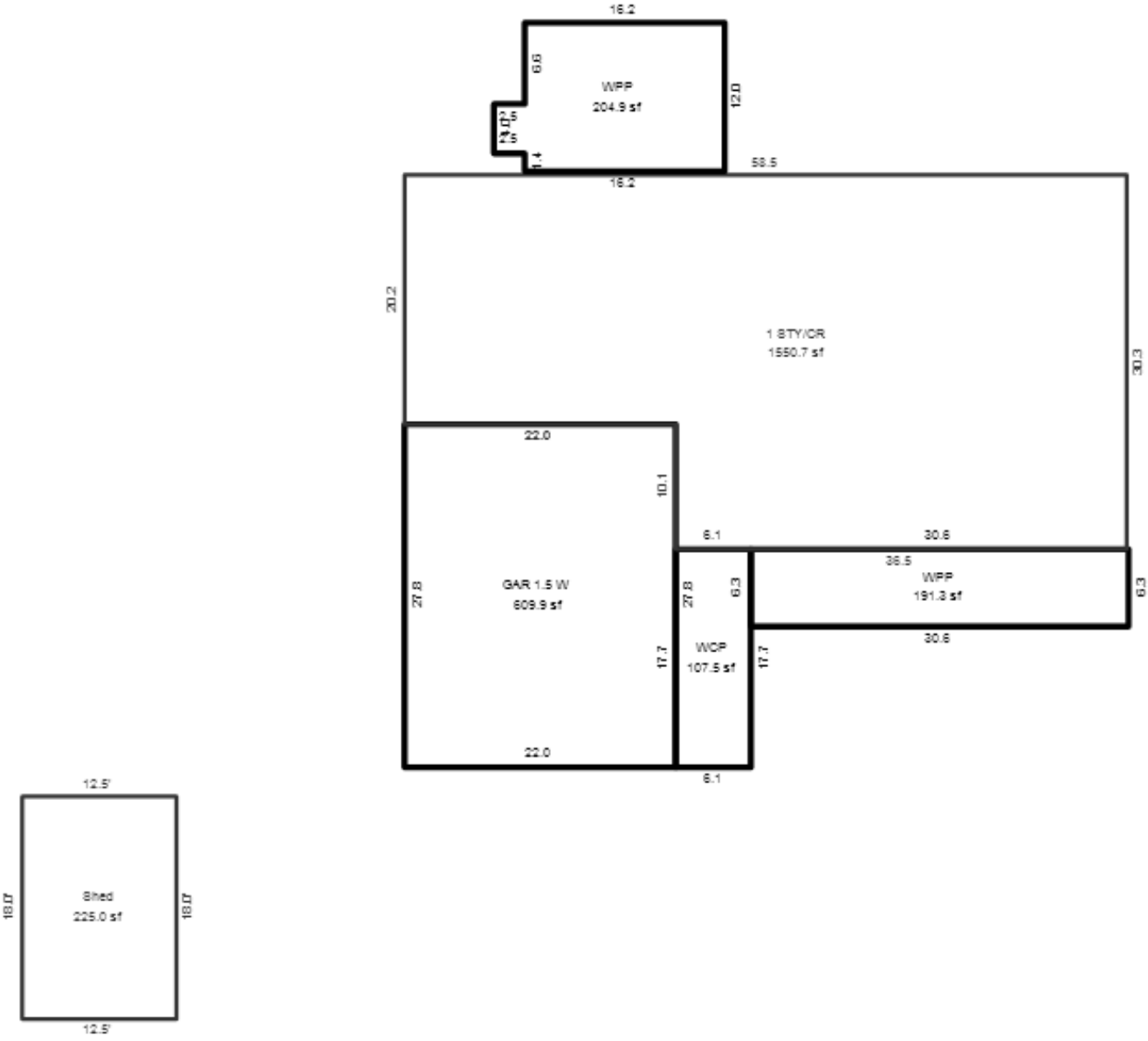
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	107,400	240,900	348,300			239,194C
Rolling	2024	75,200	220,300	295,500			232,002C
Low	2023	59,100	205,100	264,200			220,955C
High	2022	45,800	179,900	225,700			210,434C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	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 107 191 204	Type WCP (1 Story) WPP WPP	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 609 % Good: 0 Storage Area: 0 No Conc. Floor: 0	107	WCP (1 Story)	E.C.F. X 1.900	Bsmnt Garage:			
	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			Class: C +5 Effec. Age: 5 Floor Area: 1,520 Total Base New : 265,393 Total Depr Cost: 252,141 Estimated T.C.V: 479,068			Roof:
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2017								
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1520 SF Floor Area = 1520 SF.								
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas								
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost											
Building Style: 1 STORY		Ex Ord Min		No. of Elec. Outlets			1 Story Siding Crawl Space 1,520			Total: 204,320 194,121								
Yr Built Remodeled 2017 0		Lg Ord Small		(13) Plumbing			Other Additions/Adjustments											
Condition: Average		Doors Solid H.C.		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,486 1,412 3 Fixture Bath 1 4,678 4,444								
Room List		(5) Floors		(14) Water/Sewer			Water/Sewer			1000 Gal Septic 1 4,899 4,654 Water Well, 50 Feet 1 2,705 2,570								
Basement		Kitchen: Other: Other:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			WCP (1 Story) 107 5,061 4,808 WPP 191 4,479 4,255 WPP 204 4,627 4,396								
1st Floor		(6) Ceilings		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
2nd Floor		(7) Excavation		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Base Cost 609 31,248 29,686 Common Wall: 1.5 Wall 1 -4,057 -3,854 Door Opener 1 550 522											
3 Bedrooms		(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,786 2,647								
(1) Exterior		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Fireplaces			Prefab 1 Story 1 2,610 2,479								
Wood/Shingle		(9) Basement Finish					Local Cost Items			SOLAR POWER <150KW 1 1 1 *								
Aluminum/Vinyl		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Brick		Joists: Unsupported Len: Cntr.Sup:																
Insulation		(10) Floor Support																
(2) Windows		Many Avg. Few Large Avg. Small																
Wood Sash		Basement: 0 S.F. Crawl: 1520 S.F. Slab: 0 S.F. Height to Joists: 0.0																
Metal Sash		(8) Basement																
Vinyl Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
Double Hung		(9) Basement Finish																
Horiz. Slide		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
Casement		(10) Floor Support																
Double Glass		Joists: Unsupported Len: Cntr.Sup:																
Patio Doors		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
Storms & Screens		(10) Floor Support																
(3) Roof		Gable Hip Flat Gambrel Mansard Shed																
Asphalt Shingle		(10) Floor Support																
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.
LONGYEAR HAROLD W TRUST	HEGGEN & THARP & LONGYEAR	0	07/10/2018	QC	09-FAMILY	1335P151	PROPERTY TRANSFER	0.0
LONGYEAR MARIAN	LONGYEAR HAROLD & MARIAN	0	04/04/2011	CD	07-DEATH CERTIFICATE		DEED	100.0
LONGYEAR HAROLD & MARIAN	LONGYEAR HAROLD LONGYEAR	0	12/18/2009	QC	09-FAMILY	2009 1035-950Q	DEED	0.0

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

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


Owner's Name/Address: HEGGEN & THARP & LONGYEAR TRUSTS
 HEGGEN SYLVIA J
 6934 CEDARBROOK DR
 BLOOMFIELD HILLS MI 48301-3019
 2025 Est TCV 985,635

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/ 297.001044.27 0.7617 1.2447 3500 100 985,635
 297 Actual Front Feet, 7.12 Total Acres Total Est. Land Value = 985,635

Taxpayer's Name/Address: THARP CHARLOTTE M
 2751 MACKINTOSH LN
 BLOOMFIELD HILLS MI 48302-0934
 X Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer

Tax Description: X PRT S 1/2 OF NW 1/4 COM W 1/4 SEC COR THN
 330 FT FOR POB TH E 264 FT TH S 330 FT TO
 C/L BAY LANE TH E 33 FT ALG C/L BAY LANE
 TH N 0 DEG 02' E 1312.29 FT M/L TO N LN
 OF SW 1/4 OF NW 1/4 TH W TO W SEC LN TH S
 ALG W SEC LN 1006.45 FT TO POB SEC 23
 X Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Topography of Site



WOULD LIKE YOU TO "5894" BECAUSE 006-123-017-50.
 T, MCAO

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	492,800	0	492,800			181,377C
2024	281,600	0	281,600			175,924C
2023	225,300	0	225,300			167,547C
2022	164,400	0	164,400			159,569C

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 County of Leelanau, Michigan

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

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

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

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

Owner's Name/Address: LONGYEAR HOWARD W & LEAH A
 7821 S LEEWYNN DR
 SARASOTA FL 34240

2025 Est TCV 367,214

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Tax Description	Public Improvements	* Factors *						Value	
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason		
L267 P727 L456 P317-318/97 PRT NW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN SD SEC N 89 DEG 49' 20" E 297 FT TO E LN PRIVATE EASEMENT TH N 00 DEG 17' 57" E 1080.86 FT TO POB TH CONT N 00 DEG 17' 57" E 130.10 FT TH N 88 DEG 51' 09" E 627.24 FT TO SHR OF W BANK CRYSTAL RIVER TH ALG SD SHR S 29 DEG 08' 48" W 27.02 FT TH S 29 DEG 08' 48" W 37.51 FT ALG SD SHR TH S 34 DEG 30' 17" W 94.87 FT TH S 89 DEG 08' 31" W542.68 FT TO POB TOGETHER WITH EASEMENT SEC 23 T29N R14W 1.82 A M/L.	X	Dirt Road							
	X	Gravel Road	B 100' @ 3500/	100.00	584.00	0.9365	1.0764	3500 100	352,828
	X	Paved Road	E 200' @ 800/	30.00	584.00	1.1137	1.0764	800 50 SURPLUS: ZONING 100 FT	1
		Storm Sewer	130 Actual Front Feet, 1.74 Total Acres Total Est. Land Value =						367,214
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	183,600	0	183,600			37,434C
2024	115,900	0	115,900			36,309C
2023	92,700	0	92,700			34,580C
2022	58,500	0	58,500			32,934C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THARP ALLAN A & CHARLOTTE		0	12/18/2009	QC	09-FAMILY	2009 1035-948Q	DEED	0.0
THARP ALLAN		0	12/18/2009	AFF	07-DEATH CERTIFICATE	2009 1035-946D	DEED	0.0
THARP ALLAN & CHARLOTTE M	THARP ALLAN A REVOCABLE T	0	08/09/2004	QC	09-FAMILY	841:981	OTHER	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					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
THARP ALLAN A REVOCABLE TRUST 2751 MACKINTOSH LN BLOOMFIELD HILLS MI 48302-0934	2025 Est TCV 377,280					

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	664.00	0.9210	1.1115	3500	100		358,289	
E 200' @ 800/	39.00	664.00	1.0952	1.1115	800	50	SURPLUS: ZONING 100 FT	1	
139 Actual Front Feet, 2.12 Total Acres								Total Est. Land Value = 377,280	

Tax Description
 L267 P731 L841 P981/05 PRT NW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN SD SEC N 89 DEG 49' 20" E 297 FT TO E LN PRIVATE EASEMENT TH N 00 DEG 17' 57" E 1210.96 FT TO POB TH CONT N 00 DEG 17' 57" E 130.09 FT TH N 88 DEG 33' 48" E 702.01 FT TO SHR OF W BANK CRYSTAL RIVER TH ALG SD SHR S 29 DEG 08' 48" W 154.71 FT TH S 88 DEG 51' 09" W 627.24 FT TO POB TOGETHER WITH EASEMENT SEC 23 T29N R14W 2.05 A M/L.

Comments/Influences



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

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	12/22/2016	INSPECTED
WAS	02/01/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	188,600	0	188,600			37,434C
2024	122,300	0	122,300			36,309C
2023	97,900	0	97,900			34,580C
2022	59,500	0	59,500			32,934C

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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.				
HEGGEN SYLVIA J TRUST	HEGGEN SYLVIA J	0	04/06/2023	QC	09-FAMILY	2023002349	REAL PROPERTY STA	0.0				
HEGGEN SYLVIA J	CRYSTAL CABIN RETREAT LLC	0	04/06/2023	QC	09-FAMILY	2023002350	PROPERTY TRANSFER	0.0				
HEGGEN SYLVIA J	HEGGEN SYLVIA J TRUST	0	11/09/2009	QC	09-FAMILY	2009 1035-952Q	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5900 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/01/2021	PM21-1008	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		05/05/2021	PE21-0274	CANCELED				
CRYSTAL CABIN RETREAT LLC 6934 CEDARBROOK BLOOMFIELD MI 48301		MAP #: 38		Plumbing		11/13/2020	PP20-0343	100% FINIS				
		2025 Est TCV 1,106,873 TCV/TFA: 449.22		Electrical		11/09/2020	PE20-0601	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 3500/	100.00	469.00	0.9365	1.0190	3500	100		334,005
		Paved Road		E 200' @ 800/	30.00	469.00	1.1137	1.0190	800	50	SURPLUS: ZONING>100'<200'	
		Storm Sewer		130 Actual Front Feet, 1.40 Total Acres Total Est. Land Value = 347,623								
		Sidewalk										
		Water										
		Sewer										
		Electric										
		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	173,800	379,600	553,400			352,328C		
		X Rolling		2024	109,700	348,700	458,400			341,735C		
		X Low		2023	87,800	324,500	412,300			325,462C		
		X High		2022	58,500	289,900	348,400			309,964C		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What								
		TPC	11/17/2021	INSPECTED								
		TPC	05/10/2021	INSPECTED								
		TPC	03/26/2018	INSPECTED								

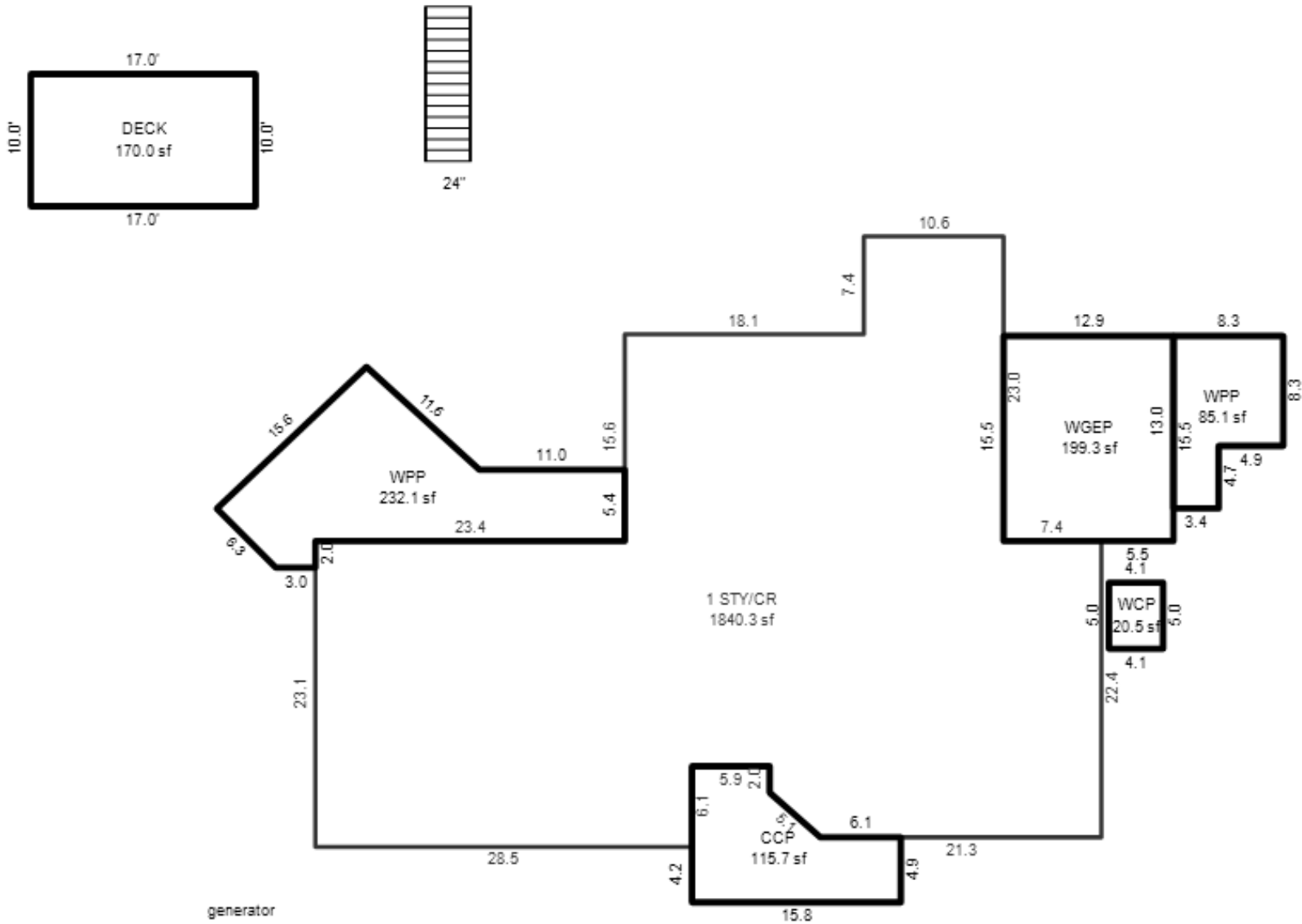


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 115 232 199 85 20 170	Type CCP (1 Story) WPP WGEP (1 Story) WPP 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		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 5 Floor Area: 1,840 Total Base New : 319,048 Total Depr Cost: 303,091 Estimated T.C.V: 575,873			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 2018	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 2018						
	Condition: Average	Size of Closets		No. of Elec. Outlets			Ground Area = 1840 SF Floor Area = 1840 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas					
	Room List	Doors	Solid	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,840			Total: 260,648 247,611					
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing								
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1840 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			Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WPP WGEP (1 Story) WPP WCP (1 Story)			Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WPP WGEP (1 Story) WPP WCP (1 Story)					
	(2) Windows	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Deck Treated Wood			Built-Ins Appliance Allow.			Fireplaces Wood Stove					
	Many Avg. Few	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer			Local Cost Items GENERATOR			Totals: 319,048 303,091			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:														
	(3) Roof	Joists: Unsupported Len: Cntr.Sup:																
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

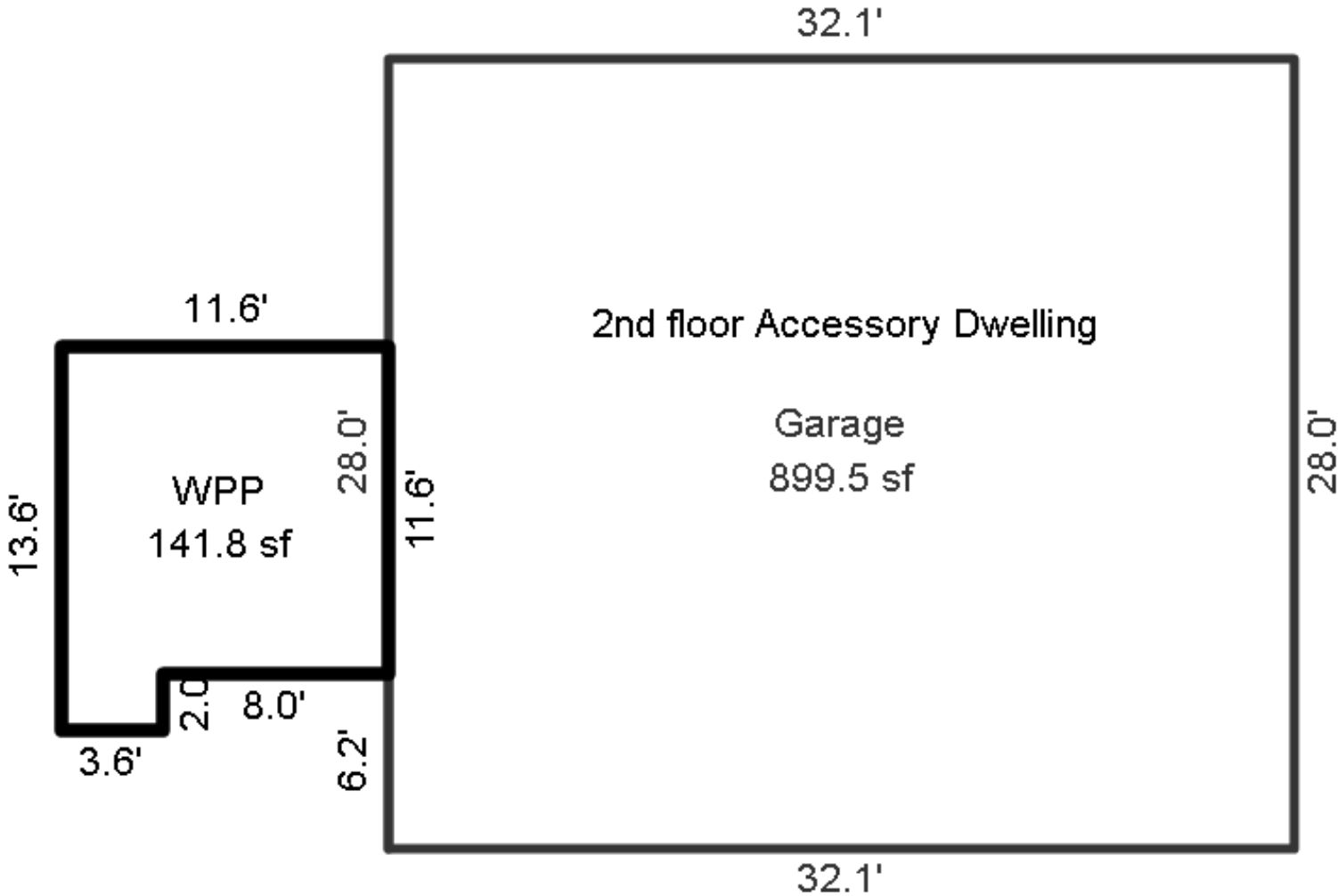
*** Information herein deemed reliable but not guaranteed***



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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 141	Type WPP	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: 1 Mech. Doors: 0 Area: 899 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	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: C -5 Effec. Age: 4 Floor Area: 624 Total Base New : 100,536 Total Depr Cost: 96,514 Estimated T.C.V: 183,377
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family GARAGE			Cls C -5 Blt 2021					
Duplex		Drywall Paneled		(12) Electric			No./Qual. of Fixtures			Building Areas					
A-Frame		Plaster Wood T&G		0 Amps Service			Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Many Ave. Few			1 Story Siding Overhang					
GARAGE		Ex Ord Min		(13) Plumbing			Average Fixture(s)			Total: 54,619 52,434					
Yr Built	Remodeled	Size of Closets		1			3 Fixture Bath			Other Additions/Adjustments					
2021	0	Lg Ord Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			Porches					
Condition: Average		Doors Solid H.C.		(8) Basement			Softener, Auto			WPP 141 3,725 3,576					
Room List		Basement		Conc. Block			Softener, Manual			Garages					
Basement		1st Floor		Poured Conc.			Solar Water Heat			Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
1st Floor		2nd Floor		Stone			No Plumbing			Base Cost 899 41,642 39,976					
Bedrooms		(5) Floors		Treated Wood			Extra Toilet			Door Opener 1 550 528					
(1) Exterior		Kitchen:		Concrete Floor			Extra Sink			Totals: 100,536 96,514					
Wood/Shingle		Other:		(9) Basement Finish			Separate Shower			Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR					
Aluminum/Vinyl		Other:		Recreation SF			Ceramic Tile Floor			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 183,377					
Brick		(6) Ceilings		Living SF			Ceramic Tile Wains								
Insulation		No. of Elec. Outlets		Walkout Doors (B)			Ceramic Tub Alcove								
(2) Windows		Many Avg. Few		No Floor SF			Vent Fan								
Wood Sash		Large Avg. Small		Walkout Doors (A)			(14) Water/Sewer								
Metal Sash		Basement: 0 S.F.		Public Water			Public Sewer								
Vinyl Sash		Crawl: 0 S.F.		Public Sewer			Water Well								
Double Hung		Slab: 0 S.F.		1000 Gal Septic			Water Well								
Horiz. Slide		Height to Joists: 0.0		2000 Gal Septic			1000 Gal Septic								
Casement		(7) Excavation		Lump Sum Items:			2000 Gal Septic								
Double Glass		Basement		Lump Sum Items:			Vent Fan								
Patio Doors		Conc. Block		Lump Sum Items:			Vent Fan								
Storms & Screens		Poured Conc.		Lump Sum Items:			Vent Fan								
(3) Roof		Stone		Lump Sum Items:			Vent Fan								
Gable		Treated Wood		Lump Sum Items:			Vent Fan								
Hip		Concrete Floor		Lump Sum Items:			Vent Fan								
Flat		(10) Floor Support		Lump Sum Items:			Vent Fan								
Asphalt Shingle		Joists:		Lump Sum Items:			Vent Fan								
Chimney:		Unsupported Len:		Lump Sum Items:			Vent Fan								
		Cntr.Sup:		Lump Sum Items:			Vent Fan								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THARP & LONGYEAR TRUSTS	RIVERHOUSE RETREAT IN THE	0	07/10/2018	WD	09-FAMILY	1335P282	DEED	0.0
LONGYEAR MARIAN G TRUST	THARP & LONGYEAR TRUSTS	0	07/10/2018	QC	09-FAMILY	1335P155	PROPERTY TRANSFER	0.0
LONGYEAR MARIAN	LONGYEAR HAROLD & MARIAN	0	04/04/2011	CD	07-DEATH CERTIFICATE		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5894 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
RIVERHOUSE RETREAT IN THE GLEN LLC 2751 MACKINTOSH LN BLOOMFIELD HILLS MI 48302	MAP #: 38					
	2025 Est TCY 1,176,486 TCY/TFA: 428.44					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
				Description	Frontage	Depth	Rate %Adj.	Reason	Value	
L459 P844 L535 P135/00 PRT NW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN N 89 DEG 59'43" E 298 FT TO E LN PVT EASEMENT TH N 00 DEG 17'57" E 850.76 FT TO POB TH CON N 00 DEG 17'57" E 100 FT TH N 89 DEG 25'53" E396.88 FT TO SHR CRYSTAL RIVER TH ALG SHR LN S 49 DEG 35'32" W 22.64 FT TH S 21 DEG 12'14" W 92.05 FT TH S 89 DEG 25'53" W 346.47 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 23 T29N R14W .84 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		B 100' @ 3500/ 100 Actual Front Feet, 0.86 Total Acres	100.00 375.00	1.0000 0.9636	3500 100		337,251 337,251	
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates						
				Description			Rate	Size % Good	Cash Value	
				D/W/P: 3.5 Concrete			7.64	267 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



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 Wooded Pond X Waterfront Ravine Wetland Flood Plain X RIVER	2025	168,600	419,600	588,200			342,516C
		2024	96,400	383,600	480,000			332,218C
		2023	77,100	357,500	434,600			316,399C
		2022	55,000	314,000	369,000			301,333C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400 353 92	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: 1997 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: BC Effec. Age: 20 Floor Area: 2,746 Total Base New : 547,197 Total Depr Cost: 437,755 Estimated T.C.V: 831,735				Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G										
Trim & Decoration																
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
Room List		Lg	X	Ord		Small										
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.										
(1) Exterior		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 1997			
		Kitchen: Hardwood Other: Carpeted Other:		150 Amps Service			(11) Heating System: Forced Heat & Cool			Ground Area = 1792 SF			Floor Area = 2746 SF.			
				No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas						
				Ex.	X	Ord.		Min	Stories			Exterior		Foundation		
				No. of Elec. Outlets			Average Fixture(s)			1.5 Story			Siding		Crawl Space	
				Many	X	Ave.		Few	1.5 Story			Siding		Basement		
				(13) Plumbing			1 Story			Siding			Overhang			
				1			2			Total:			409,194		327,354	
				2			Other Additions/Adjustments			Basement Living Area			640		34,534	
				Basement: 1280 S.F. Crawl: 512 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Average Fixture(s)			1		2,188	
				(8) Basement			3 Fixture Bath			3 Fixture Bath			1		6,880	
				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			2 Fixture Bath			Water/Sewer			1000 Gal Septic		1	
				(9) Basement Finish			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic			1		5,676	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water Well			1		6,289	
				(10) Floor Support			1			Porches			WGEP (1 Story)		400	
				Joists: 2X12X16 Unsupported Len: Cntr.Sup:			1			Deck			Treated Wood		353	
				Lump Sum Items:			1			Treated Wood			92		2,619	
				Public Water Public Sewer Water Well			1			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Finished)			
				1000 Gal Septic 2000 Gal Septic			1			Base Cost			576		35,556	
							1			Door Opener			1		688	
							1			Built-Ins			Appliance Allow.		1	
							1			Totals:			547,197		437,755	
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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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.
ELLIOTT ERIC & MARCY	BAYLN1414 LLC	0	12/18/2020	QC	09-FAMILY	2020009069	PROPERTY TRANSFER	0.0
ALDRICH MICHAEL & ELLIOTT	ELLIOTT ERIC & MARCY	0	11/20/2019	QC	09-FAMILY	20200003247	PROPERTY TRANSFER	50.0

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%					
BAYLN1414 LLC 6056 NORTHCOVE CT HUDSONVILLE MI 49426	MAP #: 38					
	2025 Est TCV 345,728					


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

X	Dirt Road		B 100' @ 3500/	106.00	362.90	0.9615 0.9557	3500 100	340,920
	Gravel Road		E 200' @ 800/	11.00	362.90	1.1434 0.9557	800 50 SURPLUS: ZONING 100' MIN	
	Paved Road		111 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =	345,728

Tax Description		Land Improvement Cost Estimates					
SPLIT ON 04/13/2018 FROM 006-123-018-00; A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 739.85 FEET TO THE POINT OF BEGINNING; THENCE. CONTINUING NORTH 00°06'40" EAST, 111.00 FEET; THENCE NORTH 89°16'00" EAST. 387.06 FEET TO THE CRYSTAL RIVER AS <td>X</td> <td>Dirt Road</td> <td>Description</td> <td>Rate</td> <td>Size % Good</td> <td>Cash Value</td>	X	Dirt Road	Description	Rate	Size % Good	Cash Value	
		Gravel Road	D/W/P: 3.5 Concrete	6.63	914 0	0	
		Paved Road	D/W/P: Crushed Rock	2.29	1000 0	0	
		Storm Sewer	Total Estimated Land Improvements True Cash Value =				0
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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

CRYSTAL RIVER AS
THENCE ALONG SAID
0" EAST, 129.16
'28" WEST, 217.63
'35" WEST, 183.95
INNING.
RE OR LESS.
OR AN EXISTING
N ON FILE***



8 completed ;
3-018-00;
-018-10,
018-30,
018-50;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	172,900	0	172,900			46,000C
2024	107,600	0	107,600			44,617C
2023	86,000	0	86,000			42,493C
2022	55,000	0	55,000			40,470C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELLIOTT ERIC & MARCY	BAYLN1414 LLC	0	12/13/2020	QC	21-NOT USED/OTHER	2020009068	PROPERTY TRANSFER	0.0
ALDRICH MICHAEL & ELLIOTT	ELLIOTT ERIC & MARCY	290,000	08/09/2018	WD	09-FAMILY	1337P614	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5880 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/09/2024	PE24-0723	100% FINIS
	P.R.E. 0%		Electrical	01/26/2023	PE23-0063	100% FINIS
Owner's Name/Address	MAP #: 38		Mechanical	11/21/2022	PM22-1028	100% FINIS
BAYLN1414 LLC 6056 NORTHCOTE CT HUDSONVILLE MI 49426	2025 Est TCV 933,264 TC/TFA: 383.43		Mechanical	01/30/2019	PM19-0079	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									
Gravel Road									
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
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
SPLIT ON 04/13/2018 FROM 006-123-018-00; A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 114 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 631.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'40" EAST, 108.00 FEET; THENCE NORTH 86°16'35" EAST 183.95 FEET; THENCE	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2025	184,600	282,000	466,600			219,031C
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	105,500	257,700	363,200			212,446C
	X		2023	84,400	240,000	324,400			202,330C
	X		2022	55,000	210,500	265,500			192,696C



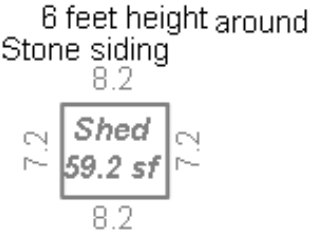
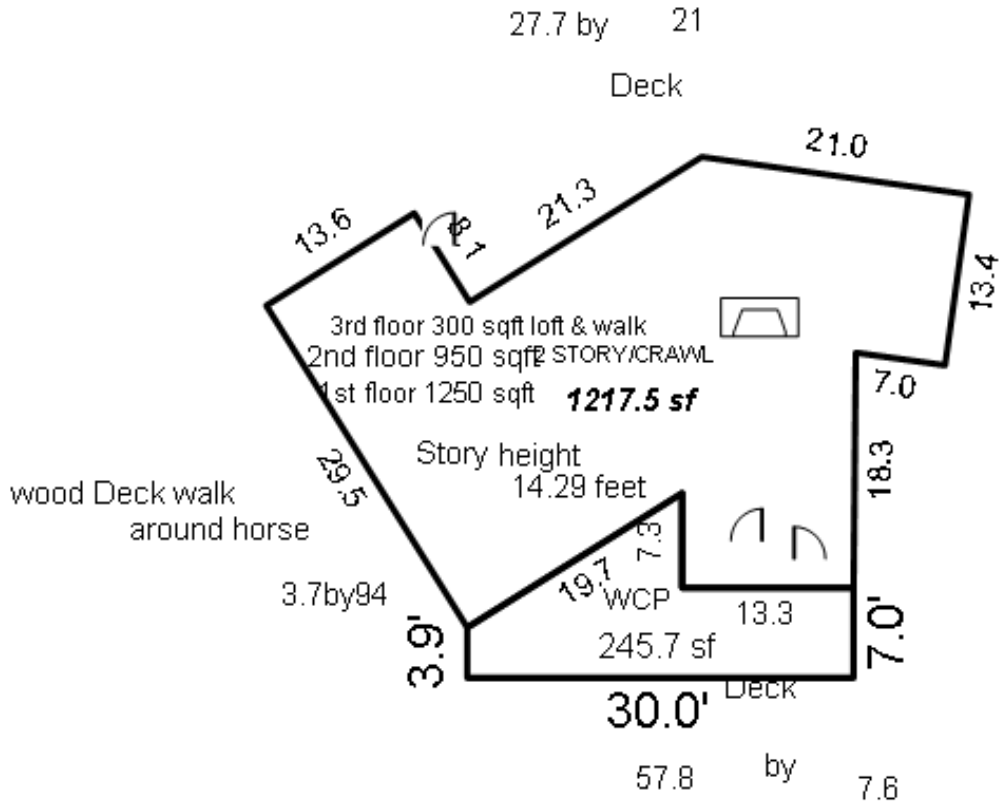
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(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 1 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 245 567 267 49	Type WCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 2,434 Total Base New : 422,870 Total Depr Cost: 296,008 Estimated T.C.V: 562,415		E.C.F. X 1.900		Bsmnt Garage:			
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Electric Baseboard Ground Area = 1217 SF Floor Area = 2434 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls BC		Blt 1972				
Yr Built 1972	Remodeled 2018	X Ex	Ord	Min	(12) Electric 200 Amps Service			Building Areas		Size	Cost New	Depr. Cost			
Condition: Average		Size of Closets		No./Qual. of Fixtures			Stories		Foundation						
Room List		X Lg	Ord	Small	X Ex.			Ord.	Min	Total:		349,979	244,986		
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Hardwood Other: Carpeted			No. of Elec. Outlets			Plumbing		Average Fixture(s)		Other Additions/Adjustments		
(1) Exterior	(6) Ceilings		X Drywall			Many			X Ave.	Few	2 Average Fixture(s)		Plumbing		
X Wood/Shingle Aluminum/Vinyl Brick X Stone X Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1217 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath		2 Fixture Bath		Softener, Auto		
(2) Windows	X Many Avg. Few	X Large Avg. Small	(8) Basement			2			Softener, Manual		Solar Water Heat		No Plumbing		
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1			Extra Toilet		Extra Sink		Separate Shower		
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			2			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		
X Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Vent Fan		Lump Sum Items:				
X Asphalt Shingle	Chimney: Metal		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		Fireplaces		
										1		4,003		2,802	
										1		9,872		6,910	
										1		4,429		3,100	
										1		1		1	
										Totals:		422,870		296,008	
										Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TC		562,415	

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

Split rail fence along road and north side of parcel



- Sprinkler system
- Natural landscaping

Gravel drive
 5880 West Bay Lane

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELLIOTT ERIC	ALDRICH MICHAEL	0	11/20/2019	WD	09-FAMILY	2020003248	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5868 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/14/2019	PE19-0105	100% FINIS
	P.R.E. 0%		Mechanical	02/26/2019	PM19-0142	100% FINIS
Owner's Name/Address	MAP #: 38		Plumbing	02/26/2019	PP19-0057	100% FINIS
ALDRICH MICHAEL 236 W 9TH ST HOLLAND MI 49423	2025 Est TCV 807,678 TCV/TFA: 573.63		Mechanical	01/30/2019	PM19-0079	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
	Public Improvements		* Factors *			

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SPLIT/COMBINED ON 04/13/2018 FROM 006-123-018-00;		Dirt Road	125.35	253.10	0.8405	0.8734	3500	100		322,067	
PARCEL3:(AS SURVEYED/PROPOSED) A PARCEL OFLAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 COMER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 114LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 456.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING	X	Gravel Road	75.00	253.10	0.9996	0.8734	800	50	SURPLUS: ZONING 100' MIN	100,000	
		Paved Road	175 Actual Front Feet, 1.24 Total Acres							Total Est. Land Value =	348,256

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Electric	D/W/P: 3.5 Concrete	7.64	914	0	0
	Gas	D/W/P: Crushed Rock	2.50	1000	0	0
	Curb	Retaining Wall: Brick, 12 in.	50.15	103	50	2,582
Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
	Standard Utilities	LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
	Underground Utils.	Total Estimated Land Improvements True Cash Value =				12,582

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	174,100	229,700	403,800			212,229C
Rolling	2024	133,100	210,400	343,500			205,848C
Low	2023	106,500	196,300	302,800			196,046C
High	2022	55,000	172,800	227,800			186,711C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



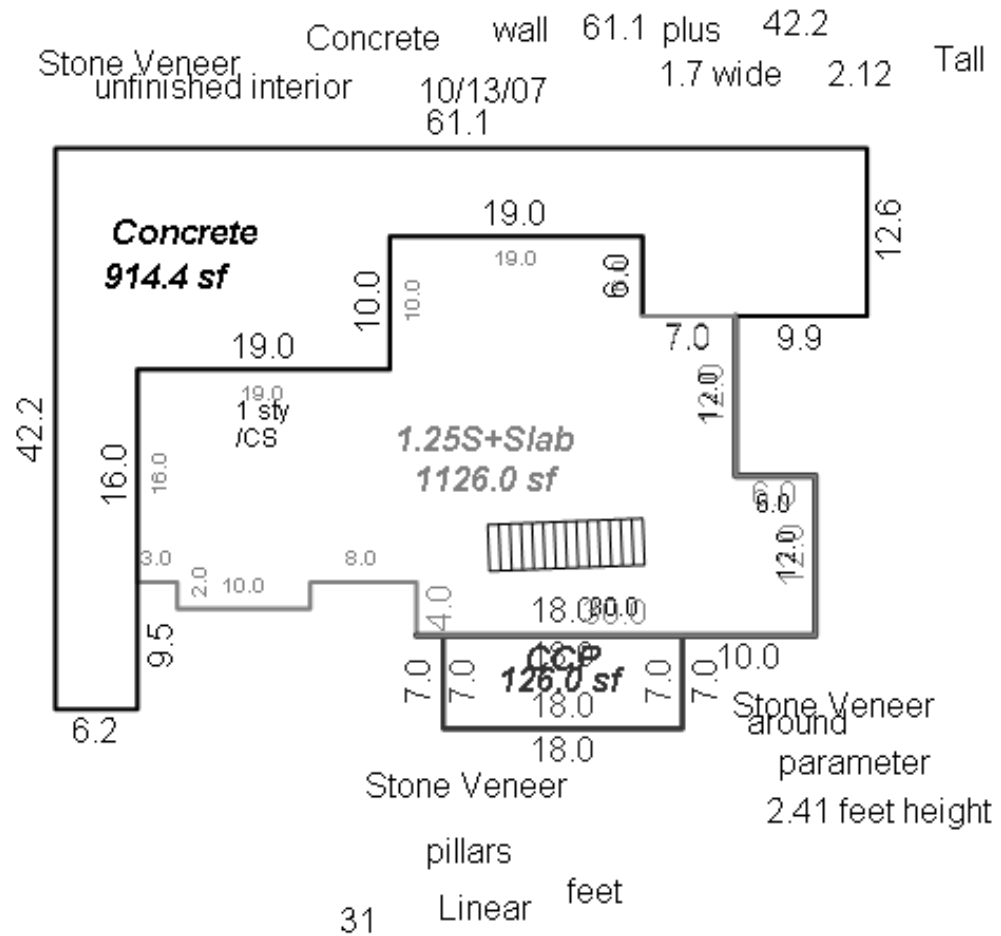
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/07/2019	INSPECTED		2025	174,100	229,700	403,800			212,229C
TPC 10/22/2018	INSPECTED		2024	133,100	210,400	343,500			205,848C
TPC 03/26/2018	INSPECTED		2023	106,500	196,300	302,800			196,046C
			2022	55,000	172,800	227,800			186,711C

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

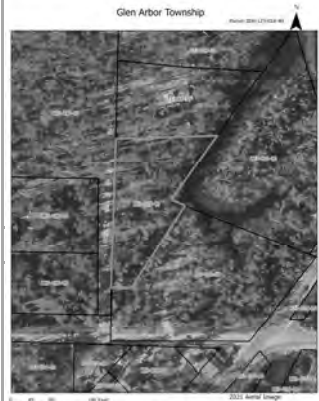
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. 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 126	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 10 Floor Area: 1,408 Total Base New : 261,312 Total Depr Cost: 235,179 Estimated T.C.V: 446,840		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																							
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls BC		Blt 2005																							
Yr Built 2005	Remodeled 2019	Ex	Ord	Min	X			0 Amps Service			Ground Area = 1126 SF		Floor Area = 1408 SF.																								
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost															
Room List		Doors	Solid	H.C.	(12) Electric			Many			Ave.			Few			(13) Plumbing			1.25 Story			Siding			Slab			Total:			215,354			193,817		
	Basement 1st Floor 2nd Floor 1 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Exterior			Stone Veneer			431			20,244			18,220												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)			Water/Sewer			1000 Gal Septic			1			5,676			5,108									
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1126 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			CPP			126			3,129			2,816															
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Built-Ins			Appliance Allow.			1			4,003			3,603															
Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Fireplaces			Direct-Vented Gas			1			4,429			3,986			Totals:			261,312			235,179									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Notes: STUD INTERIOR 2007 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 446,840			Chimney:			Joists: Unsupported Len: Cntr.Sup:																												
(3) Roof		(10) Floor Support																																			
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.	
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%							
ALDRICH MICHAEL & ELLIOTT ERIC 6056 NORTHCOVE CT HUDSONVILLE MI 49426		MAP #: 38		2025 Est TCV 197,906					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
SPLIT ON 04/13/2018 FROM 006-123-018-00; PARCEL4:(AS SURVEYED/PROPOSED) A PARCEL OFLAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 114 COMER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 120.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'40" EAST. 336.85 FEET; THENCE 2.41 FEET TO A PROCEEDING DOWN Y ESTABLISHED 6.49 FEET; THENCE 50 FEET; THENCE 7.77 FEET; THENCE .00 FEET TO THE AINING 1.07 ACRES N ON FILE***		Public Improvements		* Factors *					
		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.		C 100' @ 2000/ 107.47 336.00 0.9822 0.9375 2000 100 197,906 45 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 197,906			
		X		Topography of Site		Land Improvement Cost Estimates			
		X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Description Rate Size % Good Cash Value			
		X		8 completed ; 3-018-00; -018-10, 018-30, 018-50;		D/W/P: 3.5 Concrete 6.63 914 0 0 D/W/P: Crushed Rock 2.29 1000 0 0 Total Estimated Land Improvements True Cash Value = 0			
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		Who	When	What	2025	99,000	0	99,000	32,471C
		TPC 12/09/2022 INSPECTED		2024	69,300	0	69,300	31,495C	
		TPC 03/26/2018 INSPECTED		2023	54,400	0	54,400	29,996C	
		TPC 04/15/2015 INSPECTED		2022	55,000	0	55,000	28,568C	



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BADAN YVAIN S	BRIGGS CYNTHIA	0	08/17/2021	QC	21-NOT USED/OTHER	2021007549	PROPERTY TRANSFER	0.0
ALDRICH MICHAEL & ELLIOTT	BADAN YVAIN S & CYNTHIA H	132,500	10/19/2020	WD	03-ARM'S LENGTH	2020007198	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5990 W BAY LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/27/2023	PM23-0372	100% FINIS
	P.R.E. 0%		Mechanical	01/17/2023	PM23-0072	100% FINIS
Owner's Name/Address	MAP #: 38		Plumbing	07/15/2022	PP22-0233	100% FINIS
BRIGGS CYNTHIA 203 MAIN ST RIVER HOUSE 1 WESTPORT CT 06880	2025 Est TCV 566,098 TCV/TFA: 465.54		Electrical	05/09/2022	PE22-0315	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
C 100' @ 2000/	100.00	729.63	0.9554	1.1380	2000	100	217,464
E 200' @ 800/	20.00	729.63	1.1362	1.1380	800	100	20,689
120 Actual Front Feet, 2.01 Total Acres							Total Est. Land Value = 238,153

Tax Description
 PARCEL 5:(AS SURVEYED/PROPOSED)
 A PARCEL OF LAND IN SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23, THENCE NORTH 89°49'20" EAST, 298.00 FEET ALONG THE EAST-WEST 1/4 LINE TO THE EAST LINE OF A 33 FOOT WIDE ACCESS EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE NORTH 00°06'40" EAST, 120.00 FEET; THENCE SOUTH 89°53'20" EAST, 45.00 FEET; THENCE NORTH 32°32'10" EAST, 217.77 FEET; THENCE SOUTH

X		Topography of Site	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.							
Fencing: Wd, Split, 2 Rail				16.60	300	50	2,490
D/W/P: 3.5 Concrete				6.63	914	0	0
D/W/P: Crushed Rock				2.29	1000	0	0
Total Estimated Land Improvements True Cash Value = 2,490							



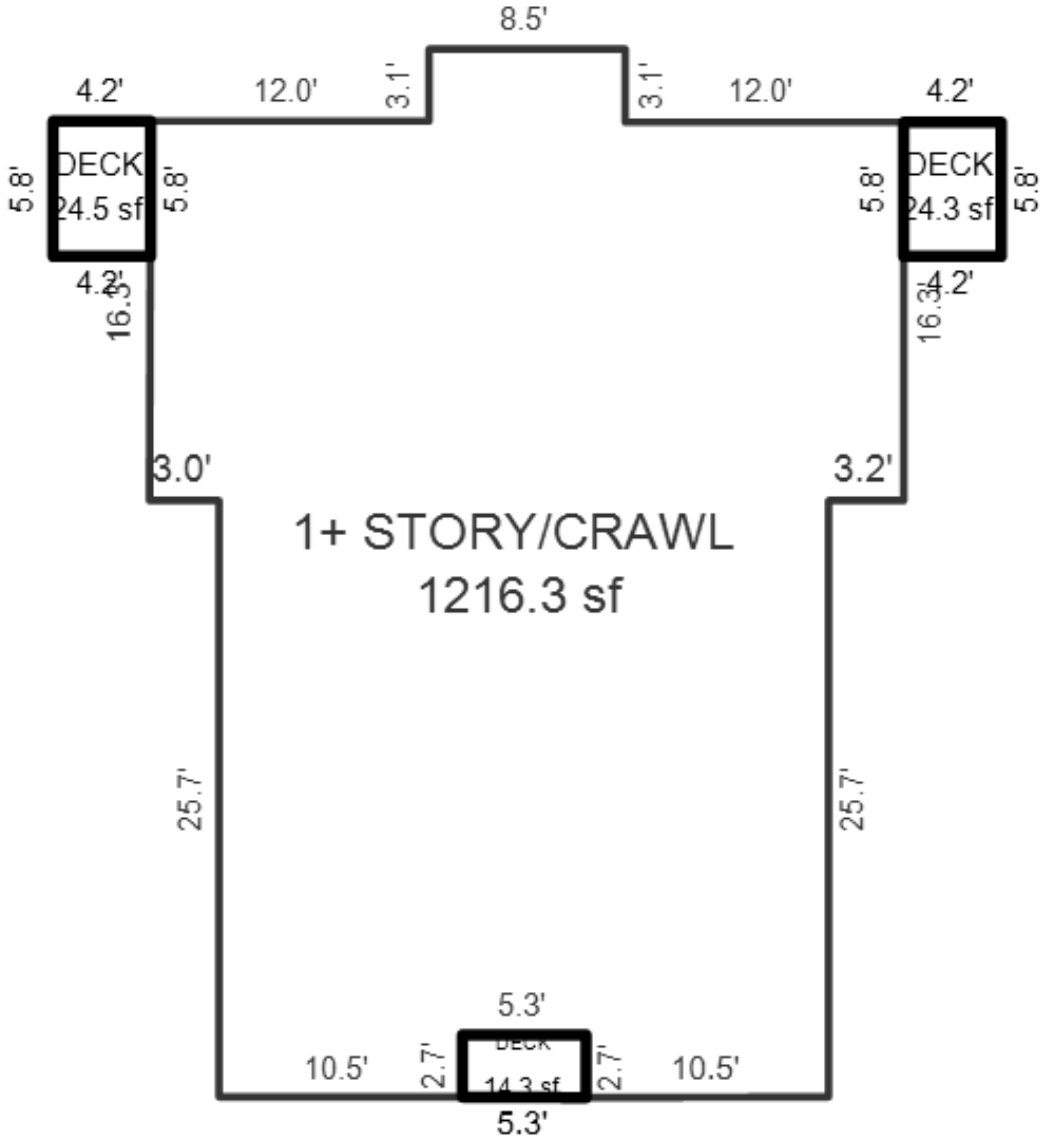
Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2025	119,100	163,900	283,000			214,352C
X Low	2024	92,300	150,000	242,300			207,907C
X High	2023	73,800	105,800	179,600			163,340C
Landscaped	2022	55,000	3,800	58,800			58,800S
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
X 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 Wood Stove 1 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								24 Treated Wood 24 Treated Wood 14 Treated Wood																																																																																		
Building Style: 1+ STORY			Drywall Paneled																																																																																												
Yr Built 1900		Remodeled 2023	Plaster Wood T&G																																																																																												
Condition: Average			Trim & Decoration																																																																																												
	Ex	Ord	Min																																																																																												
Room List			Size of Closets																																																																																												
	Lg	Ord	Small																																																																																												
	Doors	Solid	H.C.		Central Air Wood Furnace																																																																																										
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric																																																																																										
	(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures																																																																																										
	(2) Windows				Ex.	Ord.	Min																																																																																								
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1216 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets																																																																																										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Many	Ave.	Few																																																																																								
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(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 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																										
X	Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer																																																																																										
	Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																										
<p>Cost Est. for Res. Bldg: 1 Single Family 1+ STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1+ Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,216</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>175,931</td> <td>149,539</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,486</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>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>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> <tr> <td>Direct-Vented Gas</td> <td>1</td> <td>3,043</td> <td>2,587</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>24</td> <td>1,104</td> <td>938</td> </tr> <tr> <td>Treated Wood</td> <td>24</td> <td>1,104</td> <td>938</td> </tr> <tr> <td>Treated Wood</td> <td>14</td> <td>644</td> <td>547</td> </tr> <tr> <td colspan="2">Totals:</td> <td>201,524</td> <td>171,292</td> </tr> </tbody> </table> <p>Notes: RELOCATED & 2023 ADDITION ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 325,455</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Crawl Space	1,216			Total:				175,931	149,539	Item	Quantity	Cost	Depr. Cost	Plumbing				Average Fixture(s)	1	1,486	1,263	3 Fixture Bath	1	4,678	3,976	Water/Sewer				1000 Gal Septic	1	4,899	4,164	Water Well, 100 Feet	1	5,849	4,972	Built-Ins				Appliance Allow.	1	2,786	2,368	Fireplaces				Direct-Vented Gas	1	3,043	2,587	Deck				Treated Wood	24	1,104	938	Treated Wood	24	1,104	938	Treated Wood	14	644	547	Totals:		201,524	171,292
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY MILLS INC	THE MILL GLEN ARBOR LLC	450,000	10/09/2018	WD	03-ARM'S LENGTH	1343P380	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: REC O	Building Permit(s)	Date	Number	Status
5440 W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST		Commercial Add/Alter/Repai	06/07/2024	PB24-0272	100% FINIS
Owner's Name/Address	P.R.E. 0%		SIGN	04/12/2023	LU23-05	100% FINIS
MILL GLEN ARBOR LLC THE BOOTH W TURNER 129 E FRONT ST SUITE 200 TRAVERSE CITY MI 49684	MAP #: 38		Mechanical	11/16/2022	PM22-1002	100% FINIS
	2025 Est TCV 1,761,684 TCV/TFA: 229.86		Electrical	02/23/2022	PE22-0109	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
Dirt Road			2000 COMM	\$1.30/SQFT	52272 SqFt	1.30000	100 RIVER RUNS THROUGH	67,95		
Gravel Road			1.20 Total Acres					Total Est. Land Value =	67,954	
Paved Road			* Factors *							
Storm Sewer			Description					Rate	Size % Good	Cash Value
Sidewalk			Dock: Light posts					44.14	250 50	5,517
Water			D/W/P: Crushed Rock					2.33	4500 50	5,242
Sewer			Ad-Hoc Unit-In-Place Items							
Electric			Description					Rate	Size % Good	Cash Value
Gas			/CI16/YARI/RAIPD/OVES/DECSFPEA					6.50	1889 97	11,911
Curb			/CI16/YARI/PATR/WOOIBCH					22.15	528 97	11,344
Street Lights			Total Estimated Land Improvements True Cash Value =							34,014
Standard Utilities										
Underground Utils.										

Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PRT NW 1/4 SEC 23 COM N 1/4 COR SD SEC TH ALG N-S 1/4 LN SD SEC S 01 DEG 01'10"W 677.03 FT TH S 89 DEG 17'07" W 697.63 FT TO C/L HWY M-22 TH ALG SD LN S 27 DEG19'23" W 718.63 FT TH CONT ALG SD C/L S 27 DEG 42'06" W 518.34 FT TO POB TH N 62 DEG 17'54" W 326.26 FT TO SHR LN ALG RIGHT BANK OF CRYSTAL RIVER TH ALG SD LNS 01 DEG 49'31" W 89.80 FT TH S 35 DEG 35'24" W 316.49 FT TH S 48 DEG 39'30" W 182.49 FT TH N 74 DEG E 100 FT M/L TH S 55 DEG 00' E 67.86 FT TO C/L HWY M-22 TH NELY ALG SD C/L TO POB SEC 23 T29N R14W.	Level	2025	34,000	846,800	880,800			696,057C
	Rolling	2024	78,400	719,700	798,100			595,012C
	Low	2023	78,400	629,200	707,600			562,012C
	High	2022	78,400	386,500	464,900			338,202C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	RIVER							

Comments/Influences

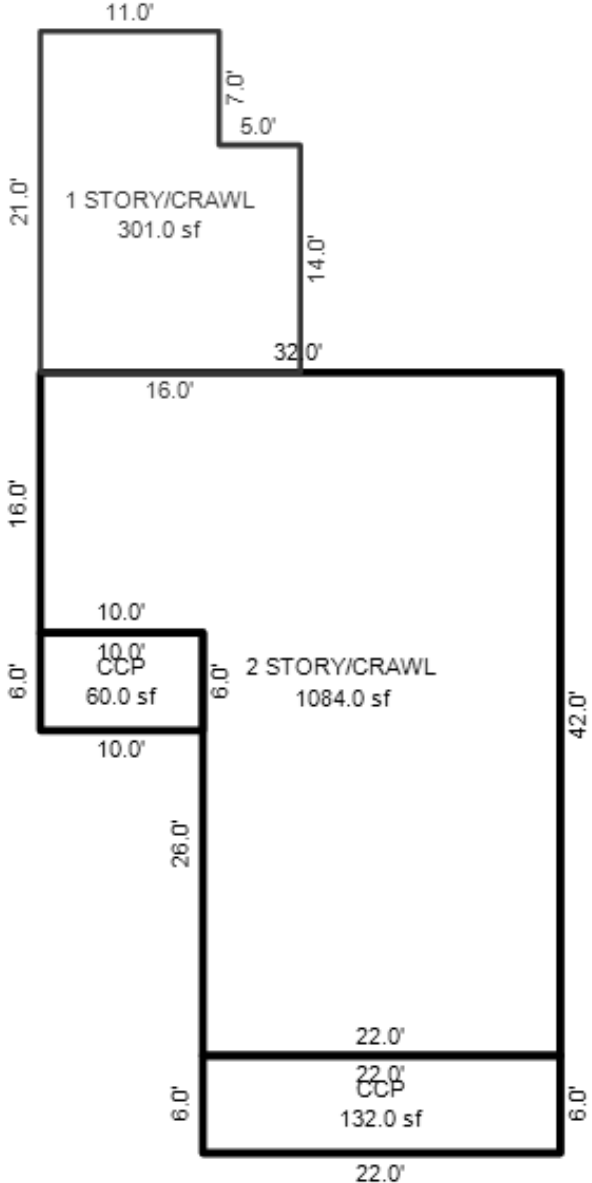


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 132 120 60	Type CCP (1 Story) CCP (1 Story) 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:		Bsmnt Garage: Carport Area: Roof:				
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 3,071 Total Base New : 410,050 Total Depr Cost: 328,034 Estimated T.C.V: 557,658			E.C.F. X 1.700								
	Building Style: 1.75 STORY	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			(12) Electric								
	Yr Built 1870	Remodeled 2020	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls C 10 Blt 1870						
	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 = 1686 SF Floor Area = 3071 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	(1) Exterior	(6) Ceilings		(7) Excavation			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			1 Story Siding Crawl Space 2 Story Siding Mich Bsmnt. 1,385 1 Story Siding Crawl Space 301			Total: 384,880 315,169					
	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Basement: 1385 S.F. Crawl: 301 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Other Additions/Adjustments			Average Fixture(s) 3 Fixture Bath 1 1,486 1,189 2 Fixture Bath 2 9,357 7,486 2 Fixture Bath 1 3,130 2,504					
	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Porches			CCP (1 Story) 132 3,654 2,923 CCP (1 Story) 120 3,348 2,678 CPP 60 1,409 1,127					
	(2) Windows	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Built-Ins			Appliance Allow. 1 2,786 2,229					
	Many Avg. Few	Large Avg. Small	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 5439			Totals: 410,050 328,034						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			ECF (2201 COMMERCIAL) 1.700 => TCV: 557,658											
	Chimney:	Joists: Unsupported Len: Cntr.Sup:																

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Desc. of Bldg/Section: OLD MILL
 Calculator Occupancy: Museum

Class: D
 Floor Area: 3,600
 Gross Bldg Area: 4,593
 Stories Above Grd: 2
 Average Sty Hght : 10
 Bsmnt Wall Hght : 10

Depr. Table : 2%
 Effective Age : 21
 Physical %Good: 65
 Func. %Good : 100
 Economic %Good: 100

1870 Year Built
 2023 Remodeled

Overall Bldg Height

Comments:
 5440 ST ADDRESS
 2018 NEW SHINGLES &
 PORCH ROOF REPLACE

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: 1800					
Ave. Perimeter: 172					
Has Elevators:					
*** Basement Info ***					
Area: 1800					
Perimeter: 172					
Type: Display Basement					
Heat: Forced Air Furnace					
* Mezzanine Info *					
Area #1:					
Type #1: Finished/Display (No Rates)					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area: 6630					
Type: Average					

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

Class: D Quality: Average
 Stories: 2 Story Height: 10 Perimeter: 172

Base Rate for Upper Floors = 160.76
 Display Basement Basement, Base Rate for Basement = 129.31
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.64 100%
 Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 16.83
 Adjusted Square Foot Cost for Upper Floors = 187.40
 Adjusted Square Foot Cost for Basement = 146.14

Total Floor Area: 3,600 Base Cost New of Upper Floors = 674,640
 Basement Area: 1,800 Base Cost New of Basement = 263,052

6,630 Sq.Ft. of Sprinklers @ 5.95, Cost New = 39,449

Reproduction/Replacement Cost = 977,141
 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
 Total Depreciated Cost = 635,142

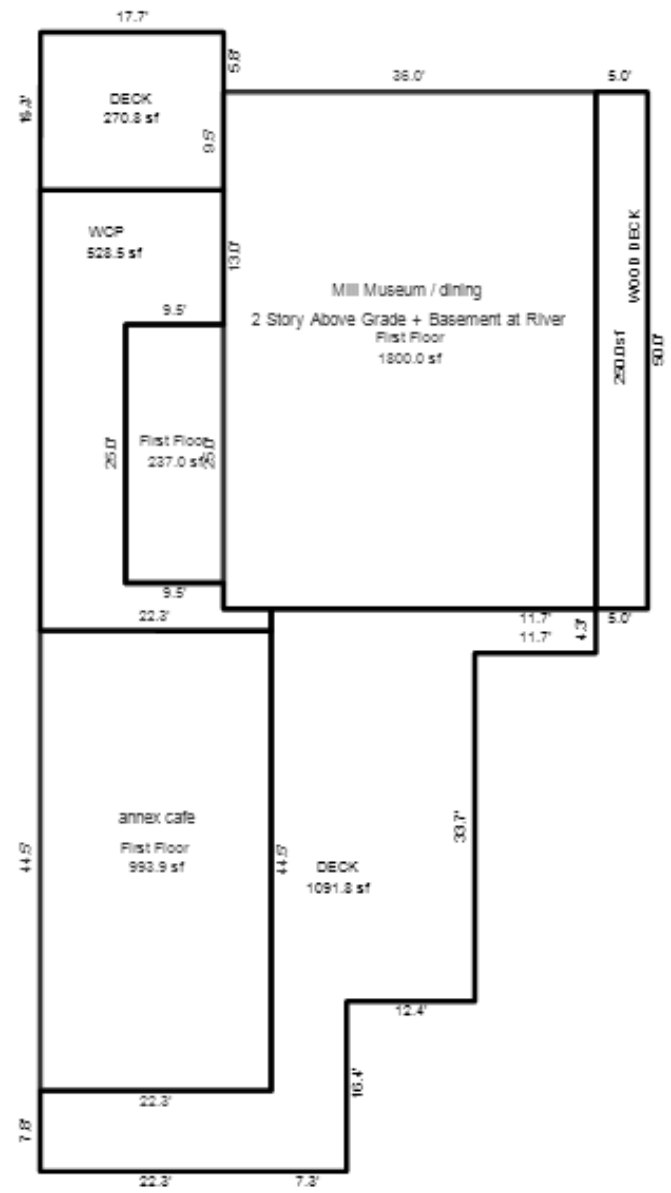
<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 6: Theaters & Auditoriums

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
<<<<< 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		Thickness
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	(14) Roof Cover:
(4) Floor Structure:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0 X Wood Joists, Wood or Composition	
(6) Ceiling:	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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Desc. of Bldg/Section: ANNEX CAFE Calculator Occupancy: Restaurants		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average	
Floor Area: 993		Stories: 1 Story Height: 8 Perimeter: 132	
Gross Bldg Area: 4,593		Base Rate for Upper Floors = 167.62	
Stories Above Grd: 1		(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.56 100%	
Average Sty Hght : 8		Adjusted Square Foot Cost for Upper Floors = 189.18	
Bsmnt Wall Hght		Total Floor Area: 993 Base Cost New of Upper Floors = 187,856	
Depr. Table : 3%		Reproduction/Replacement Cost = 187,856	
Effective Age : 21		Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0	
Physical %Good: 53		Total Depreciated Cost = 99,564	
Func. %Good : 100		<<<<< Segregated Cost Computations >>>>>	
Economic %Good: 100		Costs taken from Segregated Cost Section 3: Stores & Commercials	
2014 Year Built		Item Description Cost # or Height Storys	
2023 Remodeled		Col. Rate SqFt Adj. Adj. Cost	
Overall Bldg Height		Total Cost New = 0	
Comments: ON CRAWL		Architectural Multiplier: 0.00	
Area:		Reproduction/Replacement Cost = 0	
Perimeter:		Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0	
Type:		Total Depreciated Cost = 0	
Heat: Hot Water, Radiant Floor		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
* Mezzanine Info *		Area:	
Area #1:		Perimeter:	
Type #1:		Type:	
Area #2:		Heat: Hot Water, Radiant Floor	
Type #2:		* Sprinkler Info *	
Area:		Area:	
Type: Average		Perimeter:	

(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	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.				
LEELANAU CONSERVANCY	US GOVT NATL PARK	5,250,000	10/20/2005	WD	03-ARM'S LENGTH	877:185	OTHER	100.0				
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		MAP #: 38										
SLEEPING BEAR DUNES NATL LAKE SHR		2025 Est TCV 0										
9922 W FRONT ST		Improved X Vacant		Land Value Estimates for Land Table 4120.4120 RESI								
EMPIRE MI 49630		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L271 P424 L521 P605/99 L832 P487/04 L838		Gravel Road		A 100' @ 5000/	1485.00	0.00	0.5094	0.0000	5000	100	WATER	0
P764&813&820&825 L877 P185/05 2005 DESCR		Paved Road		VILLAGE AR >10 ACRES 50K/	11.48	Acres	50000	100	CRYSTAL RIVER SEPERATED SITE			1485 Actual Front Feet, 11.48 Total Acres Total Est. Land Value = 574,000
REVISED PRT W 1/2 SEC 23 COM AT SW COR SD		Storm Sewer										
SEC TH S 88 DEG 44'19" E ALG S SEC LN		Sidewalk										
1323.64 FT TO W 1/8 LN TH N 01 DEG 42'54"		Water										
E ALG W 1/8 LN 1320.11 FT TO S 1/8 LN TH		Sewer										
CONT ALG W 1/8 LN N 01 DEG 46'48" E		Electric										
894.33 FT TO POB TH CONT ALG W 1/8 LN N		Gas										
01 DEG 46'48" E 425.12 FT TO E-W 1/4 LN		Curb										
TH N 88 DEG 50'32" W ALG E-W 1/4 LN		Street Lights										
332.02 FT (TO POINT "A" WHERE CRYSTAL		Standard Utilities										
RIVER PASSES UNDER CO RD 675) TH ALG		Underground Utilis.										
CENTER THREAD M/L OF CRYSTAL RIVER N 42		Topography of Site										
DEG 17'09" E 273.95 FT TH CONT ALG CENTER		Level										
THREAD M/L N 18 DEG 12'42" E 405.83 FT TO		Rolling										
POINT "A" IN CRYSTAL RIVER TH N 00 DEG		X Low		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X High		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		X Landscaped		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		X Swamp		2023	0	0	0			0		
		X Wooded		2022	0	0	0			0		
		X Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X RIVER										
Who When What		TPC 04/28/2017 INSPECTED										
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County of Leelanau, Michigan												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARKS MARGARET	MARKS MARGARET P LIVING T	0	08/31/2004	QC	09-FAMILY	821:1	OTHER	0.0
HARROLD JOHN SHERMAN & LO	MARKS DAVID & MARGARET	100,000	08/13/1986	WD	03-ARM'S LENGTH	267P689	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5760 W CRYSTAL VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 38					
MARKS MARGARET P LIVING TRUST P O BOX 214 GLEN ARBOR MI 49636-0214	2025 Est TCV 1,416,918 TCV/TFA: 456.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
			Public Improvements			* Factors *		IRR				
L267 P689 DC L820 P233/04 L821 P1/04 PRT NW 1/4 SEC 23 COM W 1/4 SEC COR TH N 89 DEG49' 20" E ALG E-W 1/4 LN 619.98 FT TO C/L ST HWY M-22 & FOR POB TH ALG SD C/L N 34 DEG 46' 00" E 726.28 FT TH E 253.56 FT TO CRYSTAL RIVER TH S 16 DEG 52' 00" W ALG RIVER 405.85 FT TH CONT ALG SD RIVER S 40 DEG 56' 30" W 274.13 FT TO E-W 1/4 LN & CO RD 675 TH ALG CO RD 675 S 89 DEG 49' 20" W 370.33 FT TO POB SEC 23 T29N R14W 4.8 A M/L.	X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road	A 100' @ 5000/	100.00	564.77	0.7209	1.0674	5000	100			384,769
			Paved Road	A 100' @ 5000/	270.22	564.77	0.7209	1.0674	5000	50	SURPLUS 100' ZONING	519,8
			Storm Sewer	370 Actual Front Feet, 4.80 Total Acres Total Est. Land Value =								904,630
			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 75								
			Curb			7,500.00		1 100		7,500		
			Street Lights	Total Estimated Land Improvements True Cash Value =								7,500
			Standard Utilities									
			Underground Utils.									



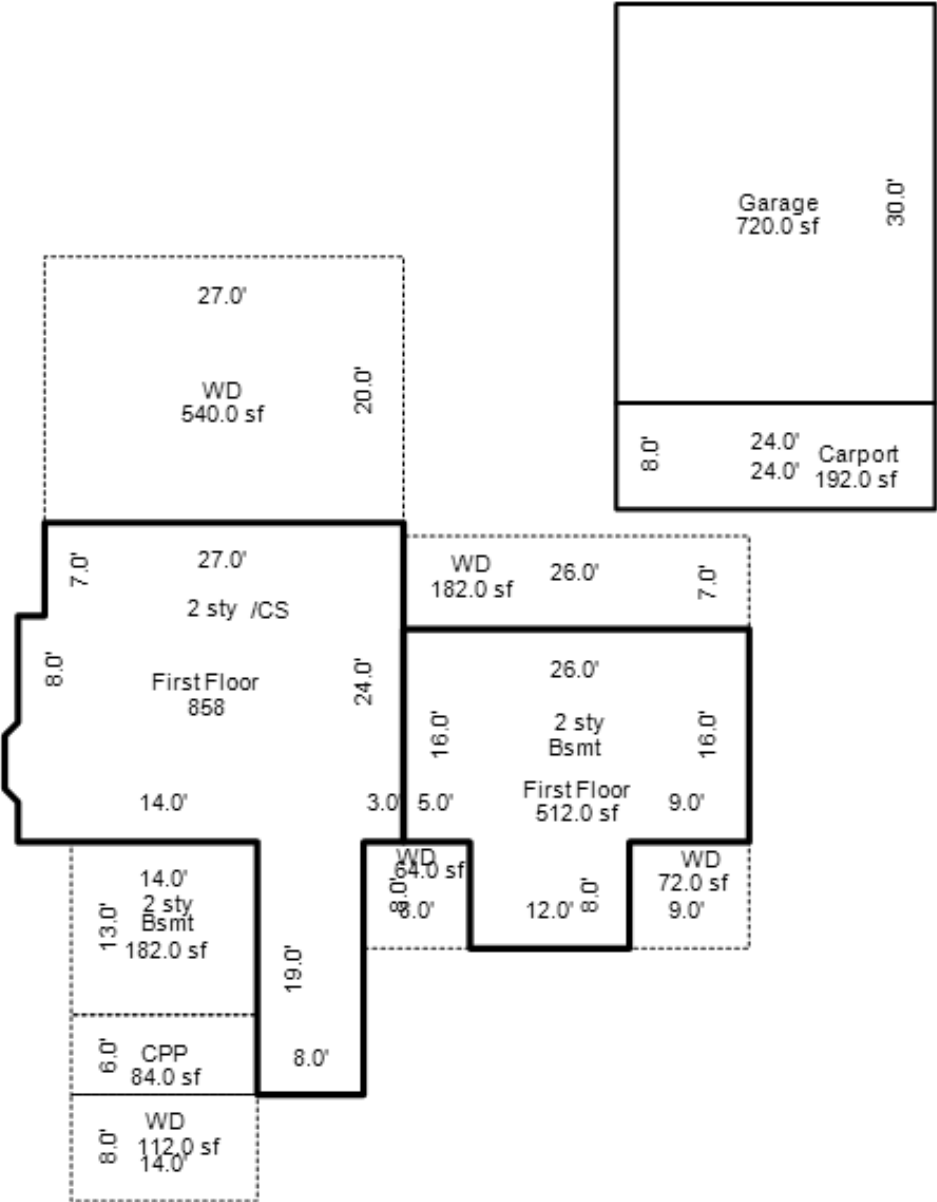
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2025	452,300	256,200	708,500			179,371C
	Rolling		2024	284,900	234,400	519,300			173,978C
	Low		2023	227,900	218,500	446,400			165,694C
	High		2022	55,000	192,100	247,100			157,804C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	RIVER								
Who	When	What							
TPC	10/31/2019	INSPECTED							
WAS	12/10/2007	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 112 64 72 182 540	Type CPP Treated Wood Treated Wood Treated Wood Treated Wood Wood Balcony	Year Built: 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: 720 % 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				1																																																																																																																		
	Building Style: 2 STORY	Trim & Decoration	Plaster Wood T&G		Central Air Wood Furnace																																																																																																																						
	Yr Built 1945	Remodeled 1990	X Ex	Ord																																																																																																																							
	Condition: Average	Size of Closets	X Lg	Ord																																																																																																																							
	Room List	Doors X Solid		H.C.																																																																																																																							
	Basement 5 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors			(12) Electric																																																																																																																						
	(1) Exterior	Kitchen: Ceramic Til Other: Hardwood Other:			150 Amps Service																																																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X Drywall		No./Qual. of Fixtures																																																																																																																						
X	Insulation				X Ex.	Ord.	Min																																																																																																																				
	(2) Windows	(7) Excavation			No. of Elec. Outlets																																																																																																																						
X	Many Avg. X Avg. Few	Basement: 694 S.F. Crawl: 858 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many	X Ave.	Few																																																																																																																				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(13) Plumbing																																																																																																																						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			1																																																																																																																						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer																																																																																																																						
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																						
	Chimney: Metal	Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																																																																						
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1945</p> <p>(11) Heating System: Forced Hot Water</p> <p>Ground Area = 1552 SF Floor Area = 3104 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>858</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>512</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>182</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>387,533</td> <td>213,072</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>817</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>9,357</td> <td>5,146</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>2,694</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,849</td> <td>3,217</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>84</td> <td>1,814</td> <td>998</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>112</td> <td>2,815</td> <td>1,548</td> </tr> <tr> <td>Treated Wood</td> <td>64</td> <td>2,040</td> <td>1,122</td> </tr> <tr> <td>Treated Wood</td> <td>72</td> <td>2,155</td> <td>1,185</td> </tr> <tr> <td>Treated Wood</td> <td>182</td> <td>3,917</td> <td>2,154</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td>540</td> <td>22,156</td> <td>12,186</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>720</td> <td>26,345</td> <td>14,490</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,101</td> <td>606</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	858			2 Story	Siding	Basement	512			2 Story	Siding	Basement	182			Total:				387,533	213,072	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	1,486	817	3 Fixture Bath	2	9,357	5,146	Water/Sewer				1000 Gal Septic	1	4,899	2,694	Water Well, 100 Feet	1	5,849	3,217	Porches				CPP	84	1,814	998	Deck				Treated Wood	112	2,815	1,548	Treated Wood	64	2,040	1,122	Treated Wood	72	2,155	1,185	Treated Wood	182	3,917	2,154	Balcony				Wood Balcony	540	22,156	12,186	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	720	26,345	14,490	Door Opener	2	1,101	606
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIFTH THIRD BANK	RUITER RENE & TANYA	265,000	02/02/2016	CD	11-FROM LENDING INSTITUT	1264P204	PROPERTY TRANSFER	100.0
SHERIFF & KUHN	FIFTH THIRD BANK	391,782	10/17/2014	SD	10-FORECLOSURE	1212P691	DEED	0.0
BAYBERRY MILLS	KUHN	350,000	08/21/1999	LC	16-LC PAYOFF	521:609	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: REC O	Building Permit(s)	Date	Number	Status
5219 S FACULTY ROW	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/26/2024	PM24-0158	100% FINIS
	P.R.E. 100% 09/19/2018		Electrical	08/03/2021	PE21-0510	100% FINIS
Owner's Name/Address	MAP #: 38		Plumbing	06/08/2018	PP18-0172	100% FINIS
RUITER RENE & TANYA 5219 S FACULTY ROW GLEN ARBOR MI 49636	2025 Est TCV 990,566 TCV/TFA: 447.01		Res. Add/Alter/Repair	04/10/2018	PB18-0144	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
L521 P609-612/99 PRT E 1/2 OF NW 1/4 SEC 23 COM N 1/4 CORSD SEC TH S 02 DEG 09'35" W 1297.59 FT TO POB TH CONT ALG SD 1/4 LN S 02 DEG 09'35" W 470.08 FT TH N 54 DEG 06'31" W 253.72 FT TH S 89 DEG 41'01" W 133.55 FT TH N 07 DEG 41'46" W 322.44 FT TH N 89 DEG 41'53" E 400 FT TO POB SEC 23 T29N R14W.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			322 Actual Front Feet, 2.96 Total Acres Total Est. Land Value = 554,106								

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
			D/W/P: 4in Concrete	7.01	274	0	0
			D/W/P: 4in Concrete	7.01	217	0	0
			D/W/P: Flagstone/Sand	21.16	60	0	0
			D/W/P: 4in Concrete	7.01	220	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



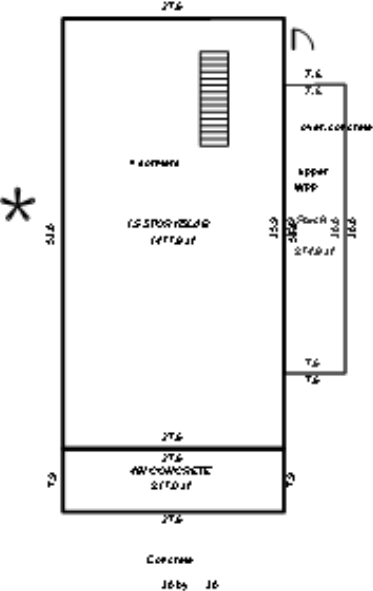
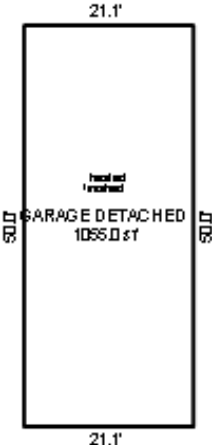
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	277,100	218,200	495,300			231,455C
2024	190,900	199,500	390,400			224,496C
2023	129,600	185,800	315,400			213,806C
2022	55,000	174,200	229,200			203,625C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story		Area	Type	Year Built: 1999									
	Mobile Home			Wood	Coal	Steam			Interior 2 Story				274	WPP	Car Capacity:							
	Town Home			(4) Interior					Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			2nd/Same Stack		Class: C								
	Duplex	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	X				Two Sided		Exterior 1 Story		Exterior: Siding									
	A-Frame								Exterior 2 Story		Exterior Ven.: 0											
	Wood Frame	Size of Closets			Central Air Wood Furnace				Prefab 1 Story		Exterior 2 Story		Stone Ven.: 0									
	Building Style: 1.5 STORY	Yr Built 1999	Remodeled 2017	Condition: Average	Ex	Ord			Min	Prefab 2 Story		Heat Circulator		Common Wall: Detache								
					Lg				Ord	Small	Raised Hearth		Foundation: 42 Inch		Finished?: Yes							
	Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Total Base New : 304,546		E.C.F.		Storage Area: 0									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric				Total Depr Cost: 228,400		X 1.900		No Conc. Floor: 0									
Kitchen: Other: Other:			0 Amps Service			Estimated T.C.V: 433,960				Bsmnt Garage:												
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C -5		Blt 1999										
Wood/Shingle Aluminum/Vinyl Brick	Ex.			Ord.	Min	Ground Area = 1477 SF Floor Area = 2216 SF.																
	Insulation	Many			Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75															
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Many	Avg.	Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1477 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding		Slab		1,477		Total:		237,981		178,477	
Large	Avg.	Small	(8) Basement			(14) Water/Sewer			Other Additions/Adjustments													
Wood Sash	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			Average Fixture(s)		Plumbing		1		1,486		1,114							
Metal Sash	(9) Basement Finish			Lump Sum Items:			3 Fixture Bath		Water/Sewer		1		4,678		3,508							
Vinyl Sash	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Solar Water Heat		1000 Gal Septic		1		4,899		3,674							
Double Hung	(10) Floor Support						No Plumbing		Water Well, 50 Feet		1		2,705		2,029							
Horiz. Slide	Joists: Unsupported Len: Cntr.Sup:						Extra Toilet		Porches		274		5,077		3,808							
Casement							Extra Sink		WPP		274		-1,606		-1,204							
Double Glass							Separate Shower		Foundation: Shallow													
Patio Doors							Ceramic Tile Floor		Garages													
Storms & Screens							Ceramic Tile Wains		Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
(3) Roof								Vent Fan		Door Opener		1		550		412						
Gable									Base Cost		1056		45,989		34,492							
Hip									Built-Ins		1		2,786		2,089							
Flat									Appliance Allow.		1		2,786		2,089							
Asphalt Shingle									Local Cost Items		1		1		1				*			
Chimney:									GENERATOR		1		1		1							
										Totals:		304,546		228,400								
Notes: 2016 CONVERT 1ST FLOOR TO DWELLING, 2ND FLOOR REMODEL																						
2015 GARAGE W/ STUDIO DWELLING ABOVE. SINK OPPOSITE SIDE OF ROOM FROM DISHWASHER.																						
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 433,960																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEELANAU CONSERVANCY	US GOVT NATL PARK	0	10/20/2005	WD	32-SPLIT VACANT	877:185	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
BEHIND WOODSTONE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK	MAP #: 39					
SLEEPING BEAR DUNES NATL LAKE SHR						
9922 W FRONT ST						
EMPIRE MI 49630						

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI
Tax Description	Public Improvements			* Factors *
L838 P766&806&813/05 L877				Description Frontage Depth Front Depth Rate %Adj. Reason Value
P158&160&162&165&167&169&185/05 2005				VILLAGE AR >10 ACRES 50K/ 23.99 Acres 50000 100 1,199,500
SPLIT FROM WOODSTONE CONDOMINIUM (UNITS				23.99 Total Acres Total Est. Land Value = 1,199,500
97-118 & PRT GENERAL COMMONS) PRT OF W				
1/2 SEC 23 COM AT SW COR SD SEC TH ALG S				
SEC LN S 88 DEG 44'19" E 722.50 FT TO POB				
TH ALG ELY BOUNDARY WOODSTONE CONDOMINIUM				
N 01 DEG 44'48" E 1573.88 FT TH N 42 DEG				
17'23" E 385.69 FT TH S 56 DEG 17'28" E				
412.39 FT TO W 1/8 LN TH S 01 DEG 46'48"				
W ALG W 1/8 LN 323.47 FT TO S 1/8 LN TH				
CONT ALG W 1/8 LN S 01 DEG 42'54" W				
1320.11 FT TO S SEC LN TH N 88 DEG 44'19"				
W ALG S SEC LN 601.14 FT TO POB SEC 23				
T29N R14W. 23.99 A M/L.				

Comments/Influences

BEHIND WOODSTONE



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	Dirt Road			
	Gravel Road			
	Paved Road			
	Storm Sewer			
	Sidewalk			
	Water			
	Sewer			
	Electric			
	Gas			
	Curb			
	Street Lights			
	Standard Utilities			
	Underground Utils.			
	Topography of Site			
	Level			
	Rolling			
	Low			
	High			
	Landscaped			
	Swamp			
	Wooded			
	Pond			
	Waterfront			
	Ravine			
	Wetland			
	Flood Plain			
	Who	When	What	
	TPC 04/28/2017	INSPECTED		
	WAS 11/11/2007	INSPECTED		

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

*** 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: BEHIND WOODSTONE
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 39

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

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

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

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

VILLAGE AR >10 ACRES 50K/ 200.00 Acres 50000 25 WETLANDS RIVER RUNS THROUGH
 200.00 Total Acres Total Est. Land Value = 2,500,000

Tax Description: L191 P661/77 L184 P43/76 SE 1/4 OF SW 1/4 & ENTIRE SE 1/4 SEC 23 T29N R14W 200 A.

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

Topography of Site: Level Rolling Low High Landscaped Swamp 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 EXEMPT

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

WAS 11/11/2007 INSPECTED 2023 0 0 0 0 0

2022 0 0 0 0 0

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY MILLS INC	US GOVT NATL PARK	10	11/18/2004	WD	03-ARM'S LENGTH	832:468	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W CRYSTAL VIEW DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK	MAP #: 39					
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 4120.4120 RESI							
Tax Description	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
				VILLAGE AR >10 ACRES	50K/	22.00 Acres	50000	25		WETSPLIT PARCELS	275,00
				22.00 Total Acres				Total Est. Land Value =			275,000

L832 P468/04 2004 SPLIT FROM
 006-123-020-00 & 006-123-030-00 TRACT
 40-171 PRT W 1/2 SEC 23 COM AT SW COR SD
 SEC TH S 88 DEG 44'19" E ALG S SEC LN
 1323.64 FT TO W 1/8 LN TH N 01 DEG 42'54"
 E ALG W 1/8 LN 1320.11 FT TO S 1/8 LN TH
 S 88 DEG 47'10" E ALG S 1/8 LN 1113.59 FT
 TO POB TH N 02 DEG 09'14" E 982.64 FT TH
 N 60 DEG 00'00" W 360.80 FT TH N 02 DEG
 09'07" E 1552.51 FT TO ELY EXTENSION OF S
 LN "CHAMBERLAINS GLEN ARBOR BEACH SUBDVN"
 (UNRECORDED) TH ALG SD LN N 89 DEG 41'04"
 E 128.70 FT TH S 07 DEG 41'45" E 322.44
 FT THE N 89 DEG 41'02" E 133.55 FT TH S
 54 DEG 06'31" E 253.72 FT TO N-S 1/4 LN



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 County of Leelanau, Michigan

Dirt Road		
Gravel Road		
Paved Road		
Storm Sewer		
Sidewalk		
Water		
Sewer		
Electric		
Gas		
Curb		
Street Lights		
Standard Utilities		
Underground Utils.		
Topography of Site		
Level		
Rolling		
Low		
High		
Landscaped		
Swamp		
Wooded		
Pond		
Waterfront		
Ravine		
Wetland		
Flood Plain		
Who	When	What
TPC 04/28/2017	INSPECTED	
WAS 11/11/2007	INSPECTED	

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEAVER ELIZABETH A	TAYLOR JOY M	0	04/21/2015	AFF	07-DEATH CERTIFICATE	1229P322	DEED	0.0
TAYLOR JOY M	TAYLOR JOY M & WEAVER BET	0	07/14/1983	WD	03-ARM'S LENGTH	1229P313	DEED	0.0
WEAVER BETTY ANN	TAYLOR JOY M & WEAVER BET	0	07/14/1983	WD	03-ARM'S LENGTH	1229P313	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5511 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Demolition	08/26/2024	PB24-0462	100% FINIS
	P.R.E. 0%		Electrical	02/17/2010	PE10-0036	100% FINIS
Owner's Name/Address	MAP #: 40					
	2025 Est TCV 821,497 TCV/TFA: 280.09					

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
 2020005008 PARCEL A (5511 W. RIVER ROAD PARCEL 006-123-023-00)
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 89°17'12" EAST, 620.14 FEET, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 23; THENCE SOUTH 42°45'45" WEST, 325.79 FEET

- 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	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	44.48	0.8678	0.5655	3500	100		171,760
B 100' @ 3500/	76.29	44.48	0.8678	0.5655	3500	50	SURPLUS: ZONING & DEPTH	
176 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								237,278

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



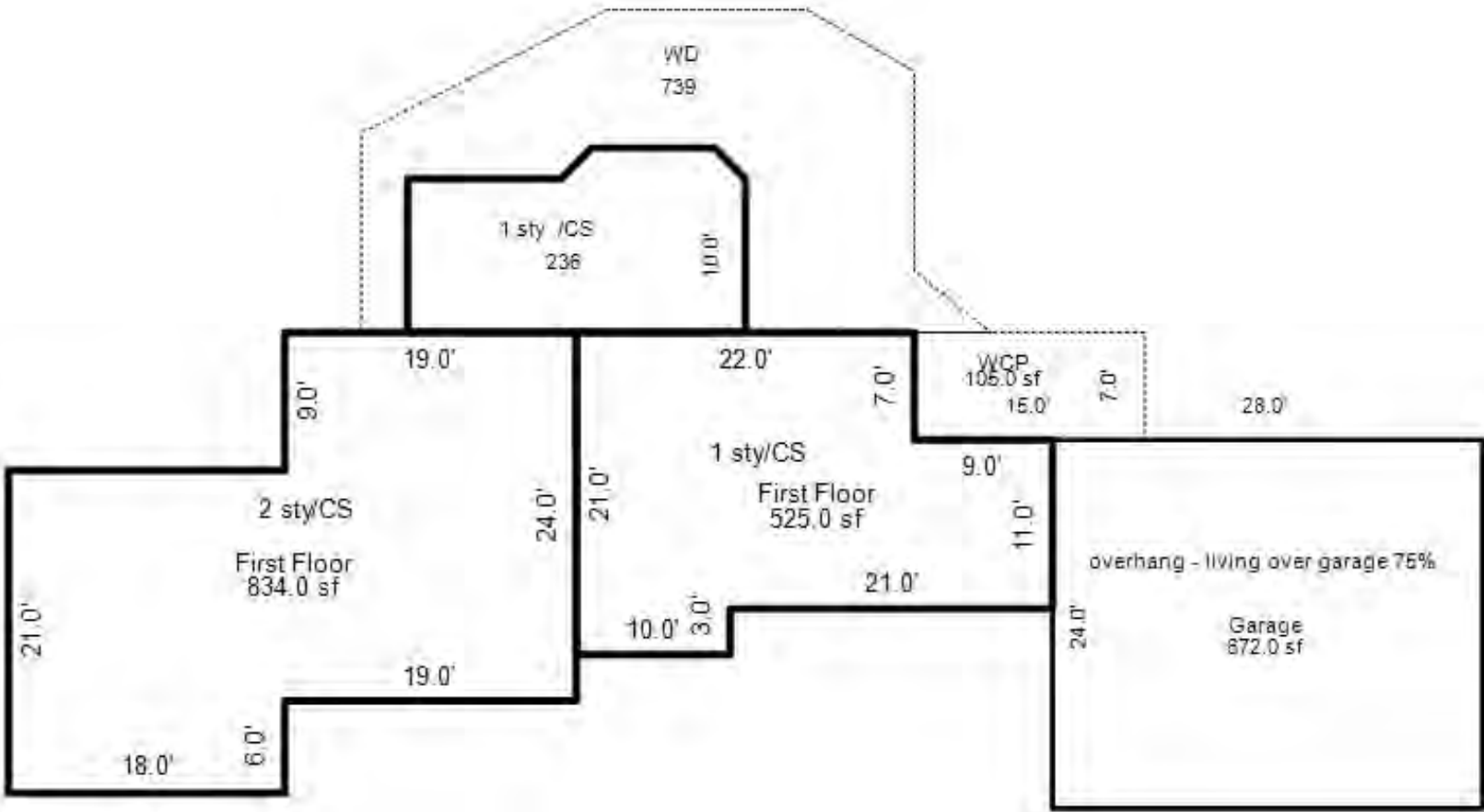
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	118,600	292,100	410,700			176,164C
2024	67,800	267,100	334,900			170,868C
2023	54,200	248,900	303,100			162,732C
2022	64,100	218,600	282,700			154,983C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																			
X	Single Family Mobile Home Town Home Duplex A-Frame	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 105 739	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 672 % 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: 1.5 STORY																																																		
Yr Built 1940	Remodeled 1984	Ex	X	Ord		Min	Size of Closets																																											
Condition: Average		Lg	X	Ord		Small																																												
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			(12) Electric																																											
(1) Exterior							100 Amps Service																																											
							No./Qual. of Fixtures																																											
							Ex. X Ord. Min																																											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets																																														
X	Insulation	X	Drywall				Many X Ave. Few																																											
(2) Windows		(7) Excavation					(13) Plumbing																																											
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1595 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																												
X	Wood Sash Metal Sash Vinyl Sash	(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					(14) Water/Sewer																																											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																												
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:																																											
Chimney: Brick				Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																														
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1595 SF Floor Area = 2933 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>834</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>525</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>236</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>504</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>404,004</td> <td>242,403</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 1,313 3 Fixture Bath 1 6,880 4,128 Water/Sewer 1000 Gal Septic 1 5,676 3,406 Water Well, 150 Feet 1 9,298 5,579 Porches WCP (1 Story) 105 6,374 3,824 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 42,679 25,607 Door Opener 2 1,376 826 Built-Ins Appliance Allow. 1 4,003 2,402 Fireplaces Exterior 2 Story 1 10,413 6,248 Deck Treated Wood 739 10,243 9,116 *															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	834			1 Story	Siding	Crawl Space	525			1 Story	Siding	Crawl Space	236			1 Story	Siding	Overhang	504			Total:				404,004	242,403
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																													
2 Story	Siding	Crawl Space	834																																															
1 Story	Siding	Crawl Space	525																																															
1 Story	Siding	Crawl Space	236																																															
1 Story	Siding	Overhang	504																																															
Total:				404,004	242,403																																													
<<<<< 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.
RIVERWOOD ENTERPRISES LLC	BEEBE GEORGE STANDISH &	1,395,000	09/16/2024	CD	19-MULTI PARCEL ARM'S LE	2024004508	PROPERTY TRANSFER	100.0
TAYLOR JOY M	RIVERWOOD ENTERPRISES LLC	1	09/23/2020	QC	21-NOT USED/OTHER	2024001434	PROPERTY TRANSFER	0.0
WEAVER ELIZABETH A	TAYLOR JOY M	0	04/21/2015	AFF	07-DEATH CERTIFICATE	1229P322	DEED	0.0
WEAVER BETTY ANN & HAINES	WEAVER BETTY ANN & TAYLOR	0	07/20/1982	WD	03-ARM'S LENGTH	1229P318	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5545 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	12/31/2024	LU24-151	0%
	P.R.E. 0%		Mechanical	06/18/2020	PM20-0328	100% FINIS
Owner's Name/Address	MAP #: 40		WELL/SEPTIC	07/05/2016	L16 -158	100% FINIS
BEEBE GEORGE STANDISH & BEEBE SARAH MILLER 1014 VAN BUREN ST HERNDON VA 20170	2025 Est TCV 1,106,254 TCV/TFA: 269.82		Electrical	02/17/2010	PE10-0035	

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			B 100' @ 3500/	100.00	68.68	0.7923 0.6303 3500 100	174,809
			B 100' @ 3500/	153.71	68.68	0.7923 0.6303 3500 50 SURPLUS: ZONING & DEPTH 1	
			254 Actual Front Feet, 0.40 Total Acres				Total Est. Land Value = 309,159

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
2020005008 PARCEL B (5545 W. RIVER ROAD• PARCEL 006-123-024-00)	X	Dirt Road				
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23;	X	Gravel Road				
THENCE SOUTH 89'17'12" EAST, 620.14 FEET, ALONG THE EAST-WEST 1/4 LLNE OF SAID SECTION 23;	X	Paved Road				
THENCE SOUTH 42'45'45" WEST 325.79 FEET	X	Storm Sewer				
	X	Sidewalk				
	X	Water Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

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

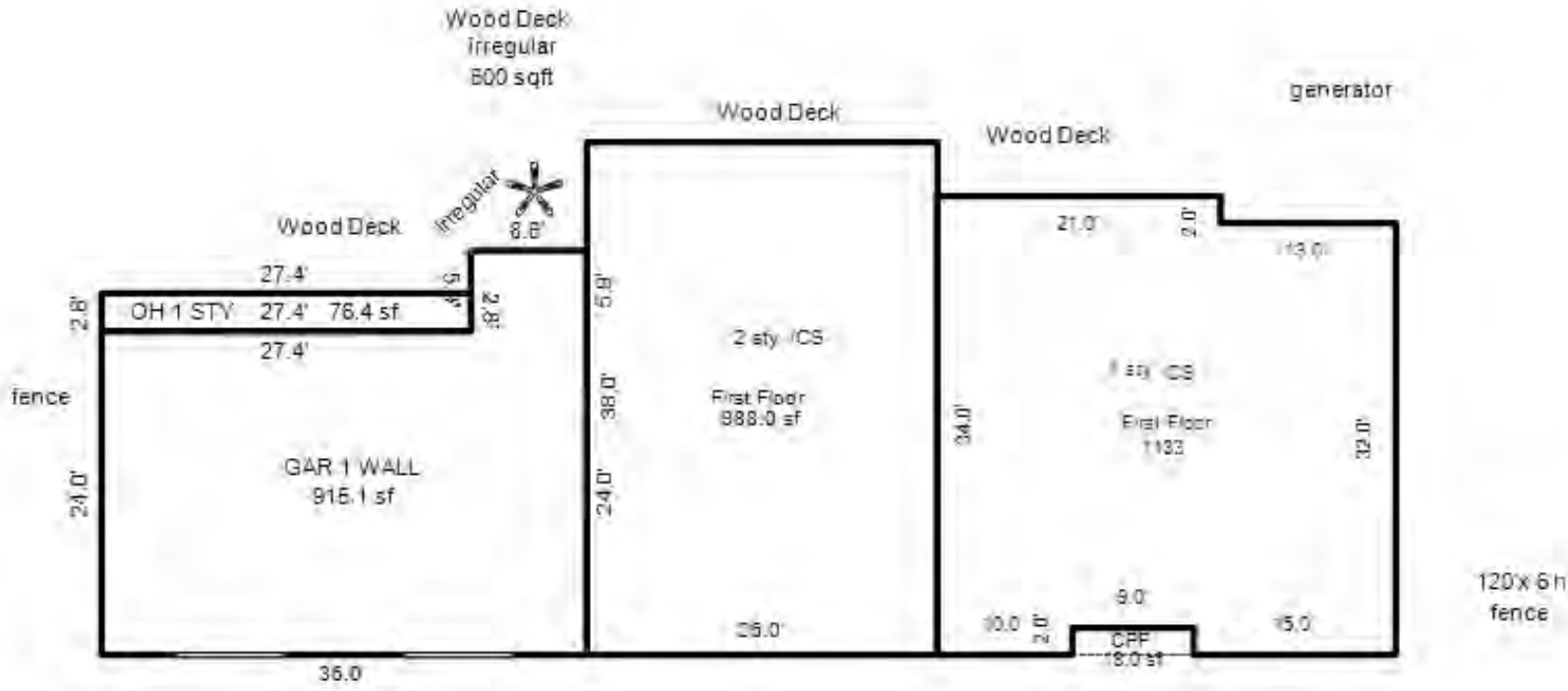
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	154,600	398,500	553,100			553,100S
2024	88,300	378,100	466,400			193,578C
2023	70,700	352,100	422,800			184,360C
2022	73,600	311,500	385,100			175,581C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 18 600	Type CPP Treated Wood	Year Built: 1976 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 40 Floor Area: 4,100 Total Base New : 694,816 Total Depr Cost: 416,892 Estimated T.C.V: 792,095		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1.5 STORY		Trim & Decoration		X		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 2121 SF Floor Area = 4100 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls BC		Blt 1967										
Yr Built 1967 197	Remodeled 2016	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	(12) Electric 150 Amps Service		2 Story		Siding		Crawl Space		988		1,133		915		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few		1 Story		Siding		Crawl Space		76		Total:		571,922		343,154	
Basement	1st Floor	(5) Floors		Kitchen: Linoleum Other: Hardwood Other:		(13) Plumbing		Average Fixture(s) 4		1 Story		Siding		Overhang		76						
2nd Floor	5 Bedrooms	Kitchens		Other:		1 Average Fixture(s)		3 Fixture Bath		1 Story		Siding		Overhang		76						
(1) Exterior		(6) Ceilings		X Drywall		2 Fixture Bath		Softener, Auto		1 Story		Siding		Overhang		76						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2121 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath		Softener, Manual		1 Story		Siding		Overhang		76						
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet		Extra Sink		1 Story		Siding		Overhang		76						
(2) Windows		Many Avg. X Avg. Few		Large Avg. X Avg. Small		Separate Shower		1000 Gal Septic		1 Story		Siding		Overhang		76						
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)		Solar Water Heat No Plumbing Extra Toilet Extra Sink		Ceramic Tile Floor		1 Story		Siding		Overhang		76						
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Ceramic Tile Wains		Ceramic Tub Alcove		1 Story		Siding		Overhang		76						
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Vent Fan		(14) Water/Sewer		Deck Treated Wood		600		9,078		5,447						
Chimney: Metal		Lump Sum Items:		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2 2000 Gal Septic		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		864		42,949		25,769						
										Common Wall: 1 Wall		1		-3,139		-1,883						
										Door Opener		2		1,376		826						
										Built-Ins		Appliance Allow.		2		8,006		4,804				
										Fireplaces		Interior 1 Story		1		6,965		4,179				
										<<<<< 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.
MUELLER NANCY	MEYERS RUSSELL D III	0	10/21/2019	QC	09-FAMILY	2019006049	PROPERTY TRANSFER	0.0
MEYERS RUSSELL D III	MEYERS RUSSELL D III TRUS	1	10/21/2019	QC	09-FAMILY	2019006050	PROPERTY TRANSFER	0.0
GOSSETT STEPHEN	MEYERS RUSSELL D III TRUS	190,000	05/26/2016	WD	03-ARM'S LENGTH	1261P818	PROPERTY TRANSFER	100.0
VANDENBELT NICHOLAS G	GOSSETT STEPHEN	240,000	12/13/2004	WD	03-ARM'S LENGTH	835:700	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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5550 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	07/15/2008	PE08-0272		
	P.R.E. 100% 06/01/2016	Res. Garage, Detached	05/07/2008	PB08-0125		

Owner's Name/Address	MAP #: 40	GARAGE	05/01/2008	2008-2138
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MEYERS RUSSELL D III TRUST PO BOX 93 GLEN ARBOR MI 49636	2025 Est TCV 442,976 TCV/TFA: 605.16	WELL/SEPTIC	09/21/1999	L99 -411	100% FINIS
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X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B 100' @ 3500/	95.00	150.00	1.0129	0.7663	3500 100	258,084
95 Actual Front Feet, 0.33 Total Acres						Total Est. Land Value = 258,084

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value

Water	35.33	64	50	1,130
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				
Total Estimated Land Improvements True Cash Value =				1,130

Topography of Site	Level	Rolling	X Low	X High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2025	129,000	92,500	221,500			101,060C
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TPC 06/01/2016 INSPECTED	2024	73,700	84,600	158,300		98,022C
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TPC 04/17/2013 INSPECTED	2023	59,000	78,700	137,700		93,355C
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WAS 11/10/2007 INSPECTED	2022	15,000	84,900	99,900		88,910C
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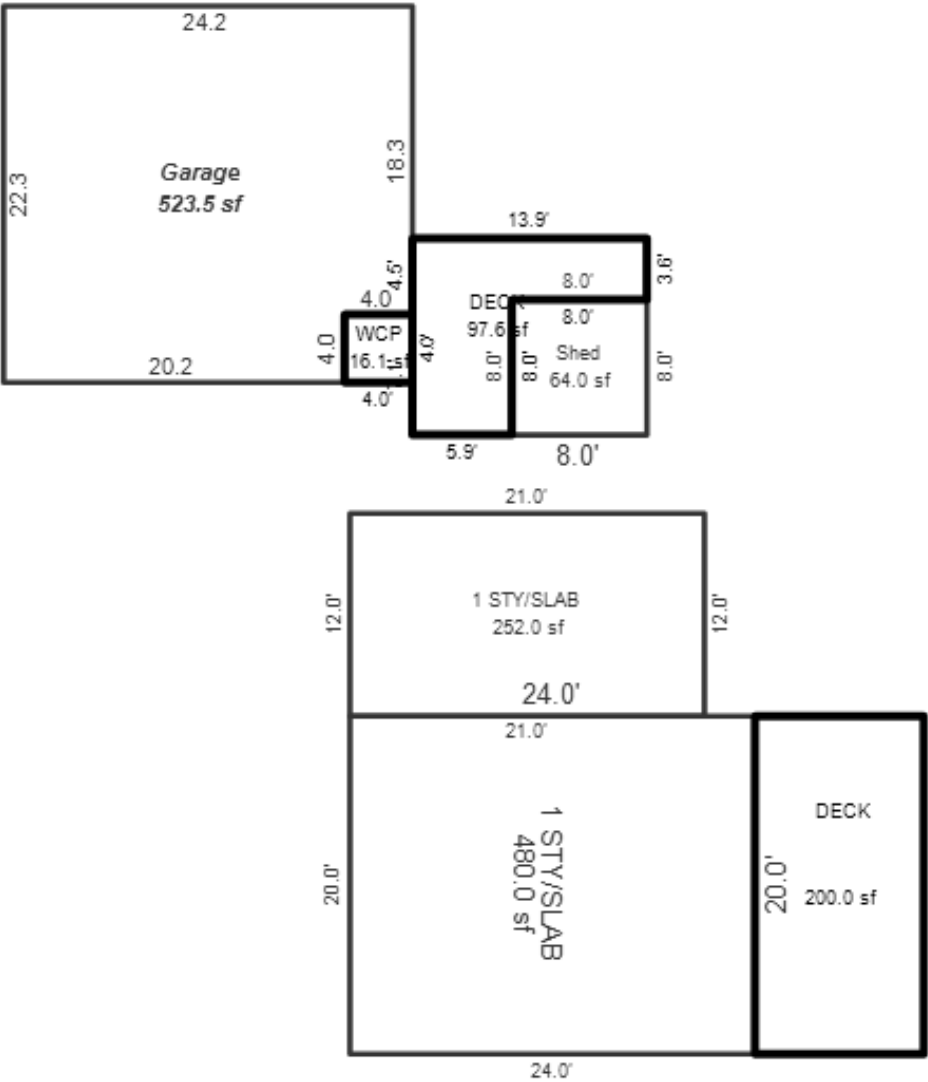


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 16 200 97	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 2008 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 523 % 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											
Building Style: LOG		Trim & Decoration		Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 732 Total Base New : 148,790 Total Depr Cost: 96,717 Estimated T.C.V: 183,762			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 LOG			Cls C -5		Blt 1986				
1986	201	2000	Ex X Ord Min	100 Amps Service			(11) Heating System: Electric Baseboard			Ground Area = 732 SF		Floor Area = 732 SF.				
Condition: Average		Lg X Ord Small		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors Solid X H.C.		Ex. X Ord. Min			1 Story Pine Logs Slab 480			1 Story Siding Slab 252		Total: 99,591 64,739				
Basement	1 1st Floor	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,486 966				
2nd Floor	1 Bedrooms	Kitchen: Linoleum Other: Carpeted Other:		Many X Ave. Few			Water/Sewer			1000 Gal Septic 1 4,899 3,184		Water Well, 100 Feet 1 5,849 3,802				
(1) Exterior		(6) Ceilings		(13) Plumbing			Deck			Treated Wood 200 4,162 2,705		Treated Wood 97 2,536 1,648				
Wood/Shingle	Aluminum/Vinyl	X Drywall		1 Average Fixture(s)			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 523 23,415 15,220				
Brick	X Pine/Cedar	(7) Excavation		1 3 Fixture Bath			Built-Ins			Door Opener 1 550 357		Appliance Allow. 1 2,786 1,811				
X Insulation	X Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 732 S.F. Height to Joists: 0.0		2 Fixture Bath			Fireplaces			Wood Stove 1 2,570 1,670		Porches				
(2) Windows		Many Avg. X Avg. Large Small		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			WCP (1 Story) 16 946 615			Totals: 148,790 96,717		Notes: CONVERTED GARAGE ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 183,762				
X Wood Sash	Metal Sash	(8) Basement		Separate Shower												
Vinyl Sash	Double Hung	Conc. Block Poured Conc. Stone		Ceramic Tile Floor												
X Casement	Double Glass	Treated Wood Concrete Floor		Ceramic Tile Wains												
Patio Doors	Storms & Screens	(9) Basement Finish		Ceramic Tub Alcove Vent Fan												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer												
X Gable	Hip	1 Public Water		1 Public Sewer												
Gambrel	Mansard	1 1000 Gal Septic		1 2000 Gal Septic												
Flat	Shed	Lump Sum Items:														
X Asphalt Shingle	(10) Floor Support															
Chimney: Metal	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.
KEUNING JAY A & CHERYL	STEWART VICKI L LIVING TR	0	05/17/2005	WD	03-ARM'S LENGTH	854:855	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					
Owner's Name/Address	P.R.E. 0%					
STEWART VICKI L LIVING TRUST 211 S ROSE ST KALAMAZOO MI 49007	MAP #: 40					
		2025 Est TCV 157,419				

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Public Improvements			* Factors *				LIMITED USE		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 100' @ 2000/	100.00	86.00	0.7230	0.6668	2000	100	NO DEPTH	96,419	
E 200' @ 800/	266.00	86.00	0.8598	0.6668	800	50	SURPLUS: ZONING 100 FT	6	
366 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 157,419	

Tax Description
 L854 P855/05 PRT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 POST TH E 619.98 FT TO C/L ST HWY M-22 TH S 42 DEG 02' W ALG C/L 579.40 FT FOR POB TH CONT ALG C/L S 42 DEG 02' W 253.76 FT M/L TO W SEC LN TH S 0 DEG 24' W 149.9 FT TO SHR CRYSTAL RIVER TH NELY ALG SHR 366 FT M/L TO PT ON SD SHR LYING S 47 DEG 43' 30" E 86.37 FT FROM POB TH N 47 DEG 43' 30" W 86.37 FT TO POB SEC 23 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
 - Waterfront
 - Ravine
 - Wetland
 - Flood Plain
 - X RIVER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	78,700	0	78,700			25,193C
2024	59,200	0	59,200			24,436C
2023	42,000	0	42,000			23,273C
2022	38,800	0	38,800			22,165C

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Who	When	What
TPC	05/30/2021	INSPECTED
TPC	10/27/2018	INSPECTED
TPC	04/15/2015	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.
MUELLER NANCY	MEYERS RUSSELL D III	0	10/21/2019	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
MEYERS RUSSELL D III	MEYERS RUSSELL D III TRU	0	10/21/2019	QC	09-FAMILY	2019006049	PROPERTY TRANSFER	0.0
GOSSETT STEPHEN	MEYERS NANCY M & MEYERS R	190,000	05/26/2016	WD	03-ARM'S LENGTH	1261P818	PROPERTY TRANSFER	100.0
VANDENBELT NICHOLAS G	GOSSETT STEPHEN	0	12/13/2004	WD	03-ARM'S LENGTH	835:700	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					
	P.R.E. 100% 06/01/2016					
Owner's Name/Address	MAP #: 40					
MEYERS RUSSELL D III TRUST PO BOX 93 GLEN ARBOR MI 49636	2025 Est TCV 62,687					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *		ACCESS SITE	
			Description	Frontage	Depth	Rate %Adj. Reason
	X		E 200' @ 800/	100.00	82.00	1.1892 0.6589
	X		100 Actual Front Feet,	0.19	Total Acres	Total Est. Land Value =
	X					62,687
	X					62,687

Tax Description	
L541 P228 L549 P400/00 L661 P551/02 L835 P700/04 PRT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 COR SD SEC TH E ALG E-W 1/4 LN 619.98 FT TO C/L M-22 TH S 42 DEG 02' W 579.40 FT TO POB TH CONT ALG SAME LN S 42 DEG 11' 00" W 100 FT TH S 47 DEG 43' 30" E 86.37 FT TO INTERMEDIATE SHORELINE TRAVERSE OF CRYSTAL RIVER TH N 39 DEG 40' 53" E 100.10 FT ALG SD LN TH N 47 DEG 58' W 82 FT TO C/L M-22 & POB SEC 23 T29N R14W.	X X X X X X X X X X

Comments/Influences	Topography of Site
NON CONFORMING LOT 1993 SPLIT .19 A	Level X Rolling Low X High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain X RIVER



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	31,300	0	31,300			17,049C
2024	31,300	0	31,300			16,537C
2023	19,600	0	19,600			15,750C
2022	15,000	0	15,000			15,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY MILLS INC	US GOVT NATL PARK	10	12/28/2004	WD	03-ARM'S LENGTH	837:419	OTHER	100.0
TOBIN ET AL	KURAS PROPERTIES	50,000	12/31/1986	WD	03-ARM'S LENGTH	313:626	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
W CRYSTAL VIEW 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 #: 39					
	2025 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
Public Improvements			Description	Frontage	Depth	* Factors *	Value
			EXEMPT PARK LAND			39.000 Acres 10,000 100	390,000
						39.00 Total Acres Total Est. Land Value =	390,000

Tax Description
L272 P971 L313 P626-629/90 L813 P322/04
L832 P487-493/04 L837 P419/04 2005 DESCR
REVISED (REF: PRT ADDED TO
006-123-020-00) TRACT 40-172 PRT NE 1/4
OF SW 1/4 SEC 23 COM AT SW SEC COR TH S
88 DEG 44'19" E ALG S SEC LN 1323.64 FT
TO W 1/8 LN TH N 01 DEG 42'54" E ALG W
1/8 LN 1320.11 FT TO S 1/8 LN & POB TH
CONT N 01 DEG 46'48" E ALG W 1/8 LN
894.33 FT TH S 88 DEG 47'10" E 1119.42 FT
TH S 02 DEG 09'14" W 894.41 FT TO S 1/8
LN TH N 88 DEG 47'10" W ALG S 1/8 LN
1113.59 FT TO POB SEC 23 T29N R14W.
22 92 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.
- 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	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.		
AYOTTE LAWRENCE X JR & MA	AYOTTE LAWRENCE X JR & MA	0	12/04/2021	QC	09-FAMILY	2021009317	PROPERTY TRANSFER	0.0		
AYOTTE LAWRENCE X JR &		0	09/02/2011	OTH	33-TO BE DETERMINED	10-472 SURVEY	DEED	0.0		
WHITMAN WHILLIAM & MILDRE	AYOTTE LAWRENCE X JR & MA	67,500	11/15/2001	WD	03-ARM'S LENGTH	614:45	PROPERTY TRANSFER	0.0		
ROSI	WHITMAN	30,000	11/03/1993	WD	03-ARM'S LENGTH	375:221	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
5941 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		FENCE		07/18/2020	LU20-13	100% FINIS		
Owner's Name/Address		P.R.E. 100% 07/23/2015		Electrical		04/10/2018	PE18-0163	100% FINIS		
AYOTTE LAWRENCE X JR & MAUREEN T PO BOX 482 GLEN ARBOR MI 49636		MAP #: 40		DECK/PORCH		03/23/2018	LU18-05	100% FINIS		
		2025 Est TCV 439,903 TCV/TFA: 298.64		Res. Add/Alter/Repair		03/14/2018	PB18-0117	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements		* Factors *				IRREGULAR SHAPE		
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		E 200' @ 800/	100.00	135.04	1.1892 0.7464	800 100	71,013	
		Paved Road		100 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =	71,013	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Fencing: Wd, Solid, 6 ft.	31.10	31	50	482		
		Sewer		D/W/P: Crushed Rock	2.29	480	0	0		
		Electric		Wood Frame	27.40	139	50	1,904		
		Gas		Residential Local Cost Land Improvements						
		Curb		Description	Rate	Size	% Good	Cash Value		
		Street Lights		LAND IMPROVEMENTS 15	1,500.00	1	95	1,425		
		Standard Utilities		Total Estimated Land Improvements True Cash Value =				3,811		
		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	35,500	184,500	220,000		178,669C
		TPC 05/10/2021 INSPECTED			2024	44,400	168,700	213,100		173,297C
		TPC 10/29/2018 INSPECTED			2023	35,500	157,100	192,600		165,045C
		TPC 04/27/2016 INSPECTED			2022	35,000	141,300	176,300		157,186C

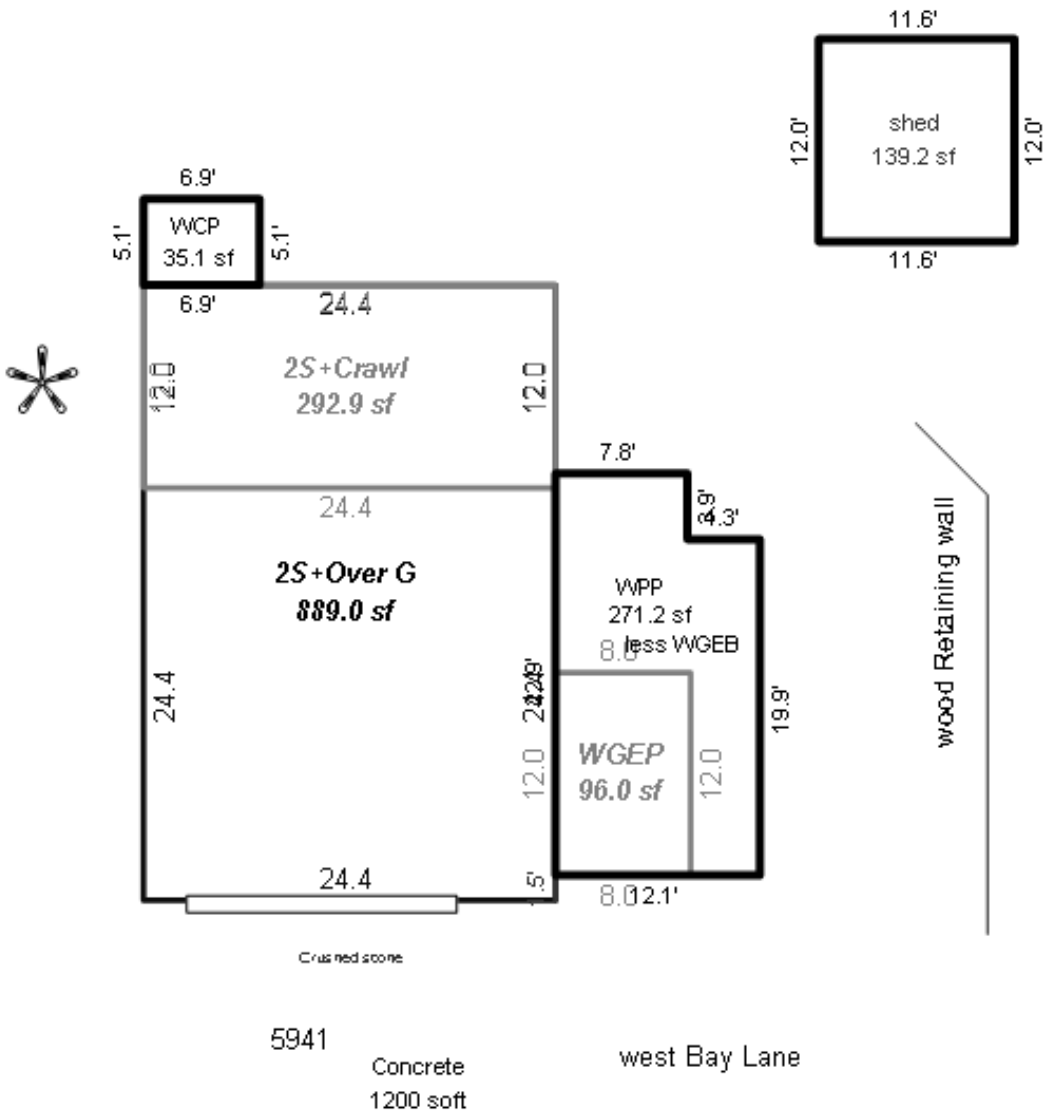


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 96 WGEP (2 Story) 35 WCP (1 Story) 175 WPP	Type	Year Built: 2002 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 889 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration														
Yr Built 2002	Remodeled 2018	Ex	X	Ord		Min													
Condition: Average		Size of Closets			Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:														
(1) Exterior		(6) Ceilings			(12) Electric														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																		
(2) Windows																			
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 292 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support														
X	Asphalt Shingle	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
Chimney: Brick		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer			Lump Sum Items:														
		(15) Fireplaces			(16) Porches/Decks														
		(17) Garage			Class: C Effec. Age: 20 Floor Area: 1,473 Total Base New : 240,183 Total Depr Cost: 192,147 Estimated T.C.V: 365,079														
		Cost Est. for Res. Bldg: 1 Single Family 2 STORY			No./Qual. of Fixtures														
		(11) Heating System: Forced Heat & Cool			X	Ex.		Ord.		Min									
		Ground Area = 292 SF Floor Area = 1473 SF.			No. of Elec. Outlets														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Many	X	Ave.		Few										
		Building Areas			(13) Plumbing														
		Stories Exterior Foundation Size Cost New Depr. Cost			2 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		1 Story Siding Overhang 889 157,854 126,284			2 Story Siding Crawl Space 292 4,678 3,742														
		Other Additions/Adjustments			1000 Gal Septic 1 4,899 3,919														
		Plumbing			Water Well, 100 Feet 1 5,849 4,679														
		Porches			Water/Sewer														
		WGEP (2 Story) 96 15,180 12,144			3 Fixture Bath 1 4,678 3,742														
		WCP (1 Story) 35 2,512 2,010			Solar Water Heat														
		WPP 175 4,270 3,416			No Plumbing														
		Garages			Extra Toilet														
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Extra Sink														
		Base Cost 889 41,267 33,014			Separate Shower														
		Common Wall: 1 Wall 1 -2,705 -2,164			Ceramic Tile Floor														
		Door Opener 1 550 440			Ceramic Tile Wains														
		Built-Ins			Ceramic Tub Alcove														
		Appliance Allow. 1 2,786 2,229			Vent Fan														
		Fireplaces			(14) Water/Sewer														
		Direct-Vented Gas 1 3,043 2,434			Public Water														
		Totals: 240,183 192,147			Public Sewer														
		Notes:			Water Well														
		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 365,079			1000 Gal Septic														
					2000 Gal Septic														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUICK BONNIE J TRUST	ORIEL PATRICK J & SHARON	198,000	12/08/2017	WD	03-ARM'S LENGTH	1315P562	PROPERTY TRANSFER	100.0
QUICK BONNIE J IRR TRUST	QUICK BONNIE J	0	11/25/2013	QC	09-FAMILY	1186P28	PROPERTY TRANSFER	0.0
QUICK BONNIE J	QUICK BONNIE J TRUST	0	11/25/2013	QC	09-FAMILY	1186P30	OTHER	0.0
QUICK BONNIE J TRUST	QUICK BONNIE J	0	09/23/2013	QC	09-FAMILY	1183P550	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W TREESONG LN	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	02/15/2008	L05-169	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 40	2025 Est TCV 340,460
ORIEL PATRICK J & SHARON L PO BOX 182 GLEN ARBOR MI 49636		

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI
Public Improvements			* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L861P748 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSFFIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 89°16'15" EAST, 1322.23 FEET, ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION 23, TO THE WEST EIGHTH CORNER OF SAID SECTION 23; THENCE SOUTH 01°20'05" WEST, 996.46 FEET, ALONG	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	B 100' @ 3500/ 100.00 348.48 0.8409 0.9461 3500 100 278,441 B 100' @ 3500/ 100.00 348.48 0.8409L0.4214 3500 50 SURPLUS: ZONING 100' 62, 100 Actual Front Feet, 1.60 Total Acres Total Est. Land Value = 340,460								

L861P748 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSFFIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 89°16'15" EAST, 1322.23 FEET, ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION 23, TO THE WEST EIGHTH CORNER OF SAID SECTION 23; THENCE SOUTH 01°20'05" WEST, 996.46 FEET, ALONG



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Who	When	What
		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	170,200
	2024	106,400
	2023	95,500
	2022	65,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	170,200	0	170,200			73,883C
2024	106,400	0	106,400			71,662C
2023	95,500	0	95,500			68,250C
2022	65,000	0	65,000			65,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON KAREN	HUMPHREY TYLER R	470,000	09/12/2021	WD	03-ARM'S LENGTH	2021007966	PROPERTY TRANSFER	100.0
HAWKINS BARBARA J	WATSON KAREN	0	12/20/2020	QC	09-FAMILY	L1306P359	PROPERTY TRANSFER	100.0
HAWKINS BARBARA J	HAWKINS BARBARA J	1	09/06/2017	QC	09-FAMILY	1306P359	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5794 W TREESONG LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/17/2023	PM23-0624	100% FINIS
	P.R.E. 0%		Mechanical	05/24/2023	PM23-0458	100% FINIS
Owner's Name/Address	MAP #: 40		Electrical	01/03/2023	PE23-0003	100% FINIS
HUMPHREY TYLER R 155 GARLAND ST UNIT 307 TRAVERSE CITY MI 49684	2025 Est TCV 718,072 TCV/TFA: 548.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
				* Factors *		200*350					
		Public Improvements		Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
L267 P817 L197 P519 PRT OF SW 1/4 COM W 1/4 COR TH ALG E & W 1/4 LN S 89 DEG 16' 15" E 1322.23 FT TO W 1/8 COR TH ALG W 1/8 LN S 01 DEG 20' 05" W 996.46 FT TH N 56 DEG 42' 15" W 413.09 FT FOR POB TH CONT N 56 DEG 42' 15" W 350 FT TO SHR CRYSTAL RIVER TH ALG SHR S 41 DEG 20' 00" W 200 FT TH S 56 DEG 45' 10" E 348.07 FT TH N 41 DEG 53' 25" E 200 FT TO POB SEC 23 T29N R14W.	X	Dirt Road		B 100' @ 3500/	100.00	350.00	0.8409	0.9471	3500	100	278,744
	X	Gravel Road		B 100' @ 3500/	100.00	350.00	0.8409	L0.4224	3500	50	SURPLUS: ZONING 100 FT 6
	X	Paved Road		100 Actual Front Feet, 1.61 Total Acres					Total Est. Land Value =		340,903
	X	Storm Sewer		Land Improvement Cost Estimates							
	X	Sidewalk		Description			Rate		Size % Good	Cash Value	
	X	Water		D/W/P: Crushed Rock			2.29		1728 0	0	
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description			Rate		Size % Good	Cash Value	
	X	Gas		LAND IMPROVEMENTS 25			2,500.00		1 100	2,500	
	X	Curb		Total Estimated Land Improvements True Cash Value = 2,500							
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									



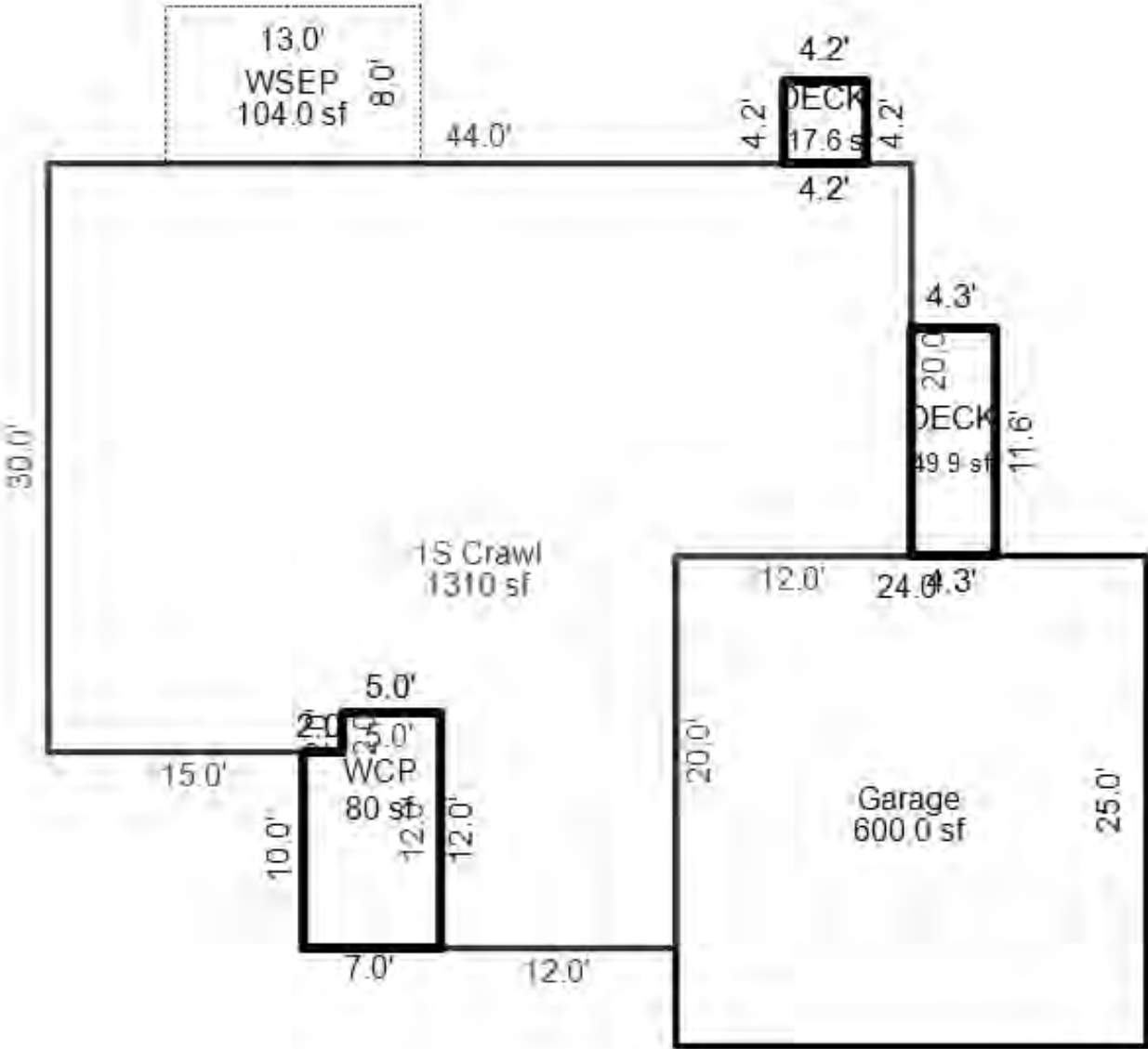
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	170,500	188,500	359,000			217,246C
		Low	2024	106,500	172,500	279,000			210,714C
		High	2023	95,600	146,800	242,400			186,585C
		Landscaped	2022	48,700	129,000	177,700			177,700S
		Swamp							
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		X Flood Plain							
		RIVER							

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

Building Type		(3) Roof (cont.)		(11) Heating/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 104 WSEP (1 Story) 80 WCP (1 Story) 17 Treated Wood 49 Treated Wood 20 Roof Cover Onl	Type	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior	X Drywall X Paneled			Plaster Wood T&G										
Building Style: 1 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1,310 Total Base New : 246,479 Total Depr Cost: 197,194 Estimated T.C.V: 374,669			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1990	Remodeled 2023	Ex	X Ord		Min											
Condition: Average		Lg		X	Ord		Small									
Room List		Doors		Solid	X	H.C.										
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other: Linoleum			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1310 SF Floor Area = 1310 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Cls C 5 Blt 1990		Total: 184,604 147,694	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,310			Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall													
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1310 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Total: 1,486 1,189 4,678 3,742 1,369 1,095 4,899 3,919 5,849 4,679			
X	Many Avg. X Avg. Few Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Porches Ceramic Tile Floor WSEP (1 Story) WCP (1 Story)			Total: 6,218 4,974 4,276 3,421			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Deck Treated Wood Treated Wood w/Roof (Roof portion)			Total: 1,754 1,403 782 626 453 362			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener			Total: 23,082 18,466 -2,235 -1,788 1,101 881			
(3) Roof		Gable Hip Flat Gambrel Mansard Shed					Lump Sum Items:			Built-Ins Appliance Allow.			Total: 2,786 2,229			
Chimney: Brick										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



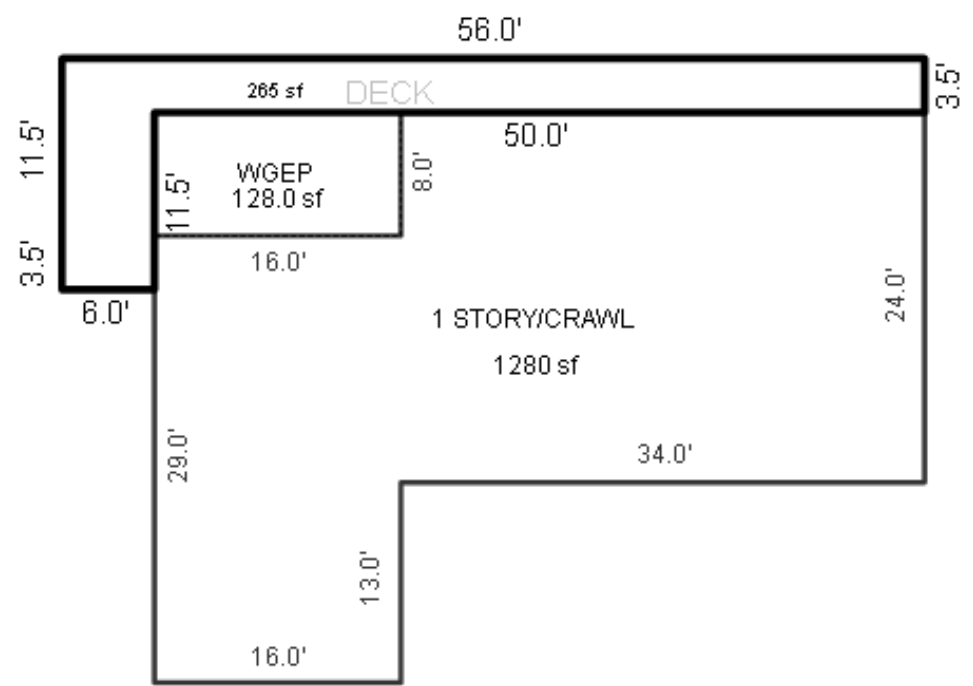
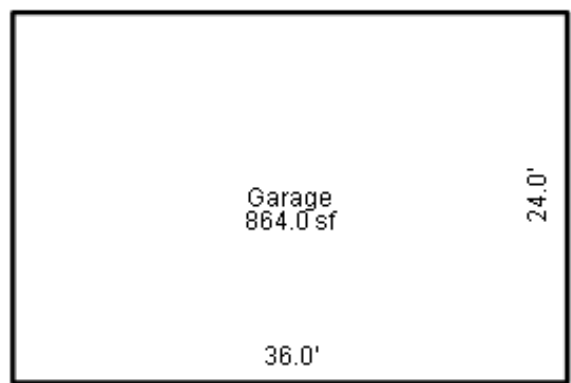
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHROYER MICHAEL MURRAY II	SHROYER MICHAEL MURRAY II	0	03/20/2023	QC	09-FAMILY	2023001232	PROPERTY TRANSFER	0.0				
DEWITT ANDREW R & ANGELA	SHROYER MICHAEL MURRAY II	735,000	11/22/2021	WD	03-ARM'S LENGTH	2021009075	PROPERTY TRANSFER	100.0				
DEWITT ANGELA M FKA BROWN	DEWITT ANDREW R & ANGELA	0	04/22/2021	QC	09-FAMILY	2021003582	DEED	0.0				
PELHAM JOHN R & ANNAMARIE	BROWN ANGELA M	295,000	04/08/2016	WD	03-ARM'S LENGTH	1257P534	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-4 (	Building Permit(s)	Date	Number	Status			
5780 W TREESONG LN		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		02/19/2019	PE19-0077	100% FINIS				
Owner's Name/Address		P.R.E. 0%		WELL/SEPTIC		03/10/2016	L16 -028	100% FINIS				
SHROYER MICHAEL MURRAY II & DESIRAE TRUST 947 WALNUT ST PERRYSBURG OH 43551		MAP #: 40		2025 Est TCV 883,249 TCV/TFA: 690.04								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L240 P455/83 L311 P883/90 PRT NW 1/4 OF SW 1/4 SEC 23 COM W 1/4 COR SD SEC TH ALG E-W 1/4 LN S 89 DEG 16' 15" E 1322.23 FT TO W 1/8 COR TH ALGW 1/8 LN S 01 DEG 20' 05" W 526.43 FT TOPOB TH N 56 DEG 30' 40" W TO SHR CRYSTALRIVER TH S 33 DEG 36' 20" W ALG SHR 240.18 FT TH S 56 DEG 42' 15" E 665.70 FT TH N 01 DEG 20' 05" E 277.4 FT TO POB SEC 23 T29N R14W.		Public Improvements		* Factors * 240*660								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 3500/	100.00	660.00	0.8034	1.1098	3500	100		312,089
		Paved Road		B 100' @ 3500/	140.00	660.00	0.8034	1.1098	3500	50	EXCESS&SURPLUS	218,463
		Storm Sewer		240 Actual Front Feet, 3.64 Total Acres				Total Est. Land Value =		530,552		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description		Rate	Size	% Good	Cash Value			
		Sewer		D/W/P: 3.5 Concrete		6.63	720	0	0			
		Electric		D/W/P: Crushed Rock		2.29	1800	0	0			
		Gas		Residential Local Cost Land Improvements								
		Curb		Description		Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVEMENTS 25		2,500.00	1	100	2,500			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,500								
		Underground Utils.										
Comments/Influences		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
X Pond												
X Waterfront												
X Ravine												
X Wetland												
X Flood Plain												
X RIVER		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	265,300	176,300	441,600		219,946C			
TPC 10/07/2021 INSPECTED		2024	204,700	172,600	377,300			213,333C				
TPC 10/19/2016 INSPECTED		2023	156,900	160,900	317,800			203,175C				
WAS 11/27/2007 INSPECTED		2022	52,300	141,200	193,500			193,500S				


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story 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 128 365	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 1 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: C +10 Effec. Age: 30 Floor Area: 1,280 Total Base New : 263,310 Total Depr Cost: 184,314 Estimated T.C.V: 350,197		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1280 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas		Cls C 10 Blt 1969		
Yr Built 1969 201	Remodeled 2019	Ex	X	Ord	Min	No. of Elec. Outlets Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 1,280 Total: 183,700 128,587				
Condition: Average		Size of Closets Lg X Ord Small		Kitchen: Other: Other:		(12) Electric 120 Amps Service		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 WGEP (1 Story) 128 11,491 8,044 Deck Treated Wood 365 6,190 4,333 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 30,033 21,023 Common Wall: 1 Wall 1 -2,235 -1,564 Door Opener 3 1,651 1,156 Built-Ins Appliance Allow. 1 2,786 1,950 Fireplaces Interior 1 Story 1 5,376 3,763 Wood Stove 1 2,570 1,799 Totals: 263,310 184,314						
Room List		Doors	Solid	H.C.	(5) Floors		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
Basement 3 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		X Tile		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1280 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							
(1) Exterior		(9) Basement Finish		(10) Floor Support		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic								
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows Many Avg. X Avg. Large Few Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:								
X	Insulation	(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>														

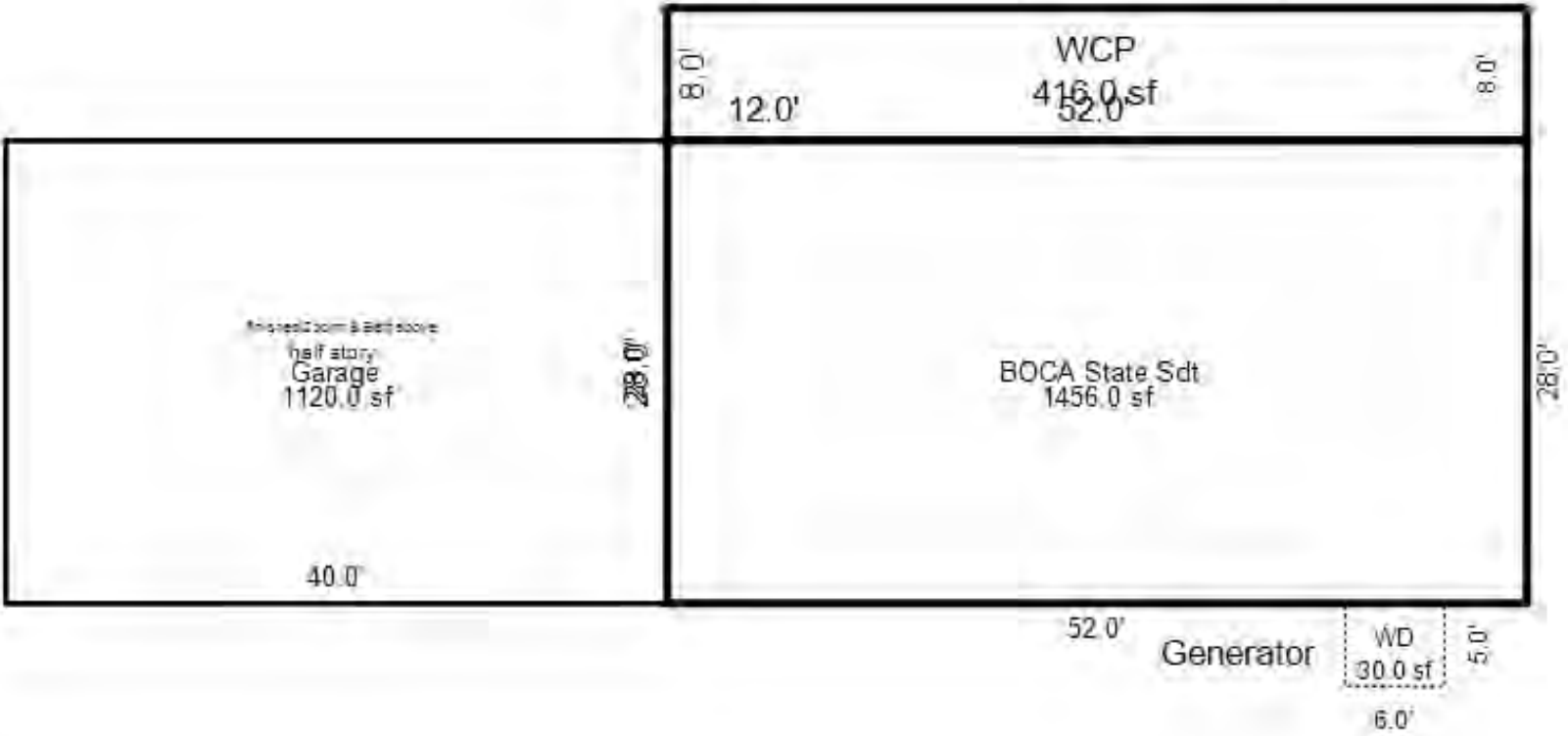
*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHIELDS EDWARD P & LAURA	SHIELDS EDWARD P & LAURA	0	11/08/2023	QC	15-LADY BIRD	2023005465	PROPERTY TRANSFER	0.0				
FULTON JANET E TRUST	SHIELDS EDWARD P & LAURA	368,300	10/05/2017	WD	03-ARM'S LENGTH	1309P496	PROPERTY TRANSFER	100.0				
HOLMES FULTON SUSAN E & R	FULTON JANET E TRUST	0	04/03/2014	WD	09-FAMILY	1244P930	DEED	0.0				
FULTON FAMILY TRUST	HOLMES FULTON SUSAN E & R	0	01/26/2009	WD	03-ARM'S LENGTH	2009 1004/30WD	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-4 (	Building Permit(s)	Date	Number	Status			
5788 W TREESONG LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		03/07/2018	PM18-0158	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		03/07/2018	PP18-0064	100% FINIS				
SHIELDS EDWARD P & LAURA A 5225 W MCMILLIAN RD MUSKEGON MI 49445		MAP #: 40		Res. Add/Alter/Repair		03/07/2018	PB18-0101	100% FINIS				
		2025 Est TCV 1,033,425 TCV/TFA: 376.61		ADDITION/ALTERATION		02/28/2018	LU18-03	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors * 160*700								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 3500/	100.00	700.00	0.8891	L1.0228	3500	100		318,286
		Paved Road		B 100' @ 3500/	60.00	700.00	0.8891	1.1263	3500	50	SURPLUS: ZONING 100 FT 10	
		Storm Sewer		60 Actual Front Feet, 2.57 Total Acres Total Est. Land Value = 423,436								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	43.23	53	0	0				
		X Electric		D/W/P: 4in Concrete	7.01	2700	0	0				
		X Gas		Residential Local Cost Land Improvements								
		X Curb		Description	Rate	Size	% Good	Cash Value				
		X Street Lights		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		X Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,500								
		X Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X RIVER		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	211,700	305,000	516,700			241,095C	
		TPC 10/12/2017 INSPECTED			2024	124,400	278,800	403,200			233,846C	
		WAS 10/19/2007 INSPECTED			2023	123,700	244,400	368,100			222,711C	
					2022	45,200	209,500	254,700			212,106C	

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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.				
OLSON CHARLES JR & CONSTA	SOLLER ERIC & STEPHANIE	530,000	07/28/2021	WD	03-ARM'S LENGTH	2021006173	PROPERTY TRANSFER	100.0				
OLSON CHARLES JR & CONSTA	OLSON CHARLES JR & CONSTA	1	06/06/2019	QC	09-FAMILY	1363P335	PROPERTY TRANSFER	0.0				
OLSON CHARLES JR & CONSTA	OLSON CHARLES JR & CONSTA	1	06/06/2019	WD	09-FAMILY	1363P337	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-4 (	Building Permit(s)	Date	Number	Status			
5757 W TREESONG LN		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		06/22/2022	PE22-0438	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		06/23/2005	PP05-0215					
SOLLER ERIC & STEPHANIE 1100 OAKWOOD AVE DAYTON OH 45419		MAP #: 40		2025 Est TCV 712,296 TCV/TFA: 434.59								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L276 P521 L521 P802/99 PRT NW 1/4 OF SW 1/4 COM W 1/4 POST SEC TH E 1075.23 FT TO POB TH E 246.97 FT TH S 526.43 FT TH N 56 DEG 30' 40" W TO BANK CRYSTAL RIV TH N 33 DEG 36' 20" E ALG BANK 300 FT TO POB SEC 23 T29N R14W.		Public Improvements		* Factors * 300*250								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 5000/	100.00	250.00	0.7598	0.8707	5000	100		330,790
		Paved Road		E 200' @ 800/	200.00	250.00	0.9036	0.8707	800	50	SURPLUS: ZONING	100' R-4
		Storm Sewer		300 Actual Front Feet, 1.72 Total Acres Total Est. Land Value = 393,730								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Crushed Rock	2.29	2352	0	0				
		Electric		Wood Frame	28.20	120	50	1,692				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 4,192								
		Underground Utils.										
Topography of Site												
Level												
Rolling												
X Low												
High												
Landscaped												
Swamp												
Wooded												
Pond												
X Waterfront												
Ravine												
X Wetland												
X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	196,900	159,200	356,100				210,492C	
TPC 06/24/2022 INSPECTED		2024	161,300	158,200	319,500						204,163C	
TPC 06/05/2021 INSPECTED		2023	132,300	139,200	271,500						186,060C	
TPC 06/27/2019 INSPECTED		2022	55,000	122,200	177,200						177,200S	

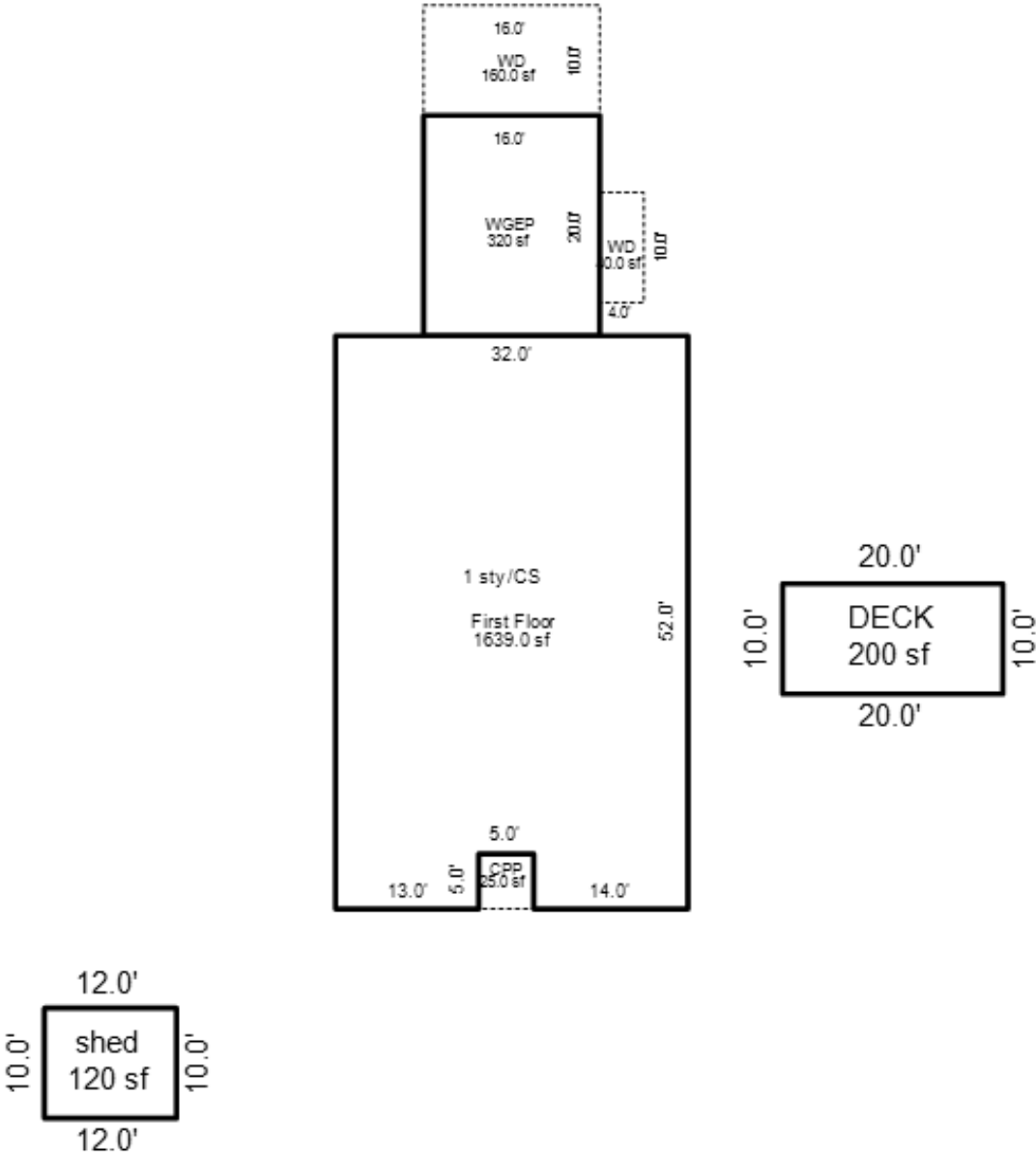


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: Car Capacity: Class: Exterior: 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	(12) Electric	200	Class: C -10 Effec. Age: 35 Floor Area: 1,639 Total Base New : 254,565 Total Depr Cost: 165,460 Estimated T.C.V: 314,374	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1639 SF Floor Area = 1639 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C-10 Blt 1973			
Yr Built 1973 201	Remodeled 2023	Ex	X Ord	Min	No. of Elec. Outlets			Building Areas			Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		Lg			X	Ord	Small	1 Story	Exterior Siding	Foundation Crawl Space	1,639	Total:	198,856	129,251
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments							
Basement 5	1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)		1 1,486 966	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Water/Sewer			1000 Gal Septic		3,184	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Porches			1 725 471		471	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1639 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Deck			200 4,162 2,705		2,705	
X	Many Avg. X Avg. Few	Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			1 2,786 1,811		1,811	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Fireplaces			2 5,139 3,340		3,340	
(2) Windows		(9) Basement Finish		(10) Floor Support			Notes:			Wood Stove			Totals:		254,565 165,460	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv:						314,374		314,374	
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Brick																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON FRANK & MARY LYNN	BROTSCHUL STEPHEN J III &	207,000	05/22/2013	WD	03-ARM'S LENGTH	1167P359	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5779 W CRYSTAL VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/21/2020	PM20-0900	100% FINIS
	P.R.E. 100% 08/14/2019		Plumbing	11/24/2014	PP14-0263	
Owner's Name/Address	MAP #: 40		Res. Add/Alter/Reair	11/20/2014	PB14-0448	100% FINIS
BROTSCHUL STEPHEN J III & AMY A 5779 W CRYSTAL VIEW RD MAPLE CITY MI 49664	2025 Est TCV 445,675 TCV/TFA: 295.34					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
	Public Improvements		* Factors * 132 ACTUAL FRONTAGE							
BEG IN CEN OF CO HWY AT A PT 769 FT E OF W 1/4 POST SEC 23 TH S 32 1/2 DEG W ALG BANK CRYSTAL R 132.3 FT S 43 DEG E 93.8 FT TO PT 8.5 FT W OF CEN OF PRIVATE ROAD N 33 DEG E 229.7 FT TO CEN CO HWY N 86 DEG W 113.2 FT ALG HWY TO BEG SEC 23 T29N R1JW .25 A.	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/ B 100' @ 3500/ 132 Actual Front Feet, 0.31 Total Acres	100.00 32.00	103.00	0.9329 0.6976	0.6976	3500 3500	100 50		227,778 36,444
Comments/Influences			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.21	29	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			



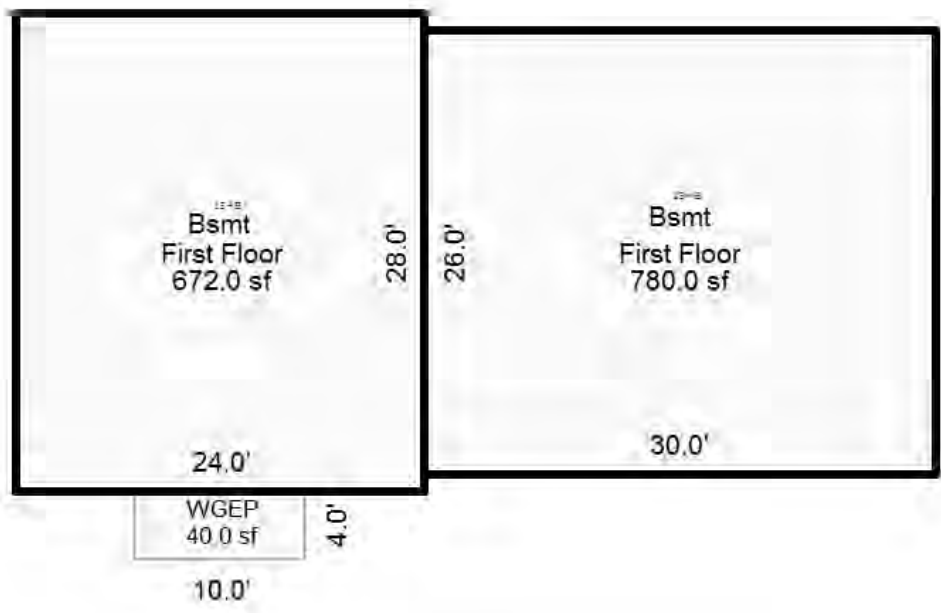
Topography of Site										
X	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
X	Wooded									
	Pond									
X	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2025	132,100	90,700	222,800			123,769C
	TPC 10/19/2016	INSPECTED		2024	75,500	82,900	158,400			120,048C
	TPC 12/30/2014	INSPECTED		2023	60,400	77,300	137,700			114,332C
	TPC 12/11/2014	INSPECTED		2022	55,000	67,900	122,900			108,888C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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 174 160	Type WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,509 Total Base New : 210,474 Total Depr Cost: 94,712 Estimated T.C.V: 179,953			E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1509 SF Floor Area = 1509 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/75/100/100/45 Building Areas			Cls CD		Blt 1931		
Yr Built 1931 REM	Remodeled 2014	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		150 Amps Service			No. of Elec. Outlets			1 Story Siding Mich Bsmnt. 724						
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story Siding Mich Bsmnt. 785							
Basement 4 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 179,903 86,374						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many		X	Ave.	Few	Plumbing							
X	Insulation	(7) Excavation		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
(2) Windows		Many	X	Avg.	Large	Basement			Water/Sewer							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Deck						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins					
X	Asphalt Shingle	Chimney: Brick		Fireplaces			Appliance Allow. Interior 2 Story			Totals: 210,474 94,712			Notes: 1/7/2015 SOME REPAIRS 2014 SEE 2014 MISSING PERMIT DETAILS. PART OF A 5 YR ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 179,953			

*** 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.
MYERS MATTHEW B & MYERS K	GLEN ARBOR 22 LLC	206,380	03/19/2011	QC	09-FAMILY	1081-506	DEED	100.0
SEARTH LLC	MYERS MATTHEW B & MYERS K	1	03/18/2011	QC	09-FAMILY	1081-504	OTHER	0.0
HOWARD STEPHEN L & NANCY	SEARTH LLC	105,000	10/24/2008	WD	03-ARM'S LENGTH	2008 990/665 W	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5921 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	08/21/2020	PP20-0231	100% FINIS
	P.R.E. 0%		Electrical	08/20/2020	PE20-0389	100% FINIS
Owner's Name/Address	MAP #: 40		Mechanical	08/19/2020	PM20-0492	100% FINIS
GLEN ARBOR 22 LLC 432 FIFTH ST TRAVERSE CITY MI 49684	2025 Est TCV 582,308 TCV/TFA: 466.22		Electrical	07/17/2020	PE20-0321	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI										
			* Factors *				DRAINFIELD FOR ADJ PIN						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L259 P428 L484 P477/98 COM AT THE NW COR OF THE SW 1/4 OF SEC 23 TH E 36 RODS TH W 43 1/4 DEG S 16 RODS TH N 47 DEG W 10 RODS TH E 43 1/4 DEG N 8 RODS TH S 47 DEG E 10 RODS TH W 43 1/4 DEG TH S 8 RODS TO POB SEC 23 T29N R14W.	X		Dirt Road	100.00	165.00	0.9329	0.7848	2000	100		146,432		
	X		Gravel Road	32.00	165.00	0.9329	0.7848	2000	50	SURPLUS: ZONING	100 FT 2		
	X		Paved Road	132 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	169,861	
	X		Storm Sewer	Land Improvement Cost Estimates									
	X		Sidewalk	Description							Rate	Size % Good	Cash Value
	X		Water	D/W/P: Crushed Rock							2.29	500 0	0
	X		Sewer	Residential Local Cost Land Improvements									
	X		Electric	Description							Rate	Size % Good	Cash Value
	X		Gas	LAND IMPROVEMENTS 15							1,500.00	1 100	1,500
	X		Curb	Total Estimated Land Improvements True Cash Value =									1,500
	X		Street Lights										
	X		Standard Utilities										
	X		Underground Utils.										



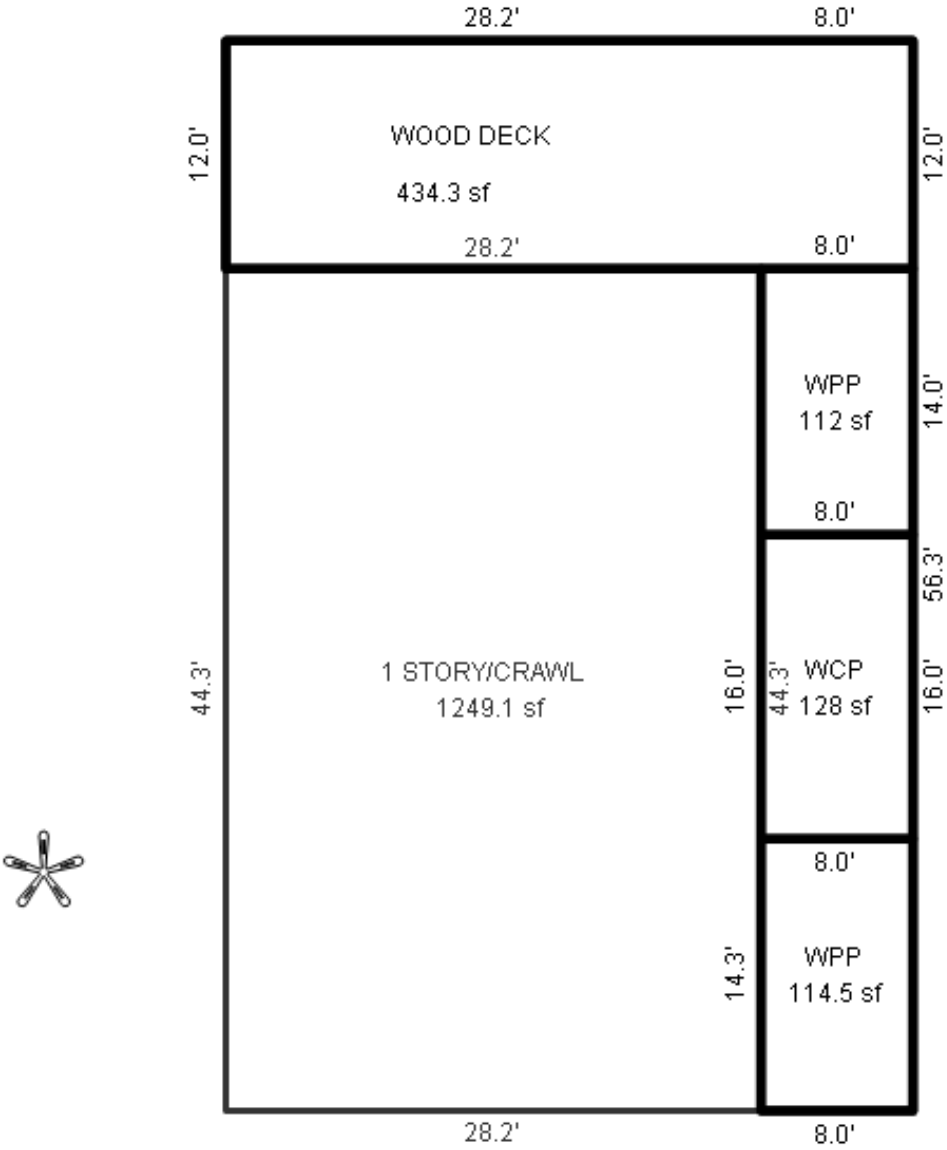
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	84,900	206,300	291,200			205,298C
X Rolling	2024	59,500	188,400	247,900			199,126C
X Low	2023	46,700	175,600	222,300			189,644C
X High	2022	36,900	155,600	192,500			180,614C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 112 114 434	Type WCP (1 Story) WPP WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
	Wood Frame	(4) Interior			X			Class: C +5 Effec. Age: 2 Floor Area: 1,249 Total Base New : 220,682 Total Depr Cost: 216,288 Estimated T.C.V: 410,947			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			No. of Elec. Outlets			Cls C 5 Blt 2021					
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY							
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace			0 Amps Service			Ground Area = 1249 SF Floor Area = 1249 SF.							
Room List		Doors	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings			(12) Electric			Ex. Ord. Min			Building Areas							
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			No. of Elec. Outlets			(13) Plumbing			1 Story Siding Crawl Space 1,249							
	Insulation	Basement: 0 S.F. Crawl: 1249 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			Total: 181,853 178,237							
(2) Windows		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,486 1,456 3 Fixture Bath 1 4,678 4,584							
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer			1000 Gal Septic 1 4,899 4,801 Water Well, 100 Feet 1 5,849 5,732							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Lump Sum Items:			Porches			WCP (1 Story) 128 5,856 5,739 WPP 112 3,151 3,088 WPP 114 3,193 3,129							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Deck			Treated Wood 434 6,931 6,792							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Built-Ins			Appliance Allow. 1 2,786 2,730			Totals: 220,682 216,288						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 410,947			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.
RIVERWOOD ENTERPRISES LLC	BEEBE GEORGE STANDISH &	1,395,000	09/16/2024	CD	19-MULTI PARCEL ARM'S LE	2024004508	PROPERTY TRANSFER	100.0
TAYLOR JOY M	RIVERWOOD ENTERPRISES LLC	1	09/23/2020	QC	21-NOT USED/OTHER	2024001433	PROPERTY TRANSFER	0.0
WEAVER ELIZABETH A	TAYLOR JOY M	0	04/21/2015	AFF	07-DEATH CERTIFICATE	1229P322	DEED	0.0
WEAVER ELIZABETH A	WEAVER ELIZABETH A & TAYL	0	12/20/1994	WD	03-ARM'S LENGTH	1229P320	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 #: 40					
BEEBE GEORGE STANDISH & BEEBE SARAH MILLER 1014 VAN BUREN ST HERNDON VA 20170	2025 Est TCV 192,509					

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/	100.00	150.00	0.8430	0.7663	2000	100	129,201
C 100' @ 2000/	98.00	150.00	0.8430	0.7663	2000	50 SURPLUS: ZONING 100 FT	6
198 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value = 192,509

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	X	Electric	X	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
GA 236-1 L282 P844 L398 P213-216/94 PRT SW 1/4 COM W 1/4 COR SD SEC TH ALG W SEC LN S 1 DEG 21' 30" W 201.48 FT TH S 89 DEG 16' 15" E 194.29 FT TO POB TH N 43 DEG 19' 25" E 147.66 FT TH S 47 DEG 09' 25" E 181.69 FT TO NWLY C/L ST HWY M-22 TH ALG SD C/L S 42 DEG 55' 00" W 198 FT TH N 47 DEG 09' 25" W 183.10 FT TH N 43 DEG 19' 25" E 50.34 FT TO POB SEC 23 T29N R14W.	X								X		X					

Comments/Influences

DRAIN FIELD OR HOUSE ACCESS THE STREET



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	96,300	0	96,300			96,300S
2024	67,400	0	67,400			29,877C
2023	52,900	0	52,900			28,455C
2022	41,400	0	41,400			27,100C

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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.
MYERS MATTHEW B & MYERS K	GLENN ARBOR 22 LLC	206,390	03/19/2011	QC	09-FAMILY	1081-506	OTHER	100.0
SEARTH LLC	MYERS MATTHEW B & MYERS K	1	03/18/2010	QC	09-FAMILY	1081-504	OTHER	0.0
HOWARD STEPHEN L & NANCY	SEARTH LLC	105,000	10/24/2008	WD	03-ARM'S LENGTH	2008 990/665 W	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5504 W RIVER RD	School: GLEN LAKE COMMUNITY SCH DIST	ZONING		11/20/2024	LU24-9999	0%
	P.R.E. 0%	ADDITION/ALTERATION		09/01/2009	PB09-0188	100% FINIS
Owner's Name/Address	MAP #: 40					
GLEN ARBOR 22 LLC 432 FIFTH ST TRAVERSE CITY MI 49684	2025 Est TCV 646,834 TCV/TFA: 212.77					

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		
L259 P428 L484 P477/98 PRT OF THE NW 1/4 OF SW 1/4 COM 594 FT E OF THE SW COR OF THE NW 1/4 TH S 43 1/4 DEG W 132 FT TH N 47 DEG W 165 FT TH E TO POB ALSO A STRIP OF LAND LYING NWLY OF RIVER AND SWLY OF M-22 132 FT ON THE RIVER SEC 23 T29N R14W.	X	Dirt Road				B 100' @ 3500/	47.67	306.76	1.2035	0.9164	3500	100		183,995		
	X	Gravel Road				71 Actual Front Feet, 0.25 Total Acres									Total Est. Land Value =	183,995
	X	Paved Road				Land Improvement Cost Estimates										
	X	Storm Sewer				Description	Rate	Size	% Good	Cash Value						
	X	Sidewalk				Fencing: Wd, Picket, 12-24	18.86	40	0	0						
	X	Water				Dock: Light posts	43.23	32	50	691						
	X	Sewer				Wood Frame	25.68	180	50	2,311						
	X	Electric				Residential Local Cost Land Improvements										
	X	Gas				Description	Rate	Size	% Good	Cash Value						
	X	Curb				LAND IMPROVEMENTS 15	1,500.00	1	100	1,500						
	X	Street Lights				Total Estimated Land Improvements True Cash Value =									4,502	
	X	Standard Utilities														
	X	Underground Utils.														

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
INCLUDED IN MLS 1685892 \$259,000 BLDG & STORAGE SHED CNR PARCEL, PART OF DRAIN FILED ON 036-00	Level	Rolling	2025	92,000	231,400	323,400			138,655C
	Low	High	2024	52,600	211,600	264,200			134,486C
	Landscaped	Swamp	2023	42,100	197,100	239,200			128,082C
	Wooded	Pond	2022	22,600	173,000	195,600			121,983C
	Waterfront	Ravine							
	Wetland	Flood Plain							

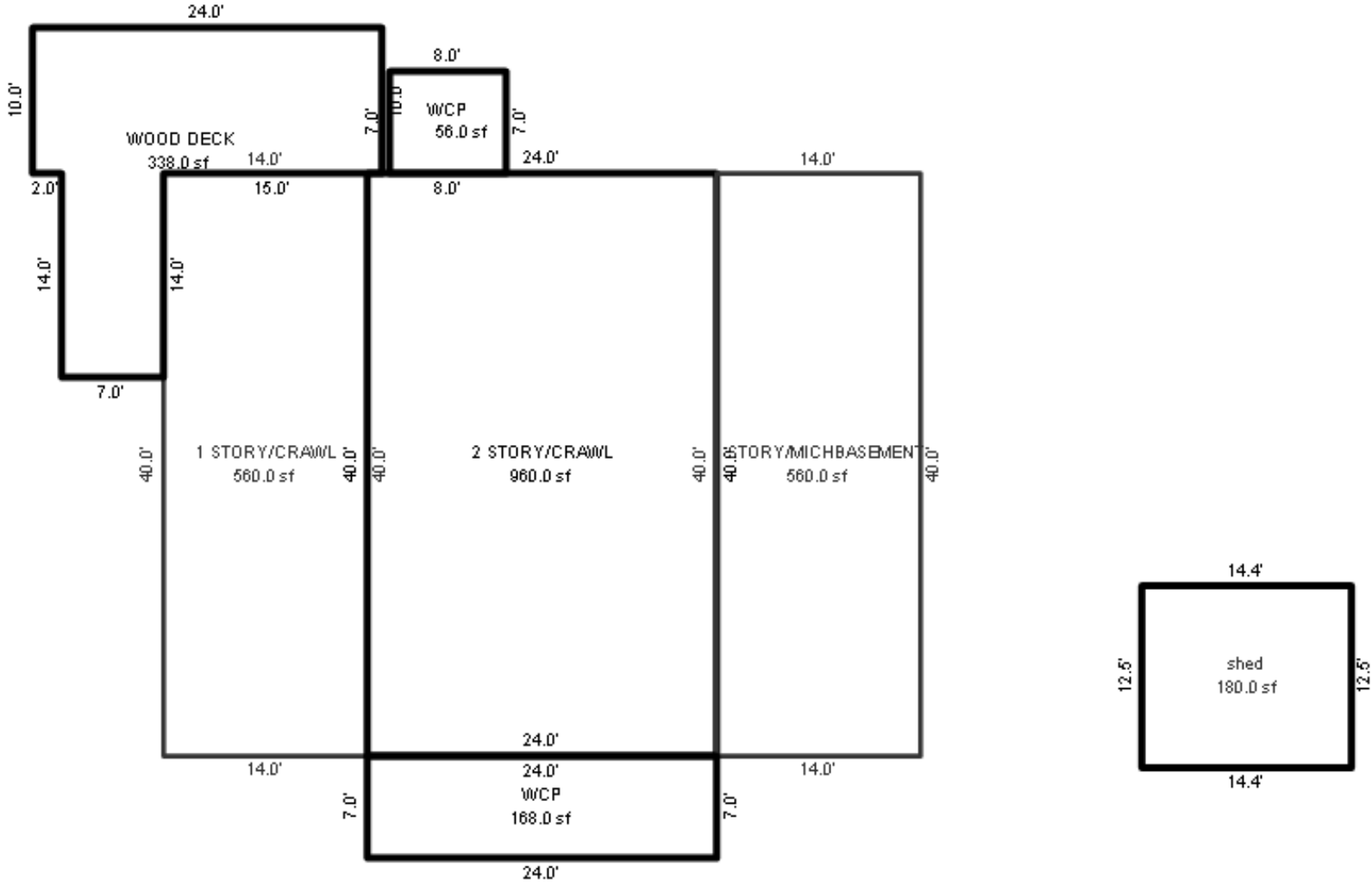


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																								
X	Single Family	Eavestrough		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story			Area	Type	Year Built:																																																																																									
	Mobile Home	Insulation		Wood	Coal	Steam			Cook Top	Interior 2 Story				Car Capacity:																																																																																									
	Town Home	0	Front Overhang	Forced Air w/o Ducts				Dishwasher	2nd/Same Stack			168	WCP (1 Story)	Class:																																																																																									
	Duplex	0	Other Overhang	Forced Air w/ Ducts				Garbage Disposal	Two Sided			56	WPP	Exterior:																																																																																									
	A-Frame	(4) Interior		Forced Hot Water				Bath Heater	Exterior 1 Story			338	Treated Wood	Brick Ven.:																																																																																									
	Wood Frame	Drywall		Electric Baseboard				Vent Fan	Exterior 2 Story					Stone Ven.:																																																																																									
		Paneled		Elec. Ceil. Radiant				Hot Tub	Prefab 1 Story					Common Wall:																																																																																									
	Building Style:	Plaster		Radiant (in-floor)				Unvented Hood	Prefab 2 Story					Foundation:																																																																																									
	1.75 STORY	Wood T&G		Electric Wall Heat				Vented Hood	Heat Circulator					Finished ?:																																																																																									
		Trim & Decoration		Space Heater				Intercom	Raised Hearth					Auto. Doors:																																																																																									
	Yr Built	Ex	Ord	Min	Wall/Floor Furnace				Wood Stove	Direct-Vented Ga					Mech. Doors:																																																																																								
	Remodeled	Size of Closets			Forced Heat & Cool				Direct-Vented Ga	Class: C -5					% Good:																																																																																								
	1900	Lg	Ord	Small	Heat Pump					Effec. Age: 35					Storage Area:																																																																																								
	2009	Doors			No Heating/Cooling					Floor Area: 3,040					No Conc. Floor:																																																																																								
	Condition:	Solid			Central Air					Total Base New : 371,149			E.C.F.		Bsmnt Garage:																																																																																								
	Average	H.C.			Wood Furnace					Total Depr Cost: 241,230			X 1.900		Roof:																																																																																								
	Room List	(5) Floors			(12) Electric					Estimated T.C.V: 458,337																																																																																													
	Basement	Kitchen:			0 Amps Service																																																																																																		
	1st Floor	Other:			No./Qual. of Fixtures																																																																																																		
	2nd Floor	Other:			Ex. Ord. Min																																																																																																		
	Bedrooms	(6) Ceilings			No. of Elec. Outlets																																																																																																		
	(1) Exterior				Many Ave. Few																																																																																																		
	Wood/Shingle	(7) Excavation			(13) Plumbing																																																																																																		
	Aluminum/Vinyl	Basement: 560 S.F.			1 Average Fixture(s)																																																																																																		
	Brick	Crawl: 1520 S.F.			2 3 Fixture Bath																																																																																																		
	Insulation	Slab: 0 S.F.			2 Fixture Bath																																																																																																		
	(2) Windows	Height to Joists: 0.0			Softener, Auto																																																																																																		
	Many	(8) Basement			Softener, Manual																																																																																																		
	Avg.	Conc. Block			Solar Water Heat																																																																																																		
	Few	Poured Conc.			No Plumbing																																																																																																		
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	Double Hung	No Floor SF			(14) Water/Sewer																																																																																																		
	Horiz. Slide	Walkout Doors (A)			Public Water																																																																																																		
	Casement				Public Sewer																																																																																																		
	Double Glass				Water Well																																																																																																		
	Patio Doors				1 1000 Gal Septic																																																																																																		
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	Asphalt Shingle																																																																																																						
	Chimney:																																																																																																						
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C -5 Blt 1900</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 2080 SF Floor Area = 3040 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>960</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>560</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Mich Bsmnt.</td> <td>560</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>336,139</td> <td>221,200</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Solar Water Heat</td> <td>1</td> <td>1,486</td> <td>966</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,678</td> <td>3,041</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>3,184</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,849</td> <td>3,802</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>168</td> <td>7,189</td> <td>4,673</td> </tr> <tr> <td>WPP</td> <td>56</td> <td>2,238</td> <td>1,455</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>338</td> <td>5,885</td> <td>3,825</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>1,811</td> </tr> <tr> <td colspan="3">Totals:</td> <td>371,149</td> <td>241,230</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 458,337</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	960			1 Story	Siding	Crawl Space	560			1 Story	Siding	Mich Bsmnt.	560			Total:				336,139	221,200	Plumbing	Average Fixture(s)	Cost	Depr. Cost	Solar Water Heat	1	1,486	966	3 Fixture Bath	1	4,678	3,041	Water/Sewer				1000 Gal Septic	1	4,899	3,184	Water Well, 100 Feet	1	5,849	3,802	Porches				WCP (1 Story)	168	7,189	4,673	WPP	56	2,238	1,455	Deck				Treated Wood	338	5,885	3,825	Built-Ins				Appliance Allow.	1	2,786	1,811	Totals:			371,149	241,230
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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.
GLEN LAKE PROPERTIES LLC	CROUCH CHARLES W & CELEST	1	06/26/2014	QC	09-FAMILY	1210P223	PROPERTY TRANSFER	1.0
STOCKMAN DAVID L & JOYCE	GLEN LAKE PROPERTIES LLC	400,000	10/17/2008	WD	03-ARM'S LENGTH	2008 990/146WD	DEED	100.0
STOCKMAN DAVID & JOYCE	LEELANAU CONSERVANCY	0	09/05/2008	OTH	03-ARM'S LENGTH	987P418	DEED	0.0
STOCKMAN	STOCKMAN	40,000	06/30/1990	WD	03-ARM'S LENGTH	313:969	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5787 W CRYSTAL VIEW RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/17/2008	PM08-0578	
	P.R.E. 100% 10/01/2014		Res. Add/Alter/Repair	12/08/2008	PB08-0470	100% FINIS
Owner's Name/Address	MAP #: 40		Plumbing	12/08/2008	PP08-0262	
GLEN LAKE PROPERTIES LLC & CROUCH CHARLES W & CELESTE M P O BOX 99 GLEN ARBOR MI 49636	2025 Est TCV 1,019,834 TCV/TFA: 380.25		GARAGE	07/06/1998	98000363	

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
				* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L267 P196 L313 P969/90 PRT NW 1/4 OF SW 1/4 SEC 23 COM 882.7 FT M/L E OF THE NW COR OF THE SW 1/4 FOR POB TH CONT E 114.54 FT TH S 34 DEG 48' 20" W 411.23 FT TH S 42 DEG 06'10" W 585.82 FT TH S 37 DEG 47'35" W 162.09 FTTH S 54 DEG 00'25" W 192.19 FT TH S 41 DEG 33'25" W 219.52 FT TH N 01 DEG 41' 55" E 226.79 FT TH N 56 DEG 50'35" E 174.38 FT TH N 31 DEG 10'45" E 158.42 FTTH N 39 DEG 08'35" E 286.4 FT TH N 56 DEG 59'20" E 137.88 FT TH N 41 DEG 54' 40" E 141.61 FT TH N 23 DEG 16'00" E 99 88 FT TH CONTINUING NELY	X			Dirt Road									
	X			Gravel Road									
	X			Paved Road									
	X			Storm Sewer									
	X			Sidewalk									
	X			Water									
	X			Sewer									
	X			Electric									
	X			Gas									
	X			Curb									
	X			Street Lights									
	X			Standard Utilities									
	X			Underground Utils.									
				Land Improvement Cost Estimates									
				Description					Rate	Size % Good		Cash Value	
				Residential Local Cost Land Improvements									
				Description					Rate	Size % Good		Cash Value	
				LAND IMPROVEMENTS 25					2,500.00	1 97		2,425	
				Total Estimated Land Improvements True Cash Value =									2,425

L267 P196 L313 P969/90 PRT NW 1/4 OF SW 1/4 SEC 23 COM 882.7 FT M/L E OF THE NW COR OF THE SW 1/4 FOR POB TH CONT E 114.54 FT TH S 34 DEG 48' 20" W 411.23 FT TH S 42 DEG 06'10" W 585.82 FT TH S 37 DEG 47'35" W 162.09 FTTH S 54 DEG 00'25" W 192.19 FT TH S 41 DEG 33'25" W 219.52 FT TH N 01 DEG 41' 55" E 226.79 FT TH N 56 DEG 50'35" E 174.38 FT TH N 31 DEG 10'45" E 158.42 FTTH N 39 DEG 08'35" E 286.4 FT TH N 56 DEG 59'20" E 137.88 FT TH N 41 DEG 54' 40" E 141.61 FT TH N 23 DEG 16'00" E 99 88 FT TH CONTINUING NELY



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Who	When	What
TPC	01/10/2011	INSPECTED
TPC	06/16/2009	INSPECTED
WAS	01/23/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	154,700	355,200	509,900			314,047C
2024	106,600	324,700	431,300			304,605C
2023	77,900	302,300	380,200			290,100C
2022	67,000	265,300	332,300			276,286C

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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 1 Direct-Vented Ga	Area 264 WCP (1 Story) 94 WCP (1 Story)	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: 317 % Good: 100 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: 20 Floor Area: 942 Total Base New : 174,482 Total Depr Cost: 142,599 Estimated T.C.V: 270,938		E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1.25 STORY		X	Drywall Paneled	Plaster Wood T&G		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 754 SF Floor Area = 942 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C 5 Blt 1930					
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
1930	199	2009	Ex	Ord	X	Min	60 Amps Service			1.25 Story Siding Crawl Space		754				
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Total:		127,319		101,864		
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments							
Basement 3 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		1 1,486 1,189		
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 754 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Water/Sewer		1000 Gal Septic		3,919		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			Public Water			Porches		WCP (1 Story)		7,536		
X	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer			WCP (1 Story)		94		4,654 3,723		
(2) Windows		(10) Floor Support		(14) Water/Sewer			Water Well			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Base Cost		317		15,026 15,026 *		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins			Appliance Allow.		1		2,786 2,229		
(3) Roof		Chimney: Metal		Fireplaces			Direct-Vented Gas			1		3,043		2,434		
X	Gable Hip Flat	Gambrel Mansard Shed	Totals:			Notes: NORTH WING ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv:			174,482		142,599		270,938			

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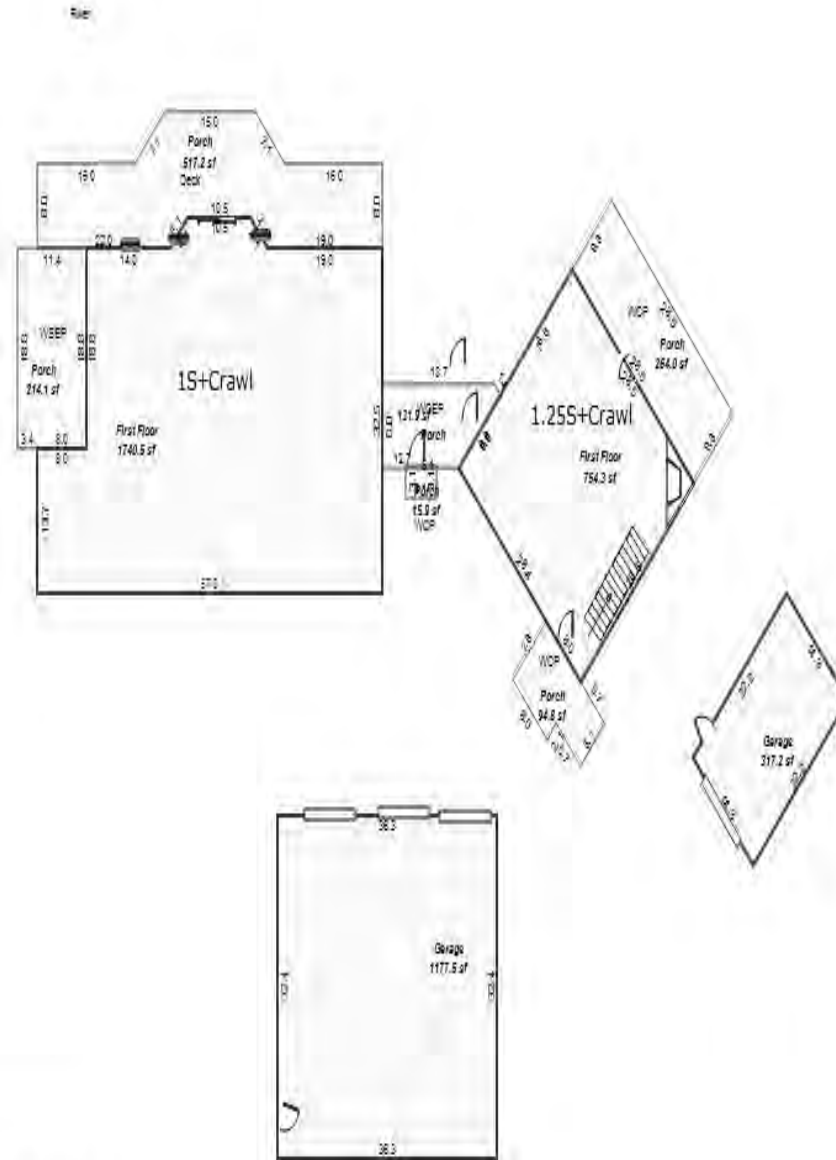
See sketch on South Wing

Sketch by Apex Marina™


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																								
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X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																																					
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1996 (11) Heating System: Forced Air w/ Ducts Ground Area = 1740 SF Floor Area = 1740 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,740</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>218,989</td> <td>162,051</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td>1</td> <td>1,486</td> <td>1,100</td> </tr> <tr> <td>3</td> <td>3 Fixture Bath</td> <td>2</td> <td>9,357</td> <td>6,924</td> </tr> <tr> <td>2</td> <td>2 Fixture Bath</td> <td>1</td> <td>3,130</td> <td>2,316</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>214</td> <td>WSEP (1 Story)</td> <td>10,796</td> <td>7,989</td> <td></td> </tr> <tr> <td>131</td> <td>WGEP (1 Story)</td> <td>11,652</td> <td>8,622</td> <td></td> </tr> <tr> <td>15</td> <td>WCP (1 Story)</td> <td>1,140</td> <td>844</td> <td></td> </tr> </tbody> </table> Deck Treated Wood 517 7,776 5,754 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) <table border="1"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Door Opener</td> <td>1,651</td> <td>1,222</td> <td></td> </tr> <tr> <td>1177</td> <td>Base Cost</td> <td>42,101</td> <td>31,155</td> <td></td> </tr> </tbody> </table> Built-Ins Appliance Allow. 1 2,786 2,062 Totals: 310,864 230,039 Notes: SOUTH WING ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv: 437,074															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,740			Total:				218,989	162,051	Average Fixture(s)					1	Average Fixture(s)	1	1,486	1,100	3	3 Fixture Bath	2	9,357	6,924	2	2 Fixture Bath	1	3,130	2,316						214	WSEP (1 Story)	10,796	7,989		131	WGEP (1 Story)	11,652	8,622		15	WCP (1 Story)	1,140	844							3	Door Opener	1,651	1,222		1177	Base Cost	42,101	31,155	
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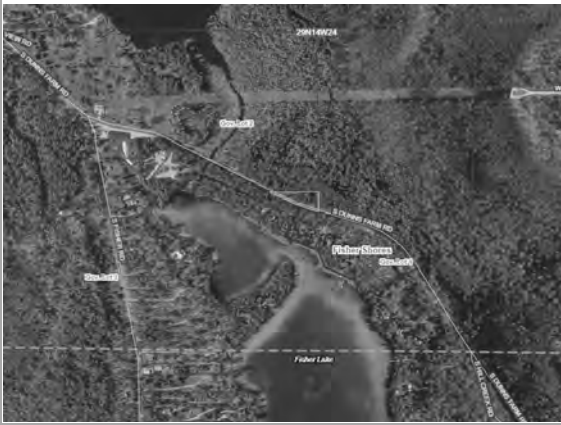
*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

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		
FARM 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 #: 42		2025 Est TCV 0						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
L196 P968/78 L205 P535/78 L264 P258/86 L209 P836/79 L190 P944/77 L221 P220/81 L184 P83/76 L188 P892/77 NW 1/4 & NE 1/4 SEC 24 ALSO SE 1/4 OF SE 1/4 & ALL THAT PRT GOVT LOT 1 LYING NELY OF CO HWY 616 ALSO ENTIRE NW 1/4 OF SE 1/4 SEC 24 SEC 24 T29N R14W 415.256 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/ 415.26 Acres 50000 25 WET RIVER - TUCKER LAKE AREA 415.26 Total Acres Total Est. Land Value = 5,190,700						
		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
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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		
Owner's Name/Address		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 43		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 4120.4120 RESI					
Tax Description		Public Improvements		* Factors *						
L189 P827 5-9-77 PRT GOVT LOT 2 COM CEN POST TH S ON N & S 1/4 LN 1320 FT TO POB TH W TO CEN LN CO HWY TH SELY ALG CEN LINE HWY TO INT WITH N & S 1/4 LINE SEC 24 TH N TO POB SEC 24 T29N R14W 0.592 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	
Comments/Influences		Topography of Site		VILLAGE AR >10 ACRES 50K/	0.59 Acres	50000	100	29,600		
		Level		0.59 Total Acres				Total Est. Land Value =	29,600	
		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
		2022	0	0	0			0		
		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.
WEICK MARK C & MARGARET L	WEICK MARK C & MARGARET L	0	02/21/2017	WD	09-FAMILY	1294P448	OTHER	0.0
KINT PAUL W	WEICK MARK C & MARGARET L	575,000	08/18/2014	WD	03-ARM'S LENGTH	1206P669	PROPERTY TRANSFER	100.0
TRIPPE SARAH WATKINS REVO	KINT PAUL W	540,000	05/29/2003	WD	03-ARM'S LENGTH	734:367	PROPERTY TRANSFER	100.0
PHINNY MOLLY L	TRIPPE STEPHEN & SARAH	245,000	05/10/2002	WD	03-ARM'S LENGTH	644:280	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5776 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	10/21/2002	PM02-0747	
	P.R.E. 100% 01/12/2022		PLUMBING	10/09/2002	PP02-0363	
Owner's Name/Address	MAP #: 43		ELECTRICAL	10/07/2002	PE02-0631	
WEICK MARK C & MARGARET L M TRUST 5776 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 1,022,650 TCV/TFA: 869.60		ELECTRICAL	06/13/2002	PE02-0318	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE						
	Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L426 P810 L526 P953 L644 P280 L651	Dirt Road									
P495&510/02 L703 P377/03 L734 P367/03 PRT	Gravel Road	100.00	295.00	0.9465	0.8851	6000	100	DUNNS FARM RD	502,653	
OF GOVT LOT 2 SEC 24 COM NW COR FISHER	Paved Road	17.00	295.00	0.9465	0.8851	6000	50	SURPLUS: ZONING 100 FT	4	
SHORES TH N 69 DEG 16'45" W 65.75 FT ALG	Storm Sewer	117 Actual Front Feet, 0.79 Total Acres							Total Est. Land Value =	545,379
C/L CO RD 675 FOR POB TH S 44 DEG 14'15"	Sidewalk									
W 293.70 FT TO SHR FISHER LAKE TH N 52	Water									
DEG 40'45" W ALG SHR 142.81 FT TH N 60	Sewer									
DEG 15'25" E 296.14 FT TO C/L CO RD 675	Electric									
TH S 69 DEG 16'45" E ALG SD C/L 65.75 FT	Gas									
TO POB SEC 24 T29N R14W.	Curb									
Comments/Influences	Street Lights									
	Standard Utilities									
	Underground Utils.									



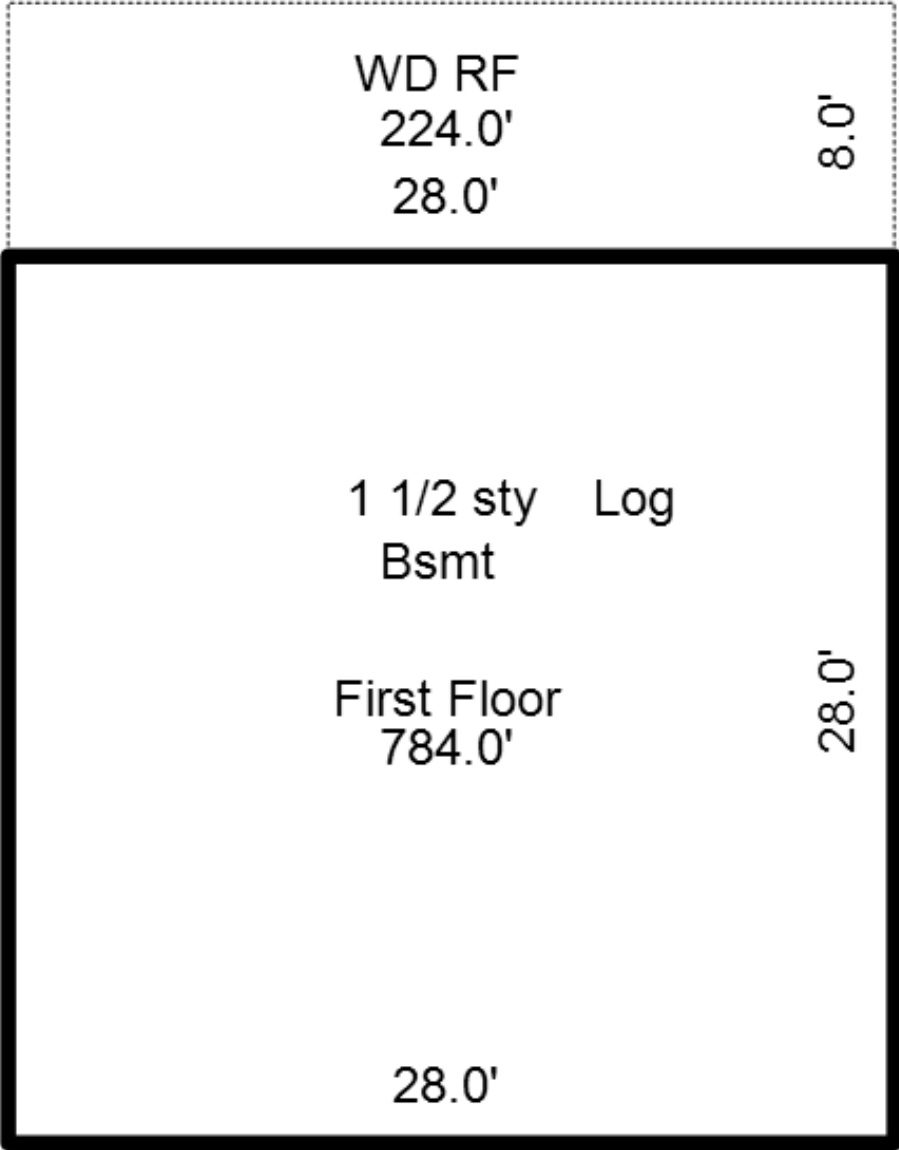
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	272,700	238,600	511,300			286,984C
X	Rolling		2024	344,900	232,200	577,100			278,355C
X	Low		2023	187,300	174,800	362,100			265,100C
X	High		2022	175,400	143,300	318,700			252,477C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
	Who	When	What	2025	272,700	238,600	511,300		286,984C
	TPC 12/16/2024	INSPECTED		2024	344,900	232,200	577,100		278,355C
	TPC 04/20/2017	INSPECTED		2023	187,300	174,800	362,100		265,100C
	TPC 08/21/2014	INSPECTED		2022	175,400	143,300	318,700		252,477C

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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 1 Direct-Vented Ga	Area 224	Type Pine	Year Built: Car Capacity: Class: Exterior: 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: 15 Floor Area: 1,176 Total Base New : 213,157 Total Depr Cost: 175,841 Estimated T.C.V: 474,771		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																
Building Style: LOG		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Electric Baseboard Ground Area = 784 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls C 5 Blt 2002																	
Yr Built 2002	Remodeled 0	Ex	X Ord	Min	(12) Electric			200 Amps Service		Total Base New : 213,157 Total Depr Cost: 175,841 Estimated T.C.V: 474,771																		
Condition: Average		Size of Closets			No./Qual. of Fixtures			No. of Elec. Outlets		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
Room List		Doors	Solid	X H.C.	Ex. X Ord. Min			Many X Ave. Few			1.5 Story		Pine Logs		Basement		784		165,256		140,468							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 2		Recreation Room Basement, Outside Entrance, Below Grade		784		15,264		7,632							
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(14) Water/Sewer			Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Deck		Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Built-Ins		Appliance Allow. Fireplaces Direct-Vented Gas		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV:	
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	(7) Excavation			Basement: 784 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			1 1		1000 Gal Septic Water Well, 100 Feet		Deck		Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Built-Ins		Appliance Allow. Fireplaces Direct-Vented Gas		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV:					
(2) Windows		(8) Basement			Basement Finish			Lump Sum Items:			1 1		1000 Gal Septic Water Well, 100 Feet		Deck		Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Built-Ins		Appliance Allow. Fireplaces Direct-Vented Gas		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV:					
X	Many Avg. Few	X	Large Avg. Small	784 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1		1000 Gal Septic Water Well, 100 Feet		Deck		Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Built-Ins		Appliance Allow. Fireplaces Direct-Vented Gas		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 1		1000 Gal Septic Water Well, 100 Feet		Deck		Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Built-Ins		Appliance Allow. Fireplaces Direct-Vented Gas		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV:					
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 1		1000 Gal Septic Water Well, 100 Feet		Deck		Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Built-Ins		Appliance Allow. Fireplaces Direct-Vented Gas		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV:					
X	Gable Hip Flat	Gambrel Mansard Shed	784 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1		1000 Gal Septic Water Well, 100 Feet		Deck		Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Built-Ins		Appliance Allow. Fireplaces Direct-Vented Gas		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV:							
X	Asphalt Shingle Metal	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 1		1000 Gal Septic Water Well, 100 Feet		Deck		Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Built-Ins		Appliance Allow. Fireplaces Direct-Vented Gas		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV:					
Chimney: Brick		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 1		1000 Gal Septic Water Well, 100 Feet		Deck		Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)		Built-Ins		Appliance Allow. Fireplaces Direct-Vented Gas		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV:					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KORKUS PATRICIA M TRUST A	DECONINCK DERIK & LISA	700,000	03/29/2017	WD	19-MULTI PARCEL ARM'S LE	1291P255	REALTOR	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%				
Owner's Name/Address	MAP #: 43					
DECONINCK DERIK & LISA 1980 HILLWOOD CT BLOOMFIELD HILLS MI 48304		2025 Est TCV 544,635				

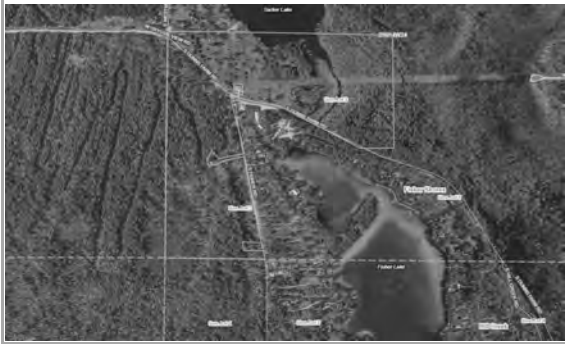
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE							
	Public Improvements			* Factors *							
L209 P671 L348 P227/92 L717 P531/03 PRT OF GOVT LOT 2 SEC 24 BEG AT NW COR PLAT OF FISHER SHORES TH N 69 DEG 16'45" W 65.75 FT ALG C/L CO RD 675 TH S 44 DEG 14'15" W 293.70 FT TO PT NEAR SHR FISHER LAKE TH ALG SD SHR S 52 DEG 40'45" E 34.49 FT & S 65 DEG 27'45" E 108.33 FT TO SW COR SD PLAT TH N 29 DEG 03'15" E 289.38 FT TO POB SEC 24 T29N R14W.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Gravel Road	GROUP B 6000/	100.00	291.00	0.9465	0.8839	6000	100	DUNNS FARM RD	501,967
Comments/Influences	X	Paved Road	GROUP B 6000/	17.00	291.00	0.9465	0.8839	6000	50	SURPLUS: ZONING 100 FT	4
		Storm Sewer	117 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 544,635								
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



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Level	Rolling	X	Low	High	Landscaped	Swamp	X	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value								
Who	When	What	2025	272,300	0	272,300				145,602C				
			2024	343,800	0	343,800				141,225C				
			2023	186,600	0	186,600				134,500C				
			2022	175,400	0	175,400				128,096C				

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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 DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Demolish		07/20/2006	PB06-0367			
Owner's Name/Address		P.R.E. 0%		MAP #: 43						
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2025 Est TCV 0		Land Value Estimates for Land Table 4120.4120 RESI						
Tax Description		Improved	X	Vacant	* Factors *					
L184 P231/76 L216 P653/80 L218 P609/80 L166 P921/73 L179 P873/75 L181 P799/76 SW 1/4 OF SW 1/4 LYING W OF FISHER RD EXC PRIVATELY OWNED PROPERTY ALSO NW 1/4 OF SW 1/4 LYING WLY OF FISHER RD & SLY OF CO RD #675 ALSO PRT OF NW 1/4 OF SW 1/4 AND PRT OF NE 1/4 OF SW 1/4 ALL LYING NLY OF CO RD #675 EXC PRIVATELY OWNED PROPERTY SEC 24 T29N R14W 96.1209 A M/L.		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		Dirt Road		VILLAGE AR >10 ACRES 50K/ 48.06 Acres 50000 25 NORTH SECTION SHAPE RIVER RU						
CANOE LAUNCH SITE		Gravel Road		VILLAGE AR >10 ACRES 50K/ 48.06 Acres 50000 50 WEST SECTION - WET 1,201,50						
		Paved Road		96.12 Total Acres Total Est. Land Value = 1,802,250						
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Gas		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Curb		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Street Lights		2023	0	0	0			0
		Standard Utilities		2022	0	0	0			0
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 04/28/2017	INSPECTED	WAS 06/16/2007						
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, 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.
COLLINS	SLACK	68,000	01/28/1994	LC	16-LC PAYOFF	355:889	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5972 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	07/23/2007	PP07-0166	
	P.R.E. 100% 05/10/1994		Electrical	07/16/2007	PE07-0339	
Owner's Name/Address	MAP #: 43		HOUSE	05/24/2007	PB07-0186	INSPECTED
SLACK DAVID B & MARY BETH 5972 S FISHER RD MAPLE CITY MI 49664	2025 Est TCV 429,076 TCV/TFA: 315.96					

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	
L264 P759 L355 P889&890 L380 P394/94 L418 P393&394/96 PRT OF GOVT LOT 3 SEC 24 COM AT SW COR SEC 24 TH S 87 DEG 39' E ON S SEC LN 1172 FT TO C/L GLEN EDEN HWY TH N 10 DEG W ON C/L 100.0 FT TO POB TH N 10 DEG W ON C/L 100 FT TH N 87 DEG 39' W 225 FT TH S 10 DEG E 100 FT TH S 87 DEG 39' E 225 FT TO POB SEC 24 T29N R14W .52 A M/L.	X	Dirt Road		C 100' @ 2000/	100.00	225.00	1.0000	0.8481	2000	100	169,611	
	X	Gravel Road		100 Actual Front Feet, 0.52 Total Acres						Total Est. Land Value =	169,611	
	X	Paved Road		Land Improvement Cost Estimates								
	X	Storm Sewer		Description	Rate	Size	% Good				Cash Value	
	X	Sidewalk		Wood Frame	32.53	80	50				1,301	
	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 =								3,801
	X	Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										



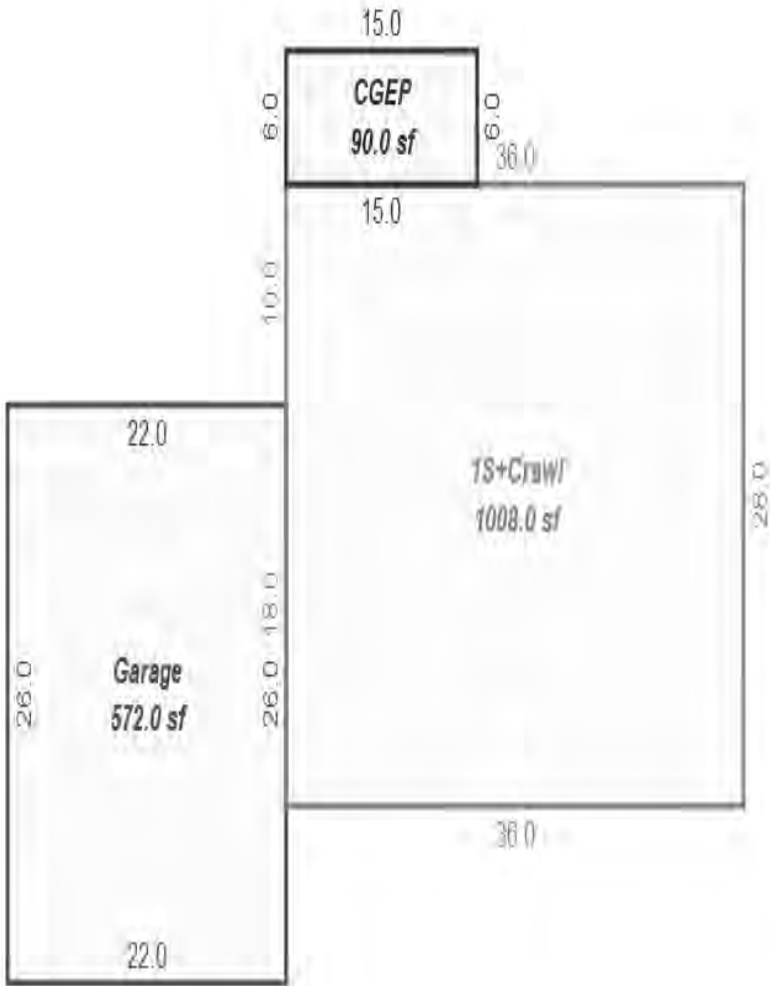
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	84,800	129,700	214,500			85,161C
	Rolling	2024	59,400	111,800	171,200			82,601C
	Low	2023	46,600	104,300	150,900			78,668C
	High	2022	44,000	71,200	115,200			74,922C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	TPC 04/06/2011	INSPECTED						
	WAS 11/03/2007	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 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 572 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: 40 Floor Area: 1,358 Total Base New : 224,297 Total Depr Cost: 134,560 Estimated T.C.V: 255,664			Bsmnt Garage:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G									Roof:		
Trim & Decoration															
Yr Built 1965	Remodeled 2007	Ex	X Ord	Min											
Condition: Average		Size of Closets													
Room List		Lg	X Ord	Small											
Basement 4 1st Floor 2nd Floor 3 Bedrooms		Doors		Solid	X	H.C.									
(1) Exterior		(5) Floors													
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Tile Other: Hardwood Other:													
X Insulation		No./Qual. of Fixtures													
(2) Windows		Ex.	X Ord.	Min											
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													
X Gable Hip Flat		X Drywall													
X Asphalt Shingle		(7) Excavation													
Chimney: Brick		Basement: 0 S.F. Crawl: 1358 S.F. Slab: 0 S.F. Height to Joists: 0.0													
(3) Roof		(8) Basement													
Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X Asphalt Shingle		(9) Basement Finish													
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
(10) Floor Support		1 2000 Gal Septic													
Joists: 2X8X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer													
Lump Sum Items:		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic													
Notes:		E.C.F. X 1.900													
ECF (4031 RURAL) 1.900 => TCV:		255,664													

*** 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: S FISHER RD
 Class: COMMERCIAL-IMPROV Zoning: NONE Building Permit(s):
 Date: Number: Status:

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

Owner's Name/Address: GLEN LAKE ASSOCIATION INC
 DAM SITE
 P O BOX 245
 GLEN ARBOR MI 49636

2025 Est TCV 0 TCV/TFA: 0.00

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			

Tax Description: BEG AT PT ON C/L HWY LOCATED THUS: BEG AT SW COR SEC 24 TH E 1172 FT TH N 10 DEG W 1221 FT TO SAID POB TH S 80 DEG W 255.4 FT TH S 50 DEG 01' W 74.0 FT TH N 89 DEG 07' W 109.15 FT TH N 17 DEG 30' W 65.1 N 29 DEG 02' E 60.0 FT TH N 34 DEG 33' E 62.7 FT TH S 40 DEG 36' E 120.0 FT TH N 80 DEG 47' E 292.0 FT TO C/L HWY TH S 10 DEG E 33.0 FT TO BEGINNING SEC 24 T29N R14W 1.0 A.

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	435.60	1.0000	1.0003	5000	100	ACCESS TO DAM	500,172
100 Actual Front Feet,	1.00	Total Acres	Total Est. Land Value =					500,172

Comments/Influences: THE CRYSTAL RIVER DAM



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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Desc. of Bldg/Section: DAM Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>																																				
Class: D		Class: D Quality: Average																																				
Floor Area: 100 Gross Bldg Area: 100 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Stories: 1 Story Height: 8 Perimeter: 40																																				
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 52.76 Adjusted Square Foot Cost for Upper Floors = 52.76																																				
2014 Year Built Remodeled		Total Floor Area: 100 Base Cost New of Upper Floors = 5,276																																				
Overall Bldg Height		Reproduction/Replacement Cost = 5,276																																				
Comments:		Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 1,899																																				
Construction Cost		<<<<< Segregated Cost Computations >>>>>																																				
<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	Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																															
High	Above Ave.	Ave.	X	Low																																		
** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 100 Ave. Perimeter: 40 Has Elevators:		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Col.</th> <th style="width:10%;">Rate</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 = 0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Reproduction/Replacement Cost = 0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Total Depreciated Cost = 0</td> </tr> </tbody> </table>		Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost	Total Cost New = 0							Reproduction/Replacement Cost = 0							Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0							Total Depreciated Cost = 0						
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Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0																																						
Total Depreciated Cost = 0																																						
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Architectural Multiplier: 0.00																																				
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0																																				
* Sprinkler Info * Area: Type: Average		Unit in Place Items Rate Quantity Arch %Good Depr. Cost <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				

(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:		(8) Plumbing:			Outlets: Fixtures: Few Average Few Average Many Many Unfinished Unfinished Typical Typical			(40) Exterior Wall:		
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical							Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Thickness	Bsmnt Insul.
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			(13) Roof Structure: Slope=0		
(4) Floor Structure:		(9) Sprinklers:			(14) Roof Cover:					
(5) Floor Cover:		(10) Heating and Cooling:								
(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.
LAWRENCE RONALD C & DIANE	IHME ROBERT N JR & RANAE	825,000	04/09/2024	WD	21-NOT USED/OTHER	2024001860	PROPERTY TRANSFER	100.0
WIESEN	LAWRENCE	5,000	03/03/1994	WD	03-ARM'S LENGTH	314:707	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5883 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/31/2008	PM08-0590	
	P.R.E. 100% 04/09/2024					

Owner's Name/Address	MAP #: 43	2025 Est TCV 836,508 TCV/TFA: 626.60
IHME ROBERT N JR & RANAE M 5865 S FISHER RD MAPLE CITY MI 49664		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE																																									
L334 P463 L387 P152 DC L382 P892 L405 P151/95 L415 P63/95 L819 P755/04 2005 DESCR REVISED PRT OF GOVT LOT 3 SEC 24 COM SW SEC COR TH S 87 DEG 39'20" E ALG S SEC LN 1170.46 FT TO C/L FISHER RD TH N 10 DEG 00'00" W ALG SD C/L 817.82 FT TO POB TH N 10 DEG 00'00" W ALG SD C/L 121.60 FT TH N 80 DEG 00'00" E 214.59 FT TH N 67 DEG 24'03" E 150.09 FT TO SHR FISHER LAKE TH ALG SD SHR S 25 DEG 17'09" E 34.50 FT TH ALG SD SHR S 35 DEG 00'40" E 105.85 FT TH S 52 DEG 43'30" W 10 FT TH S 76 DEG 28'30" W 15 52 FT TH S 52 DEG	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>GROUP B 6000/</td> <td>100.00</td> <td>443.82</td> <td>0.8881</td> <td>0.9220</td> <td>6000</td> <td>100</td> <td></td> <td>491,301</td> </tr> <tr> <td>GROUP B 6000/</td> <td>40.35</td> <td>443.82</td> <td>0.8881</td> <td>0.9220</td> <td>6000</td> <td>50</td> <td>SURPLUS: ZONING 100 FT</td> <td>9</td> </tr> <tr> <td colspan="8">140 Actual Front Feet, 1.43 Total Acres</td> <td>Total Est. Land Value = 590,422</td> </tr> </tbody> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 6000/	100.00	443.82	0.8881	0.9220	6000	100		491,301	GROUP B 6000/	40.35	443.82	0.8881	0.9220	6000	50	SURPLUS: ZONING 100 FT	9	140 Actual Front Feet, 1.43 Total Acres								Total Est. Land Value = 590,422
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			<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Wd, Solid, 5 ft.</td> <td>26.37</td> <td>50</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Crushed Rock</td> <td>2.20</td> <td>3200</td> <td>50</td> <td>3,520</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,520</td> </tr> </tbody> </table>						Description	Rate	Size	% Good	Cash Value	Fencing: Wd, Solid, 5 ft.	26.37	50	0	0	D/W/P: Crushed Rock	2.20	3200	50	3,520	Total Estimated Land Improvements True Cash Value =				3,520																
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	295,200	123,100	418,300			418,300S
Rolling	2024	404,300	191,700	596,000			198,534C
Low	2023	219,500	145,000	364,500			189,080C
High	2022	201,000	119,200	320,200			180,077C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

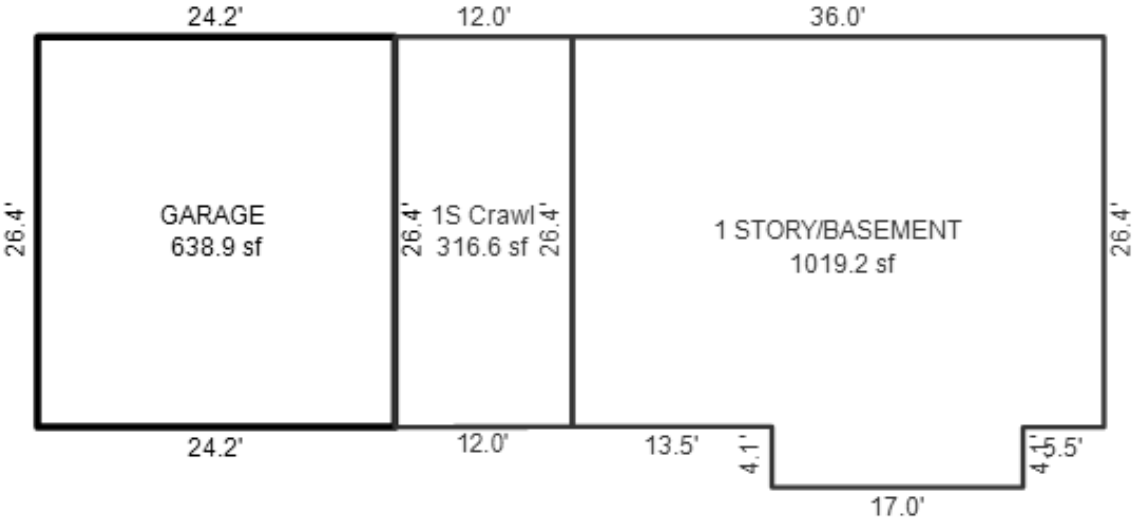
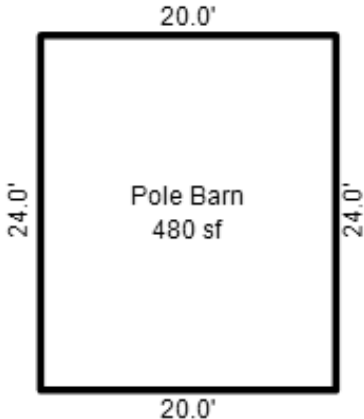
Who	When	What	2025	2024	2023	2022
TPC	11/15/2024	INSPECTED	295,200	404,300	219,500	201,000
WAS	02/09/2008	INSPECTED	123,100	191,700	145,000	119,200

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 638 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,335 Total Base New : 204,180 Total Depr Cost: 112,299 Estimated T.C.V: 303,207			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built	Remodeled	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls CD		Blt 1955		
1955 198	2025	Ex	X Ord	Min	150 Amps Service			(11) Heating System: Forced Heat & Cool								
Condition: Average Part. Construct.: 80%		Lg		X Ord	Small	No./Qual. of Fixtures			Ground Area = 1335 SF Floor Area = 1335 SF.							
Room List		Doors		Solid	X H.C.	Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
Basement	5 1st Floor	(5) Floors		No. of Elec. Outlets			Many X Ave. Few			Building Areas						
2nd Floor	2 Bedrooms	Kitchen: Other: Hardwood Other:		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Story Siding Crawl Space 1,019			1 Story Siding Crawl Space 316						
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		Basement: 0 S.F. Crawl: 1335 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments			Plumbing						
Brick	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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						
(2) Windows		Many X Large Avg. Avg. Few Small		(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Garages						
Wood Sash	Metal Sash	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Vinyl Sash	Double Hung	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water Public Sewer Water Well			Base Cost 638 24,046						
Horiz. Slide	Casement			Lump Sum Items:			Water Well			Common Wall: 1 Wall 1 -2,529 -1,391						
Double Glass	Patio Doors						1000 Gal Septic			Door Opener 1 489 269						
Storms & Screens							2000 Gal Septic			Class: CD Exterior: Pole (Unfinished)						
(3) Roof		Gable Gambrel Hip Mansard Flat Shed					Lump Sum Items:			Base Cost 480 13,166 7,241						
X	Asphalt Shingle	Chimney: Brick								Fireplaces						
										Exterior 1 Story 1 5,748 3,161						
										Totals: 204,180 112,299						
										Notes:						
										ECF (4082 FISHER LAKE) 2.700 => TCv: 303,207						
										80% Completed => Est. True Cash Value 2025 =						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVARTI DAVID A &	DEVARTI RICHARD & MEI SHE	0	03/28/2008	QC	09-FAMILY	974/865	DEED	50.0
SIPPERLEY ALTA M ESTATE	DEVARTI DAVID A & DEVARTI	0	05/23/2003	WD	03-ARM'S LENGTH	738:5	OTHER	100.0

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 43

Owner's Name/Address: DEVARTI RICHARD & MEI SHENG
 2205 BROCKMAN BLVD
 ANN ARBOR MI 48104-4702

2025 Est TCV 218,263

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements * Factors * NO LAKE FRONTAGE

Description Frontage Depth Front Depth Rate %Adj. Reason Value

C 100' @ 2000/ 100.00 538.23 0.8506 1.0547 2000 100 179,428

E 200' @ 800/ 91.00 538.23 1.0116 1.0547 800 50 ZONING 100': SURPLUS 38,

191 Actual Front Feet, 2.36 Total Acres Total Est. Land Value = 218,263

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	109,100	0	109,100			19,340C
2024	82,200	0	82,200			18,759C
2023	61,500	0	61,500			17,866C
2022	45,000	0	45,000			17,016C

Who When What

TPC 05/05/2021 INSPECTED

TPC 05/10/2019 INSPECTED

WAS 01/22/2009 INSPECTED

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESEN DANIEL J & ANNE E	WIESEN DANIEL J & ANNE E	0	01/29/2024	WD	15-LADY BIRD	2024000584	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5899 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	04/23/2003	PM03-0242	
	P.R.E. 100% 05/10/1994		ELECTRICAL	01/16/2003	PE03-0030	
Owner's Name/Address	MAP #: 43		MECHANICAL	12/18/2002	PM02-0951	
WIESEN DANIEL J & ANNE E P O BOX 272 GLEN ARBOR MI 49636-0272	2025 Est TCV 1,695,953 TCV/TFA: 655.31		Res. Add/Alter/Repair	12/18/2002	PB02-0745	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 6000/	100.00	430.81	1.0000	0.9192	6000 100	551,543
100 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =						551,543

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water					
D/W/P: Asphalt Paving	3.64	5300	0	0	
Sewer					
D/W/P: 4in Ren. Conc.	10.34	524	0	0	
Electric					
D/W/P: Flagstone/Sand	26.31	750	0	0	
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					
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	



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2025	275,800	572,200	848,000			250,913C
Rolling			2024	363,500	562,700	926,200			243,369C
Low			2023	197,300	424,400	621,700			231,780C
High			2022	190,000	347,900	537,900			220,743C
Landscaped									
Swamp									
X Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What							
TPC	11/01/2016	INSPECTED							
TPC	12/31/2015	INSPECTED							
TPC	04/15/2015	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 584 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			112 88 364	WCP (1 Story) WCP (1 Story) Treated Wood	Bsmnt Garage: Carport Area: 192 Roof: Comp.Shingle		
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 2,588 Total Base New : 560,206 Total Depr Cost: 420,152 Estimated T.C.V: 1,134,410			E.C.F. X 2.700					
Yr Built 1987	Remodeled 2002	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Hot Water Ground Area = 1494 SF Floor Area = 2588 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls BC		Blt 1987		
Condition: Average		Size of Closets Lg X Ord Small		200 Amps Service			Building Areas								
Room List		Doors X Solid H.C.		(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
Basement	1st Floor	(5) Floors		(13) Plumbing			1 Average Fixture(s)								
2nd Floor	3 Bedrooms	Kitchen: Other:		200			2 3 Fixture Bath								
(1) Exterior		Other:		No. of Elec. Outlets Many X Ave. Few			1 2 Fixture Bath								
Wood/Shingle	Aluminum/Vinyl Brick	(6) Ceilings		(14) Water/Sewer			1 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Insulation	X	Drywall	Public Water			2 Softener, Auto 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		Public Sewer			1 Water Well								
X	Many Avg. Few	X	Large Avg. Small	1000 Gal Septic			2 2000 Gal Septic								
Basement: 1214 S.F. Crawl: 280 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Lump Sum Items:			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					2 2000 Gal Septic								
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:													

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILLULA PATRICIA MCDANIEL	GUILLULA TRUST	0	06/01/2016	WD	09-FAMILY	1262P505	DEED	0.0
WILLIAMS JOHN & ANDROMEDA	GILLULA PATRICIA MCDANIEL	865,000	10/08/2014	WD	03-ARM'S LENGTH	1211P180	PROPERTY TRANSFER	100.0
IHME LINDA L	WILLIAMS JOHN & ANDROMEDA	755,000	05/18/2012	WD	03-ARM'S LENGTH	L1125P13	PROPERTY TRANSFER	100.0
PARENT,OLD KENT BANK	IHME	178,525	05/15/1992	WD	03-ARM'S LENGTH	342:435	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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5911 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/18/2016	PE16-0105	
	P.R.E. 0%		Mechanical	03/09/2016	PM16-0151	
	MAP #: 43		Plumbing	03/09/2016	PP16-0050	

Owner's Name/Address	2025 Est TC	TCV	TCV	TFA	TCV/TFA	Res. Single Family Dwelling	Date	Number	Status
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GUILLULA TRUST 107 WATERS EDGE DR JUPITER FL 33477	4,467,230	4,467,230	525.80	525.80	525.80	Res. Single Family Dwelling	08/14/2015	PB15-0264	100% FINIS
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Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE					
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				* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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GROUP B 6000/	100.00	581.53	0.9007	0.9472	6000	100		511,898
GROUP B 6000/	34.83	581.53	0.9007	0.9472	6000	50	SURPLUS: ZONING	100 ft

				135 Actual Front Feet, 1.80 Total Acres					Total Est. Land Value =	601,045
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Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value
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X	Dirt Road			Fencing: Vnyl, Slat, 4-5'	48.22	300	0	0
X	Gravel Road			D/W/P: 4in Concrete	8.95	2100	0	0
X	Paved Road			D/W/P: Asphalt Paving	3.96	4730	0	0

X	Storm Sewer			Residential Local Cost Land Improvements				
X	Sidewalk			Description	Rate	Size	% Good	Cash Value
X	Water			LAND IMPROVEMENTS 10	10,000.00	1	95	9,500
X	Sewer			Total Estimated Land Improvements True Cash Value = 9,500				

Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Level			2025	300,500	1,933,100	2,233,600			1,259,507C
X	Rolling			2024	426,900	1,920,500	2,347,400			1,221,637C
X	Low			2023	231,700	1,445,400	1,677,100			1,163,464C
X	High			2022	207,000	1,197,400	1,404,400			1,108,061C
X	Landscaped									
X	Swamp									
X	Wooded									
X	Pond									
X	Waterfront									
X	Ravine									
X	Wetland									
X	Flood Plain									

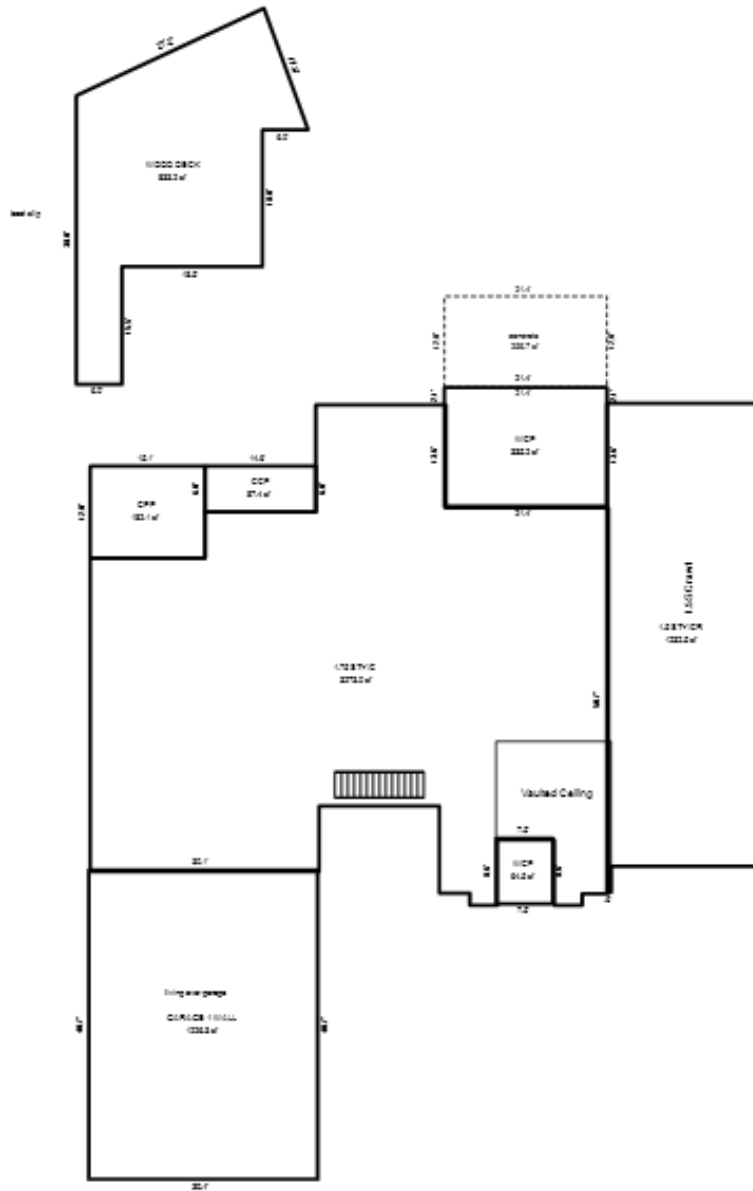


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan				Who	When	What	2025	300,500	1,933,100	2,233,600			1,259,507C
				TPC	03/31/2017	INSPECTED	2024	426,900	1,920,500	2,347,400			1,221,637C
				TPC	10/28/2016	INSPECTED	2023	231,700	1,445,400	1,677,100			1,163,464C
				TPC	05/18/2016	INSPECTED	2022	207,000	1,197,400	1,404,400			1,108,061C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1226 % 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: 7 Floor Area: 8,496 Total Base New : 1,534,696 Total Depr Cost: 1,428,402 Estimated T.C.V: 3,856,685			64 WCP (1 Story) 335 CCP (1 Story) 95 CCP (1 Story) 190 CPP 833 Treated Wood			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700			Bsmnt Garage:					
Yr Built 2017	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cls B			Blt 2017				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B			Blt 2017				
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 4505 SF Floor Area = 8496 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Building Areas				
	Basement 1st Floor 2nd Floor 8 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Average Fixture(s) 7 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			1.75 Story Siding Crawl Space 3,273 1.5 Story Siding Crawl Space 1,232 1 Story Siding Overhang 920			Total: 1,249,949 1,162,452					
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	X Drywall		(13) Plumbing			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 3,337 3,103 3 Fixture Bath 6 63,160 58,739 2 Fixture Bath 1 7,018 6,527					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 4505 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Water/Sewer			1000 Gal Septic 1 6,158 5,727 2000 Gal Septic 1 12,006 11,166 Water Well, 100 Feet 1 6,593 6,131					
Many Avg. Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Porches			WCP (1 Story) 64 5,255 4,887 CCP (1 Story) 335 12,124 11,275 CCP (1 Story) 95 3,832 3,564 CPP 190 4,978 4,630					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,672 -3,415 Door Opener 1 771 717 Base Cost 1226 77,765 72,321					
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Asphalt Shingle Metal	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.
DEVARTI DAVID A & RABINOW	DEVARTI RICHARD & MEI SHE	0	03/28/2008	QC	09-FAMILY	974/860	DEED	50.0
SIPPERLEY ALTA M ESTATE	DEVARTI DAVID A & DEVARTI	0	05/23/2003	WD	03-ARM'S LENGTH	738:4	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6003 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	08/01/2011	11-117	100% FINIS
Owner's Name/Address	P.R.E. 0%					
DEVARTI RICHARD & MEI SHENG 2205 BROCKMAN BLVD ANN ARBOR MI 48104-4702	MAP #: 43					
	2025 Est TCV 882,161 TCV/TFA: 848.23					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
L738 P1&2/03 L738 P4/03 PRT OF GOVT LOT 3 SEC 24 BEG AT PT ON SEC LN 1610.56 FT S 88 DEG 03' E OF SW COR SEC 24 TH N 58 DEG 02' E 145.0 FT TH N 58 DEG 40' E 212.25 FT M/L TH S 47 DEG E 168.0 FT TO SHR FISHER LAKE TH S 35 DEG W ALG SD SHR 100 FT TH WLY 356.0 FT TO POB SEC 24 T29N R14W.	X		Dirt Road	100.00	435.60	1.0000	0.7476	9000 100	672,858
			Gravel Road	100 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =	672,858

Tax Description	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		LAND IMPROVEMENTS 15	1,500.00	1 100	1,500	
		Total Estimated Land Improvements True Cash Value =			1,500	

Comments/Influences	Topography of Site
EASEMENT DIVIDES PARCEL	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



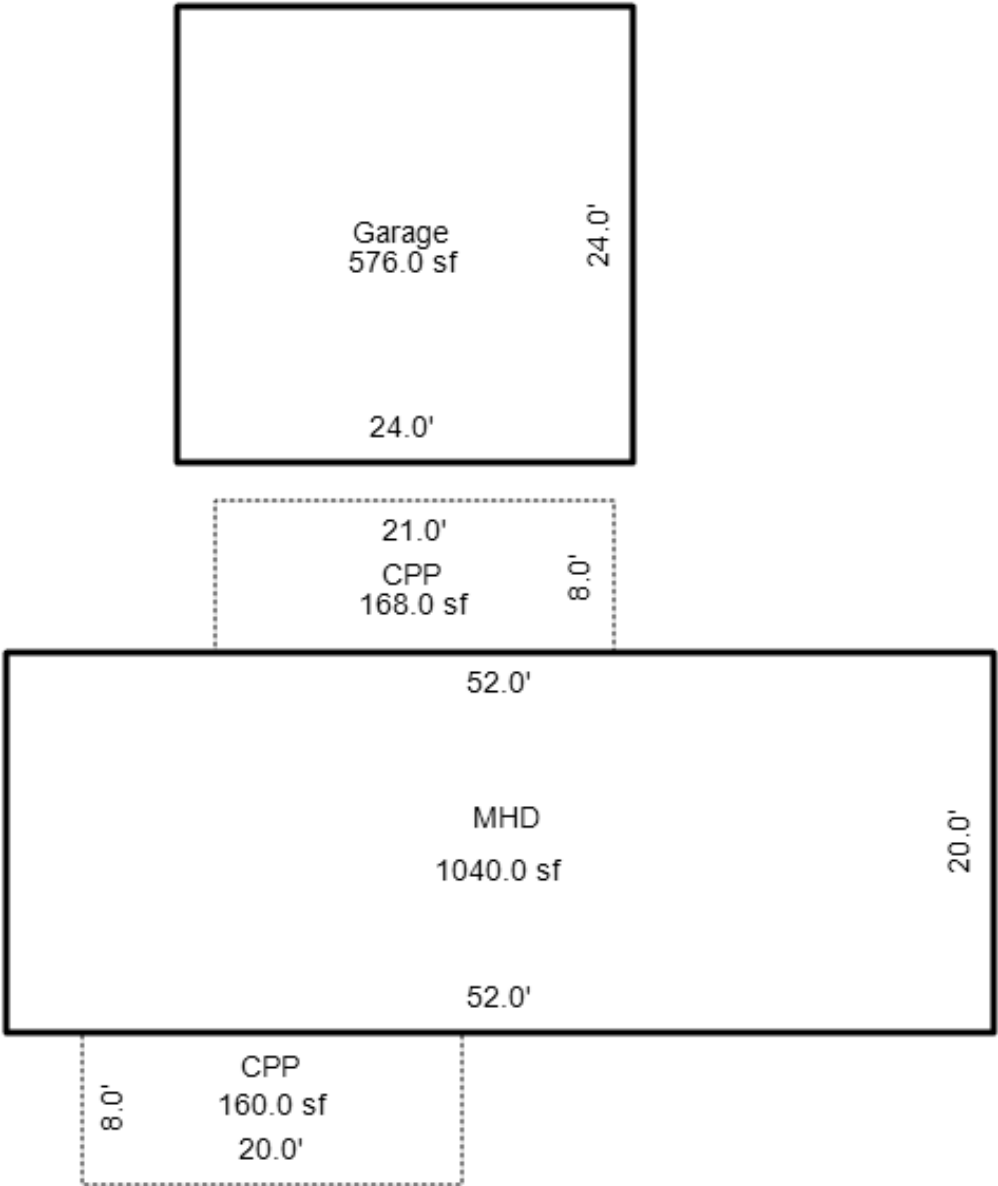
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	336,400	104,700	441,100			186,523C
2024	364,500	102,900	467,400			180,915C
2023	197,900	77,500	275,400			172,300C
2022	190,000	63,600	253,600			164,096C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	X Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 160	Type CPP 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: 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			Central Air Wood Furnace			Class: D -10 Effec. Age: 45 Floor Area: 1,040 Total Base New : 139,923 Total Depr Cost: 76,964 Estimated T.C.V: 207,803		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1+ STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord		Small			
Yr Built 1971	Remodeled 0	Ex	X Ord	Min												
Condition: Average																
Room List		Doors	Solid	X	H.C.											
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Hardwood Other: Carpeted			(12) Electric 100 Amps Service									
(1) Exterior		(6) Ceilings		X Wood			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1040 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			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY (11) Heating System: Forced Air w/o Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,040 Total: 101,040 55,578					Cls D-10 Blt 1971	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,032 568 Water/Sewer 1000 Gal Septic 1 4,293 2,361 Water Well, 100 Feet 1 5,545 3,050 Porches CPP 168 2,554 1,405 CPP 160 2,456 1,351 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 17,194 9,457 Built-Ins Appliance Allow. 1 1,650 907 Fireplaces Interior 1 Story 1 4,159 2,287 Totals: 139,923 76,964						
(2) Windows		X Many Avg. Few	X Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Notes: ECF (4082 FISHER LAKE) 2.700 => TCV: 207,803						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:						
(3) Roof		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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVARTI ALICE JEAN	DEVARTI RICHARD A	0	08/23/2000	AFF	07-DEATH CERTIFICATE	783P217	OTHER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 43

Owner's Name/Address: DEVARTI RICHARD A
 DEVARTI ALICE J
 2205 BROCKMAN BLVD
 ANN ARBOR MI 48104-4702

2025 Est TCV 300,221

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE					
Public Improvements			* Factors *			SMALL FRONTAGE		
	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
	GROUP B 6000/	32.46	1476.16	1.48	26 1.03	97 6000	100 300,221	
	32 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value = 300,221	

Tax Description: GA 253-3 L402 P995-996/95 LAND IN GOVT LOT 3 COM AT SW COR SEC 24 TH S 86 DEG 58' 10" E ALG S SEC IN 1972.68 FT TO MEANDER COR ON SHR FISHER LAKE TH N 31 DEG 44' 30" E 103.20 FT TH N 46 DEG 05' 30" E ALG SHR 100.35 FT TH N 44 DEG 03' 40" W 130.40 FT TO POB TH CONT N 44 DEG 03' 40" W 153.80 FT TO SHR FISHER LAKE TH S 85 DEG 29' 20" W ALG SHR 32.46 FT TH S 54 DEG 07' 30" W 264.00 FT TH S 35 DEG 53' E 144.23 FT TH N 58 DEG 40' E 314.50 FT TO POB SEC 24 T29N R14W 1.08 A M/L.

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	2025	150,100	0	150,100			41,080C
	Rolling	2024	212,700	0	212,700			39,845C
	Low	2023	72,700	0	72,700			37,948C
	High	2022	55,000	0	55,000			36,141C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEEP ALICE REVOCABLE TRUS	GLASS GEOFF & LINDA	850,000	08/20/2019	WD	03-ARM'S LENGTH	2019004623	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5965 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/14/2024	PE24-0572	100% FINIS
Owner's Name/Address	P.R.E. 0%		HOUSE	08/02/2024	LU24-46	0%
GLASS GEOFF & LINDA 34 ESSEX LN LINCOLNSHIRE IL 60069	MAP #: 43		WELL/SEPTIC	09/17/2018	L18 -239	100% FINIS
	2025 Est TCV 1,176,637 TCV/TFA: 980.53		WELL/SEPTIC	07/09/2014	2014-0125	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
	Public Improvements		* Factors *		DUAL FRONTAGE	
			Description	Frontage	Depth	Value
			GROUP A 9000/	100.00	685.20	663,011
			GROUP B 6000/	100.00	685.20	
			200 Actual Front Feet, 3.15 Total Acres			889,654

Tax Description
 DC L492 P706 L492 P707-710/98 PRT GOVT LOT 3 SEC 24 COM SW SEC COR TH E ON SEC LN 1972.68 FT ON SHR FISHER LK TH N 31 DEG 45' E 103.35 FT TH N 46 DEG 10' E 100.35 FT TH N 44 DEG 53' E 125 FT TO POB TH N 44 DEG 02' W TO INTER SHR SD LK ON OPP SIDE OF PT TH NELY & SWLY AROUND PT TO POB SEC 24 T29N R14W.

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X 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 25	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =			2,500

Comments/Influences



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

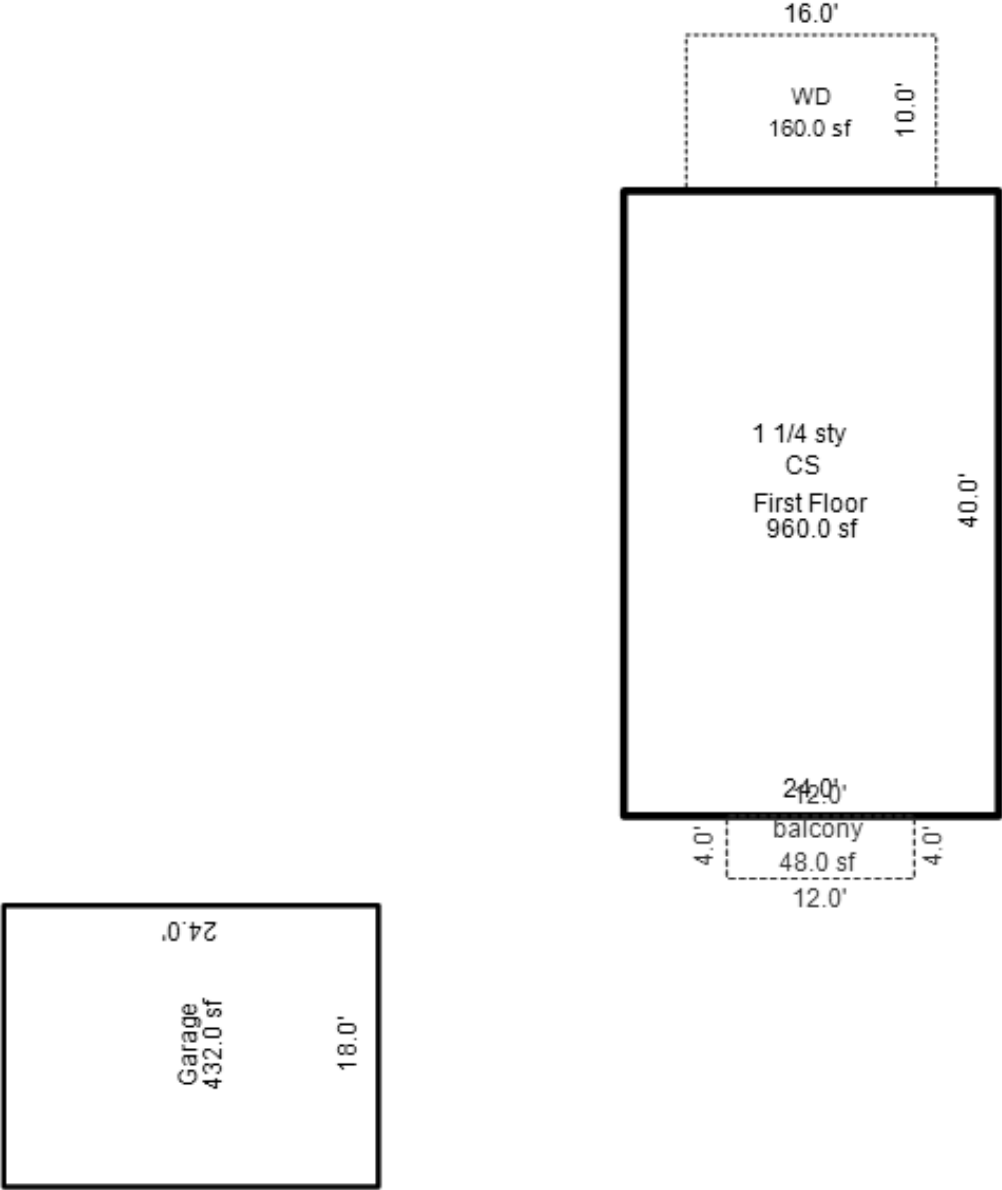
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	444,800	143,500	588,300			381,951C
2024	686,500	141,100	827,600			370,467C
2023	372,700	106,400	479,100			352,826C
2022	280,500	87,300	367,800			336,025C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 160	Type Treated Wood Wood Balcony	Year Built: 1976 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 70 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			Class: Fair Effec. Age: 40 Floor Area: 1,200 Total Base New : 172,551 Total Depr Cost: 105,364 Estimated T.C.V: 284,483		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: A-FRAME		X	Drywall Paneled	Plaster Wood T&G	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Cost Est. for Res. Bldg: 1 A-Frame A-FRAME (11) Heating System: Wall/Floor Furnace Ground Area = 960 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls Good		Blt 1971			
Yr Built 1971	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		Central Air Wood Furnace			125 Amps Service		1.25 Story Siding		960				
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Total:		134,604		80,760	
4	Basement	(5) Floors		(12) Electric			Average Fixture(s)		Other Additions/Adjustments						
1	1st Floor	Kitchen: Tile		150			3 Fixture Bath		Plumbing		Average Fixture(s)		1 1,486 892		
2	2nd Floor	Other: Carpeted		No. of Elec. Outlets			2 Fixture Bath		Water/Sewer		1000 Gal Septic		1 4,899 2,939		
3	Bedrooms	Other:		Many X Ave. Few			Softener, Auto		Solar Water Heat		Water Well, 100 Feet		1 5,680 3,408		
(1) Exterior		(6) Ceilings		(14) Water/Sewer			No Plumbing		Deck		Treated Wood		160 3,602 2,161		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Public Water			Extra Toilet		Balcony		Wood Balcony		48 1,969 1,181		
X	Insulation	X Drywall		Public Sewer			Extra Sink		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
(2) Windows		(7) Excavation		Water Well			Separate Shower		Base Cost		432 18,364 12,855 *				
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		1000 Gal Septic			Ceramic Tile Floor		Built-Ins		1 1,947 1,168			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2000 Gal Septic			Ceramic Tile Wains		Appliance Allow.		Totals:		172,551 105,364		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Ceramic Tub Alcove Vent Fan		Notes:		ECF (4082 FISHER LAKE) 2.700 => TCY:		284,483		
(3) Roof		(9) Basement Finish					Vent Fan								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUBRUL MICHAEL J & SUSAN	DUBRUL SUSAN S TRUST & DU	0	01/05/2011	QC	09-FAMILY	2010 1076-98CD	PROPERTY TRANSFER	0.0
ARNDT ROBERT D & VALERIE	DUBRUL MICHAEL J & SUSAN	949,900	04/28/2006	WD	03-ARM'S LENGTH	899:551	OTHER	100.0
LEEP	VANCE (NKA ARNDT)	92,500	07/19/1996	WD	03-ARM'S LENGTH	427:161	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5985 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	01/01/1997	97000543	INSPECTED

Owner's Name/Address	MAP #: 43
DUBRUL SUSAN S TRUST & DUBRUL MICHAEL J TRUST 17716 JETTON GREEN LOOP CORNELIUS NC 28031	2025 Est TCV 1,531,365 TCV/TFA: 680.61

X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
Public Improvements			* Factors * 125' BG & LTL FISHER			
Dirt Road			Description	Frontage	Depth	Rate %Adj. Reason Value
Gravel Road			GROUP A 9000/	100.00	268.68	0.9457 0.6313 9000 100 537,336
Paved Road			GROUP A 9000/	25.00	268.68	0.9457 0.6313 9000 50 SURPLUS: ZONING 100 ft 6
Storm Sewer			125 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 604,503			
Sidewalk			Land Improvement Cost Estimates			
Water			Description	Rate	Size % Good	Cash Value
Sewer			D/W/P: Patio Blocks	19.00	250 50	2,375
X Electric			Wood Frame	48.80	48 50	1,171
Gas			Residential Local Cost Land Improvements			
Curb			Description	Rate	Size % Good	Cash Value
Street Lights			LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
Standard Utilities			Total Estimated Land Improvements True Cash Value = 11,046			
Underground Utils.						

Tax Description
 L225 P983 L280 P876/87 L427 P161/96 L817
 P980/04 L899 P551/06 TRACT 1:PRT GOVT LOT
 3 COM AT SW COR OF SEC 24 TH S 86 DEG
 58'10" E ALG S LN OF SEC 24 1972.68 FT TO
 MEANDER CORNER ON SHR FISHER LAKE TH N 31
 DEG 44'30" E ALG SHR 103.20 FT TH N
 46'05'30" E ALG SHR 100.35 FT TO POB TH
 CONT ALG SHORE 125 FT TH N 44 DEG 03'40"
 W 130.40 FT TH S 45 DEG 51'30" W 125 FT
 TH S 44 DEG 03' 40" E 130.40 FT TO POB
 TRACT 2: PRT GOVT LOT 3 COM AT SW COR OF
 SEC 24 TH S 86 DEG 58'10" E ALG S LN OF
 SEC 24 1972.68 FT TO MEANDER COR ON SHR



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

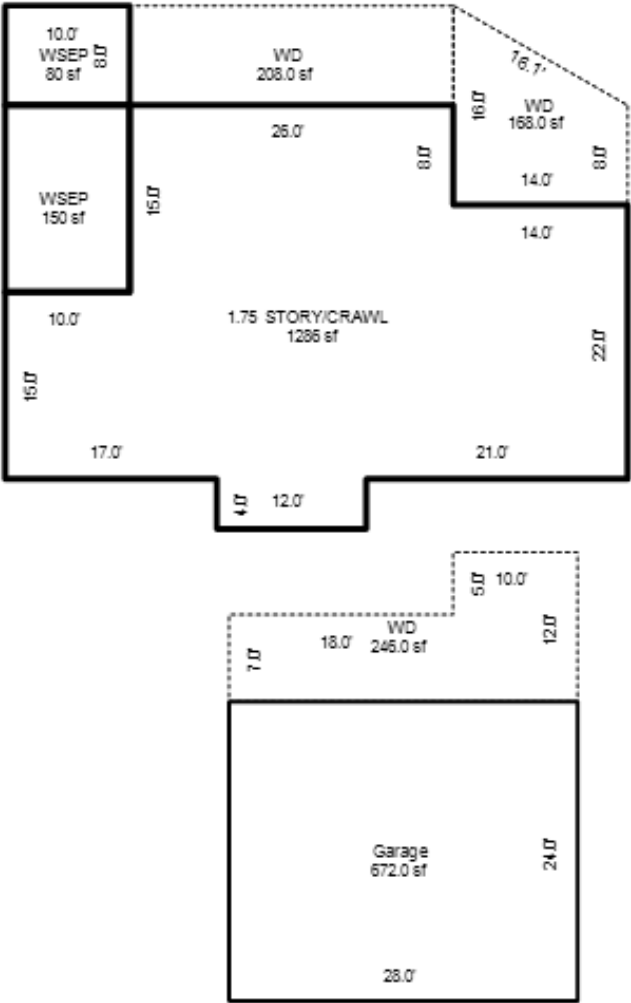
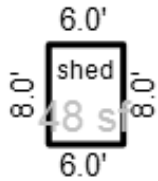
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	302,300	463,400	765,700			474,841C
2024	343,700	485,800	829,500			460,564C
2023	186,600	359,700	546,300			438,633C
2022	202,200	294,800	497,000			417,746C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							150 80 208 168 80 246	WGEP (1 Story) WSEP (1 Story) Treated Wood Treated Wood Treated Wood Treated Wood		Class: BC Effec. Age: 25 Floor Area: 2,250 Total Base New : 452,256 Total Depr Cost: 339,191 Estimated T.C.V: 915,816	
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Class: BC		E.C.F.		Finished?: Yes		
Yr Built 1997	Remodeled 0	Ex	X Ord	Min	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			X 2.700		Auto. Doors: 1			
Condition: Average		Size of Closets		(12) Electric			Ground Area = 1286 SF Floor Area = 2250 SF.			Total Area: 2,250		Mech. Doors: 0		Area: 672		
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Storage Area: 672		No Conc. Floor: 0		Bsmnt Garage:	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		200 Amps Service			Building Areas			Total Depr Cost: 339,191		Carport Area:		Roof:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Estimated T.C.V: 915,816		Cls BC		Blt 1997		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		X Ex. Ord. Min			1.75 Story Siding Crawl Space 1,286			Total: 317,801		238,352				
X	Insulation	(8) Basement		X Many Ave. Few			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1,641		
(2) Windows		Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			3 Fixture Bath		6,880		5,160		
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			1 3 Fixture Bath			2 Fixture Bath		4,610		3,457		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Separate Shower			Water/Sewer		1000 Gal Septic		5,676		
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		1 Separate Shower			Water Well, 100 Feet			Porches		WGEP (1 Story)		15,497		
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		1 Ceramic Tile Floor			Ceramic Tile Wains			WGEP (1 Story)		80		6,463		
(3) Roof		(10) Floor Support		1 Vent Fan			Deck			Treated Wood		208		4,561		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Treated Wood			Treated Wood		168		3,941		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood			Treated Wood		80		2,414		
Chimney: Brick		Lump Sum Items:		1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood			246		5,063		3,797		
Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 42,679 32,009 Storage Over Garage 672 12,163 9,122 Door Opener 1 688 516																
<<<<< 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.
MCDONALD FAMILY TRUST	MCDONALD MICHAEL T & KENN	0	09/15/2020	QC	09-FAMILY	2020005826	PROPERTY TRANSFER	0.0
MCDONALD MICHAEL & KENNA	MCDONALD MICHAEL T & KENN	0	03/29/2017	QC	09-FAMILY	1291P286	PROPERTY TRANSFER	0.0
MCDONALD MICHAEL & KENNA	DTE GAS EASEMENT	0	05/15/2013	OTH	33-TO BE DETERMINED	1167P169	OTHER	0.0
SEMPLE D&J H/W &MCDONALD	MCDONALD MICHAEL & KENNA	630,000	09/04/2012	WD	09-FAMILY	1173P215 WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5921 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	11/02/2020	PE20-0578	100% FINIS
	P.R.E. 100% 10/09/2012		Res. Porch/Deck	06/26/2018	LU18-16	100% FINIS

Owner's Name/Address	MAP #: 43	Electrical	Date	Number	Status
MCDONALD MICHAEL T & KENNA L 5921 S FISHER RD MAPLE CITY MI 49664	2025 Est TCV 1,592,853 TCV/TFA: 590.82	Plumbing	02/22/2017	PP17-0045	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
2020005826 THAT PART OF GOVERNMENT LOT 3 OF SECTION 24, T29N, RT 4W, MORE FULLY DESCRIBED AS: COMMENTING AT THE SOUTHWEST CORNER OF SAID SECTION. 24; THENCE SOUTH 87 DEGREES 39 MINUTES 20 SECONDS EAST; ALONG THE SOUTH SECTION LINE, 1170.46 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE NORTH 10 DEGREES 0 MINUTES 0 SECONDS WEST, ALONG SAID CENTERLINE, 501.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10 DEGREES 0 MINUTES 0 SECONDS WEST, ALONG SAID CENTERLINE, 108 23 FEET; THENCE SOUTH 88 DEGREES 17	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP B 6000/	100.00	533.97	0.9382	0.9392	6000	100		528,676
			GROUP B 6000/	20.00	533.97	0.9382	0.9392	6000	50	SURPLUS: ZONING 100 ft	5
			120 Actual Front Feet, 1.47 Total Acres			Total Est. Land Value =				581,544	
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 4in Ren. Conc.	8.24	720	0	0				
			D/W/P: 3.5 Concrete	6.63	500	0	0				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
			Total Estimated Land Improvements True Cash Value =					5,000			



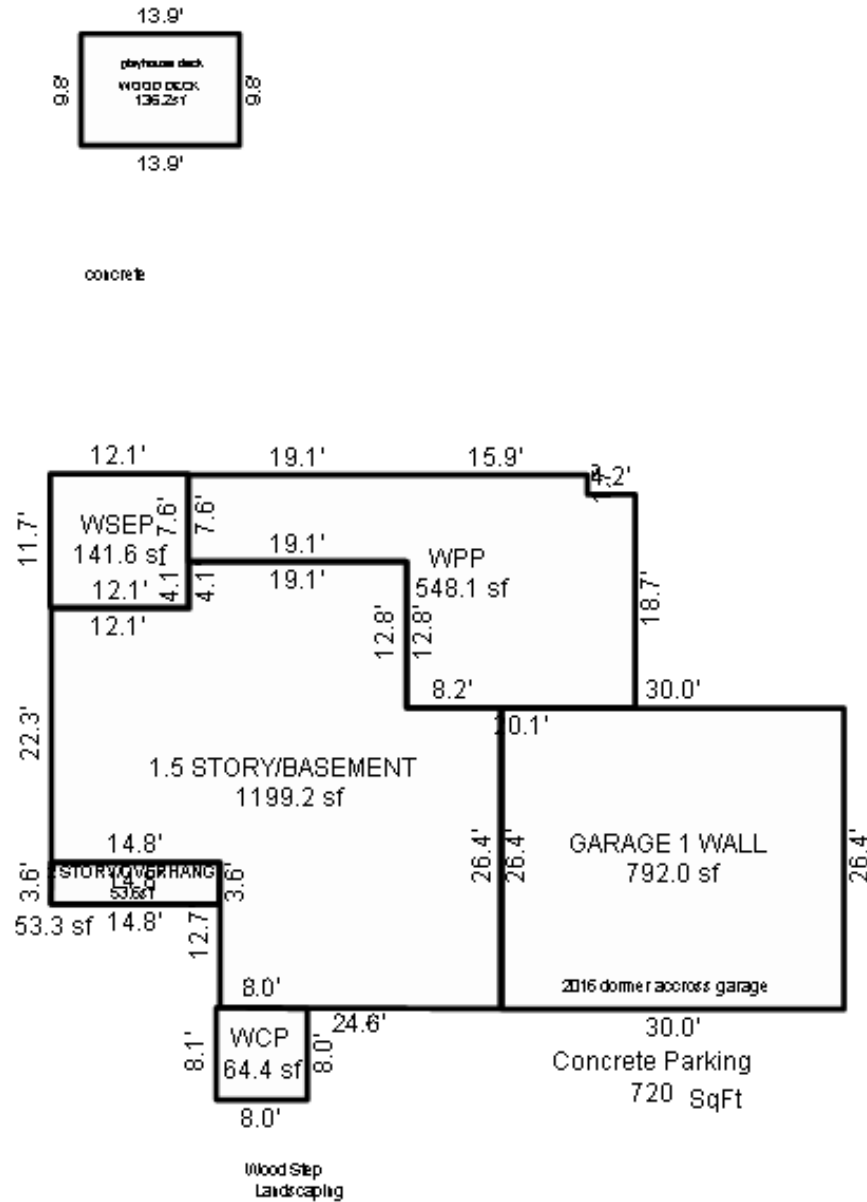
Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
	2025	290,800	505,600	796,400			290,537C					
	2024	403,100	585,500	988,600			281,802C					
	2023	218,800	440,900	659,700			268,383C					
	2022	199,700	361,000	560,700			255,603C					

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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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 792 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 2,696 Total Base New : 496,986 Total Depr Cost: 372,707 Estimated T.C.V: 1,006,309			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 Hot Water Ground Area = 1199 SF Floor Area = 2696 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls C 10 Blt 1980						
Yr Built	Remodeled	Size of Closets		(12) Electric			No./Qual. of Fixtures			Total: 328,947		Depr. Cost 246,681				
1980 199	2017	Ex	X Ord	Min	200 Amps Service			Ex.	X Ord.	Min						
Condition: Average		Lg		X Ord	Small	No. of Elec. Outlets			Total: 13,279		9,959					
Room List		Doors	Solid	X H.C.	(13) Plumbing			Plumbing		Total: 2,578		1,933				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Average Fixture(s)			Average Fixture(s)		Total: 1,486		1,114				
(1) Exterior		Kitchen: Tile Other: Carpeted Other:			2			3 Fixture Bath		Total: 4,678		3,508				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			2			2 Fixture Bath		Total: 4,899		3,674				
X	Insulation	X	Drywall		2			Softener, Auto 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: 5,849		4,387				
(2) Windows		(7) Excavation			2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		
X	Many Avg. X Avg. Few	Basement: 1199 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		
(3) Roof		682 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		
X	Gable Hip Flat	Gambrel Mansard Shed			2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		
X	Asphalt Shingle	(9) Basement Finish			2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		
		(10) Floor Support			2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		
		Lump Sum Items:			2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		
					2			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 682		13,279		9,959		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRULASKE SARAH H	TRULASKE SARAH HAGER TRUS	1	03/08/2011	WD	03-ARM'S LENGTH	1081-780	OTHER	0.0
SEEBURGER DEXTER J	TRULASKE SARAH H	500,000	11/18/2009	WD	03-ARM'S LENGTH	2009 1033-666W	DEED	100.0
SEEBURGER DEXTER W TRUST	SEEBURGER DEXTER J	0	09/18/2006	QC	09-FAMILY	921:37	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5933 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/02/2013	PM13-0148	
	P.R.E. 0%		Mechanical	03/28/2013	PM13-0140	
Owner's Name/Address	MAP #: 43		Plumbing	11/29/2012	PP12-0191	
TRULASKE SARAH HAGER TRUST 3 HUNTLEIGH MANOR LN SAINT LOUIS MO 63131	2025 Est TCV 1,384,083 TCV/TFA: 740.94		Res. Single Family	11/13/2012	PB12-0331	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP B 6000/	100.00	586.97	0.9382	0.9481	6000	100		533,703	
GROUP B 6000/	20.00	586.97	0.9382	0.9481	6000	50	SURPLUS: ZONING 100 ft	5	
120 Actual Front Feet, 1.62 Total Acres			Total Est. Land Value =					587,073	

X Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Dock: Light posts		43.23	120	50	2,594
Total Estimated Land Improvements True Cash Value =					2,594

X Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	293,500	398,500	692,000			457,435C
Rolling		2024	412,700	391,900	804,600			443,681C
Low		2023	224,100	294,900	519,000			422,554C
High		2022	199,700	241,300	441,000			402,433C
Landscaped								
Swamp								
X Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								

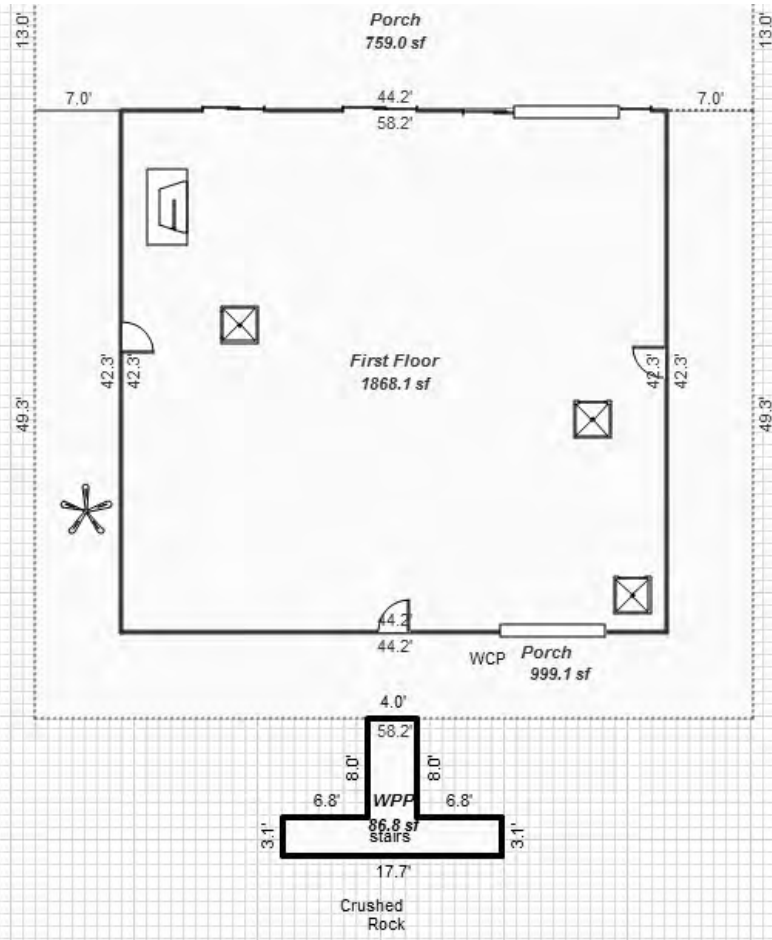


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 759 999 139 86	Type WCP (1 Story) WCP (1 Story) WPP WPP	Year Built: 2013 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: 1868 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 10 Floor Area: 1,868 Total Base New : 326,922 Total Depr Cost: 294,228 Estimated T.C.V: 794,416			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 1868 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas			Cls C 10 Blt 2013							
Yr Built 2013	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Size 1 Story Siding Overhang 1868			Cost New Depr. Cost						
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: 163,506 147,155							
Room List		Doors	Solid	H.C.	(13) Plumbing 3 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener Base Cost Fireplaces Prefab 1 Story			Totals: 326,922 294,228						
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4082 FISHER LAKE) 2.700 => TCv: 794,416								
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:										
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish													
(2) Windows		(7) Excavation		(8) Basement													
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(9) Basement Finish													
(3) Roof		(8) Basement		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(9) Basement Finish													
Asphalt Shingle		(10) Floor Support		(9) Basement Finish													
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(9) Basement Finish													

*** 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.
PACZAS ELEANOR A	PACZAS FAMILY LLC	0	04/30/2016	QC	09-FAMILY	1261P386	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5959 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	07/01/2004	PM04-0400	
	P.R.E. 0%		ELECTRICAL	11/04/2002	PE02-0711	
Owner's Name/Address	MAP #: 43		Res. Add/Alter/Repair	10/18/2002	PB02-0617	
PACZAS FAMILY LLC 2550 GROVE CIR COMMERCE TOWNSHIP MI 48382	2025 Est TCV 948,326 TCV/TFA: 731.73		RELOCATION	10/15/2002	1966	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
L417 P63/96 PRT GOVT LOT 3 SEC 24 COM 1172 FT E OF SW SEC COR TH N 10 DEG W ALG C/L CO RD 200.00 FT TO POB TH N 10 DEG W ON C/L 108 FT TH S 87 DEG 58' E 438.83 FT TH S 36 DEG 13'E 22.18 FT TH N 53 DEG 47' E 264 FT TO SHR FISHER LK TH ON SHR S 36 DEG 13' E 121.23 FT TH S 53 DEG 47' W 264 FT TH N 36 DEG 13' W 13.41 FT TH N 88 DEG 03' W 502 FT TO POB. SEC 24 T29N R14W 3.54 A M/L.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP B 6000/	100.00	694.78	0.9382	0.9642	6000	100		542,779
			GROUP B 6000/	20.00	694.78	0.9382	0.9642	6000	50	SURPLUS: ZONING 100 ft	5
			120 Actual Front Feet, 1.91 Total Acres Total Est. Land Value =								597,056

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
		Dirt Road	Description	Rate	Size % Good	Cash Value	
		Gravel Road	Residential Local Cost Land Improvements				
		Paved Road	Description	Rate	Size % Good	Cash Value	
		Storm Sewer	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500	
		Sidewalk	Total Estimated Land Improvements True Cash Value =				2,500
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2025	298,500	175,700	474,200			114,236C
		TPC 10/08/2015 INSPECTED	2024	430,500	170,300	600,800			110,802C
		WAS 02/09/2008 INSPECTED	2023	233,700	127,600	361,300			105,526C
			2022	199,700	104,600	304,300			100,501C

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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	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1981 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 1,296 Total Base New : 215,292 Total Depr Cost: 129,174 Estimated T.C.V: 348,770		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:						
Yr Built 1957	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C Blt 1957						
Condition: Average		Lg		X	Ord	Small	100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			1 Story Block Slab 1,296			Total: 168,971 101,383					
Basement 5	1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Other Additions/Adjustments			Plumbing					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic Water Well, 100 Feet			
X	Wood/Shingle Aluminum/Vinyl Brick Other Insulation	X	Tile	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1296 S.F. Height to Joists: 0.0			(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,412 13,447					
(2) Windows		(7) Excavation		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,864 1,718					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1296 S.F. Height to Joists: 0.0			Lump Sum Items:			Fireplaces			Interior 1 Story 1 5,527 3,316		Totals: 215,292 129,174				
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)			Notes:			E.C.F. (4082 FISHER LAKE) 2.700 => TCV: 348,770								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

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



Sketch by Apex Maps™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEEBURGER WILLIAM A TRUST	TRULASKE SARAH HAGER TRUS	375,000	07/31/2013	WD	03-ARM'S LENGTH	1173P842	PROPERTY TRANSFER	100.0
SEEBURGER DEXTER W TRUST	SEEBURGER WILLIAM A TRUST	0	09/18/2006	QC	09-FAMILY	921:40	OTHER	100.0

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 43

Owner's Name/Address: TRULASKE SARAH HAGER TRUST
 3 HUNTLEIGH MANOR LN
 SAINT LOUIS MO 63131

2025 Est TCV 588,467
 Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP B 6000/	100.00	601.05	0.9382	0.9504	6000	100		534,970
			GROUP B 6000/	20.00	601.05	0.9382	0.9504	6000	50	SURPLUS: ZONING 100 ft	5
			120 Actual Front Feet, 1.66 Total Acres Total Est. Land Value = 588,467								

Tax Description
 L1173P842 A PART OF GOVERNMENT LOT 3 OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE EAST 1172 FEET TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY; THENCE NORTH 1 00 WEST, ALONG THE CENTERLINE OF SAID PUBLIC HIGHWAY, 315.77 FEET AS THE POINT OF BEGINNING; THENCE NORTH 10° WEST ALONG THE CENTERLINE OF SAID HIGHWAY, 108 FEET; THENCE SOUTH 88°3' EAST, 380.0 FEET; THENCE SOUTH 36°13' EAST, ALONG CENTER OF PRIVATE ROAD, 129.1 FEET; THENCE WESTERLY IN A STRAIGHT LINE, 440 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

- 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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	294,200	0	294,200			222,154C
2024	415,200	0	415,200			215,475C
2023	225,400	0	225,400			205,215C
2022	199,700	0	199,700			195,443C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEEBURGER WILLIAM	SEEBURGER WILLIAM TRUST	0	04/25/2014	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	OTHER	100.0
SEEBURGER WILLIAM A	SEEBURGER WILLIAM A TRUST	0	11/20/1998	WD	03-ARM'S LENGTH	496P200	DEED	0.0
SEEBURGER ELIZABETH A	SEEBURGER WILLIAM	0	07/25/1998	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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5807 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 43
SEEBURGER WILLIAM TRUST SEEBURGER JOHN 509 E MELODY AVE PORTAGE MI 49002	2025 Est TCV 528,101 TCV/TFA: 1027.43

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

X	Dirt Road		66.00	300.00	1.1565	0.8866	6000	100	406,038
X	Gravel Road		66 Actual Front Feet, 0.46 Total Acres				Total Est. Land Value =	406,038	

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

L496 P200/98 PRT GOVT LOTS 2 & 3 SEC 24 BEG AT A PT ON C/L ROAD 1172 FT E OF & 1302.51 FT N 10 DEG W OF SW COR SEC 24 TH N 10 DEG W ALG SAID C/L 66.0 FT TH N 80 DEG E 300.0 FT TO BANK OF CRYSTAL RIVER TH S 10 DEG W 66 FT TH S 80 DEG W 300 FT TO POB SEC 24 T29N R14W 0.45 A.	X	Water						
	X	Sewer						
	X	Electric	LAND IMPROVEMENTS 15	1,500.00	1	100		1,500
	X	Gas	Total Estimated Land Improvements True Cash Value =				1,500	

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



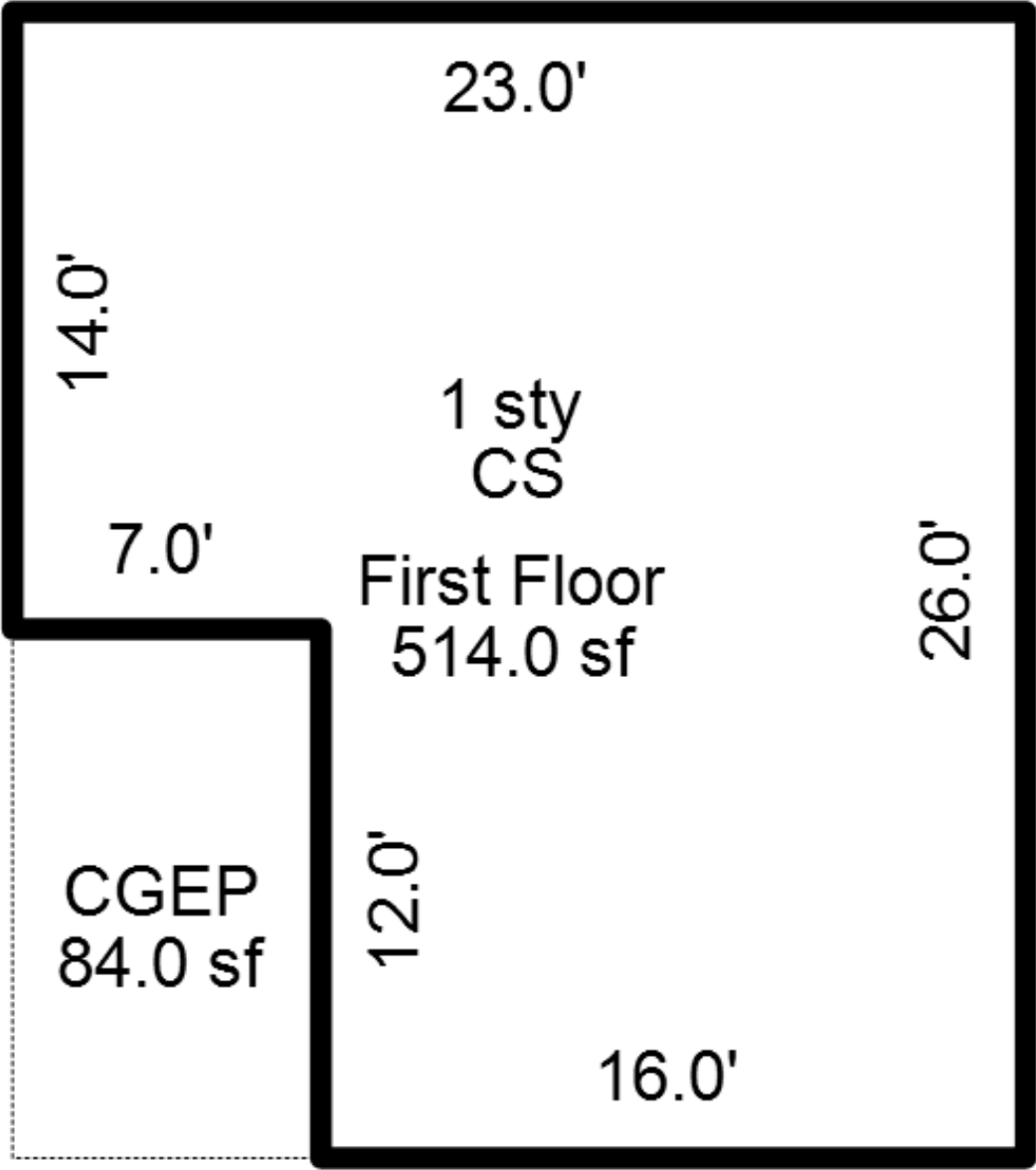
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	203,000	61,100	264,100			131,563C
TPC	05/24/2023	INSPECTED	2024	243,100	60,100	303,200			127,608C
TPC	05/18/2016	INSPECTED	2023	132,000	45,300	177,300			121,532C
WAS	11/03/2007	INSPECTED	2022	80,000	37,200	117,200			115,745C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1940		Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Lg	X	Ord		Small									
Room List		Doors		Solid	X	H.C.											
	Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric											
(1) Exterior						120 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
X	Insulation	X	Tile														
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 514 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many		X	Ave.		Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing											
(3) Roof		(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls D		Blt 1940					
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 514 SF Floor Area = 514 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Crawl Space 514																	
Total: 63,261 34,794																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)																	
Water/Sewer																	
1000 Gal Septic																	
Water Well, 100 Feet																	
Porches																	
CGEP (1 Story)																	
Built-Ins																	
Appliance Allow.																	
Totals: 81,186 44,653																	
Notes:																	
ECF (4082 FISHER LAKE) 2.700 => TCY:																	

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



*** 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 & ANN E	WIESEN MATTHEW J & KATHRY	1	10/03/2012	WD	03-ARM'S LENGTH	1139P178	OTHER	100.0
WESTIE MARGARET L	WIESEN MATTHEW J & KATHRY	0	08/01/2012	WD	16-LC PAYOFF	1132P110	OTHER	0.0
WIESEN MATTHEW J & KATHRY	WIESEN MATTHEW J & KATHRY	1	08/02/2011	OTH	33-TO BE DETERMINED	2011 1094-850	DEED	0.0
WESTIE	WIESEN DANIEL J & ANNE E	0	04/06/2010	MLC	33-TO BE DETERMINED	2010 1046_43ME	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5843 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	09/26/2016	LU16-27	100% FINIS
	P.R.E. 100% 10/17/2012		Res. Add/Alter/Repair	03/17/2016	PB16-0038	100% FINIS
Owner's Name/Address	MAP #: 43		Plumbing	03/04/2016	PP16-0049	
WIESEN MATTHEW J & KATHRYN A TRUST P O BOX 220 GLEN ARBOR MI 49636-0292	2025 Est TCV 1,811,109 TCV/TFA: 650.08		Mechanical	02/05/2016	PM16-0089	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE				
			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
L230 P476 L284 P133/88 L610 P618/01 L277 P251/87 PRT GOVT LOT 3 SEC 24 COM SW SEC COR TH E ALG S SEC LN 1172.00 FT TO C/L FISHER ROAD TH ALG SD LN N 10 DEG W 1097.9 FT FOR POB TH CONT ALG SD LN N 10 DEG W 66 FT TH N 80 DEG 32' E 316.1 FT TO SHR FISHERLK TH ALG SD SHR S 19 DEG 53' E 66.95 FT TH S 80 DEG 32' W 327.7 FT TO POB SEC 24 T29N R14W.	X		GROUP B 6000/	66.95	320.00	1.1508 0.8923 6000 100	412,481
			67 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =				412,481
			Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
			D/W/P: Asphalt Paving	3.64	3900	0	0
			D/W/P: Brick on Sand	21.81	500	0	0
			Residential Local Cost Land Improvements				
			Description	Rate	Size	% Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1	95	4,750
			Total Estimated Land Improvements True Cash Value =				4,750

Comments/Influences	Public Improvements	Topography of Site	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 Utilis.	X Level Rolling Low High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain	2025	206,200	699,400	905,600			485,218C
			2024	249,800	782,600	1,032,400			470,629C
			2023	135,600	595,700	731,300			448,219C
			2022	125,800	487,600	613,400			426,876C



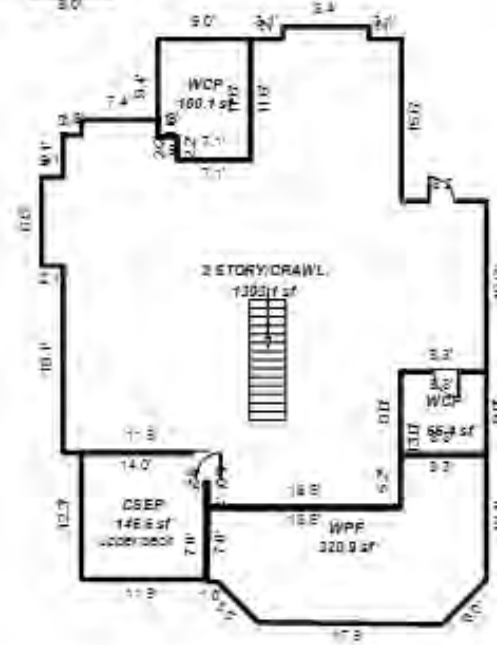
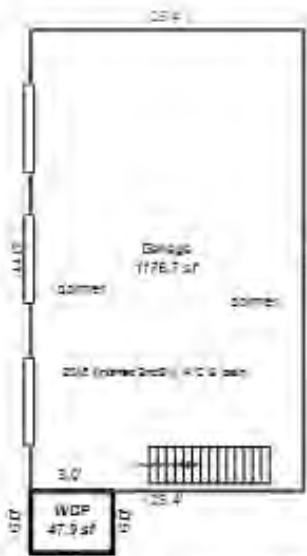
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 100 66 320 47 146 146	Type WCP (1 Story) WCP (1 Story) WPP WCP (1 Story) WPP WSEP (1 Story)		Year Built: 2013 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: 1176 % Good: 0 Storage Area: 804 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: BC Effec. Age: 10 Floor Area: 2,786 Total Base New : 573,613 Total Depr Cost: 516,251 Estimated T.C.V: 1,393,878			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1393 SF Floor Area = 2786 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls BC Blt 2013				
Yr Built 2013	Remodeled 2016	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Lg	Ord	Small	0 Amps Service			2 Story Siding Crawl Space			1,393 Total: 399,280 359,351						
Room List		Doors	Solid	H.C.	(12) Electric			Other Additions/Adjustments									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. Ord. Min			Stone Veneer 80 3,758 3,382							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 4 27,521 24,769				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1393 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Water/Sewer			Water/Sewer 2000 Gal Septic 1 11,146 10,031 Water Well, 50 Feet 1 2,941 2,647				
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Porches			WCP (1 Story) 100 6,113 5,502 WCP (1 Story) 66 4,816 4,334 WPP 320 6,982 6,284 WCP (1 Story) 47 3,765 3,388 WPP 146 4,776 4,298 WSEP (1 Story) 146 10,370 9,333				
X	Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Storage Over Garage 804 14,552 13,097 Door Opener 3 2,064 1,858 Base Cost 1176 64,774 58,297			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WCP (1 Story) WCP (1 Story) WPP WPP WSEP (1 Story)			Garages				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Chimney:			Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Asphalt Shingle	(10) Floor Support		Chimney:			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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

Asphalt Drive



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHLOSSER CHRISTIE K	MCCLELLAND MICHAEL J & CO	226,750	10/17/2022	WD	03-ARM'S LENGTH	2022006163	PROPERTY TRANSFER	100.0				
SCHLOSSER THOMAS L & CHRI	SCHLOSSER CHRISTIE K	0	11/13/2019	QC	03-ARM'S LENGTH	2019006663	PROPERTY TRANSFER	0.0				
SCHLOSSER THOMAS L & CHRI	MCCLELLAND MICHAEL J & CO	1	03/23/2016	WD	32-SPLIT VACANT	1252P943	DEED	0.0				
SCHLOSSER CHRISTIE K	MCCLELLAND MICHAEL J & CO	0	01/25/2016	WD	32-SPLIT VACANT	1252P945	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
5773 S FISHER RD		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		07/28/2023	PP23-0234	60%				
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		04/20/2023	PB23-0141	80%				
MCCLELLAND MICHAEL J & COLLEN S 8334 OUTER DRIVE SOUTH TRAVERSE CITY MI 49685		MAP #: 43		DECK/PORCH		03/29/2023	LU23-03	0%				
		2025 Est TCV 414,956 TCV/TFA: 816.84										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors * MARINA.WETLAND.IRR SHAPE								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 100' @ 2000/	193.00	200.00	0.8484	0.8234	2000	100		269,670
				193 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 269,670								
				Land Improvement Cost Estimates								
				Description				Rate	Size % Good		Cash Value	
				Residential Local Cost Land Improvements								
				Description				Rate	Size % Good		Cash Value	
		X	Electric	LAND IMPROVEMENTS 15			1,500.00	1 100		1,500		
		X	Gas	Total Estimated Land Improvements True Cash Value = 1,500								
				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	134,800	72,700	207,500			149,542C	
		TPC 11/15/2024 INSPECTED			2024	113,500	42,500	156,000			116,530C	
		TPC 04/15/2024 INSPECTED			2023	86,200	17,700	103,900			103,900S	
		TPC 05/24/2023 INSPECTED			2022	80,000	14,600	94,600			38,670C	

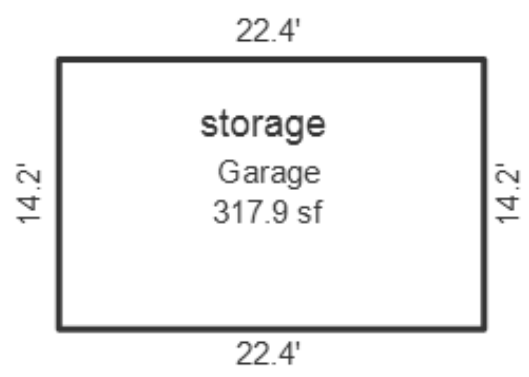
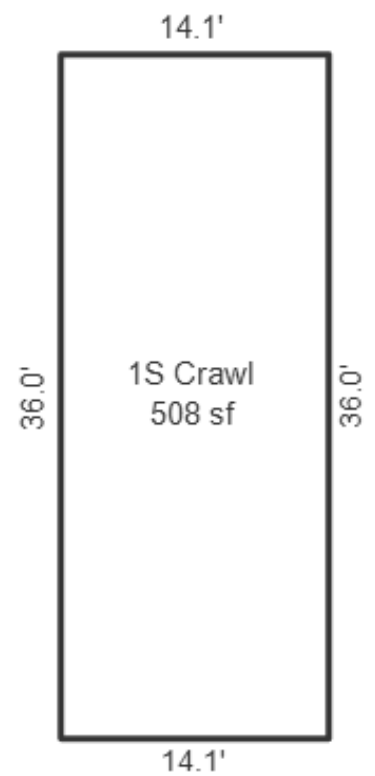


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 317 % 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: CD Effec. Age: 35 Floor Area: 508 Total Base New : 91,031 Total Depr Cost: 59,171 Estimated T.C.V: 159,762			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 508 SF Floor Area = 508 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1930							
Yr Built 1930	Remodeled 2024	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Size		Cost New		Depr. Cost				
Condition: Average Part. Construct.: 90%		Size of Closets		No. of Elec. Outlets Many X Ave. Few			Stories Exterior Foundation			508		65,474		42,558					
Room List		Doors	Solid	H.C.	(13) Plumbing			1 Story Siding Crawl Space			Total:		91,031		59,171				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			1		1,238		805					
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Plumbing			Average Fixture(s)		1		4,582		2,978			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Water/Sewer			1000 Gal Septic		1		4,582		2,978			
	Insulation	(7) Excavation		Average Fixture(s)			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 50 Feet		1		2,603		1,692			
(2) Windows		Basement: 0 S.F. Crawl: 508 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			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		317		15,187		9,872	
X	Many Avg. X Avg. Few Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Built-Ins			Appliance Allow.		1		1,947		1,266			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Notes: 2024 CONVERSION FROM GARAGE			Totals:		91,031		59,171					
(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			Other Additions/Adjustments			1		1,238		805					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Plumbing			Average Fixture(s)		1		1,238		805		
	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Water/Sewer			1000 Gal Septic		1		4,582		2,978			
Chimney:										Water Well, 50 Feet		1		2,603		1,692			
<p>ECF (4082 FISHER LAKE) 2.700 => TCV: 159,762 90% Completed => Est. True Cash Value 2025 =</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.
SWIERAD THEODORE & LOIS J	MCCLELLAND MICHAEL J & CO	300,000	01/12/2016	WD	03-ARM'S LENGTH	1252P947	PROPERTY TRANSFER	100.0
SWIERAD THEODORE	SWIERAD LOIS JANE	0	06/01/2015	AFF	07-DEATH CERTIFICATE		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5793 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/06/2022	PE22-0909	100% FINIS
	P.R.E. 0%		Plumbing	08/23/2016	PP16-0181	100% FINIS
Owner's Name/Address	MAP #: 43		Res. Add/Alter/Repair	07/29/2016	PB16-0295	100% FINIS
MCCLELLAND MICHAEL J & COLLEEN S 8334 OUTER DRIVE SOUTH TRAVERSE CITY MI 49685	2025 Est TCV 839,916 TCV/TFA: 569.05		DECK/PORCH	07/29/2016	LU16-18	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE									
					* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					GROUP B 6000/	81.00	217.53	1.0765	0.8585	6000	100		449,179
					81 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 449,179								

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				Cash Value	
				Description	Rate	Size	% Good		
L1252P947 & L1252P943 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST; THENCE EAST 1172.00 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE, ALONG THE CENTERLINE OF FISHER ROAD, N10°00'00"W 1353.52 FEET (PREVIOUSLY ERRONEOUSLY RECORDED S AS N10°00'00"W 1386.00 FEET IN LIBER 482, PAGE 487) TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE, N10°00'00"W 66.00 FEET; THENCE				Residential Local Cost Land Improvements					
					Description	Rate	Size	% Good	Cash Value
	X			Electric	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
	X			Gas	Total Estimated Land Improvements True Cash Value = 1,500				

Tax Description	X	Improved	Vacant	Residential Local Cost Land Improvements				Cash Value	
				Description	Rate	Size	% Good		
L1252P947 & L1252P943 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST; THENCE EAST 1172.00 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE, ALONG THE CENTERLINE OF FISHER ROAD, N10°00'00"W 1353.52 FEET (PREVIOUSLY ERRONEOUSLY RECORDED S AS N10°00'00"W 1386.00 FEET IN LIBER 482, PAGE 487) TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE, N10°00'00"W 66.00 FEET; THENCE				LAND IMPROVEMENTS 15					
					Description	Rate	Size	% Good	Cash Value
	X			Electric	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
	X			Gas	Total Estimated Land Improvements True Cash Value = 1,500				



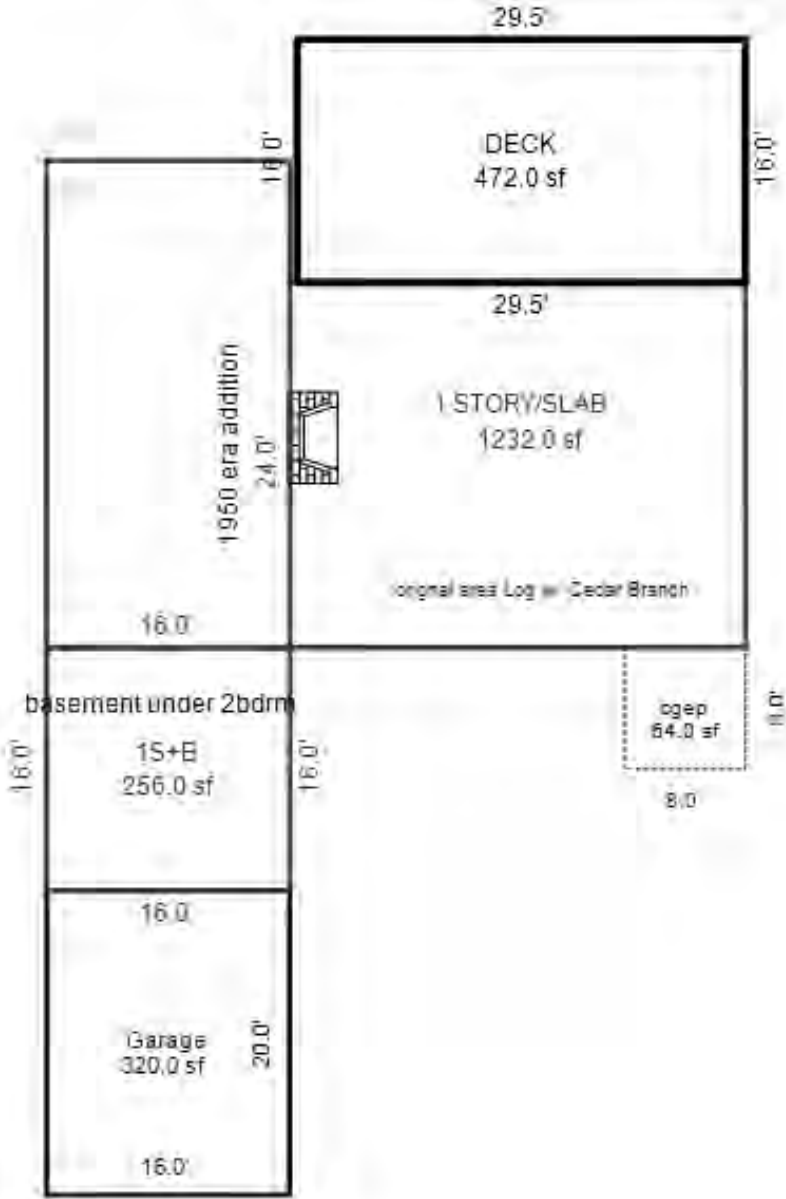
Tax Description	X	Improved	Vacant	Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				Level	Rolling	Low	High							
L1252P947 & L1252P943 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST; THENCE EAST 1172.00 FEET TO THE CENTERLINE OF FISHER ROAD; THENCE, ALONG THE CENTERLINE OF FISHER ROAD, N10°00'00"W 1353.52 FEET (PREVIOUSLY ERRONEOUSLY RECORDED S AS N10°00'00"W 1386.00 FEET IN LIBER 482, PAGE 487) TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE, N10°00'00"W 66.00 FEET; THENCE				Land Improvement Cost Estimates										
					Description	Rate	Size	% Good	Cash Value					
	X			Electric	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500					
	X			Gas	Total Estimated Land Improvements True Cash Value = 1,500									

Who	When	What	2025	2024	2023	2022
			224,600	131,600	98,700	80,000
			195,400	208,000	144,600	118,700
			420,000	339,600	243,300	198,700
			203,992C	197,859C	188,438C	179,465C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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							64 472	CGEP (1 Story) Treated Wood	Class: CD Effec. Age: 40 Floor Area: 1,476 Total Base New : 240,268 Total Depr Cost: 144,162 Estimated T.C.V: 389,237	Class: CD Effec. Age: 40 Floor Area: 1,476 Total Base New : 240,268 Total Depr Cost: 144,162 Estimated T.C.V: 389,237	Class: CD Effec. Age: 40 Floor Area: 1,476 Total Base New : 240,268 Total Depr Cost: 144,162 Estimated T.C.V: 389,237
	Building Style: 1.25 STORY															
	Yr Built 1890	Remodeled 2017														
	Condition: Average															
	Room List															
	Basement 5 1st Floor 2nd Floor 3 Bedrooms															
	(1) Exterior															
X	Wood/Shingle Aluminum/Vinyl Brick															
X	Insulation															
	(2) Windows															
X	Many Avg. Few Large Avg. Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
	(3) Roof															
X	Gable Hip Flat															
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.
STOLZ JACK E SR & DONNA M	SMITH WILLIARD DALE & MAR	425,000	08/28/2007	WD	03-ARM'S LENGTH	951/734	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5831 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/27/2023	PE23-0700	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	09/05/2023	PM23-0765	100% FINIS
SMITH WILLIARD DALE & MARY JO 5633 SANCTUARY DR NE ADA MI 49301	MAP #: 43		Mechanical	12/27/2022	PM22-1127	100% FINIS
	2025 Est TCV 1,874,710 TCV/TFA: 593.26		Plumbing	12/27/2022	PP22-0404	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE					
				* Factors *					
				Description	Frontage	Depth	Rate %Adj. Reason	Value	
A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 24, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1172 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST; THENCE NORTH 10° WEST FOLLOWING THE CENTERLINE OF THE TOWNSHIP HIGHWAY 1188 FEET FOR THE STARTING POINT; THENCE EAST 10° NORTH 325 FEET MORE OR LESS TO WATER'S EDGE OF CRYSTAL RIVER; THENCE NORTH 10° WEST 66 FEET; THENCE WEST 10° SOUTH TO THE	X			GROUP B 6000/	66.00	325.00	1.1565 0.8937	6000 100	409,301
				66 Actual Front Feet, 0.49 Total Acres				Total Est. Land Value =	409,301

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 24, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1172 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST; THENCE NORTH 10° WEST FOLLOWING THE CENTERLINE OF THE TOWNSHIP HIGHWAY 1188 FEET FOR THE STARTING POINT; THENCE EAST 10° NORTH 325 FEET MORE OR LESS TO WATER'S EDGE OF CRYSTAL RIVER; THENCE NORTH 10° WEST 66 FEET; THENCE WEST 10° SOUTH TO THE	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
	X	Water	D/W/P: 3.5 Concrete	7.64	575 50	2,196	
	X	Sewer	D/W/P: Asphalt Paving	3.64	2800 50	5,096	
	X	Electric	D/W/P: Brick on Sand	21.81	600 50	6,543	
		Gas	Total Estimated Land Improvements True Cash Value =				13,835

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 24, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1172 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWN 29 NORTH, RANGE 14 WEST; THENCE NORTH 10° WEST FOLLOWING THE CENTERLINE OF THE TOWNSHIP HIGHWAY 1188 FEET FOR THE STARTING POINT; THENCE EAST 10° NORTH 325 FEET MORE OR LESS TO WATER'S EDGE OF CRYSTAL RIVER; THENCE NORTH 10° WEST 66 FEET; THENCE WEST 10° SOUTH TO THE	X	Level	2025	204,700	732,700	937,400			779,673C
		Rolling	2024	248,000	728,100	976,100			756,230C
		Low	2023	134,700	177,500	312,200			251,743C
		High	2022	124,500	159,700	284,200			228,843C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



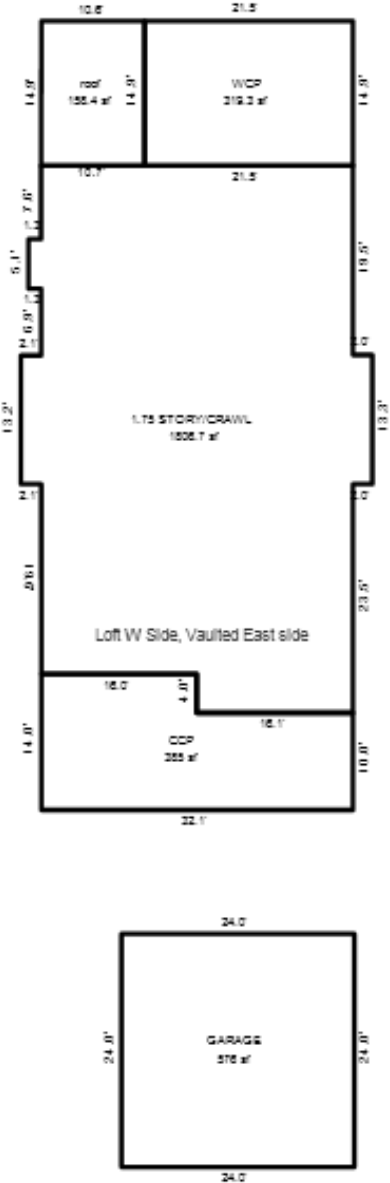
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 11/07/2023	INSPECTED		2025	204,700	732,700	937,400			779,673C
TPC 05/24/2023	INSPECTED		2024	248,000	728,100	976,100			756,230C
TPC 12/08/2022	INSPECTED		2023	134,700	177,500	312,200			251,743C
			2022	124,500	159,700	284,200			228,843C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 385 319 158	Type CCP (1 Story) WCP (1 Story) Roof Cover Onl		Year Built: 2023 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: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: BC Effec. Age: 2 Floor Area: 3,160 Total Base New : 548,592 Total Depr Cost: 537,620 Estimated T.C.V: 1,451,574			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 2023	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 BC Blt 2023							
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 1806 SF Floor Area = 3160 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98							
	Basement 1st Floor 2nd Floor 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			1.75 Story Siding Crawl Space 1,806			Total: 430,578 421,965								
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1806 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 150 Feet			Porches			Ceramic Tile Floor WCP (1 Story) 319 14,001 13,721		
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2000 Gal Septic			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
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:			Base Cost Storage Over Garage Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 2 Story Deck w/Roof (Roof portion) 158 3,722 3,648			430,578 421,965					
X	Gable Hip Flat	Gambrel Mansard Shed				1			1			4,003 3,923						
X	Asphalt Shingle				1			1			4,564 4,473							
Chimney:											4,564 4,473							

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



*** 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										
5664 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 43		2025 Est TCV 2,457,800 TCV/TFA: 91.29											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND													
CRYSTAL HARBOR MARINA INC PO BOX 400 GLEN ARBOR MI 49636-0400		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Tax Description		Dirt Road		2000 COMM COMM RVR BACK		144184 SqFt 10.50000 100 1,513,928													
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18''W 21.12 FEET; THENCE S43°48'07"E 1032.89 FEET (RECORDED AS 1033.56 FEET) TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07"E 285.50 FEET; THENCE S		Gravel Road		* denotes lines that do not contribute to the total acreage calculation.		242 Actual Front Feet, 3.31 Total Acres Total Est. Land Value = 1,513,928													
S74°18'07"E 285.50 FEET; THENCE S		Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value													
THENCE LEAVING 6''W 123.83 FEET; 14 FEET; THENCE AVERSE LINE OF '15"W 264.13 ALONG SAID W 64.81 FEET; N ON FILE***		Storm Sewer		Dock: Light posts		41.48 3500 50 72,590													
0 completed		Sidewalk		D/W/P: 3.5 Concrete		6.19 175 50 541													
4-035-00;		Water		D/W/P: Crushed Rock		2.27 30750 50 34,901													
-035-01;		Sewer		Commercial Local Cost Land Improvements		Description Rate Size % Good Arch Mult Cash Value													
-----		Electric		WATER WELL 4"-6"		0.00 1 44 100 0													
		Gas		SEPTIC TANK 1000 GAL		0.00 1 44 100 0													
		Curb		DRAIN FIELD		0.00 1 44 100 0													
		Street Lights		Total Estimated Land Improvements True Cash Value =		108,032													
		Standard Utilities		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Underground Utils.		Who		When		What		2025		757,000		471,900		1,228,900		394,341C	
		Topography of Site		PSC 12/08/2020 NEW PARCEL		2024		720,900		507,300		1,228,200				382,484C			
		Level		TPC 03/23/2017 INSPECTED		2023		432,600		478,100		910,700				364,271C			
		Rolling		TPC 06/11/2015 INSPECTED		2022		432,600		364,800		797,400				346,925C			
		Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	



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

Desc. of Bldg/Section: NORTH PT OF BLDG
 Calculator Occupancy: Stores - Retail

Class: C
 Floor Area: 2,400
 Gross Bldg Area: 26,924
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 2.25%
 Effective Age : 20
 Physical %Good: 63
 Func. %Good : 100
 Economic %Good: 100

Year Built
 2007 Remodeled

Overall Bldg Height

Comments:
 2011 ROOF WORK

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 15%
 Heat#2: Forced Air Furnace 85%
 Ave. SqFt/Story: 2400
 Ave. Perimeter: 340
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type:

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

Class: C Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 340

Base Rate for Upper Floors = 144.54

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.89 15%
 (10) Heating system: Forced Air Furnace Cost/SqFt: 12.25 85%
 Combined Heating System adjustment: 14.15 100%

Adjusted Square Foot Cost for Upper Floors = 158.69

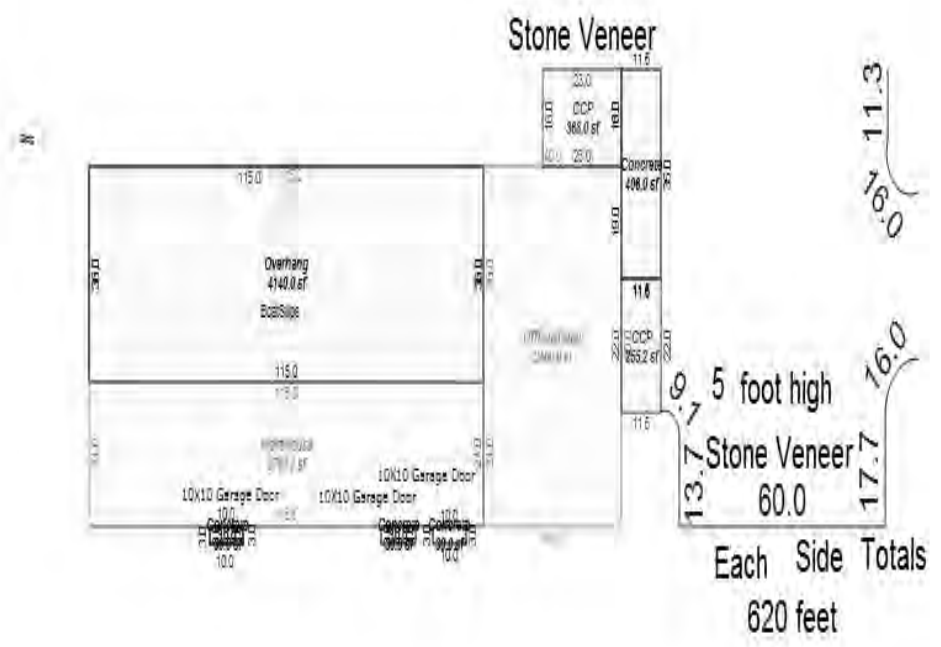
Total Floor Area: 2,400 Base Cost New of Upper Floors = 380,846
 Reproduction/Replacement Cost = 380,846
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
 Total Depreciated Cost = 239,933

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROODA/WOOSP38L	1.72	175	1.00	50	151
/CI4/ROOC/COMSH0235A	4.26	175	1.00	50	373

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 360,685
 Replacement Cost/Floor Area= 159.12 Est. TCV/Floor Area= 150.29

(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 Medina™

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

Desc. of Bldg/Section: ALONG RD Calculator Occupancy: Garages - Service/Fleet Facilities Repair		<<<<< Calculator Cost Computations >>>>>	
Class: C Floor Area: 2,760 Gross Bldg Area: 26,924 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: C Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 152	
Depr. Table : 2.5% Effective Age : 25 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 55.69	
Year Built Remodeled Overall Bldg Height		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.11 100% Adjusted Square Foot Cost for Upper Floors = 60.80	
Comments:		Total Floor Area: 2,760 Base Cost New of Upper Floors = 167,808 Reproduction/Replacement Cost = 167,808 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 88,938	
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: 2760 Ave. Perimeter: 152 Has Elevators:		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 133,407 Replacement Cost/Floor Area= 60.80 Est. TCV/Floor Area= 48.34	
*** 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		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***

Desc. of Bldg/Section: BOAT SLIP COVER Calculator Occupancy: Sheds - Material Storage, 3 Wall		<<<< Calculator Cost Computations >>>> Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 302						
Class: D Floor Area: 4,140 Gross Bldg Area: 26,924 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>X</td> <td>Ave.</td> <td>Low</td> </tr> </table>		High	Above Ave.	X	Ave.	Low	Base Rate for Upper Floors = 20.14
High	Above Ave.	X	Ave.	Low				
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 4140 Ave. Perimeter: 302 Has Elevators:		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 20.14					
Year Built Remodeled Overall Bldg Height	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 4,140 Base Cost New of Upper Floors = 83,380 Reproduction/Replacement Cost = 83,380 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 50,028					
Comments:	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 3 = 75,042 Replacement Cost/Floor Area= 20.14 Est. TCV/Floor Area= 18.13					
* 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		Thickness
(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		

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

Desc. of Bldg/Section: BOAT SLIP COVER Calculator Occupancy: Sheds - Material Storage, 3 Wall		<<<<<< Calculator Cost Computations >>>>>>							
Class: D Floor Area: 5,000 Gross Bldg Area: 26,924 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 300							
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 19.31 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 19.31							
Year Built Remodeled		Total Floor Area: 5,000 Base Cost New of Upper Floors = 96,550							
Overall Bldg Height		Reproduction/Replacement Cost = 96,550 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 57,930							
Comments:		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 4 = 86,895 Replacement Cost/Floor Area= 19.31 Est. TCV/Floor Area= 17.38							
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> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100 Heat#2: Electric Wall Heaters 0% Ave. SqFt/Story: 5000 Ave. Perimeter: 300 Has Elevators:		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		
High	Above Ave.	Ave.	X	Low					

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

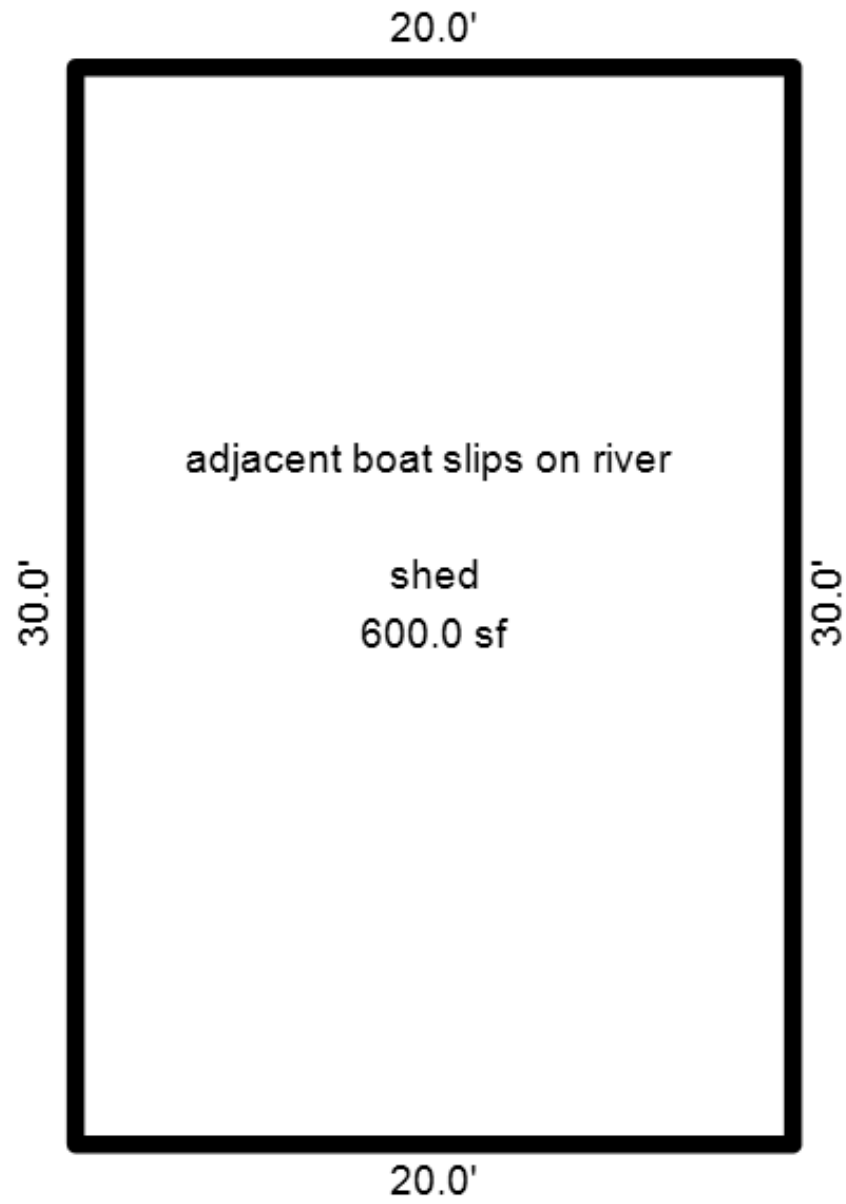
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BOAT SLIP COVER Calculator Occupancy: Sheds - Material Storage, 3 Wall										<<<<< Calculator Cost Computations >>>>>																													
Class: S Floor Area: 3,124 Gross Bldg Area: 26,924 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost High Above Ave. Ave. X Low					Class: S Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 260					Base Rate for Upper Floors = 21.14																								
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 3124 Ave. Perimeter: 260 Has Elevators:					(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 21.14					Total Floor Area: 3,124 Base Cost New of Upper Floors = 66,042																								
Year Built Remodeled					Area: Perimeter: Type:					ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 5 = 59,438 Replacement Cost/Floor Area= 21.14 Est. TCV/Floor Area= 19.03																													
Overall Bldg Height					Heat: Hot Water, Radiant Floor																																		
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:					Footings					(8) Plumbing:					Outlets:					Fixtures:																			
X	Poured Conc			Brick/Stone		Block			Many Above Ave.		Average Typical			Few None		Few Average		Many Average																					
(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																	
(4) Floor Structure:																				Armored Cable		Incandescent			(40) Exterior Wall:														
(5) Floor Cover:										(9) Sprinklers:										Non-Metalic		Mercury			Thickness Bsmnt Insul.														
(6) Ceiling:																				Bus Duct		Sodium Vapor																	
																				(13) Roof Structure: Slope=0																			
																				(14) Roof Cover:																			

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

Desc. of Bldg/Section: ADJ SLIPS Calculator Occupancy: Sheds - Material Storage, 4 Wall		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 600 Gross Bldg Area: 26,924 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 100	
Construction Cost		Base Rate for Upper Floors = 32.70	
High	Above Ave.	Ave.	X Low
** ** Calculator Cost Data ** **		Adjusted Square Foot Cost for Upper Floors = 32.70	
Quality: Average		Total Floor Area: 600 Base Cost New of Upper Floors = 19,620	
Heat#1: Zoned A.C. Warm & Cooled Air 0%		Reproduction/Replacement Cost = 19,620	
Heat#2: Zoned A.C. Warm & Cooled Air 0%		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
Ave. SqFt/Story: 600		Total Depreciated Cost = 11,772	
Ave. Perimeter: 100		<<<<< Segregated Cost Computations >>>>>	
Has Elevators:		Costs taken from Segregated Cost Section 2: Multiples & Motels	
*** Basement Info ***		Item Description Cost # or Height Storys	
2014	Year Built Remodeled	Col.	Rate SqFt Adj. Adj. Cost
Overall Bldg Height		Total Cost New = 0	
Heat: Hot Water, Radiant Floor		Architectural Multiplier: 0.00	
* Mezzanine Info *		Reproduction/Replacement Cost = 0	
Area #1:		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
Type #1:		Total Depreciated Cost = 0	
Area #2:		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 6 = 17,658	
Type #2:		Replacement Cost/Floor Area= 32.70 Est. TCV/Floor Area= 29.43	
* Sprinkler Info *			
Area:			
Type: Average			
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X	Poured Conc	Footings	(11) Electric and Lighting:
	Brick/Stone	Block	(39) Miscellaneous:
		Many Above Ave.	Outlets:
		Average Typical	Fixtures:
		Few None	Few Average
(3) Frame:		Total Fixtures	Many Average
		3-Piece Baths	Many Unfinished
		2-Piece Baths	Typical
		Shower Stalls	Flex Conduit
		Toilets	Rigid Conduit
		Urinals	Armored Cable
		Wash Bowls	Non-Metalic
		Water Heaters	Bus Duct
		Wash Fountains	Incandescent
		Water Softeners	Fluorescent
(4) Floor Structure:		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
(5) Floor Cover:		(40) Exterior Wall:	
		Thickness Bsmnt Insul.	
(6) Ceiling:		(9) Sprinklers:	
		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	

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

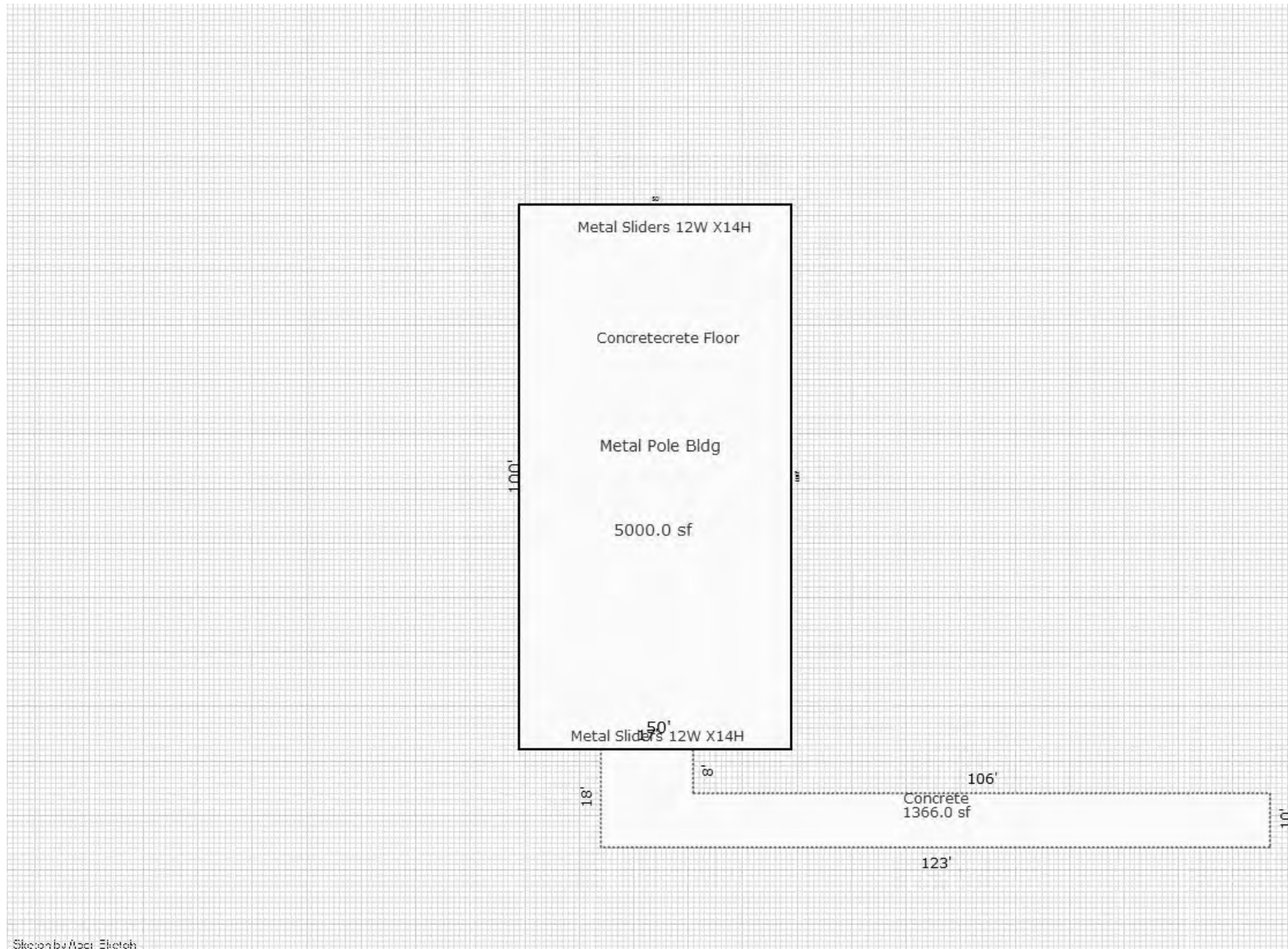


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: AT RD 100'X50' Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 5,000 Gross Bldg Area: 26,924 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 300	
Depr. Table : 4% Effective Age : 30 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 21.86 Adjusted Square Foot Cost for Upper Floors = 21.86	
Year Built Remodeled		Total Floor Area: 5,000 Base Cost New of Upper Floors = 109,300 Reproduction/Replacement Cost = 109,300	
Overall Bldg Height		Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 38,255	
Comments: ALUM SIDED STORAGE: S DUNNS FARM EAST OF MAIN REPAIR GARAGE - OLD BLDGS		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses	
Construction Cost High Above Ave. Ave. X Low		Item Description Col. Rate SqFt Adj. Adj. Cost	
** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 5000 Ave. Perimeter: 300 Has Elevators:		Total Cost New = 0 Reproduction/Replacement Cost = 0 Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 0	
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 0	
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 7 = 57,383 Replacement Cost/Floor Area= 21.86 Est. TCV/Floor Area= 11.48	
* 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	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-Metallic		
		Toilets			Water Softeners			Bus Duct		
(4) Floor Structure:								Incandescent		
								Fluorescent		
								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***

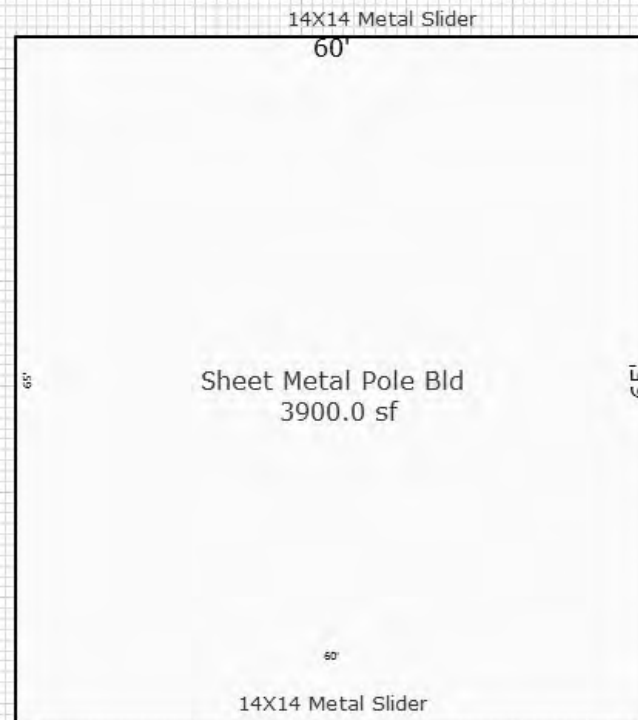


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SOUTH BLDG@RD 60'X65' Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>																																				
Class: D,Pole		Class: D,Pole Quality: Average																																				
Floor Area: 3,900 Gross Bldg Area: 26,924 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Stories: 1 Story Height: 12 Perimeter: 250																																				
Depr. Table : 4% Effective Age : 30 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 22.14 Adjusted Square Foot Cost for Upper Floors = 22.14																																				
2013 Year Built Remodeled		Total Floor Area: 3,900 Base Cost New of Upper Floors = 86,346																																				
Overall Bldg Height		Reproduction/Replacement Cost = 86,346																																				
Comments:		Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 30,221																																				
Construction Cost		<<<<< Segregated Cost Computations >>>>>																																				
<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	Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																															
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: 3900 Ave. Perimeter: 250 Has Elevators:		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Col.</th> <th style="width:10%;">Rate</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 = 0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Reproduction/Replacement Cost = 0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Total Depreciated Cost = 0</td> </tr> </tbody> </table>		Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost	Total Cost New = 0							Reproduction/Replacement Cost = 0							Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0							Total Depreciated Cost = 0						
Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost																																
Total Cost New = 0																																						
Reproduction/Replacement Cost = 0																																						
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0																																						
Total Depreciated Cost = 0																																						
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Architectural Multiplier: 0.00																																				
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0																																				
* Sprinkler Info * Area: Type: Average		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 8 = 45,332 Replacement Cost/Floor Area= 22.14 Est. TCV/Floor Area= 11.62																																				


(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	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	(40) Exterior Wall:
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Thickness
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Bsmnt Insul.
(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.				
Property Address		Class: INDUSTRIAL-IMPROV		Zoning: AG (*)	Building Permit(s)	Date	Number	Status				
5615 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%		MAP #: 43								
CONSUMERS ENERGY PROPERTY ACCOUNTING EP9-282 ONE ENERGY PLAZA JACKSON MI 49201-9938		2025 Est TCV 94,980										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 3301.3301 INDUSTRIAL							
PRT OF NW 1/4 OF SW 1/4 SEC 24 BEG ON NLY LN HWY 616 AT PT 33 FT E OF C/L FISHER RD IF FISHER RD WERE EXTENDED N TO E-W 1/4 LN TH N ALG E LN OF PROPOSED EXT OF FISHER RD 100 FT TH E AT RIGHT ANGLE TO E LN FISHER RD 100 FT TH S 140.65 FT TO NLY LN HWY 616 TH WLY ALG NLY LN HWY 616 108.05 FT TO POB SEC 24 T29N R14W .28 A M/L.		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 100.00 124.35 1.0000 0.0000 0 100* 0 IND VOL 3 IND SITE 12435 SqFt 7.30000 100 RATE ADJ FOR ZONING & SIZE: * denotes lines that do not contribute to the total acreage calculation. 100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 90,776								
Comments/Influences		Dirt Road		Land Improvement Cost Estimates								
NOT BIG ENOUGH FOR WELL/DRAINFIELD 300, IND, INDUSTRIAL REAL		Gravel Road		Description Rate Size % Good Cash Value D/W/P: Crushed Rock 2.20 3040 50 3,344 Fencing: Wire Mesh, #9 3.76 168 50 316 Fencing: Gates, Mesh, 15' 1,088.67 1 50 544 Total Estimated Land Improvements True Cash Value = 4,204								
		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	45,400	2,100	47,500			10,292C
				PSC 11/30/2020 INSPECTED		2024	46,500	1,000	47,500			9,983C
				TPC 12/21/2016 INSPECTED		2023	32,600	1,000	33,600			9,508C
				TPC 12/02/2015 INSPECTED		2022	30,200	1,300	31,500			9,056C

*** 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.
COOPER VERLYN F & KATHRYN	COOPER VERLYN F & KATHRYN	0	06/27/2002	QC	09-FAMILY	661P669	OTHER	0.0
COOPER FRED & SARA H&W	COOPER VERLYN F & KATHRYN	8,000	02/16/1976	WD	09-FAMILY	182P449	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5815 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 43					
COOPER VERLYN F & KATHRYN B STENHOLM MARK D & JULIE K 4935 ELMWOOD MUSKEGON MI 49441	2025 Est TCV 648,827 TCV/TFA: 643.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
L661 P669/02 PRT SEC 24 COM 1172 FT E OF SW SEC COR TH N 10 DEG W ALONG C/L HWY 1254 FT TO POB TH N 80 DEG E 300 FT TO BANK CRYSTAL RIVER TH N 10 DEG W 66 FT TH S 80 DEG W 300 FT TO C/L HWY TH S 10 DEG W 66 FT TO POB RESERVING LIFE ESTATE TO KATHRYN B COOPER SEC 24 T29N R14W. 0.45 A M/L.	X		Dirt Road	66.00	300.00	1.1565 0.8866	6000 100	406,038
	X		Gravel Road	66 Actual Front Feet, 0.46 Total Acres				Total Est. Land Value = 406,038
	X		Paved Road	Land Improvement Cost Estimates				
	X		Storm Sewer	Description	Rate	Size % Good	Cash Value	
	X		Sidewalk	D/W/P: Asphalt Paving	2.71	2000 0	0	
	X		Water	Wood Frame	21.55	144 50	1,551	
	X		Sewer	Residential Local Cost Land Improvements				
	X		Electric	Description	Rate	Size % Good	Cash Value	
	X		Gas	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500	
	X		Curb	Total Estimated Land Improvements True Cash Value =				3,051
	X		Street Lights					
	X		Standard Utilities					
	X		Underground Utils.					

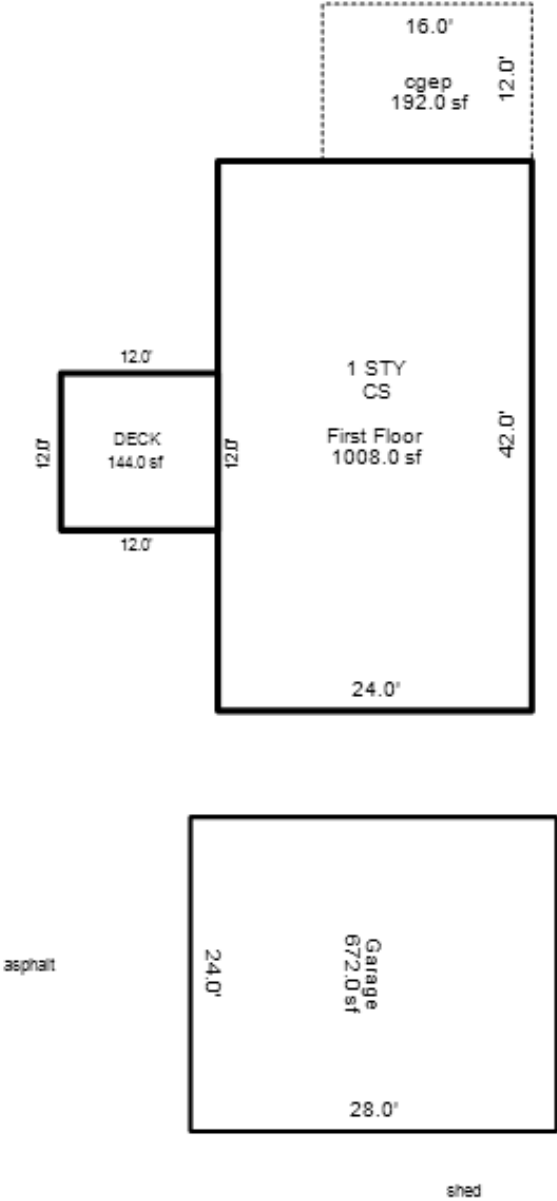


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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	203,000	121,400	324,400			94,812C
X Rolling	2024	243,100	119,500	362,600			91,962C
X Low	2023	132,000	90,100	222,100			87,583C
X High	2022	80,000	73,900	153,900			83,413C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 144	Type CGEP (1 Story) Treated Wood	Year Built: 1982 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 25 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: D Effec. Age: 40 Floor Area: 1,008 Total Base New : 159,301 Total Depr Cost: 88,792 Estimated T.C.V: 239,738		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D Blt 1955			
Yr Built 1955	Remodeled 1984	Ex	X	Ord	Min	120 Amps Service		No. of Elec. Outlets		Ground Area = 1008 SF Floor Area = 1008 SF.					
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Room List		Doors	Solid	X	H.C.	(12) Electric		Ex. X Ord. Min		Building Areas					
Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Tile Other: Carpeted Other:		120 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Story Siding Crawl Space 1,008		Total: 110,390 66,234			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Basement: 0 S.F. Crawl: 1008 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		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,032 619			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1008 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		Plumbing		Water/Sewer		1000 Gal Septic 1 4,293 2,576			
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing		Solar Water Heat		Water Well, 100 Feet 1 5,545 3,327			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing		Porches		CGEP (1 Story) 192 9,621 5,773			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing		Deck		Treated Wood 144 3,217 1,930			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:		Plumbing		Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 19,394 4,848 *			
X	Asphalt Shingle	Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Fireplaces		Interior 1 Story 1 4,159 2,495			
*** Information herein deemed reliable but not guaranteed***										Totals: 159,301 88,792		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV: 239,738			



*** 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 N JR & RANAE	IHME ROBERT N JR & RANAE	0	06/02/2017	WD	09-FAMILY	1299P100	PROPERTY TRANSFER	0.0
IHME ROBERT N & RANAE M	IHME ROBERT N JR & RANAE	0	04/17/2014	WD	09-FAMILY	1196P491	DEED	0.0
LAIRD RAYMOND TRUST	IHME ROBERT N & RANAE M	325,000	05/05/2004	WD	03-ARM'S LENGTH	802:949	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5865 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		SHED	10/14/2023	LU23-32	100% FINIS
	P.R.E. 100% 01/11/2005		Mechanical	04/07/2016	PM16-0215	100% FINIS
Owner's Name/Address	MAP #: 43		Mechanical	12/03/2014	PM14-0615	100% FINIS
IHME ROBERT N JR & RANAE M PO BOX 407 GLEN ARBOR MI 49636	2025 Est TCV 1,723,566 TCV/TFA: 635.53		Plumbing	12/03/2014	PP14-0271	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE																																													
	Public Improvements			* Factors *																																													
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																								
L100 P388 L559 P611/00 L802 P949/04 L819 P755/04 2005 DESCR REVISED PRT OF GOVT LOT 3 SEC 24 COM SW SEC COR TH S 87 DEG 36'25" E ALG S SEC LN 1171.41 FT (ALSO REC S 87 DEG 39'20" E 1170.46 FT & E 1172 FT) TO C/L FISHER RD TH N 10 DEG 00'00" W ALG SD C/L 939.56 FT (ALSO REC AS 939.40 FT & 954.41 FT) FOR POB TH CONT N 10 DEG 00'00" W ALG C/L 150 FT TH N 80 DEG 03'18" E 328.57 FT (ALSO REC AS N 80 DEG 00'00" E 328.64 FT & 333.3 FT) TO TRAVERSE LN ALG SHR FISHER LAKE TH S 25 DEG 20'56" E ALG SD TRAVERSE LN 121.08 FT	Dirt Road																																																
	Gravel Road																																																
	Paved Road																																																
	Storm Sewer																																																
	Sidewalk																																																
	Water																																																
	Sewer																																																
	Electric																																																
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	Underground Utils.																																																
	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Dock: Light posts</td> <td>47.90</td> <td>80</td> <td>50</td> <td>1,916</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>3.64</td> <td>4300</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>29.11</td> <td>400</td> <td>50</td> <td>5,822</td> </tr> <tr> <td colspan="5">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVEMENTS 75</td> <td>7,500.00</td> <td>1</td> <td>95</td> <td>7,125</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>14,863</td> </tr> </tbody> </table>									Description	Rate	Size	% Good	Cash Value	Dock: Light posts	47.90	80	50	1,916	D/W/P: Asphalt Paving	3.64	4300	0	0	Wood Frame	29.11	400	50	5,822	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVEMENTS 75	7,500.00	1	95	7,125	Total Estimated Land Improvements True Cash Value =				14,863
Description	Rate	Size	% Good	Cash Value																																													
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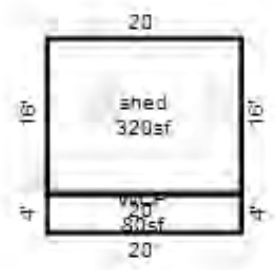
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	282,700	579,100	861,800			450,058C
Rolling	2024	375,000	566,600	941,600			433,713C
Low	2023	203,600	427,200	630,800			413,060C
High	2022	176,700	350,000	526,700			393,391C
Landscaped							
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	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 1 Direct-Vented Ga	Area 192 733	Type WCP (1 Story) Treated Wood	Year Built: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 806 % 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	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Class: BC Effec. Age: 15 Floor Area: 2,712 Total Base New : 498,179 Total Depr Cost: 423,455 Estimated T.C.V: 1,143,329			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1902 SF Floor Area = 2712 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			E.C.F. X 2.700		Cls BC Blt 2004			
Yr Built 2004	Remodeled 2015	Ex	X Ord	Min	(12) Electric 200 Amps Service			Building Areas			Total: 382,041 324,736				
Condition: Average		Size of Closets		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets Many X Ave. Few			1.25 Story Siding Crawl Space 1,626 1 Story Siding Crawl Space 276 1 Story Siding Overhang 403							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments								
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other: Carpeted		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			Exterior Stone Veneer 64 3,006 2,555 Plumbing Average Fixture(s) 1 2,188 1,860 3 Fixture Bath 1 6,880 5,848 Water/Sewer 1000 Gal Septic 1 5,676 4,825 Water Well, 200 Feet 1 11,800 10,030								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(14) Water/Sewer			Porches WCP (1 Story) 192 10,218 8,685								
X	Insulation	X	Drywall	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 806 48,368 41,113 Common Wall: 1 Wall 1 -3,139 -2,668 Door Opener 1 688 585								
(2) Windows		(7) Excavation		Lump Sum Items:			Built-Ins Appliance Allow. 1 4,003 3,403 Microwave 1 818 695 Self Clean Range 1 2,455 2,087								
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 1902 S.F. Slab: 0 S.F. Height to Joists: 0.0					Appliance Allow. 1 4,003 3,403 Microwave 1 818 695 Self Clean Range 1 2,455 2,087								
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								
X	Asphalt Shingle	(9) Basement Finish					Chimney: Stone Unsuported Len: Cntr.Sup:								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					<<<< 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.
AYLSWORTH KATHY A TRUST	GCMR REAL ESTATE LLC	7,370,000	03/21/2022	WD	19-MULTI PARCEL ARM'S LE	2022002145	PROPERTY TRANSFER	100.0
CRYSTAL HARBOR MARINA INC	AYLSWORTH KATHY A TRUST	525,000	09/17/2020	WD	32-SPLIT VACANT	2020005999	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GCMR REAL ESTATE LLC 6391 S LAKE ST GLEN ARBOR MI 49636	MAP #: 43					
	2025 Est TCV 676,082					

	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 C>					0	100		0
				2000 COMM	COMM RVR BACK	53143	SqFt	10.50000	100	100	LARGER PARCEL INFL & LOCATIO	100,000
				2000 COMM	BOAT SLIP USE	5	SqFt	20000.00000	100			100,000
						1.22	Total Acres				Total Est. Land Value =	658,004

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	329,000	9,000	338,000			264,791C
2024	315,700	9,200	324,900			256,830C
2023	236,000	8,600	244,600			244,600S
2022	236,000	2,000	238,000			238,000S

Who When What

TPC 04/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED

TPC 04/23/2014 INSPECTED

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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.
CRYSTAL HARBOR MARINA INC	IHME INVESTMENS LLC	625,000	09/11/2020	WD	32-SPLIT VACANT	2020005899	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
IHME INVESTMENS LLC PO BOX 407 GLEN ARBOR MI 49636	MAP #: 43					
	2025 Est TCV 877,098					

	Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
	Public Improvements			* Factors *			
				Description	Frontage	Depth	Rate %Adj. Reason Value
				2000 COMM	COMM RVR BACK	69260 SqFt	10.50000 100 LARGER PARCEL INFL 727,23
				2000 COMM	BOAT SLIP USE	7 SqFt	20000.00000 100 140,00
				1.59 Total Acres			Total Est. Land Value = 867,234

Tax Description

2020005899 PARCEL B THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18"W 21.12 FEET; THENCE S43°48'07"E 1032.89 FEET (RECORDED AS 1033.56 FEET); THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07" E 285.50 FEET; THENCE S78°32'07" E 308.52 FEET; THENCE



TO THE POINT OF UING ALONG SAID 10.90 FEET; 9 FEET; THENCE AVERSE LINE OF ER LAKE THENCE ALONG AN NE OF THE CRYSTAL 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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Dock: Light posts	43.23	384 50	8,300
D/W/P: Crushed Rock	2.29	1366 50	1,564
Total Estimated Land Improvements True Cash Value =			9,864

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	433,600	4,900	438,500			343,276C
		TPC 04/30/2021 INSPECTED	2024	416,300	5,000	421,300			332,955C
		TPC 05/06/2018 INSPECTED	2023	312,400	4,700	317,100			317,100S
		TPC 04/23/2014 INSPECTED	2022	312,400	2,000	314,400			314,400S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRYSTAL HARBOR MARINA INC	ANDERSON BRADLEY W TRUST	370,000	09/11/2020	WD	32-SPLIT VACANT	2020005900	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: COM (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSON BRADLEY W TRUST PO BOX 103 GLEN ARBOR MI 49636	MAP #: 43					
	2025 Est TCV 536,815					

	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
		2000 COMM	COMM RVR BACK	48787	SqFt	10.50000	100 512,266
		2000 COMM	BOAT SLIP USE	1	SqFt	20000.00000	100 20,000
		1.12 Total Acres			Total Est. Land Value =	532,266	

Tax Description	Land Improvement Cost Estimates					
2020005900 PARCEL C THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE WEST SECTION LINE S00°32'18"W 21.12 FEET; THENCE S43°48'07"E 1032.89 FEET (RECORDED AS 1033.56 FEET); THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO. 675 S74°18'07"E 285.50 FEET; THENCE S78°32'07"E 308.52 FEET; THENCE	Dirt Road					
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

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



Glen Arbor Township

TO THE POINT OF UING ALONG SAID 96.06 FEET; IATE TRAVERSE °20'21"W 271.38 TERMEDIATE RE OF LITTLE 135.33 FEET; N ON FILE***

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	266,100	2,300	268,400			197,998C
2024	253,900	2,400	256,300			192,045C
2023	180,800	2,100	182,900			182,900S
2022	180,800	1,900	182,700			182,700S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GERGOSIAN EDWARD M	EQUITY TRUST COMPANY FBO	368,000	06/25/2020	QC	03-ARM'S LENGTH	2020003835	PROPERTY TRANSFER	100.0
HOEKENGA SUSAN J	GERGOSIAN EDWARD M	1	06/09/2020	QC	09-FAMILY	2020003834	OTHER	50.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
EQUITY TRUST COMPANY FBO GILLULA WILLIAM E IRA 107 WATERS EDGE DR JUPITER FL 33477	MAP #: 43					
	2025 Est TCV 645,885					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP B 6000/	100.00	324.17	0.7650	0.8935	6000	100		410,086
			GROUP B 6000/	115.00	324.17	0.7650	0.8935	6000	50	SURPLUS: ZONING 100' & WET	
			215 Actual Front Feet, 1.60 Total Acres							Total Est. Land Value =	645,885

Tax Description
 L284 P828 L307 P389-394 L336 P649/92 PRT OF GOVT LOT 2 SEC 24 COM W 1/4 COR SD SEC TH ALG W SEC LN S 0 DEG 36'30" W 21.12 FT TH S 45 DEG 0' E 1033.56 FT TH S 75 DEG 30' E 285.50 FT TH S 79 DEG 44' E 308.52 FT TH S 62 DEG 27' E 503.12 FT FOR POB TH ALG C/L CO RD 675 S 62 DEG 27' E 342 FT TH S 55 DEG 21'10" W 264.95 FT TO SHR FISHER LAKE TH ALG SD SHR N 81 DEG 58' W 75.64 FT TH N 66 DEG 47'30" W 65.39 FT TH S 85 DEG 52' W 73.97 FT TH LEAVING SD SHR ALG LEFT BANK TUCKER CREEK N 21 DEG 36'20" E 145.77 FT TH ALG SD BANK N 26

- 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**
- Level
 - Rolling
 - Low
 - High
 - Landscaped
 - X Swamp
 - X Wooded
 - 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	322,900	0	322,900			155,577C
2024	371,400	0	371,400			150,900C
2023	220,700	0	220,700			143,715C
2022	149,000	0	149,000			136,872C

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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.		
PALEN GREGORY C & SUE A	PALEN GREGORY C & SUE A T	0	03/14/2022	WD	09-FAMILY	2022001844	DEED	0.0		
PALEN GRANT T & LINDA J	PALEN GRANT T & LINDA J T	0	03/14/2022	WD	09-FAMILY	2022001845	DEED	0.0		
ALLEN ELLEN C TRUST NO 1	ALLEN HERBERT A JR & ELLE	0	12/29/2021	QC	09-FAMILY	2022000524	PROPERTY TRANSFER	0.0		
PALEN G&L & ALLEN H&E & P	PALEN GRANT & LINDA & ALL	0	12/29/2021	QC	09-FAMILY	2022000525	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status
5910 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%		MAP #: 44						
PALEN GRANT T & LINDA J TRUST & PALEN GREGORY C & SUE A TRUST 8102 W JUDDVILLE RD ELSIE MI 48831		2025 Est TCV 1,010,667 TCV/TFA: 576.54								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE						
L293 P956 L381 P578 DC L473 P461/98 L473 P462/98 PRT GOVT LOT 1 BEG 311.7 FT N & 181.3 FT W OF MEANDER COR ON E END FISHER LK ON S SEC LN TH N 62 DEG 45' E 511.3 FT TO C/L HWY TH N 30 DEG W 165 FT TH S 62 DEG 45' W 519.5 FT TO SHR TH SELY ALG SHR TO POB SEC 24 T29N R14W 1.95 A M/L.		X		* Factors * WITH WETLANDS Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP B 6000/ 100.00 515.00 0.8392 0.9358 6000 100 471,208 GROUP B 6000/ 65.00 515.00 0.8392 0.9358 6000 50 SURPLUS: ZONING 100 FT 15 165 Actual Front Feet, 1.95 Total Acres Total Est. Land Value = 624,351						
Comments/Influences		X		Land Improvement Cost Estimates Description Rate Size % Good Cash Value 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						
		Public Improvements								
		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		
		Who	When	What	2025	312,200	193,100	505,300			132,933C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 04/01/2015 INSPECTED		2024	397,600	190,000	587,600			128,936C
		WAS 11/03/2007 INSPECTED		2023	228,800	143,000	371,800			122,797C
				2022	189,900	117,100	307,000			116,950C

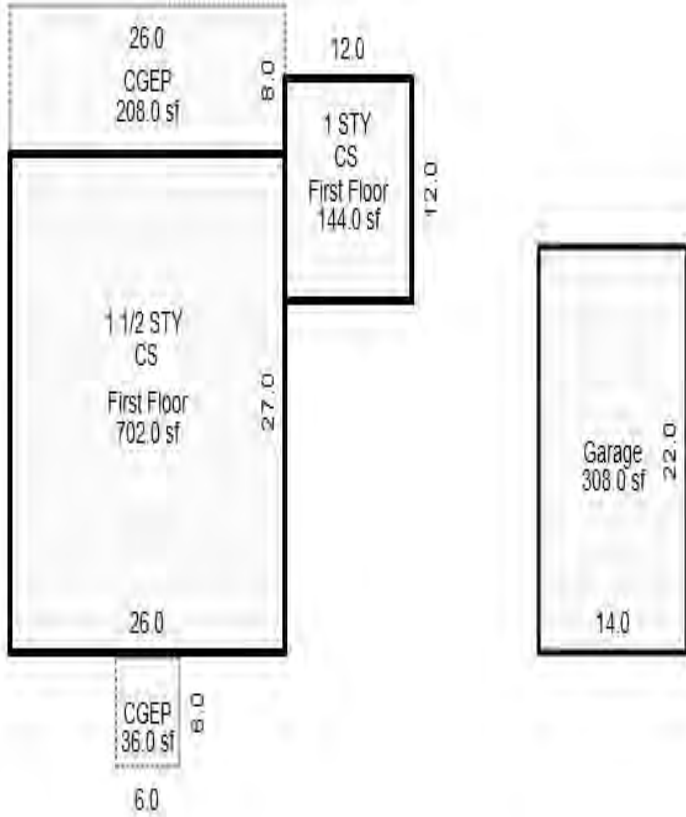
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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 208 36 150	Type CGEP (1 Story) CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY					Cls CD Blt 1940		
Yr Built 1940	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 846 SF Floor Area = 1197 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 4 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 702 1 Story Siding Crawl Space 144 Total: 127,965 70,380							
(1) Exterior		(6) Ceilings		No. of Plumbing			Other Additions/Adjustments			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 846 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer							
X	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic Water Well 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet							
(2) Windows		Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches						
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			Lump Sum Items:			CGEP (1 Story) CGEP (1 Story)							
(3) Roof		(14) Water/Sewer		Deck Treated Wood			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Notes:			Built-Ins								
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Fireplaces			Appliance Allow.							
										Interior 2 Story			Totals:		178,795 98,337		
										ECF (4082 FISHER LAKE) 2.700 => TCY:					265,510		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 136 120 24 21	Type CGEP (1 Story) WPP WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
Wood Frame		(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 556 Total Base New : 80,340 Total Depr Cost: 44,188 Estimated T.C.V: 119,306			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 1920	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/o Ducts Ground Area = 556 SF Floor Area = 556 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D Blt 1920					
Condition: Average		Size of Closets			0 Amps Service			Building Areas			Total: 67,014		36,858			
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Many Ave. Few			1 Story Siding Crawl Space 556			7,571		4,164			
(1) Exterior		Kitchen: Other: Other:			(13) Plumbing			Plumbing			2,658		1,462			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,032 568			136 7,571 4,164		24 1,138 626			
Insulation		(7) Excavation			(14) Water/Sewer			Deck Treated Wood			21 927 510		Totals: 80,340 44,188			
(2) Windows		Basement: 0 S.F. Crawl: 556 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4082 FISHER LAKE) 2.700 => TC		119,306			
Many Avg. Few Large Avg. Small		(8) Basement			Lump Sum Items:											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Asphalt Shingle		(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

*** 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.
DUNLOP PETER R & RAONA L	MCFERREN DOUGLAS K & KATH	650,000	07/08/2021	WD	03-ARM'S LENGTH	2021005491	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5991 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/08/2024	PE24-0130	100% FINIS
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	12/07/2023	PB23-0394	100% FINIS
MCFERREN DOUGLAS K & KATHRYN C 4708 N 68TH PLACE SCOTTSDALE AZ 85251	MAP #: 43		Mechanical	08/21/2023	PM23-0710	100% FINIS
	2025 Est TCV 727,365 TCV/TFA: 1239.12		Plumbing	08/21/2023	PP23-0262	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE					
	Public Improvements		* Factors *					
L229 P240 PRT GOVT LOT 3 BEG AT PT ON S LINE SEC 1610.56 FT S 88 DEG 03' E OF & 354.5 FT N 58 DEG 02' E OF SW COR SEC 24 TH N 58 DEG 02' E 102.25 FT TH S 47 DEG E 147.0 FT TO SHORE FISHER LAKE TH S 43 DEG W ALONG SHORE 100 FT TH N 47 DEG W 168.0 FT TO BEGINNING. SEC 24 T29N R14W .50 A.	Dirt Road		Description	Frontage	Depth	Rate %Adj. Reason	Value	
	Gravel Road		GROUP A 9000/	100.00	157.50	1.0000 0.5237 9000 100	471,293	
	Paved Road		100 Actual Front Feet, 0.36 Total Acres				Total Est. Land Value =	471,293

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
		Wood Frame	26.52	160 50	2,121
	Total Estimated Land Improvements True Cash Value = 2,121				

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

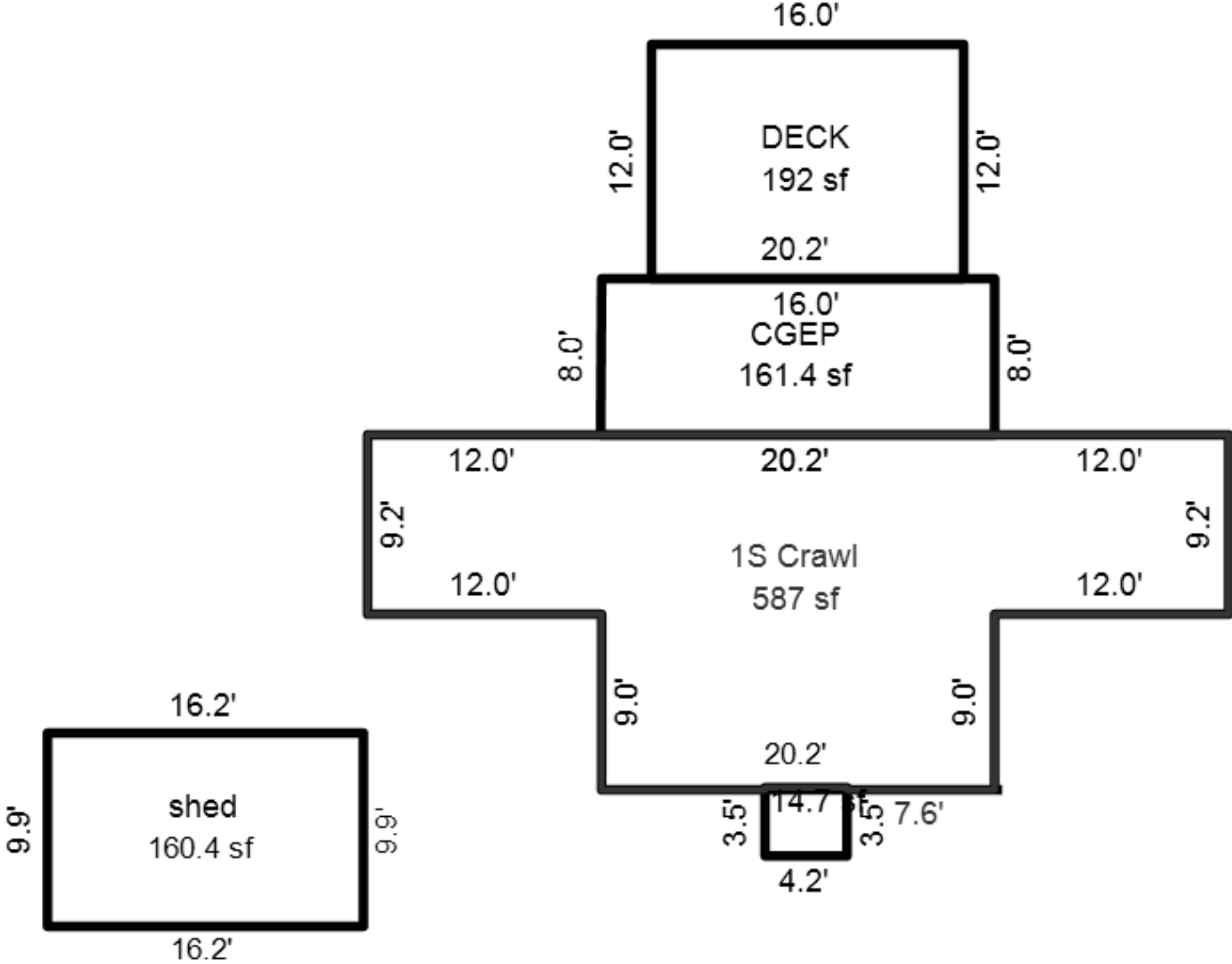


Who	When	What	2025	235,600	128,100	363,700			225,768C
	TPC 11/07/2023	INSPECTED	2024	282,600	63,500	346,100			218,980C
	TPC 05/09/2019	INS	2023	153,400	18,700	172,100			172,100S
	WAS 11/12/2007	INSPECTED	2022	150,000	15,300	165,300			165,300S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																											
X	Wood Frame	(4) Interior	Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1		161 14 192	WGEP (1 Story) WCP (1 Story) Treated Wood																																																												
	Building Style: 1 STORY	Trim & Decoration			Central Air Wood Furnace																																																																				
	Yr Built 1920	Remodeled 2023	Ex X Ord Min		(12) Electric																																																																				
	Condition: Average	Size of Closets	Lg X Ord Small		100 Amps Service																																																																				
	Room List	Doors Solid H.C.			No./Qual. of Fixtures																																																																				
	Basement 3 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			Ex. X Ord. Min																																																																				
	(1) Exterior	Kitchen: Other: Other:			No. of Elec. Outlets																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few																																																																				
X	Insulation	(7) Excavation			(13) Plumbing																																																																				
	(2) Windows	Basement: 0 S.F. Crawl: 587 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																																																																				
X	Many Avg. X Large Avg. Small	(8) Basement			(14) Water/Sewer																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																				
	(3) Roof	(9) Basement Finish			Lump Sum Items:																																																																				
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support																																																																							
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	Chimney:																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1920 (11) Heating System: Forced Air w/ Ducts Ground Area = 587 SF Floor Area = 587 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 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>587</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>91,142</td> <td>67,446</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,486</td> <td>1,100</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>4,899</td> <td>3,625</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,849</td> <td>4,328</td> </tr> <tr> <td>Porches WGEP (1 Story)</td> <td>161</td> <td>13,210</td> <td>9,775</td> </tr> <tr> <td>WCP (1 Story)</td> <td>14</td> <td>1,064</td> <td>787</td> </tr> <tr> <td>Deck Treated Wood</td> <td>192</td> <td>4,057</td> <td>3,002</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,786</td> <td>2,062</td> </tr> <tr> <td>Fireplaces Prefab 1 Story</td> <td>1</td> <td>2,610</td> <td>1,931</td> </tr> <tr> <td colspan="2">Totals:</td> <td>127,103</td> <td>94,056</td> </tr> </tbody> </table> <p>Notes: ECF (4082 FISHER LAKE) 2.700 => TCV: 253,951</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	587			Total:				91,142	67,446	Item	Quantity	Cost	Depr. Cost	Plumbing Average Fixture(s)	1	1,486	1,100	Water/Sewer 1000 Gal Septic	1	4,899	3,625	Water Well, 100 Feet	1	5,849	4,328	Porches WGEP (1 Story)	161	13,210	9,775	WCP (1 Story)	14	1,064	787	Deck Treated Wood	192	4,057	3,002	Built-Ins Appliance Allow.	1	2,786	2,062	Fireplaces Prefab 1 Story	1	2,610	1,931	Totals:		127,103	94,056
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: REC (	Building Permit(s)	Date	Number	Status				
S MILLER HILL RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
GLEN ARBOR TOWNSHIP TOWNSHIP PARK PO BOX 276 GLEN ARBOR MI 49636		MAP #: 43										
Tax Description		Improved <input type="checkbox"/> X Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
L74 P137 NE 1/4 OF SE 1/4 SEC 24 T29N R14W 40 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		4019 SEC 1	14000	40.00	Acres	14000	100			560,000
		Paved Road		40.00 Total Acres Total Est. Land Value = 560,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		When		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		What		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.
DUPONT ANDRA P & OLIVIA J	DUPONT OLIVIA J TRUST	0	10/18/2006	WD	03-ARM'S LENGTH	922:933	OTHER	0.0
SIEBANTHALER ET AL	DUPONT	335,000	11/22/1994	WD	03-ARM'S LENGTH	397:106	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5976 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/29/2023	PM23-0734	100% FINIS
	P.R.E. 87% 10/18/2005		Res. Garage, Detached	06/28/2006	PB06-0278	
Owner's Name/Address	MAP #: 44		COVERED PORCH	06/09/2006	2062-06	100% FINIS
DUPONT OLIVIA J TRUST 5976 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 2,841,583 TCV/TFA: 526.90		Res. Porch/Deck	08/09/2005	PB05-0412	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
			* Factors *			WITH WETLANDS					
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L280 P124 L391 P703 L397 P106-107/94 BEG AT MEANDER COR ON E SHR FISHER LAKE BET SEC 24 & 25 TH NWLY ALG SHR TO PT ON SHR 165 FT N & 105.8 FT W FR POB TH N 62 DEG 45' E 518.7 FT TO CEN HWY TH S 35 DEG E ALG HWY 494 FT TO INT SEC LINE BET SEC 24 & 25 TH W 628 FT TO POB SEC 24 T29N R14W 5 A.	X		Dirt Road	100.00	1000.10	0.8452	1.0000	9000	100		760,666
	X		Gravel Road	96.00	1000.10	0.7902	1.0000	6000	50	SURPLUS: ZONING	100 ft 22
	X		Paved Road	196 Actual Front Feet, 4.50 Total Acres Total Est. Land Value = 988,232							
	X		Storm Sewer	Land Improvement Cost Estimates							
	X		Sidewalk	Description Rate Size % Good Cash Value							
	X		Water	Gazebo(s): Standard 14,947.79 1 50 7,474							
	X		Sewer	Residential Local Cost Land Improvements							
	X		Electric	Description Rate Size % Good Cash Value							
	X		Gas	LAND IMPROVEMENTS 75 7,500.00 1 100 7,500							
	X		Curb	Total Estimated Land Improvements True Cash Value = 14,974							

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level							
	X Rolling	2025	494,100	926,700	1,420,800			752,926C
	X Low	TPC 09/08/2023 INSPECTED	561,200	981,300	1,542,500			730,288C
	High	TPC 06/09/2016 INSPECTED	304,700	739,000	1,043,700			695,513C
	Landscaped	WAS 01/10/2009 INSPECTED	215,600	605,100	820,700			662,394C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	X Wetland							
	Flood Plain							

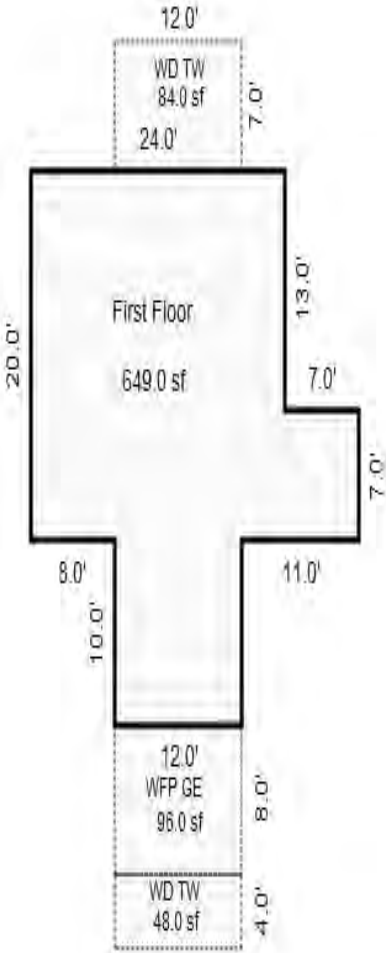


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 96 84 48	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced 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: LOG		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1925	Remodeled 2006	Trim & Decoration			Central Air Wood Furnace												
Condition: Average		Ex	X	Ord			Min										
Room List		Size of Closets			(12) Electric												
	Basement 4 1st Floor 1 2nd Floor 2 Bedrooms	Lg	X	Ord			Small										
(1) Exterior		Doors		Solid	X	H.C.											
		(5) Floors			Kitchen: Hardwood Other: Hardwood Other:												
		Kitchens			120 Amps Service												
		No./Qual. of Fixtures			No. of Elec. Outlets												
		Ex.	X	Ord.			Min										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many			X	Ave.								
		X	Wood														
		(7) Excavation			(13) Plumbing												
		Basement: 0 S.F. Crawl: 649 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												
		(8) Basement			(14) Water/Sewer												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
		(9) Basement Finish			Lump Sum Items:												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
		(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															
		Chimney: Brick															
Cost Est. for Res. Bldg: 1 Single Family LOG		Cls CD		Blt 1925													
(11) Heating System: Wall/Floor Furnace		Ground Area = 649 SF		Floor Area = 649 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		Pine Logs		Crawl Space		649		Total:		83,479		45,913					
Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,238		681							
		3 Fixture Bath		1		3,887		2,138									
Water/Sewer		1000 Gal Septic		1		4,582		2,520									
		Water Well, 100 Feet		1		5,680		3,124									
Porches		WGEP (1 Story)		96		8,668		4,767									
Deck		Treated Wood		84		2,293		1,261									
		Treated Wood		48		1,702		936									
Built-Ins		Appliance Allow.		1		1,947		1,071									
Fireplaces		Wood Stove		1		2,164		1,190									
Notes: CABIN1		Totals:		115,640		63,601		171,723									
		ECF (4082 FISHER LAKE)		2.700 =>		TCV:		171,723									

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

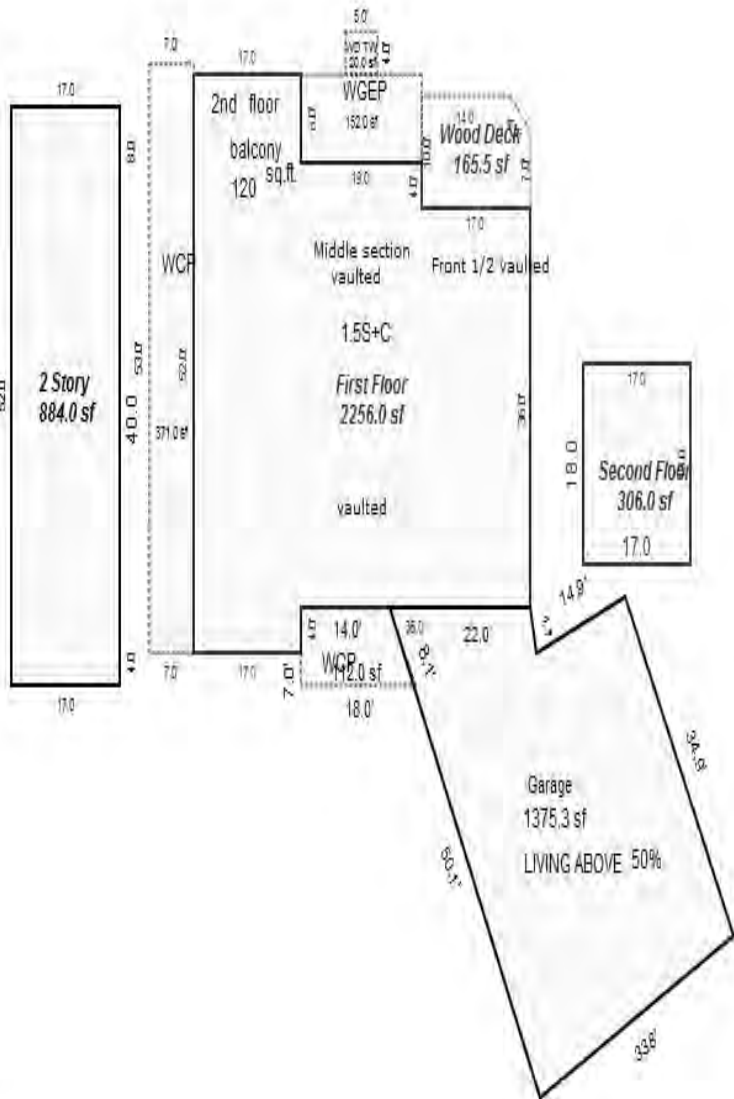


Sketch by Apex Medina™

*** 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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1375 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior												
Building Style: 1.5 STORY		X	Drywall Paneled											
Yr Built 2004		Remodeled 0												
Condition: Average		X	Ex	Ord	Min									
Room List		Size of Closets												
	Basement 1st Floor 2nd Floor 4 Bedrooms	X	Lg	Ord	Small									
(1) Exterior		Doors	X	Solid	H.C.									
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: 2256 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement												
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Asphalt Shingle	(10) Floor Support												
Chimney: Stone		Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:												
		(12) Electric												
		200 Amps Service												
		No./Qual. of Fixtures												
		Ex.	X	Ord.	Min									
		No. of Elec. Outlets												
		Many	X	Ave.	Few									
		(13) Plumbing												
		1	Average Fixture(s)											
		2	3 Fixture Bath											
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
		(14) Water/Sewer												
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:												
		Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY												
		(11) Heating System: Forced Heat & Cool												
		Ground Area = 2256 SF Floor Area = 4071 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80												
		Building Areas												
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost							
		1.5 Story	Siding	Crawl Space	2,256									
		1 Story	Siding	Overhang	687									
		Total:				530,590	424,473							
		Other Additions/Adjustments												
		Exterior												
		Brick Veneer				300	6,192	4,954						
		Basement, Outside Entrance, Below Grade				1	3,619	2,895						
		Plumbing												
		Average Fixture(s)				1	2,188	1,750						
		3 Fixture Bath				1	6,880	5,504						
		2 Fixture Bath				1	4,610	3,688						
		Water/Sewer												
		1000 Gal Septic				1	5,676	4,541						
		Water Well, 100 Feet				1	6,289	5,031						
		Porches												
		WCP (1 Story)				371	16,265	13,012						
		WGEP (1 Story)				152	15,648	12,518						
		WCP (1 Story)				112	6,731	5,385						
		Deck												
		Treated Wood				165	3,896	3,117						
		Treated Wood				20	972	778						
		Balcony												
		Wood Balcony				120	6,012	4,810						
		Garages												
		<<<<< 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***

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 144	Type WGEP (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:	144	WGEP (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:		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1	Class: CD Effec. Age: 45 Floor Area: 673 Total Base New : 101,045 Total Depr Cost: 55,574 Estimated T.C.V: 150,048	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:
Town Home		(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	X	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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 673 SF Floor Area = 673 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 673 Total: 82,299 45,264
Duplex																
A-Frame		(5) Floors	Kitchen: Other: Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F. Crawl: 673 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes:	ECF (4082 FISHER LAKE) 2.700 => TCv: 150,048	Totals: 101,045 55,574	Totals: 101,045 55,574
Wood Frame																	Basement	Excavation	Basement	Water/Sewer	Notes:	Totals:	Totals:
Building Style: 1 STORY		Trim & Decoration	Lg Ord Small	(1) Exterior	(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 Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Chimney:	Totals: 101,045 55,574	Totals: 101,045 55,574	
Yr Built Remodeled 1925 2006																Condition: Average
Condition: Average		Lg Ord Small	Doors Solid H.C.	(1) Exterior	(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 Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Chimney:	Totals: 101,045 55,574	Totals: 101,045 55,574	
Room List																Condition: Average
Basement 1st Floor 2nd Floor Bedrooms		Lg Ord Small	Doors Solid H.C.	(1) Exterior	(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 Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Chimney:	Totals: 101,045 55,574	Totals: 101,045 55,574	
Condition: Average																Condition: Average
Condition: Average		Lg Ord Small	Doors Solid H.C.	(1) Exterior	(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 Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	Chimney:	Totals: 101,045 55,574	Totals: 101,045 55,574	
Condition: Average																Condition: Average

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



Sketch by Apex Medina™

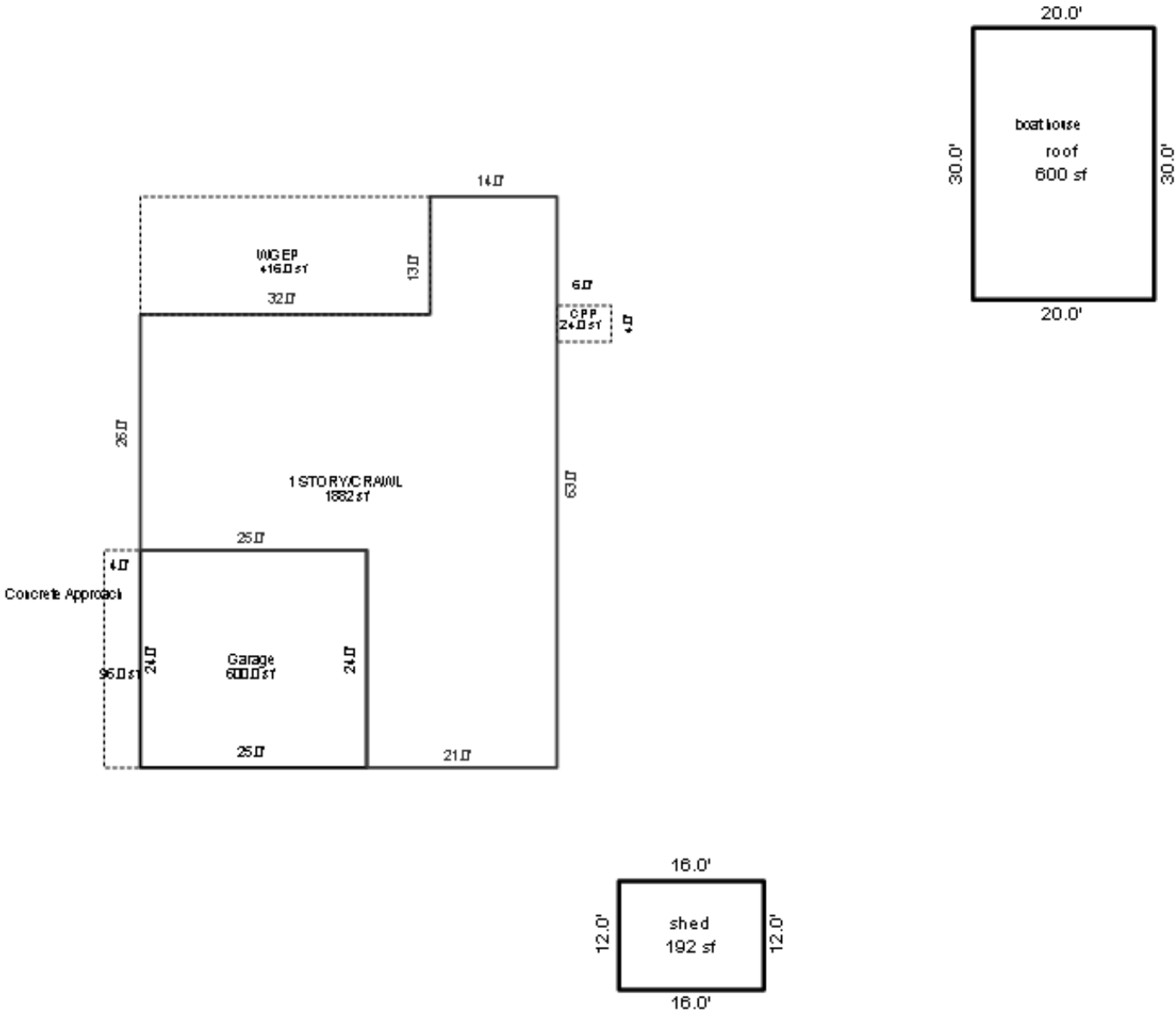
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
5778 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	10/23/2023	PM23-0963	100% FINIS				
Owner's Name/Address		P.R.E. 100% 04/26/2005			Mechanical	12/21/2020	PM20-0902	100% FINIS				
SCHACKNIES RUTH ANNETTE PO BOX 524 GLEN ARBOR MI 49636		MAP #: 43			Electrical	11/16/2020	PE20-0626	100% FINIS				
		2025 Est TCV 1,185,977 TCV/TFA: 630.17			SHED	10/29/2020	LU20-30	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
		Public Improvements		* Factors * WITH WETLANDS								
L284 P829/88 L300 P278-280 L540 P093/00 DC L815 P117 L815 P118/04 PRT GOVT LOT 2 SEC 24 COM W 1/4 COR SD SEC TH ALG W SEC LN S 0 DEG 36' 30" W 21.12 FT TH S 45 DEG 0' E 1033.56 FT TH S 75 DEG 30' E 285.50 FT TH S 79 DEG 44' E 308.52 FT TH S 62 DEG 27' E 845.12 FT FOR POB TH ALG C/L CO RD 675 S 62 DEG 27' E 253.44 FT TO S 1/8 LN TH CONT ALG SD C/L S 65 DEG 08' 20" E 123.71 FT TH S 60 DEG 49' 50" W 296.11 FT TO SHR FISHER LK TH ALG SD SHR N 66 DEG 45' 40" W 126.32 FT TH N 55 DEG 58' W 129.15 FT TH N 44 DEG 46' 30" W 50.03 FT		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.	GROUP B 6000/	100.00	290.00	0.6808	0.8836	6000	100		360,910
		X	Topography of Site	GROUP B 6000/	200.00	290.00	0.6808	0.8836	6000	50	SURPLUS: WETLANDS	360,910
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	300 Actual Front Feet, 2.00 Total Acres		Total Est. Land Value =						721,820
				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
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other			Taxable Value
		Who	When	What	2025	360,900	232,100	593,000				311,249C
		TPC 05/05/2021	INSPECTED		2024	357,400	228,200	585,600				301,891C
		TPC 04/20/2017	INSPECTED		2023	268,000	172,300	440,300				287,516C
		TPC 06/09/2016	INSPECTED		2022	306,700	133,400	440,100				273,825C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family 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 16 600	Type WPP Roof Cover Onl	Year Built: 2005 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 35 Floor Area: 1,882 Total Base New : 261,627 Total Depr Cost: 170,058 Estimated T.C.V: 459,157			E.C.F. X 2.700		Bsmnt Garage:								
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1882 SF Floor Area = 1882 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1958						
Yr Built 1958	Remodeled 2005	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost					
Condition: Average		Size of Closets		100			Amps Service			Stories			Exterior		Foundation	Size	Cost New	Depr. Cost		
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story			Siding		Crawl Space	1,882	210,868	137,064			
4	Basement	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1		1,238		805	
1	1st Floor	Kitchen:		Ex.			X	Ord.	Min	Plumbing			3 Fixture Bath		1		3,887		2,527	
3	2nd Floor	Other: Hardwood		Many			X	Ave.	Few	Water/Sewer			1000 Gal Septic		1		4,582		2,978	
3	Bedrooms	Other:		(13) Plumbing			Garages			Water Well, 100 Feet			1		5,680		3,692			
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 18 Inch (Finished)			Base Cost			600		25,386		16,501			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Public Water			Ceramic Tile Floor			Common Wall: 1 Wall			1		-2,060		-1,339			
X	Insulation	Basement: 0 S.F. Crawl: 1882 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Sewer			Ceramic Tile Wains			Door Opener			2		977		635			
(2) Windows		(8) Basement		1000 Gal Septic			Built-Ins			Appliance Allow.			1		1,947		1,266			
Many	Avg.	X	Large	1			Plumbing			Porches			16		805		523			
Avg.	Few	Small		2			Average Fixture(s)			Deck			600		8,316		5,405			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2000 Gal Septic			Water/Sewer			w/Roof (Roof portion)			1		1		1		*	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			Local Cost Items			1		1		1		*	
Chimney:		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Total: 261,627			ECF (4082 FISHER LAKE) 2.700 => TCVC			GENERATOR			1		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.
LINSON CM & LINSON AD & J	LINSON CM & LINSON AD & J	0	05/07/2016	QC	09-FAMILY	1263P112	PROPERTY TRANSFER	0.0
JOHNSON MK & LINSON CM &	LINSON CM & LINSON AD & J	0	06/07/2014	QC	09-FAMILY	1201P684	PROPERTY TRANSFER	0.0
JOHNSON MARILYN K & LINSO	JOHNSON M K & LINSON C &	1	07/06/2011	QC	09-FAMILY	2011 1093-754	DEED	33.0
JOHNSON MARILYN KAY	JOHNSON MARILYN K & LINSO	0	03/26/2004	QC	09-FAMILY	796:104	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5960 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 44					
LINSON CM & LINSON AD & JOHNSON JHC LANHAM MK 13685LAURELHURST RD MOORPARK CA 93021	2025 Est TCV 454,110 TCV/TFA: 601.47					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 9000/	43.00	515.00	1.2349	0.7927	9000 100	378,858
			43 Actual Front Feet, 0.51 Total Acres		Total Est. Land Value =	378,858

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
WOOD FRAME	25.79	80	50	1,031	
Total Estimated Land Improvements True Cash Value =				1,031	

Comments/Influences	Electric Gas	Curb	Street Lights	Standard Utilities	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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	189,400	37,700	227,100			85,187C
		TPC 04/20/2017 INSPECTED	2024	201,800	37,000	238,800			82,626C
		WAS 11/03/2007 INSPECTED	2023	109,600	27,900	137,500			78,692C
			2022	90,300	22,800	113,100			74,945C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 112 21	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 45 Floor Area: 755 Total Base New : 99,950 Total Depr Cost: 27,489 Estimated T.C.V: 74,221		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace								
Yr Built 1950	Remodeled 0	Ex	X	Ord	Min	Size of Closets										
Condition: Average		Lg	X	Ord	Small											
Room List		Doors	Solid	X	H.C.											
Basement 3 1st Floor 1 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		120 Amps Service									
(1) Exterior		No./Qual. of Fixtures		Ex.		X	Ord.	Min								
Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few								
X Pine/Cedar X Insulation	(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											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 611 S.F. Height to Joists: 0.0														
X	Many Avg. Few	X	Large Avg. Small	(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		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:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Electric Baseboard Ground Area = 611 SF Floor Area = 755 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5 Building Areas										Cls D		Blt 1950				
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
1 Story		Pine Logs		Slab		575										
1 Story		Siding		Slab		36										
1 Story		Siding		Overhang		144										
Total:						83,909		23,076								
Other Additions/Adjustments																
Plumbing		Average Fixture(s)		1		1,032		284								
Water/Sewer		1000 Gal Septic		1		4,293		1,181								
Water Well, 100 Feet		1		5,545		1,525										
Porches		WPP		112		2,526		695								
WPP		21		995		274										
Built-Ins		Appliance Allow.		1		1,650		454								
Totals:				99,950		27,489										
Notes:										ECF (4082 FISHER LAKE) 2.700 => TCV:		74,221				

*** 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.
BRAMMER LAWRENCE F & BEVE	BRAMMER LAWRENCE F TRUST	0	02/05/2018	QC	03-ARM'S LENGTH	1320P9	PROPERTY TRANSFER	0.0
BRAMMER LAWRENCE F & BEVE	BRAMMER LAWRENCE F TRUSTE	0	10/07/1999	QC	09-FAMILY	528P754	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5940 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/14/2021	PE21-0027	100% FINIS
	P.R.E. 0%		ELECTRICAL	09/16/2004	PE04-0555	100% FINIS
Owner's Name/Address	MAP #: 44		PLUMBING	09/10/2004	PP04-0312	
BRAMMER LAWRENCE F TRUST 10155 GULLEY RD TAYLOR MI 48180	2025 Est TCV 1,291,474 TCV/TFA: 566.44		MECHANICAL	08/17/2004	PM04-0519	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
L528 P753 L532 P227/99 BEG AT PT ON SHR FISHER LAKE 208 FT N & 105 FT W OF MEANDER COR AT W END OF LN BET SECS 24 & 25 TH N 62 DEG 45' E 515 FT TO C/L OF HWY TH N 30 DEG W 122 FT TH S 62 DEG 45' W 511.3 FT M/L TO SHR OF SD LAKE TH S 27 DEG 15' E 122 FT M/L TO POB SEC 24 T29N R14W.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP B 6000/	100.00	513.00	0.9328	0.9354	6000	100		523,525
			GROUP B 6000/	22.00	513.00	0.9328	0.9354	6000	50	SURPLUS: ZONING	100 ft 5
			122 Actual Front Feet, 1.44 Total Acres			Total Est. Land Value =				581,112	
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 4in Ren. Conc.	8.24	3200	0	0				
			D/W/P: 3.5 Concrete	6.63	150	0	0				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 5	5,000.00	1	95	4,750				
			Total Estimated Land Improvements True Cash Value =					4,750			



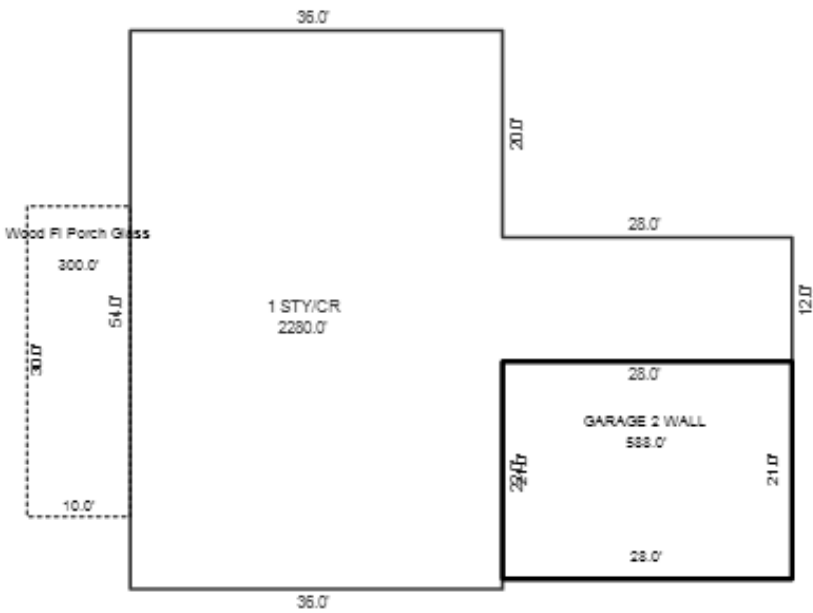
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	290,600	355,100	645,700			173,611C
	X Rolling	2024	401,000	349,300	750,300			168,391C
	X Low	2023	217,700	263,200	480,900			160,373C
	X High	2022	177,000	215,700	392,700			152,737C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
		Who	When	What				
		TPC 04/20/2017	INSPECTED					
		WAS 11/03/2007	INSPECTED					

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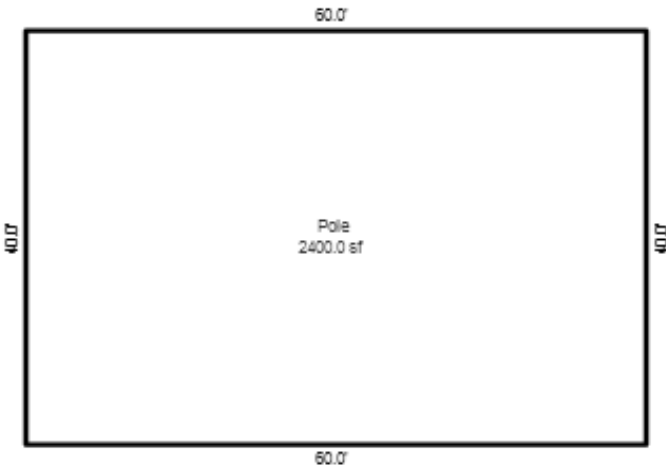
*** Information herein deemed reliable but not guaranteed***

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	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 300	Type WGEP (1 Story)	Year Built: 2004 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: 588 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 35 Floor Area: 2,280 Total Base New : 402,062 Total Depr Cost: 261,338 Estimated T.C.V: 705,612		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 2280 SF Floor Area = 2280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1965	
Yr Built 1965	Remodeled 2004	Ex	X	Ord	Min	Central Air Wood Furnace		120 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Condition: Average		Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets		1 Story Siding Crawl Space 2,280		Total: 275,353 178,978	
Room List		Doors	Solid	X	H.C.	(5) Floors		(12) Electric		Other Additions/Adjustments			
4	Basement	(6) Ceilings		Kitchen: Other: Other:		(13) Plumbing		Plumbing		Average Fixture(s)			
4	1st Floor	No./Qual. of Fixtures		2 3 Fixture Bath		1 2 Fixture Bath		Softener, Auto		3 Fixture Bath		3,041	
3	2nd Floor	Ex.	X	Ord.	Min	Softener, Manual		Solar Water Heat		2 Fixture Bath		2,034	
3	Bedrooms	No. of Elec. Outlets		No Plumbing		Extra Toilet		Extra Sink		Water/Sewer		1000 Gal Septic 4,899 3,184	
(1) Exterior		Many X Large		Basement: 0 S.F. Crawl: 2280 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Shower		Separate Shower		Porches		Ceramic Tile Floor 5,849 3,802	
X	Wood/Shingle Aluminum/Vinyl Brick	Avg. Avg. Small		(8) Basement		Ceramic Tile Floor		Ceramic Tile Wains		Garages		WGEP (1 Story) 19,932 12,956	
X	Insulation	Conc. Block Poured Conc. Stone		Treated Wood Concrete Floor		Ceramic Tub Alcove		Vent Fan		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 588 30,488 19,817	
(2) Windows		(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Common Wall: 2 Wall 1 -5,409 -3,516		Door Opener 1 550 357	
X	Many X Large Avg. Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		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		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Notes:		ECF (4082 FISHER LAKE) 2.700 => TCY: 705,612		Totals: 402,062 261,338			
X	Asphalt Shingle	Chimney: Metal											

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



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.				
THREE T PARTNERSHIP LLC	GLEN EDEN LLC	0	12/03/2009	QC	09-FAMILY	2009 1034-541Q	DEED	0.0				
THREE T'S PARTNERSHIP LLC	GLEN EDEN LLC	0	11/25/2009	QC	09-FAMILY	2009 1034-541Q	DEED	0.0				
THREE T PARTNERSHIP LLC	GLEN EDEN LLC	0	06/29/2007	QC	09-FAMILY	946:91	OTHER	100.0				
THREE T PARTNERSHIP	GLEN EDEN LLC	0	06/27/2007	QC	09-FAMILY	946/91	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4615 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		10/07/2024	PE24-0707	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		08/19/2024	PB24-0392	100% FINIS				
GLEN EDEN LLC C/O TRULASKE FAMILY OFFICE 1 N BRENTWOOD BLVD, SUITE 1160 CLAYTON MO 63105		MAP #: 47		GARAGE		05/22/2024	LU24-12	100% FINIS				
		2025 Est TCV 7,571,688 TCV/TFA: 1135.0		Mechanical		06/15/2022	PM22-0495	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L269 P644 L484 P776 L485 P781/98 L946 P91/07 PRT OF GOVT LOTS 2 & 3 SEC 25 COM NW COR SD SEC TH N 89 DEG 40'52" E ALG N LN SD SEC 1319.76 FT TO W 1/8 LN TH S 00 DEG 05'01 W ALG SD LN 1325.50 FT TO NW COR GOVT LOT 3 TH N 89 DEG 59'43" E ALG N LN 574.17 FT TO POB TH CONT N 89 DEG 59'43" E 509.10 FT TH N 85 DEG 05'03" E 47.76 TO TRAVERSE LN ALG SHR FISHER LAKE TH ALG SD LN S 38 DEG 31'39" E 24.98 FT TH S 59 DEG 21'27" E 49.95 FT TH S 79 DEG 19'59" E 25.30 FT TH S 44 DEG 27'44" W 490.61 FT TH N 47 DEG 52'02" W 44 78 FT		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 20000	294.76	738.91	0.8102	1.0136	20000	100		4,841,223
		Paved Road		295 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 4,841,223								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Concrete	8.95	808	0	0				
		Sewer		D/W/P: Asphalt Paving	3.96	6800	0	0				
		X Electric		D/W/P: Flagstone/Sand	29.65	260	0	0				
		X Gas		Wood Frame	55.24	50	50	1,381				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 10	10,000.00	4	100	40,000				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 41,381								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	2,420,600	1,365,200	3,785,800			2,600,330C		
		X Rolling		2024	2,356,300	1,395,600	3,751,900			2,504,103C		
		Low		2023	1,984,200	1,054,600	3,038,800			2,384,860C		
		X High		2022	1,937,200	866,000	2,803,200			2,271,296C		
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 11/15/2024	INSPECTED									
		TPC 01/05/2023	INSPECTED									
		TPC 11/15/2018	INSPECTED									

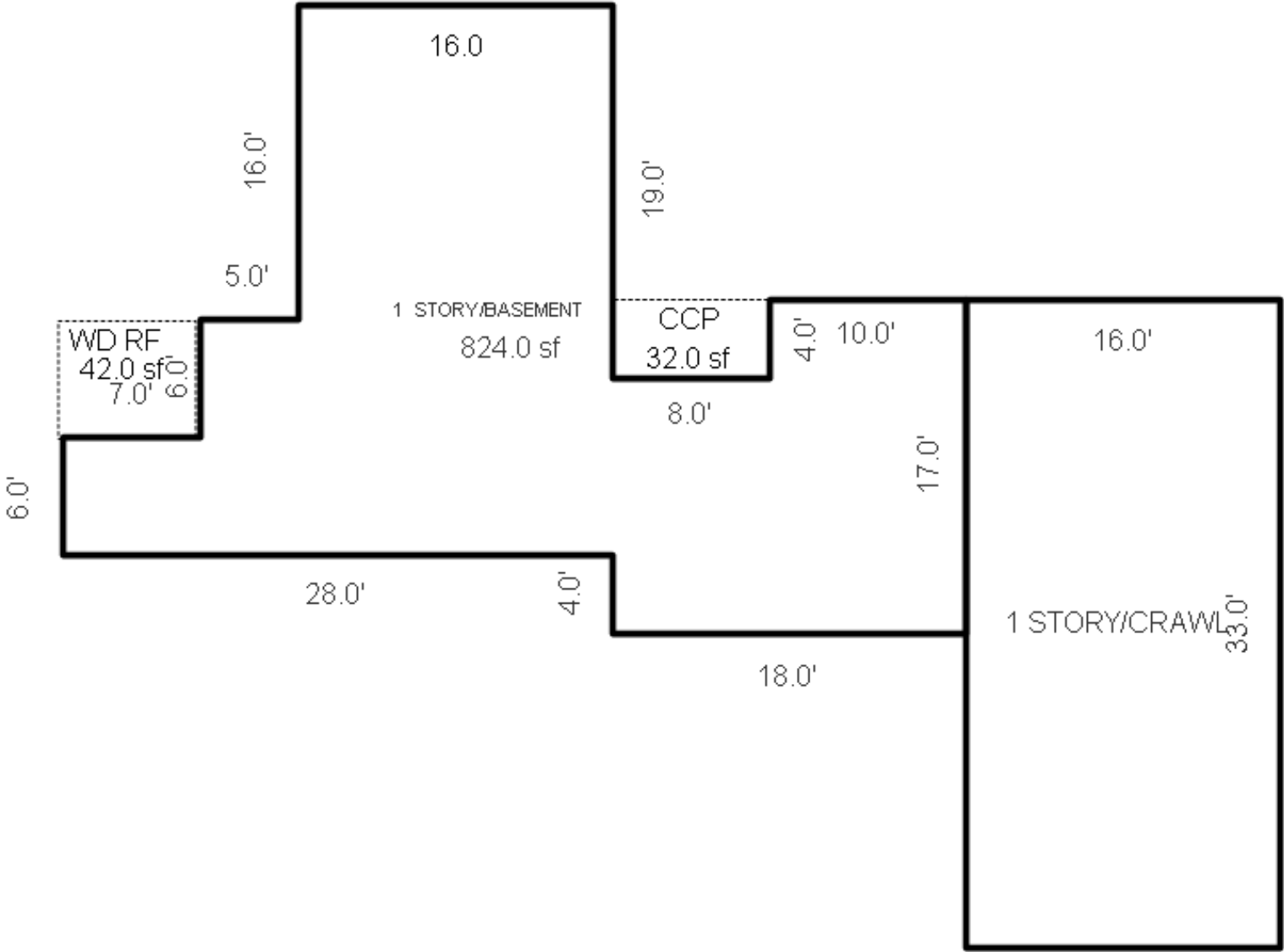


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type				Year Built: Car Capacity: Class: Exterior: 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 STORY	X	Drywall Paneled															
	Yr Built 1940 MGT		Plaster Wood T&G															
	Remodeled 1975		Trim & Decoration															
	Condition: Average		Ex X Ord Min															
	Room List		Size of Closets															
	Basement 5 1st Floor 2nd Floor 3 Bedrooms		Lg X Ord Small															
	(1) Exterior		Doors Solid X H.C.															
			(5) Floors															
			Kitchen: Other: Other:															
			(6) Ceilings															
			(7) Excavation															
			Basement: 823 S.F. Crawl: 528 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:															
			(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															
			0 Amps Service															
			No./Qual. of Fixtures															
			X Ex. Ord. Min															
			No. of Elec. Outlets															
			Many X Ave. Few															
			(13) Plumbing															
			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
			(14) Water/Sewer															
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
			Lump Sum Items:															
			(15) Heating/Cooling															
			Central Air Wood Furnace															
			(16) Porches/Decks															
			32 CCP (1 Story) 36 WCP (1 Story)															
			Class: C +5 Effec. Age: 35 Floor Area: 1,351 Total Base New : 234,270 Total Depr Cost: 152,275 Estimated T.C.V: 411,143															
			E.C.F. X 2.700															
			Bsmnt Garage: Carport Area: Roof:															
			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1351 SF Floor Area = 1351 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 528															
			1 Story Siding Basement 823															
			Total: 207,500 134,874															
			Other Additions/Adjustments															
			Exterior															
			Stone Veneer 200 7,646 4,970															
			Plumbing															
			Average Fixture(s) 1 1,486 966															
			3 Fixture Bath 1 4,678 3,041															
			Porches															
			CCP (1 Story) 32 1,055 686															
			WCP (1 Story) 36 2,560 1,664															
			Built-Ins															
			Appliance Allow. 1 2,786 1,811															
			Fireplaces															
			Exterior 1 Story 1 6,559 4,263															
			Totals: 234,270 152,275															
			Notes: 4615 W NORTHWOOD DR, AT ROAD ECF (4080 BIG GLEN) 2.700 => TCV: 411,143															

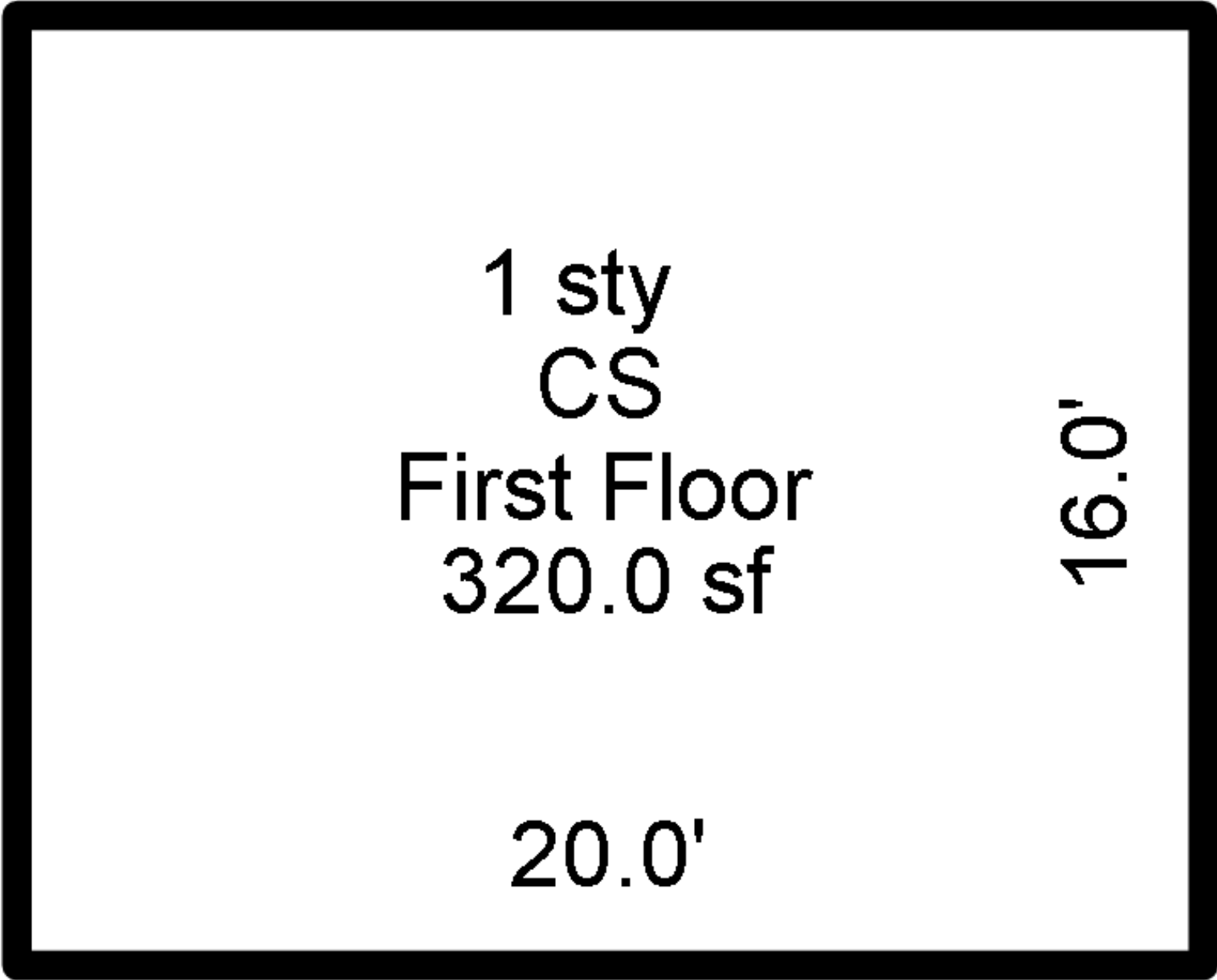
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							16 WCP (1 Story) 66 Treated Wood					
Building Style: 1 STORY					Central Air Wood Furnace												
Yr Built 1930	Remodeled 0	Ex	X Ord	Min													
Condition: Average		Size of Closets		Lg	X Ord	Small											
Room List		Doors	Solid	X H.C.													
2	Basement	(5) Floors			(12) Electric												
1	1st Floor	Kitchen:			0 Amps Service												
1	2nd Floor	Other:			No./Qual. of Fixtures												
1	Bedrooms	Other:			X Ex.	Ord.	Min										
(1) Exterior		(6) Ceilings			No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick				Many	X Ave.	Few										
	Insulation	(7) Excavation			(13) Plumbing												
(2) Windows		Basement: 0 S.F. Crawl: 320 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												
X	Many Avg.	X	Large Avg.	Small	(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 2 Single Family 1 STORY										Cls C		Blt 1930					
(11) Heating System: Forced Heat & Cool																	
Ground Area = 320 SF Floor Area = 320 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 320																	
Total: 47,321 30,758																	
Other Additions/Adjustments																	
Exterior																	
Stone Veneer 20 765 497																	
Plumbing																	
Average Fixture(s)																	
Deck																	
Treated Wood 66 2,072 1,347																	
Built-Ins																	
Appliance Allow. 1 2,786 1,811																	
Fireplaces																	
Exterior 1 Story 1 6,559 4,263																	
Porches																	
WCP (1 Story) 16 1,216 790																	
Totals: 62,205 40,432																	
Notes: MIDDLE BUILDING BETWEEN GUEST HOUST AND PRIMARY RESIDENCE																	
ECF (4080 BIG GLEN) 2.700 => TCv: 109,166																	

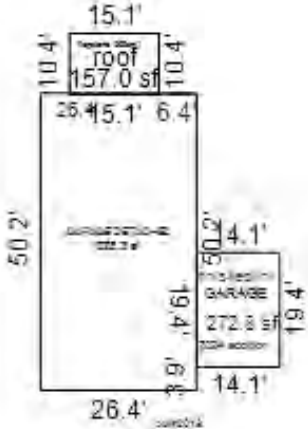
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil 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 64 157	Type CCP (1 Story) Roof Cover Onl	Year Built: 2000 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 841 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 25 Floor Area: 5,000 Total Base New : 1,071,004 Total Depr Cost: 803,250 Estimated T.C.V: 2,168,775			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3929 SF Floor Area = 5000 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls B		Blt 2000			
Yr Built 2000	Remodeled 0	Ex	X Ord	Min	(12) Electric			No./Qual. of Fixtures			Total: 796,533		597,398		
Condition: Average		Size of Closets		0 Amps Service			X Ex. Ord. Min			Total: 796,533		597,398			
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			X Ex. Ord. Min			Total: 796,533		597,398		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(13) Plumbing			Many X Ave. Few			Total: 796,533		597,398			
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 796,533		597,398			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 796,533		597,398			
(2) Windows		(7) Excavation		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 796,533		597,398			
X	Many Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 3929 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 796,533		597,398			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 796,533		597,398			
(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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 796,533		597,398			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 796,533		597,398		
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 796,533		597,398			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 796,533		597,398			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLS CLIFFORD & MARY REV	WELLS CLIFFORD & MARY REV	0	05/23/2010	CD	07-DEATH CERTIFICATE		DEED	50.0
WELLS CLIFFORD P & MARY R	WELLS CLIFFORD & MARY REV	10	12/31/1993	WD	03-ARM'S LENGTH	379P755	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4413 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	11/15/2018	PE18-0713	REVIEWED
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	04/21/1978	1978-2233	100% FINIS
WELLS CLIFFORD & MARY REV LIV TRUST DANIELSON SUE 817 LAKEVIEW TERRACE PAW PAW MI 49079	MAP #: 47					
	2025 Est TCV 1,590,007 TCV/TFA: 1987.5					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
L379 P755-760/94 PRT GOVT LOT 3 SEC 25 BEG AT PT 1575.23 FT E & 302.8 FT S OF NW COR GOVT LOT 3 TH S 28 DEG W 92.62 FT TO EDGE OF DRIVE TH S 75 DEG 08' E ALG DRIVE 280 FT M/L TO SHR GLEN LAKE TH N 14 DEG 52' E ALG SHR 90 FT TH N 75 DEG 08' W 262.9 FT TO POB SEC 25 T29N R14W.	X	Dirt Road		GROUP A 20000	90.00	275.88	1.0000	0.7923	20000	100		1,426,192
		Gravel Road		90 Actual Front Feet, 0.57 Total Acres				Total Est. Land Value =				1,426,192

Tax Description	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
L379 P755-760/94 PRT GOVT LOT 3 SEC 25 BEG AT PT 1575.23 FT E & 302.8 FT S OF NW COR GOVT LOT 3 TH S 28 DEG W 92.62 FT TO EDGE OF DRIVE TH S 75 DEG 08' E ALG DRIVE 280 FT M/L TO SHR GLEN LAKE TH N 14 DEG 52' E ALG SHR 90 FT TH N 75 DEG 08' W 262.9 FT TO POB SEC 25 T29N R14W.	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
	X	Electric	2,500.00	1 100	2,500
		Gas			
		Total Estimated Land Improvements True Cash Value = 2,500			

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



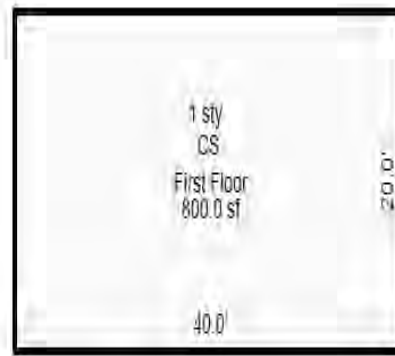
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2015	INSPECTED	2025	713,100	81,900	795,000			372,750C
TPC	01/10/2013	INSPECTED	2024	497,600	80,600	578,200			361,543C
WAS	11/03/2007	INSPECTED	2023	414,700	60,900	475,600			344,327C
			2022	325,800	50,000	375,800			327,931C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																						
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																															
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G																																																																																															
Yr Built 1965		Remodeled 0		Ex	Ord	X	Min																																																																																												
Condition: Average		Size of Closets		Lg	Ord	X	Small																																																																																												
Room List		Doors	Solid	X	H.C.																																																																																														
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric																																																																																															
(1) Exterior		Kitchen: Other: Other:		100 Amps Service																																																																																															
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																																																															
Insulation		X	Tile	Ex.	Ord.	X	Min																																																																																												
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																																															
X	Many Avg. Few	X	Large Avg. 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		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																															
(3) Roof		(9) Basement Finish		(13) Plumbing																																																																																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer																																																																																															
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																															
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 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>800</td> <td>90,897</td> <td>49,994</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>1,032</td> <td>568</td> </tr> <tr> <td colspan="3">Separate Shower</td> <td>1</td> <td>1,053</td> <td>579</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,293</td> <td>2,361</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>5,545</td> <td>3,050</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>1,650</td> <td>907</td> </tr> <tr> <td colspan="3">Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Interior 1 Story</td> <td>1</td> <td>4,159</td> <td>2,287</td> </tr> <tr> <td colspan="4">Totals:</td> <td>108,629</td> <td>59,746</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	800	90,897	49,994	Other Additions/Adjustments						Plumbing						Average Fixture(s)			1	1,032	568	Separate Shower			1	1,053	579	Water/Sewer						1000 Gal Septic			1	4,293	2,361	Water Well, 100 Feet			1	5,545	3,050	Built-Ins						Appliance Allow.			1	1,650	907	Fireplaces						Interior 1 Story			1	4,159	2,287	Totals:				108,629	59,746	E.C.F. X 2.700		Class: D Effec. Age: 45 Floor Area: 800 Total Base New : 108,629 Total Depr Cost: 59,746 Estimated T.C.V: 161,315		Cls D Blt 1965	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																														
1 Story	Siding	Crawl Space	800	90,897	49,994																																																																																														
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Totals:				108,629	59,746																																																																																														
Notes:										ECF (4080 BIG GLEN) 2.700 => TCV:		161,315																																																																																							

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



Sketch by Apex Maps™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GASS MARGARET E	GASS JUITH E & GASS MARY	0	09/09/2013	AFF	07-DEATH CERTIFICATE	2019004770	OTHER	0.0
GASS MARGARET E	GASS MARGARET &GASS JUDIT	0	07/29/1980	WD	09-FAMILY	217P648	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4411 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GASS JUDITH E & GASS MARY ELLEN 2125 N WILSON ROYAL OAK MI 48073	MAP #: 47					
	2025 Est TCV 1,783,606 TCV/TFA: 1409.9					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements		* Factors * IRR SHAPE ALONG CHANNEL						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			INFERIOR 7000/	180.25	290.00	0.7900	1.4213	7000 100	1,416,791
			180 Actual Front Feet, 1.20 Total Acres Total Est. Land Value = 1,416,791						

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates					
PRT GOVT LOT 3 SEC 25 BEG 1575.23 FT E & 302.80 FT S OF NW LOT COR TH S 28 DEG W 82.62 FT TH N 75 DEG 05' W 30 FT TH N 28 DEG E 160 FT M/L TO SHR FISHER LAKE TH ALG SHR N 76 DEG 4' E 38.11 FT & N 80 DEG E 56.5 FT TH N 69 DEG E 102 FT TH N 52 DEG E 41 FT TH N 18 DEG E 75 FT TH N 24 DEG 30' E 57 FT TH S 51 DEG 30' E 68.7 FT TO SHR GLEN LAKE TH ON SHR S 23.3 FT TH S 14 DEG 52' W 290 FT TH N 75 DEG 08' W 262.9 FT TO POB SEC 25 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description Rate Size % Good Cash Value					
	X	Electric		Residential Local Cost Land Improvements					
	X	Gas		Description Rate Size % Good Cash Value					
		Curb Street Lights Standard Utilities Underground Utils.		LAND IMPROVEMENTS 15 1,500.00 1 100 1,500					
				Total Estimated Land Improvements True Cash Value = 1,500					

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	708,400	183,400	891,800			338,998C
2024	891,500	180,400	1,071,900			328,806C
2023	534,900	135,800	670,700			313,149C
2022	451,600	111,200	562,800			298,238C

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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame	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 271 96 160	Type CPP CPP WPP	Year Built: Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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: 40 Floor Area: 1,265 Total Base New : 225,503 Total Depr Cost: 135,302 Estimated T.C.V: 365,315			E.C.F. X 2.700		Bsmnt Garage:																
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Size of Closets		Roof:																	
Yr Built 1965	Remodeled 0	Ex	X	Ord	Min	Lg			X	Ord	Small	Doors		Solid		X	H.C.														
Condition: Average		(5) Floors		(12) Electric			150 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1265 SF Floor Area = 1265 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C		Blt 1965																
Room List		Basement 4 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Vinyl Other: Carpeted Other:			No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story			Siding		Crawl Space		1,265		Total:		165,636		99,382								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1		1,486		892		3 Fixture Bath		1		4,678		2,807				
X	Insulation	(8) Basement		Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			CPP		271		4,499		2,699		CPP		96		1,983		1,190				
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Garages			WPP		160		4,046		2,428		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		600		23,082		13,849		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1265 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Built-Ins			Appliance Allow.		1		2,786		1,672		Fireplaces			Exterior 1 Story		1		6,559		3,935	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4080 BIG GLEN) 2.700 => TCV:			Totals:		225,503		135,302		365,315												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:			ECF (4080 BIG GLEN) 2.700 => TCV:			Totals:		225,503		135,302		365,315												
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Notes:			ECF (4080 BIG GLEN) 2.700 => TCV:			Totals:		225,503		135,302		365,315												
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Notes:			ECF (4080 BIG GLEN) 2.700 => TCV:			Totals:		225,503		135,302		365,315												

*** 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.
BYERLY ROBERT TRUST - BRU	GORDON DANIEL A & MARGUER	600,000	08/28/2009	WD	03-ARM'S LENGTH	2009 1025-781W	DEED	100.0
BYERLY ROBERT W	BYERLY ROBERT W DEC OF TR	0	12/13/2007	QC	09-FAMILY	963:249	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4393 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/01/2019	PM19-0153	100% FINIS
	P.R.E. 0%		Mechanical	11/29/2018	PM18-0853	100% FINIS
Owner's Name/Address	MAP #: 47		Plumbing	11/13/2018	PP18-0353	100% FINIS
GORDON DANIEL A & MARGUERITE 2930 BONNELL AVE SE GRAND RAPIDS MI 49506	2025 Est TCV 1,618,380 TCV/TFA: 1020.4		Electrical	10/26/2018	PE18-0665	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE				
	Public Improvements		* Factors * NO PURC ON LK LOT				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	GROUP A 9000/	100.00	554.66	0.9036	0.8136	9000	100		661,651
		Gravel Road	GROUP A 9000/	50.00	554.66	0.9036	0.8136	9000	50	SURPLUS: ZONING & PURC	16

PRT OF GOVT LOT 3 SEC 25 BEG AT PT 1041.0 FT E OF & 542.9 FT S OF NW COR SD LOT 3 TH N 31 DEG 26' E 571.7 FT TO SHR FISHER LAKE TH N 84 DEG 23' E ON SHR 50 FT TH S 64 DEG 52' E ON SHR 50 FT TH S 19 DEG 29' E ON SHR 50 FT TH S 29 DEG 20' W 584.9 FT TH N 55 DEG 26' W 150.00 FT ON SLY LN PVT DR TO POB SEC 25 T29N R14W 2 A M/L.	X	Storm Sewer	150 Actual Front Feet, 1.91 Total Acres Total Est. Land Value = 827,064								
		Sidewalk	Land Improvement Cost Estimates								
		Water	Description	Rate	Size	% Good	Cash Value				
		Sewer	Fencing: Wd, Split, 2 Rail	18.73	40	97	727				
		Electric	D/W/P: 4in Ren. Conc.	10.34	108	100	1,117				
		Gas	Total Estimated Land Improvements True Cash Value =				1,844				
		Curb									

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.
LAKE FRONT PARCEL DOES NOT PERCOLATE			



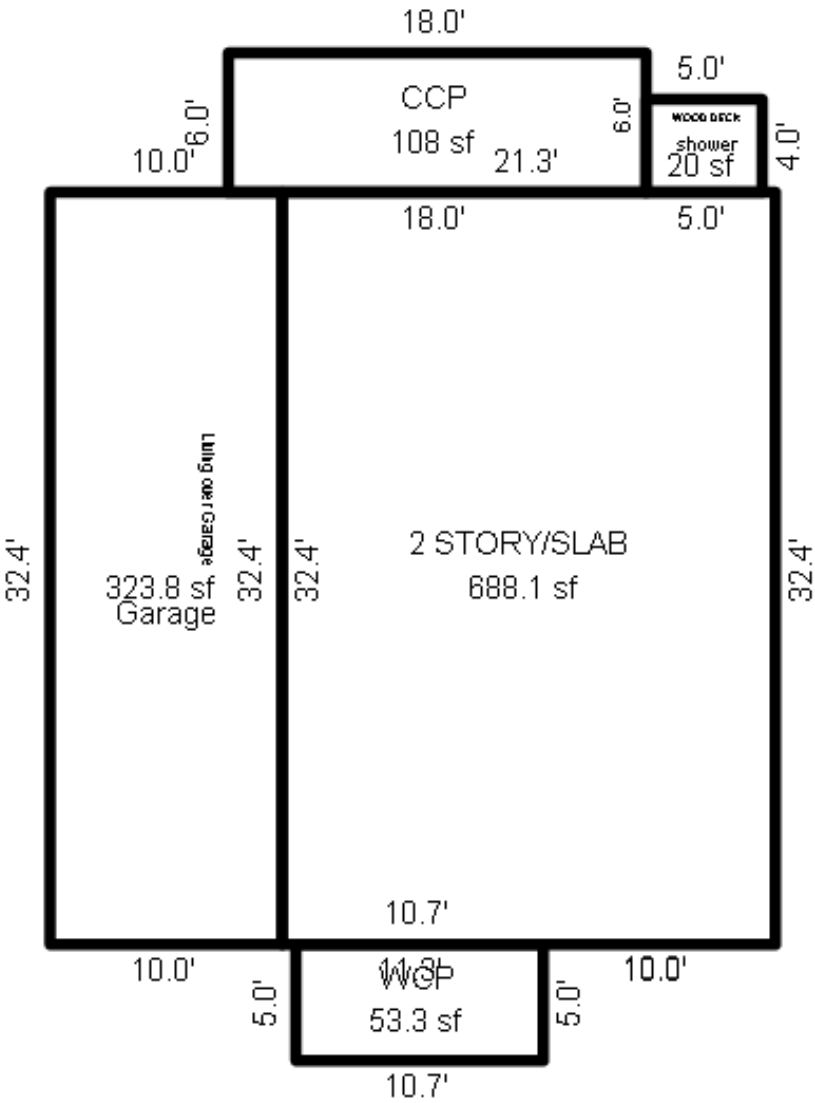
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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X												2025	413,500	395,700	809,200			396,351C
													2024	437,300	389,100	826,400			384,434C
													2023	237,400	292,800	530,200			366,128C
													2022	149,200	239,400	388,600			348,694C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	Type	Year Built: 2019 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 323 % 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: 3 Floor Area: 1,586 Total Base New : 301,438 Total Depr Cost: 292,397 Estimated T.C.V: 789,472			53 WCP (1 Story) 108 CCP (1 Story) 108 Treated Wood		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY															
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets			0 Amps Service			Ex.			Ord.			Min													
Condition: Average		Lg	Ord	Small	Doors			Solid			H.C.			No. of Elec. Outlets			Many			Ave.			Few							
Room List		(5) Floors		(12) Electric			No. of Elec. Outlets			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2		
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		0			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2					
(1) Exterior		(6) Ceilings		(13) Plumbing			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(14) Water/Sewer			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 668 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2					
Many Avg. Few	Large Avg. Small	(8) Basement		Lump Sum Items:			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Ex.			Ord.			Min			Plumbing			Average Fixture(s)			1			2					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALEY JANE G TRUST	HALEY PETER G	1	07/21/2022	WD	09-FAMILY	2022004331	DEED	0.0
HALEY EDNA JANE ESTATE	HALEY JANE G TRUST	100	03/02/2021	WD	09-FAMILY	2021002406	PROPERTY TRANSFER	0.0

Property Address: W GLEN EDEN DR
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 47

Owner's Name/Address: HALEY PETER G
 C/O BUTTONWOOD CAPITAL MANAGEMENT
 7505 RIVER ST STE 200
 ADA MI 49301

2025 Est TCV 27,987

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

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

A 100' @ 600/FF 46.67 186.32 1.2099 0.8261 600 100 27,987
 47 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 27,987

Tax Description: L229 P90 PRT GOVT LOT 3 SEC 25 COM AT PT 1575.23 FT E & 302 FT S OF NW COR LOT 3 TH S 28 DEG W 92.62 FT FOR POB TH S 28 DEG 05' W 267.74 FT TH N 48 DEG 30' E 50 FT TH N 41 DEG 22' E 199.94 FT TH WLY 40 FT TH N 26 DEG 02' E 49.16 FT TH N 75 DEG 08' W 40 FT TO POB SEC 25 T29N R14W.

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

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	14,000	0	14,000			481C
TPC	05/06/2018	INSPECTED	2024	8,300	0	8,300			467C
WAS	08/19/2007	INSPECTED	2023	5,000	0	5,000			445C
			2022	3,800	0	3,800			424C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALEY EDNA JANE	JJ&P REAL ESTATE LLC	0	12/28/2012	WD	09-FAMILY	1149P626	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4405 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/28/2021	PE21-0054	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	03/24/2020	PP20-0091	100% FINIS
JJ&P REAL ESTATE LLC	MAP #: 47		Mechanical	02/19/2020	PM20-0131	100% FINIS
108 MCDONOUGH	2025 Est TCV 2,051,662 TCV/TFA: 632.45		Electrical	10/10/2019	PE19-0615	100% FINIS
DAYTON OH 45402						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L202 P825 PRT GOVT LOT 3 SEC 25 COM NW	X			Dirt Road	100.00	274.30	0.8742	0.6359	9000	100		500,326
SEC COR TH N 89 DEG 37' 09" E 1170.81 FT				Gravel Road	71.19	274.30	0.8742	0.6359	9000	50	SURPLUS: ZONING	100 ft 17
TH S 2 DEG 24' 40" E 1141.62 FT TH S 75				Paved Road	171 Actual Front Feet, 1.08 Total Acres Total Est. Land Value = 678,417							
DEG 47' 40" E 633.32 FT TH S 84 DEG 46'				Storm Sewer								
40" E 432.38 FT TH S 20 DEG 52' 40" E				Sidewalk								
271.6 FT TH S 76 DEG 59' E 296.45 FT TH N				Water								
29 DEG 20' E 20.71 FT FOR POB TH N 29 DEG	X			Sewer								
20' E 224.16 FT TO SHR FISHER LAKE TH S				Electric								
19 DEG 33' 22" E 50.03 FT ALG SHR TH S 51				Gas								
DEG 08' 35" E 49.79 FT ALG SHR TH S 54				Wood Frame								
DEG 08' 21" E 45.19 FT ALG SHR TH S 83				Wood Frame								
DEG 49' E 40.59 FT ALG SHR TH S 28 DEG				Curb								
05' W184.91 FT TH S 76 DEG 59' E 29.5 FT				Street Lights								
				Standard Utilities								
				Underground Utils.								

Topography of Site	X	Level	Rolling	Low	High	Landscaped	X	Swamp	X	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
																	2025	339,200	686,600	1,025,800			528,265C
2024	384,900	675,200	1,060,100			512,382C																	
2023	208,900	508,600	717,500			487,983C																	
2022	164,000	416,400	580,400			464,746C																	

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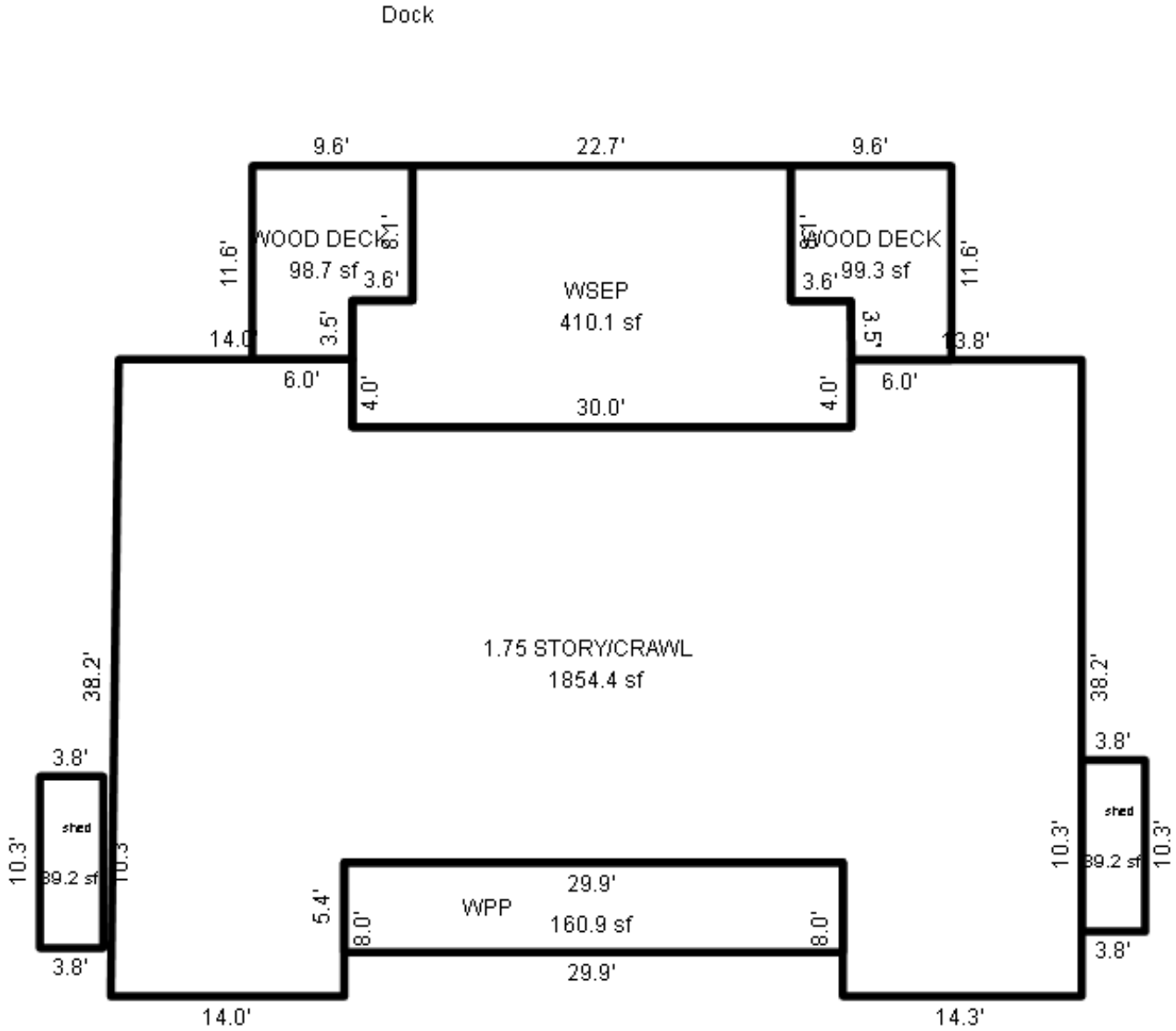
TPC 05/05/2021 INSPECTED
 TPC 11/04/2020 INSPECTED
 TPC 06/01/2020 INSPECTED

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	339,200	686,600	1,025,800			528,265C
			2024	384,900	675,200	1,060,100			512,382C
			2023	208,900	508,600	717,500			487,983C
			2022	164,000	416,400	580,400			464,746C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 160 410 196	Type WPP 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:
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 3,244 Total Base New : 511,139 Total Depr Cost: 506,027 Estimated T.C.V: 1,366,273			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1854 SF Floor Area = 3244 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas			Cls BC		Blt 2021			
Yr Built 2021	Remodeled 0	Ex	Ord		Min	(12) Electric			Stories Exterior Foundation Size 1.75 Story Siding Crawl Space 1,854			Cost New Depr. Cost				
Condition: Average		Trim & Decoration			0 Amps Service			Other Additions/Adjustments			Total:		436,372	432,007		
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Plumbing			Totals:		511,139	506,027		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			(13) Plumbing			Totals:		511,139	506,027			
(1) Exterior		Kitchen: Other: Other:		Many			Average Fixture(s)			Totals:		511,139	506,027			
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.			3 Fixture Bath			Totals:		511,139	506,027			
(2) Windows		Other:		Ord.			2 Fixture Bath			Totals:		511,139	506,027			
	Many Avg. Few	Basement: 0 S.F. Crawl: 1854 S.F. Slab: 0 S.F. Height to Joists: 0.0		Min			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:		511,139	506,027			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Ave.			Water/Sewer			Totals:		511,139	506,027			
(3) Roof		Basement		Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:		511,139	506,027			
	Many Avg. Few	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Notes:			Totals:		511,139	506,027			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			ECF (4082 FISHER LAKE) 2.700 => TCv: 1,366,273			Totals:		511,139	506,027			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Chimney:						Totals:		511,139	506,027			
X	Gable Hip Flat	Gambrel Mansard Shed								Totals:		511,139	506,027			
X	Asphalt Shingle	(10) Floor Support								Totals:		511,139	506,027			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BYERLY ROBERT TRUST - BRU	GORDON DANIEL A & MARGUER	150,000	08/28/2009	WD	03-ARM'S LENGTH	2009 1025-781W	DEED	100.0
BYERLY ROBERT W	BYERLY ROBERT W DEC OF TR	0	12/13/2007	QC	09-FAMILY	963:249	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GORDON DANIEL A & MARGUERITE 2930 BONNELL AVE SE GRAND RAPIDS MI 49506	MAP #: 47					
	2025 Est TCV 359,448					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L212 P500 PRT OF GOVT LOT 3 SEC 25 COM AT NW SEC COR TH N 89DEG 37' 09" E 1170.81 FT ALG N SEC LN TH S 2 DEG 24' 40" E 1141.62 FT TH S 75 DEG 47' 40" E 633.32 FT TH S 84 DEG 46' 40" E 432.38 FT TH S 20 DEG 52' 40" E 271.6 FT TH S 76 DEG 59' E 296.45 FT TH N 29 DEG 20' E 20.71 FT FOR POB TH S 76 DEG 59' E 140.37 FT ALG N R/W LN OF DRIVE WAY TH S 28' 05" W 305.5 FT TH SWLY 39.18 FT ALG N R/W LN OF DRIVE & ARC OF 7773.07 FT RADIUS CURVE TO RIGHT & LNG CHD BEARING S 70 DEG 06' 24" W 39.18 FT TH NWLY 115.38 FT ALG N R/W OF DRIVE & ARC OF 16		X		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B 100' @ 3500/	100.00	326.70	0.9193	0.9309	3500	100		299,537
				B 100' @ 3500/	40.00	326.76	0.9193	0.9310	3500	50	SURPLUS: ZONING 100 ft	5
				140 Actual Front Feet, 1.05 Total Acres Total Est. Land Value = 359,448								

Comments/
 5" W
 37 FT
 E



- X Dirt Road
 - X Gravel Road
 - X Paved Road
 - X Storm Sewer
 - X Sidewalk
 - X Water
 - X Sewer
 - X Electric
 - X Gas
 - X Curb
 - X Street Lights
 - X Standard Utilities
 - X Underground Utils.
- Topography of Site
- 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	179,700	0	179,700			87,352C
2024	113,000	0	113,000			84,726C
2023	97,600	0	97,600			80,692C
2022	108,000	0	108,000			76,850C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BYERLY CO-TRUSTESS	HAGERTY COTTAGE LLC	775,000	03/11/2010	WD	03-ARM'S LENGTH	2010 1043-113	PROPERTY TRANSFER	100.0
BYERLY ROBERT		0	08/31/2009	QC	03-ARM'S LENGTH	2009 1025-763	DEED	0.0
BYERLY TRUST		0	08/20/2009	QC	03-ARM'S LENGTH	2009 1025-773T	DEED	0.0
BYERLY ROBERT		0	07/11/2009	AFF	07-DEATH CERTIFICATE	2009 1025-758D	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Demolish	06/18/2010	PB10-0149	100% FINIS
	P.R.E. 0%					
Owner's Name/Address	MAP #: 47					
HAGERTY COTTAGE LLC PO BOX 722 TRAVERSE CITY MI 49685-0722	2025 Est TCV 1,748,178					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
PRT OF GOVT LOT 3 SEC 25 COM AT PT 1575.23 FT E & 302 FT S OF NW COR SD LOT 3 TH S 28 DEG W 92.62 FT TO POB TH S 28 DEG W 55 FT TH S 68 DEG 59' E 320 FT TO SHR GLEN LAKE TH N 6 DEG 24' E 45 FT TH N 8 DEG 55' W 80 FT TH N 75 DEG 08' W 284.05 FT TO POB SEC 25 T29N R14W .6 A M/L.		X		* Factors *								
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road			GROUP A 20000	100.00	219.54	0.9779	0.7483	20000	100		1,463,584
	Gravel Road			GROUP A 20000	38.89	219.54	0.9779	0.7483	20000	50	SURPLUS: ZONING 100 ft	28
	Paved Road			139 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 1,748,178								
	Storm Sewer											
	Sidewalk											
	Water											
	Sewer											
	Electric											
	Gas											
	Curb											
	Street Lights											
	Standard Utilities											
	Underground Utils.											

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	874,100	0	874,100			409,954C
2024	559,700	0	559,700			397,628C
2023	466,400	0	466,400			378,694C
2022	371,900	0	371,900			360,661C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HALEY JANE G TRUST	HALEY PETER G	1	06/26/2020	WD	09-FAMILY	2020003820	PROPERTY TRANSFER	0.0				
HALEY PETER G	HALEY PETER G TRUST	1	06/26/2020	WD	09-FAMILY	2020003921	PROPERTY TRANSFER	0.0				
HALEY LOUIS MICHAEL		0	09/18/2006	AFF	07-DEATH CERTIFICATE	2010 1045_604D	DEED	0.0				
HEINZ DOROTHY R TRUST	HALEY LOUIS M & JANE G	3,100,000	09/02/2005	WD	03-ARM'S LENGTH	870:58	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4541 W GLEN EDEN DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/03/2008	PM08-0364					
		P.R.E. 0%		Electrical		08/28/2008	PE08-0358					
Owner's Name/Address		MAP #: 47										
HALEY PETER G TRUST 240 W DIXON AVE DAYTON OH 45419		2025 Est TCV 3,942,233 TCV/TFA: 957.78										
		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L225 P860 L297 P690 L338 P658/92 L468		Gravel Road		GROUP A 20000	100.00	402.09	0.8983	0.8706	20000	100		1,564,153
P524/98 L769 P968&983/03 L870 P58/05 PRT		Paved Road		GROUP A 20000	95.00	402.09	0.8983	0.8706	20000	50	SURPLUS: ZONING 100 ft	74
GOVT LOT 3 SEC 25 BEG 871.92 FT E &		Storm Sewer		195 Actual Front Feet, 1.80 Total Acres Total Est. Land Value = 2,307,125								
396.63 FT S OF NW LOT COR TH N 44 DEG 21' E 221.86 FT TH S 57 DEG 04' E 34.74 FT TH S 68 DEG 40' 30" E 70.11 FT TH S 36 DEG 10' W 253.21 FT TH S 47 DEG 15' W 271.2 FT TO SHR GLEN LAKE TH ALG SHR N 45 DEG 08' W 84.1 FT N 51 DEG 12' W 73.7 FT & N 31 DEG 19' W 37.2 FT TH N 50 DEG 31' E 261.9 FT TH S 48 DEG 04' E 44.7 FT TO POB SEC 25 T29N R14W.		Sidewalk										
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		Landscaping: Spreading Plants	1.41	10000	0	0				
		Gas		D/W/P: Asphalt Paving	3.12	6500	0	0				
		Curb		D/W/P: 4in Concrete	7.01	535	0	0				
		Street Lights		Wood Frame	22.73	574	50	6,523				
		Standard Utilities		Wood Frame	24.57	225	50	2,764				
		Underground Utils.		Residential Local Cost Land Improvements								
		Topography of Site		Description	Rate	Size	% Good	Cash Value				
		X Level		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		Rolling		Total Estimated Land Improvements True Cash Value = 16,787								
		Low										
		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	1,153,600	817,500	1,971,100	1,335,157C			
		TPC 04/30/2015 INSPECTED			2024	1,122,900	804,000	1,926,900	1,295,012C			
		WAS 11/02/2007 INSPECTED			2023	945,600	606,400	1,552,000	1,233,345C			
					2022	967,900	497,000	1,464,900	1,174,615C			



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 72 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 648 % 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		(12) Electric		Class: B -5 Effec. Age: 30 Floor Area: 4,116 Total Base New : 856,158 Total Depr Cost: 599,378 Estimated T.C.V: 1,618,321		25 20 240	CPP CPP Treated Wood	Bsmnt Garage: Carport Area: Roof:																																																	
Building Style: 1.25 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		E.C.F. X 2.700		Cls B -5 Blt 1991																																																	
Yr Built 1991	Remodeled 0	X	Ex	Ord	Min	200 Amps Service		Ground Area = 3293 SF Floor Area = 4116 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas																																																		
Condition: Average		Size of Closets		X Lg		Ord	Small	No. of Elec. Outlets		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Basement 1,960		1.25 Story Siding Crawl Space 1,333																																																
Room List		Doors	X	Solid	H.C.	(13) Plumbing		X Many		Ave.	Few	Total: 693,244 485,338																																																		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:		Average Fixture(s)		X Ex.		Ord.	Min	Other Additions/Adjustments																																																		
(1) Exterior		(6) Ceilings		X Drywall		3 3 Fixture Bath		X Ex.		Ord.	Min	Exterior																																																		
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	(7) Excavation		Basement: 1960 S.F. Crawl: 1333 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		X Many		Ave.	Few	Stone Veneer		300 15,624 10,937																																																
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X Many		Ave.	Few	Plumbing																																																		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer		Average Fixture(s)		Public Water Public Sewer Water Well		Average Fixture(s)																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 2000 Gal Septic		3 3 Fixture Bath		1 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s)		3 337 2,336																																																
(3) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer Water Well		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1 1000 Gal Septic 2000 Gal Septic		2 21,053 14,737		1 7,018 4,913																																																
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:		Public Water Public Sewer Water Well		1 1000 Gal Septic 2000 Gal Septic		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1 1000 Gal Septic 2000 Gal Septic		1 3,199 2,239		1 6,158 4,311																																															
X	Asphalt Shingle	Lump Sum Items:		Public Water Public Sewer Water Well		1 1000 Gal Septic 2000 Gal Septic		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1 1000 Gal Septic 2000 Gal Septic		1 9,737 6,816		1 9,737 6,816		1 9,737 6,816																																														
Chimney: Brick		Lump Sum Items:		Public Water Public Sewer Water Well		1 1000 Gal Septic 2000 Gal Septic		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1 1000 Gal Septic 2000 Gal Septic		1 9,737 6,816		1 9,737 6,816		1 9,737 6,816																																														
<table border="1"> <thead> <tr> <th>Porches</th> <th>Area</th> <th>Type</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>CPP</td> <td>25</td> <td></td> <td>881</td> <td>617</td> </tr> <tr> <td>CPP</td> <td>20</td> <td></td> <td>683</td> <td>478</td> </tr> <tr> <td>Treated Wood</td> <td>240</td> <td></td> <td>5,203</td> <td>3,642</td> </tr> </tbody> </table>														Porches	Area	Type	Cost New	Depr. Cost	CPP	25		881	617	CPP	20		683	478	Treated Wood	240		5,203	3,642	<table border="1"> <thead> <tr> <th>Garages</th> <th>Area</th> <th>Type</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>648</td> <td></td> <td>49,229</td> <td>34,460</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td></td> <td>1,541</td> <td>1,079</td> </tr> <tr> <td>Stone Veneer</td> <td>72</td> <td></td> <td>3,750</td> <td>2,625</td> </tr> </tbody> </table>		Garages	Area	Type	Cost New	Depr. Cost	Class: B Exterior: Siding Foundation: 42 Inch (Finished)					Base Cost	648		49,229	34,460	Door Opener	2		1,541	1,079	Stone Veneer	72		3,750	2,625	<p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>	
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Sketch by Apex Merina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH MAY K REVOCABLE LIV	SMITH BARBARA JEAN TRUST	0	01/19/2010	QC	03-ARM'S LENGTH	2010 1038-558T	DEED	100.0
SMITH BARBARA, SUCCESSOR	SMITH BARBARA J TRUST	0	01/19/2010	QC	03-ARM'S LENGTH	2010 1038-560Q	DEED	0.0
SMITH MAY K REVOCABLE LIV		0	01/13/2009	AFF	07-DEATH CERTIFICATE		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4515 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/07/2020	PE20-0679	100% FINIS
	P.R.E. 100% 02/27/2010		Res. Garage Attached	03/10/2020	PB20-0054	100% FINIS
Owner's Name/Address	MAP #: 47		GARAGE	09/28/2019	LU19-30	100% FINIS
SMITH BARBARA JEAN TRUST 4515 W GLEN EDEN DR GLEN ARBOR MI 49636	2025 Est TCV 1,080,516 TCV/TFA: 638.60		Electrical	11/15/2018	PE18-0712	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE									
L541 P107/00 2003 DESC REVISED PRT OF GOVT LOT 3 SEC 25 COM AT NW COR GOVT LOT 3 TH E 1027.01 FT TH S 237.99 FT TO POB TH N 44 DEG 21' E 268.59 FT TO SHR FISHER LAKE TH S 79 DEG 28' E 25 FT TH S 86 DEG 59' E 50 FT TH S 36 DEG 10' W 284.08 FT TH N 68 DEG 40' 30" W 70.11 FT TH N 57 DEG 04' W 34.74 FT TO POB ALSO PRT GOVT LOT 3 SEC 25 BEG AT PT 971.9 FT E & 486.4 FT S OF NW COR TH N 36 DEG 10'E 537.7 FT TO SHR FISHER LAKE TH S 86 DG 59' E ALG SHR 50.0 FT TH S 31 DEG 26' W 571.7 FT TH N 55 DEG 26' W 32.5 FT TH N 48 DEG 04' W			* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 9000/	100.00	276.00	0.9457	0.6373	9000	100			542,417
			GROUP A 9000/	25.00	276.00	0.9457	0.6373	9000	50	SURPLUS: ZONING	100 ft	6
			125 Actual Front Feet, 0.79 Total Acres			Total Est. Land Value =						610,219

Public Improvements	Description	Rate	Size	% Good	Cash Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	Dock: Light posts	41.06	80	50	1,642
	D/W/P: 4in Ren. Conc.	7.40	144	100	1,066
	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 =				5,208



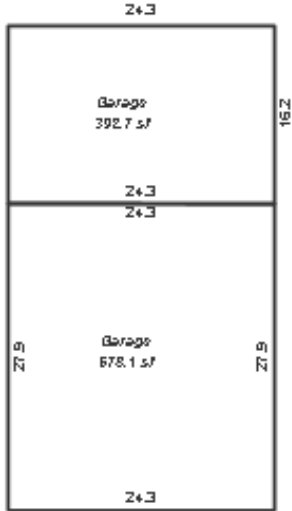
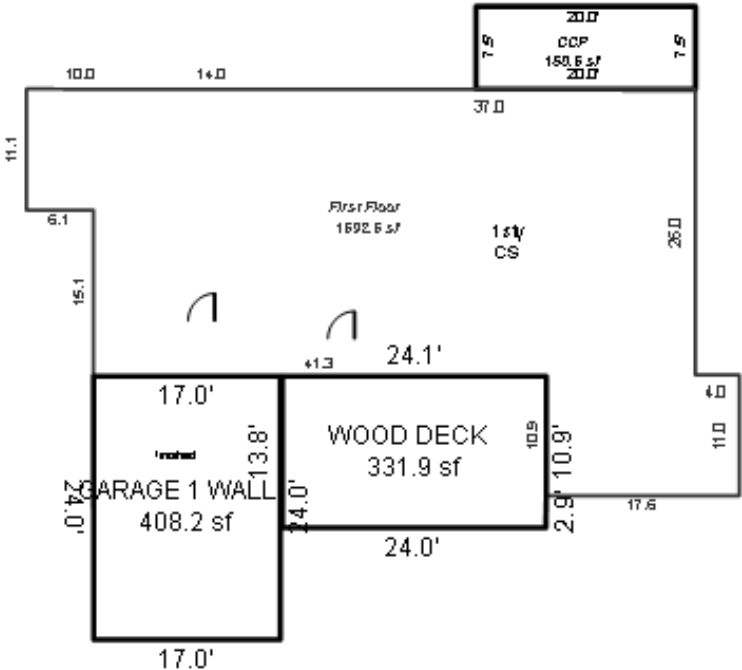
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2025	305,100	235,200	540,300			356,115C
	2024	346,000	231,300	577,300			345,408C
	2023	187,800	174,500	362,300			328,960C
	2022	196,800	143,000	339,800			313,296C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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 150 331	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 678 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
	Building Style: 1 STORY	X	Drywall Paneled		Plaster Wood T&G												
	Yr Built 1950 201	Remodeled 1975	Ex	X	Ord		Min										
	Condition: Average																
	Room List	Doors			Solid	X	H.C.										
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
	(1) Exterior	Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
X	Insulation	X	Drywall														
	(2) Windows	(7) Excavation															
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1692 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
	(3) Roof	(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:															
		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic															
		Lump Sum Items:															
		(13) Plumbing															
		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
		(12) Electric															
		150 Amps Service															
		No./Qual. of Fixtures															
		Ex. X Ord. Min															
		No. of Elec. Outlets															
		Many X Ave. Few															
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1692 SF Floor Area = 1692 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 1,692 Total: 186,840 121,446															
		Other Additions/Adjustments															
		Plumbing															
		Average Fixture(s)															
		Water/Sewer															
		1000 Gal Septic															
		Water Well, 100 Feet															
		Porches															
		CCP (1 Story)															
		Deck															
		Treated Wood															
		Garages															
		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)															
		Base Cost															
		678 22,428 14,578															
		Door Opener															
		2 977 635															
		Class: CD Exterior: Pole (Unfinished)															
		Base Cost															
		392 11,466 7,453															
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)															
		Base Cost															
		408 17,728 11,523															
		Common Wall: 1 Wall															
		1 -2,529 -1,644															
		Door Opener															
		1 489 318															
		Built-Ins															
		Appliance Allow.															
		1 1,947 1,266															
		<<<<< 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.
4973 NORTHWOOD LLC	TUBERGEN LUKE B	3,500,000	07/10/2019	WD	19-MULTI PARCEL ARM'S LE	1366P580	PROPERTY TRANSFER	100.0
COOK STANTON 1998 RESIDEN	4973 NORTHWOOD LLC	10	04/29/2016	QC	09-FAMILY	1262P414	PROPERTY TRANSFER	0.0
COOK STANTON R 1998 RESID		0	02/16/2009	QC	09-FAMILY	2009 1004-566Q	DEED	0.0
COOK STANTON R TRUST	COOK STANTON R TRUST	0	11/05/2008	QC	33-TO BE DETERMINED	2008 991/521QC	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 45					
TUBERGEN LUKE B 1018 STONEWALL DR NASHVILLE TN 37220		2025 Est TCV 435,458				

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/	202.001186.04	0.8388 1.2850	2000 100	435,458
			202 Actual Front Feet, 5.50 Total Acres Total Est. Land Value =				435,458

Tax Description

L1366P580 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 88°07'04" EAST, 202.54 FEET ALONG THE NORTH LINE OF SECTION 25; THENCE SOUTH 02°19'44" WEST, 1166.83 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE ALONG SAID CENTERLINE, SOUTH 66°34'34" WEST, 37.06 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 75°35'15" WEST. 167.02 FEET TO THE WEST



- 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	217,700	0	217,700			102,641C
2024	152,400	0	152,400			99,555C
2023	119,800	0	119,800			94,815C
2022	90,300	0	90,300			90,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOPIGIAN CHRISTINE A	GORDON DAVID S & PENELOPE	610,000	09/21/2012	WD	03-ARM'S LENGTH	1137P745	PROPERTY TRANSFER	100.0
MOORE TRUST		0	09/30/2010	QC	03-ARM'S LENGTH	2010 1063-856T	DEED	0.0
MOORE EMERSON L TRUST	GOPIGIAN CHRISTINE A	***,***	09/30/2010	QC	03-ARM'S LENGTH	2010 1063-856T	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6095 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/19/2022	PE22-0036	100% FINIS
	P.R.E. 100% 06/30/2021		Res. Post Frame Building	10/28/2021	PB21-0522	100% FINIS
	MAP #: 46,45		ACCESSORY BLDG	09/28/2021	LU21-39	100% FINIS
	2025 Est TCV 1,480,897 TCV/TFA: 894.26					

Owner's Name/Address	MAP #:	ACCESSORY BLDG	Date	Number	Status
GORDON DAVID S & PENELOPE P & GORDON JONATHAN P & EMILY C 6095 S FISHER RD MAPLE CITY MI 49664	46,45		09/28/2021	LU21-39	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE								
DC L803 P830 L803 P832/04 PRT GOVT LOT 2 SEC 25 COM AT SW COR SD GOVT LOT 2 TH N 4 DEG 38' 30" W 1123.34 FT TO E R/W LN FISHER RD & POB TH S 1 DEG 37' 30" E ON R/W 150.15 FT TH E 877 .95 FT TO SHR FISHER LAKE TH NWLY ON SHR (CHORD=N 67 DEG 36'40" W) 131.39 FT TH N 11 DEG 44' W ALG SD SHR 111.3 FT TH S 89 DEG 20' W 742.35 FT TO POB SEC 25 T29N R14W. 2.84 A M/L.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 9000/	100.00	824.74	0.9036	0.9348	9000	100		760,204
			GROUP A 9000/	50.00	842.74	0.9036	0.9419	9000	50	SURPLUS: ZONING	100 ft 19
			150 Actual Front Feet, 2.86 Total Acres Total Est. Land Value = 951,696								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: Asphalt Paving	3.12	2000	50	3,120				
			D/W/P: Asphalt Paving	3.12	1000	50	1,560				
			Total Estimated Land Improvements True Cash Value = 4,680								



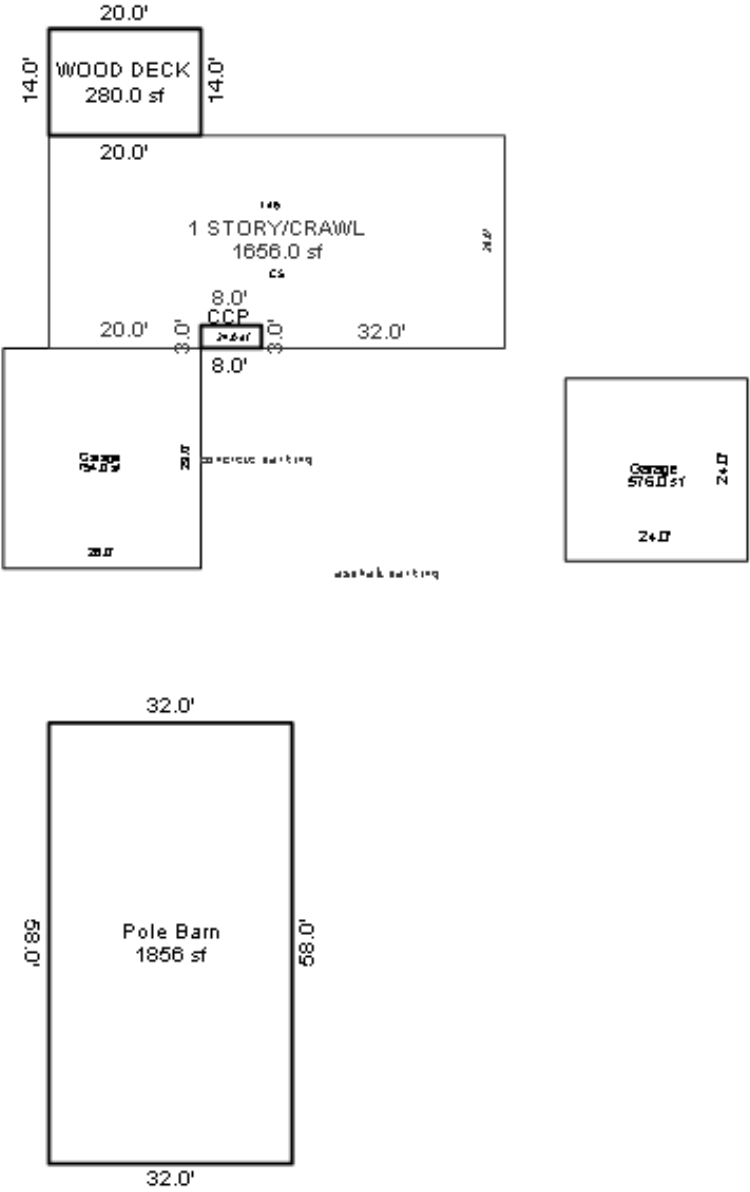
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
6/2012 MLS 173669 DOM 109	X Level	2025	475,800	264,600	740,400			408,919C
	X Rolling	2024	483,400	260,400	743,800			396,624C
	X Low	2023	262,400	196,200	458,600			377,738C
	X High	2022	214,600	135,400	350,000			333,084C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 280	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: 2.5 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: 754 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5		Blt 1965			
Yr Built 1965	Remodeled 0	Ex	X	Ord	Min	150 Amps Service			Effec. Age: 40		Total Base New : 323,824		Total Depr Cost: 194,267		
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Floor Area: 1,656		Estimated T.C.V: 524,521		Storage Area: 0		
Room List		Doors	X	Ord	Small	Plumbing			Total: 199,267		Depr. Cost 119,532		Roof:		
6	Basement	(5) Floors		Kitchen:			Other: Carpeted			Other:		Roof:			
1	1st Floor	Kitchen:		Other: Carpeted			No. of Elec. Outlets			Building Areas		Stories		Exterior	
3	2nd Floor	Kitchen:		Other: Carpeted			Plumbing			Building Areas		Foundation		Size	
3	Bedrooms	Kitchen:		Other: Carpeted			Plumbing			Building Areas		Foundation		Size	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
X	Insulation	(6) Ceilings		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
X	Many Avg. Few	(7) Excavation		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
X	Large Avg. Small	(7) Excavation		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
(3) Roof		(8) Basement		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
X	Gable Hip Flat	(8) Basement		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
X	Gambrel Mansard Shed	(8) Basement		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
X	Asphalt Shingle	(9) Basement Finish		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
Chimney: Brick		(9) Basement Finish		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
(10) Floor Support		(9) Basement Finish		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
Joists: 2X12X16 Unsupported Len: Cntr.Sup:		(9) Basement Finish		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
(14) Water/Sewer		(9) Basement Finish		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		(9) Basement Finish		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
Lump Sum Items:		(9) Basement Finish		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		(9) Basement Finish		No. of Elec. Outlets			Plumbing			Building Areas		Foundation		Size	

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




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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GORDON PENELOPE P TRUSTEE	GORDON PENELOPE P TRUST 0	0	05/05/2005	OTH	33-TO BE DETERMINED		REALTOR	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4985 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING	04/16/2003	PP03-0119	
	P.R.E. 0%		ELECTRICAL	01/27/2003	PE03-0044	
Owner's Name/Address	MAP #: 45		Res. Add/Alter/Repair	01/23/2003	PB03-0016	
GORDON PENELOPE PATTON TRUST C/O MEYERS ANN P 127 UPTOWN CT TRAVERSE CITY MI 49684	2025 Est TCV 1,324,276 TCV/TFA: 612.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L242 P976 L243 P475 L251 P994 L855 P510/05 PRT OF GOVT LOT 1 SEC 25 COM AT NW COR SD SEC TH S 02'30" E 1264.17 FT TO POB AT S R/W HWY TH S 02'30" E 531.04 FT TO SHR GLEN LAKE TH N 32 DEG 26' E ON SHR 182.96 FT TH N 7 DEG 07'30" W 401.94 FT TO R/W TH S 65 DEG 18'30" W ON R/W 52.71 FT TO POB UNDIVIDED 1/2 INTEREST SEC 25 T29N R14W 1.1 A M/L.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 20000	100.00	343.38	0.9767	0.8369	20000	50	INTEREST SPLIT	817,415
			GROUP A 20000	39.54	343.38	0.9767	0.8369	20000	25	SURPLUS&INT SPLIT	161,615
			140 Actual Front Feet, 1.10 Total Acres			Total Est. Land Value =				979,030	
			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



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County of Leelanau, Michigan

Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	X Level Rolling Low High Landscaped Swamp	2025	489,500	172,600	662,100			235,955C
X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X Wooded Pond X Waterfront Ravine Wetland Flood Plain	2024	476,500	169,800	646,300			228,861C
		2023	401,300	128,200	529,500			217,963C
		2022	420,200	105,300	525,500			207,584C

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 220	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Class: C +5 Effec. Age: 25 Floor Area: 2,162 Total Base New : 336,008 Total Depr Cost: 126,017 Estimated T.C.V: 340,246		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1979	Remodeled 0	Ex	X Ord	Min	0 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 2162 SF Floor Area = 2162 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5 Economic Depreciation because of: INTEREST SPLIT		Cls C 5 Blt 1979				
Condition: Average		Size of Closets		No. of Elec. Outlets		Plumbing		Building Areas		Totals:		276,112		103,557	
Room List		Doors	Solid	X H.C.	Many	X Ave.	Few	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
Basement 2 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:		1	Average Fixture(s)		1 Story	Siding	Crawl Space	1,490				
(1) Exterior	(6) Ceilings		Height to Joists: 0.0		4	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story	Siding	Crawl Space	672				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2162 S.F. Slab: 0 S.F.		(8) Basement		1 Story	Siding	Crawl Space	Total:	276,112	103,557		
(2) Windows		Many Avg. X Avg. Few	Large Avg. X Avg. Small	Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Story	Siding	Crawl Space					
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)		(14) Water/Sewer		1000 Gal Septic Water Well, 100 Feet				4,899	1,837		
(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		Deck		1000 Gal Septic			5,849	2,193			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:		Treated Wood Treated Wood				1,414	530			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost		Garages		Water Well, 100 Feet			4,446	1,667			
Chimney: Brick				Built-Ins		Notes:		Deck							
				Appliance Allow.		ECF (4080 BIG GLEN) 2.700 => TCv:		Treated Wood	32	1,414	530				
				Totals:				Treated Wood	220	4,446	1,667				
								Garages							
								Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
								Base Cost	576	24,981	9,368				
								Built-Ins							
								Appliance Allow.	1	2,786	1,045				
								Totals:		336,008	126,017				

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



Sketch by Apex Medina™

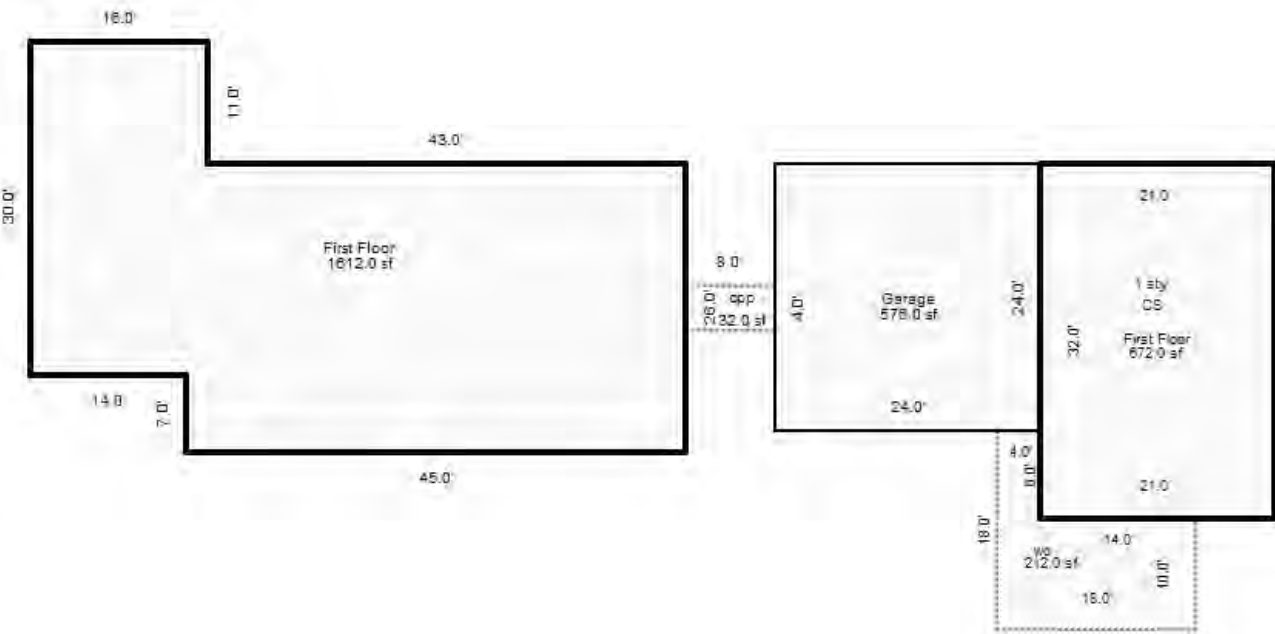
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status					
4985 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 45		2025 Est TCV 1,324,276 TCV/TFA: 612.52						
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4080.4080 BIG GLEN								
MEYERS ANN P 1008 MASSACHUSETTS AVE APT 402 CAMBRIDGE MA 02138		Public Improvements		* Factors *										
Tax Description		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L517 P306/99 PRT OF GOVT LOT 1 SEC 25 COM AT NW COR SD SEC TH S 02'30" E 1264.17 FT TO POB AT S R/W HWY TH S 02'30" E 531.04 FT TO SHR GLEN LAKE TH N 32 DEG 26' E ON SHR 182.96 FT TH N 7 DEG 07'30" W 401.94 FT TO R/W TH S 65 DEG 18'30" W ON R/W SEC 25 T29N R14W 1.1 A M/L.		X Gravel Road		GROUP A 20000		100.00	343.38	0.9767	0.8369	20000	50	INTEREST SPLIT	817,415	
Comments/Influences		X Paved Road		GROUP A 20000		39.54	343.38	0.9767	0.8369	20000	25	SURPLUS & INTEREST SPLIT	140 Actual Front Feet, 1.10 Total Acres	Total Est. Land Value = 979,030
		X Storm Sewer		Land Improvement Cost Estimates										
		X Sidewalk		Description		Rate	Size	% Good	Cash Value					
		X Water		Residential Local Cost Land Improvements		Rate	Size	% Good	Cash Value					
		X Sewer		Description		Rate	Size	% Good	Cash Value					
		X Electric		LAND IMPROVEMENTS 5		5,000.00	1	100	5,000					
		X Gas		Total Estimated Land Improvements True Cash Value =					5,000					
		X Curb												
		X Street Lights												
		X Standard Utilities												
		X Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		X Landscaped												
		Swamp												
		X Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who		When	What	2025	489,500	172,600	662,100	235,956C						
WAS 10/25/2007 INSPECTED		2024	476,500	169,800	646,300		228,862C							
		2023	401,300	128,200	529,500		217,964C							
		2022	420,200	105,300	525,500		207,585C							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 220	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 25 Floor Area: 2,162 Total Base New : 336,008 Total Depr Cost: 126,017 Estimated T.C.V: 340,246			E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 2162 SF Floor Area = 2162 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5 Economic Depreciation because of: INTEREST SPLIT			Cls C 5 Blt 1979			
Yr Built 1979	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		0 Amps Service			Plumbing			1 Story Siding Crawl Space 1,490 1 Story Siding Crawl Space 672 Total: 276,112 103,557						
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments					
Basement 2 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Solar Water Heat			Plumbing				
(1) Exterior	(6) Ceilings		Height to Joists: 0.0			(13) Plumbing			Water/Sewer			Deck				
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2162 S.F. Slab: 0 S.F.			1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet			Treated Wood 32 1,414 530 Treated Wood 220 4,446 1,667				
Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1000 Gal Septic 2000 Gal Septic			Garages				
(2) Windows	Many Avg. X Few	Large Avg. X Small	Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,981 9,368			Built-Ins				
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Appliance Allow. 1 2,786 1,045			Totals: 336,008 126,017				
(3) Roof	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4080 BIG GLEN) 2.700 => TCv: 340,246							
X Gable Hip Flat	Gambrel Mansard Shed															
X Asphalt Shingle																

*** 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.
SELBY BENJAMIN J & CAROLY	SELBY BENJAMIN J	0	07/26/2023	WD	09-FAMILY	2023003313	PROPERTY TRANSFER	0.0
STEPITA ET AL	SELBY BENJAMIN J & CAROLY	430,000	09/26/1997	WD	19-MULTI PARCEL ARM'S LE	454:106	OTHER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 100% 05/30/2014

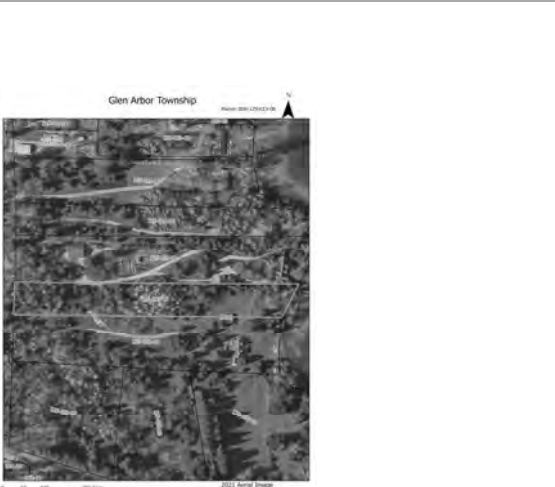
Owner's Name/Address: SELBY BENJAMIN J
 PO BOX 164
 GLEN ARBOR MI 49636
 MAP #: 46,45

2025 Est TCV 850,235

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	100.00	850.00	1.0000	0.9447	9000	100		850,235	
Gravel Road	100 Actual Front Feet, 1.95 Total Acres							Total Est. Land Value =	850,235

Tax Description
 L228 P673 L454 P106/97 PRT GOVT LOT 2 BEG AT A PT ON FISHER LAKE 620 FT N OF & 735.21 FT E OF SW COR GOVT LOT 2 TH W 815.9 FT TO E R/W LINE OF ROAD TH N 0 DEG 44' W ALG E R/W LINE 100.01 FT TH E 868.0 FT TO SHR FISHER LAKE TH S 26 DEG 53' W ALG SHR 112.12 FT TO POB SEC 25 T29N R14W 1.93 A.

Comments/Influences



Topography of Site

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

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	09/16/2012	INSPECTED
TPC	12/11/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	425,100	0	425,100			70,798C
2024	430,800	0	430,800			68,670C
2023	233,900	0	233,900			65,400C
2022	190,000	0	190,000			62,286C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
6121 S FISHER RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		11/13/2023	PE23-0826	100% FINIS			
Owner's Name/Address		P.R.E. 100% 02/10/2004									
TITUSKIN WILLIAM & ELIZABETH 6121 S FISHER RD MAPLE CITY MI 49664		MAP #: 46,45		2025 Est TCV 1,235,326 TCV/TFA: 966.61							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE							
L176 P544/75 BEG AT PT ON SHR FISHER LAKE 870 FT N & 846.2 FT E OF SW COR LOT 2 TH W 929.52 FT TO E R/W LINE OF PUBLIC RD TH N 0 DEG 44' W 50.0005 FT TH N 3 DEG 09' W 50.15 FT TH E 877.95 FT TO SHR FISHER LAKE TH S 61 DEG 06' E 75.49 FT TH S 5 DEG 46' W 50.25 FT TO POB SEC 25 T29N R14W 2.06 A M/L.		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 9000/	100.00	900.00	1.0000	0.9638	9000	100	867,416
		Paved Road		100 Actual Front Feet, 2.07 Total Acres				Total Est. Land Value =		867,416	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description Rate Size % Good Cash Value							
		Water		Residential Local Cost Land Improvements							
		Sewer		Description Rate Size % Good Cash Value							
		Electric		LAND IMPROVEMENTS 25				2,500.00		1 100 2,500	
		Gas		Total Estimated Land Improvements True Cash Value = 2,500							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	433,700	184,000	617,700		132,480C	
		TPC 06/06/2018 INSPECTED			2024	437,000	180,900	617,900		128,497C	
		WAS 02/22/2008 INSPECTED			2023	237,200	136,400	373,600		122,379C	
					2022	190,000	111,700	301,700		116,552C	

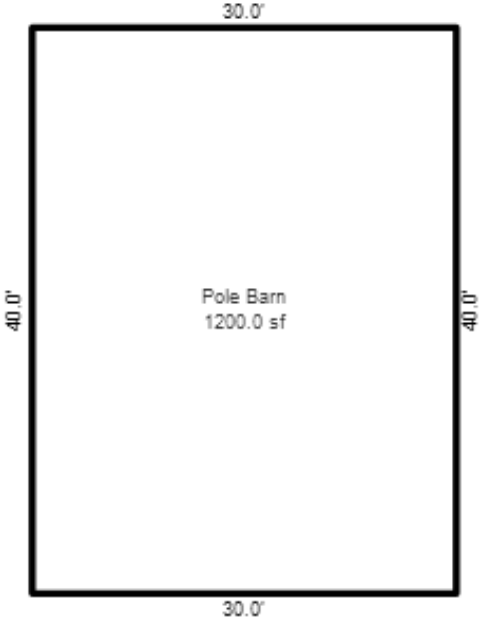
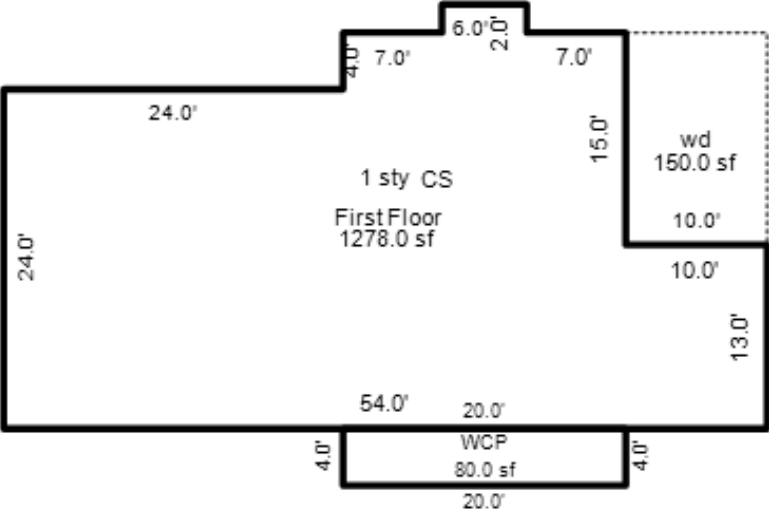


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 210	Type WCP (1 Story) Treated Wood	Year Built: 1990 Car Capacity: 3 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G													
Yr Built 1976		Remodeled 0		Ex	X	Ord	Min										
Condition: Average		Size of Closets		Lg	X	Ord	Small										
Room List		Doors	Solid	X	H.C.												
Basement 6 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Vinyl Other: Carpeted Other:													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets													
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1278 S.F. Slab: 0 S.F. Height to Joists: 0.0													
(2) Windows		Many Avg.	X	Large Avg.													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
Chimney: Block		Lump Sum Items:															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1278 SF Floor Area = 1278 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C		Blt 1976					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Crawl Space 1,278										Total:		166,319 99,792					
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,486 892					
Water/Sewer																	
1000 Gal Septic										1		4,899 2,939					
Water Well, 100 Feet										1		5,849 3,509					
Porches																	
WCP (1 Story)										80		4,276 2,566					
Deck																	
Treated Wood										210		4,307 2,584					
Garages																	
Class: C Exterior: Pole (Unfinished)																	
Door Opener										2		1,101 661					
Base Cost										1200		29,160 17,496					
Built-Ins																	
Appliance Allow.										1		2,786 1,672					
Fireplaces																	
Interior 1 Story										1		5,376 3,226					
Notes:										Totals:		225,559 135,337					
										ECF (4082 FISHER LAKE) 2.700 =>		TCV: 365,410					

*** 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.
4973 NORTHWOOD LLC	TUBERGEN LUKE B	3,500,000	07/10/2019	WD	03-ARM'S LENGTH	1366P580	PROPERTY TRANSFER	100.0
COOK STANTON 1998 RESIDEN	4973 NORTHWOOD LLC	10	04/29/2016	QC	09-FAMILY	1262P414	PROPERTY TRANSFER	0.0
COOK STANTON R 1998 RESID		0	02/16/2009	QC	09-FAMILY	2009 1004-566Q	DEED	0.0
COOK STANTON 1998 RESIDEN		0	02/16/2009	OTH	33-TO BE DETERMINED	2009 1004-569C	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4973 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/08/2023	PE23-0091	100% FINIS
	P.R.E. 0%		Electrical	08/16/2022	PE22-0594	100% FINIS
Owner's Name/Address	MAP #: 45		Mechanical	02/08/2022	PM22-0115	100% FINIS
TUBERGEN LUKE B 1018 STONEWLL DR NASHVILLE TN 37220	2025 Est TCV 5,432,365 TC/TFA: 1029.0		Res. Single Family Dwellin	01/14/2022	PB21-0654	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			GROUP A 20000	100.00	324.93	0.9102	0.8254	20000	100	1,502,665
			GROUP A 20000	85.00	324.93	0.9102	0.8254	20000	50	SURPLUS: ZONING 100 ft 63
			185 Actual Front Feet, 1.38 Total Acres Total Est. Land Value =							2,141,298

Tax Description		Land Improvement Cost Estimates							
L1366P580 L13P361 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 01 °53'59" WEST, 1263.33 FEET TO THE SOUTHERLY LIGHT OF WAY OFNORTHWOOD DRIVE AS MONUMENTED; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 67°24'51" EAST, 52.78FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OFWAY LINE AS MONUMENTED THE FOLLOWING THREE COURSES NORTH 67°24'51"	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
	X	Sidewalk							
	X	Water Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	2025	1,070,600	1,645,600	2,716,200			2,393,017C
	Rolling	2024	1,042,200	1,536,300	2,578,500			2,242,985C
	Low	2023	877,600	768,100	1,645,700			1,645,700S
	High	2022	945,000	0	945,000			938,531C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

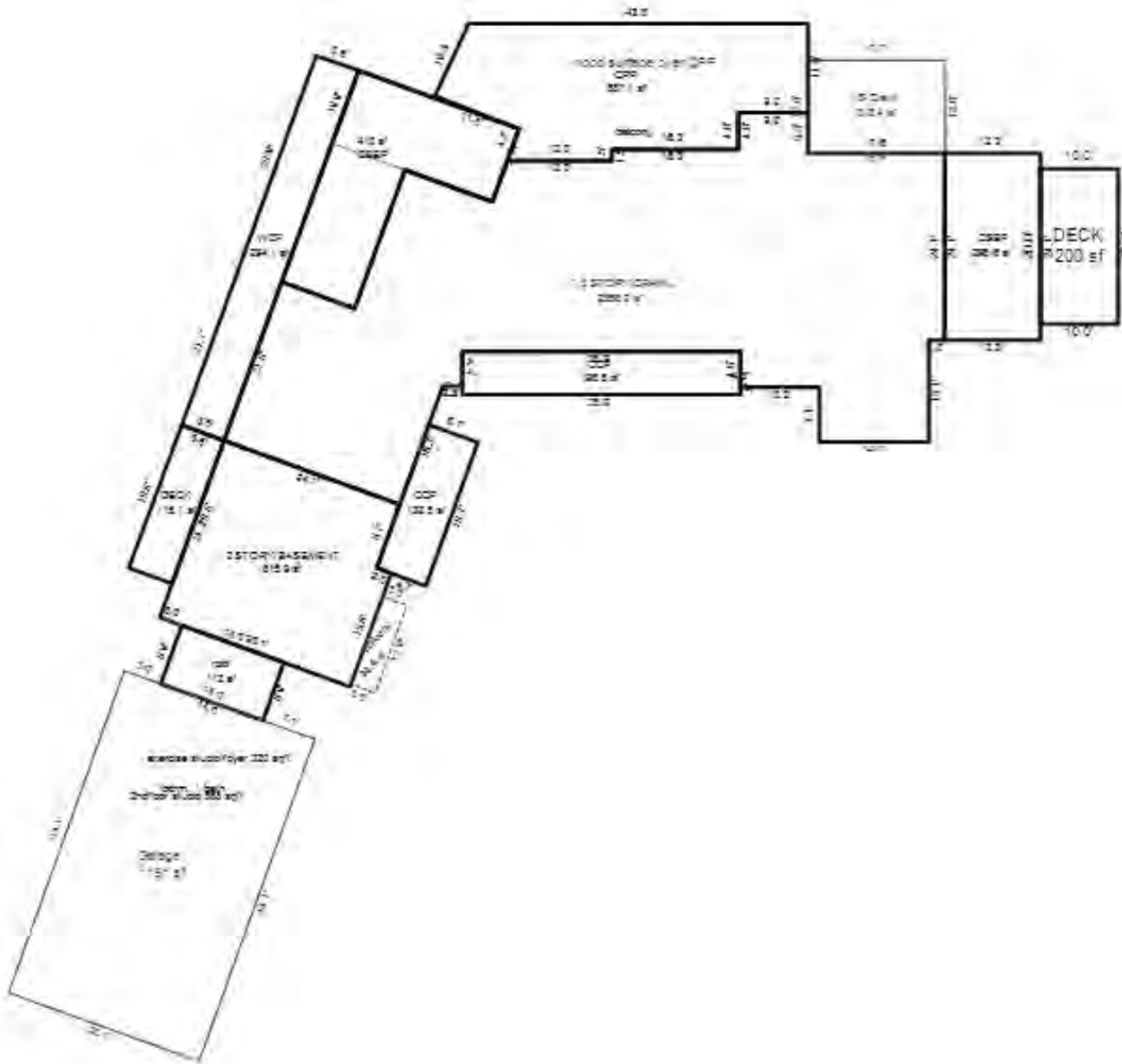


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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	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: 2024 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: 2 Area: 1153 % Good: 0 Storage Area: 868 No Conc. Floor: 0		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	2	198 CPP 296 CSEP (1 Story) 212 CCP (1 Story) 410 CSEP (1 Story) 294 WCP (1 Story) 132 CCP (1 Story) 112 Roof Cover Onl 115 Treated Wood 200 Treated Wood 39 Wood Balcony 64 Wood Balcony
Town Home		(4) Interior		X					Class: B Effec. Age: 1 Floor Area: 5,279 Total Base New : 1,221,471 Total Depr Cost: 1,209,258 Estimated T.C.V: 3,264,997		E.C.F. X 2.700		Bsmnt Garage:	
Duplex		Drywall Paneled		Plaster Wood T&G									Carpport Area: Roof:	
A-Frame		Trim & Decoration		Size of Closets										
Wood Frame		Ex		Ord										
Building Style: 1.75 STORY		Lg		Ord										
Yr Built 2024		Remodeled 0		Small										
Condition: Average		Doors		Solid			H.C.							
Room List		(5) Floors		(12) Electric										
Basement		Kitchen:		0 Amps Service										
1st Floor		Other:		No./Qual. of Fixtures										
2nd Floor		Other:		Ex.			Ord.			Min				
Bedrooms		(6) Ceilings		No. of Elec. Outlets										
(1) Exterior				Many			Ave.			Few				
Wood/Shingle				(13) Plumbing										
Aluminum/Vinyl				1 Average Fixture(s)										
Brick				8 3 Fixture Bath										
Insulation				2 2 Fixture Bath										
(2) Windows		(7) Excavation		Softener, Auto										
Many		Basement: 615 S.F.		Softener, Manual										
Avg.		Crawl: 2770 S.F.		Solar Water Heat										
Few		Slab: 0 S.F.		No Plumbing										
Large		Height to Joists: 0.0		Extra Toilet										
Avg.		(8) Basement		Extra Sink										
Small		Conc. Block		Separate Shower										
Wood Sash		Poured Conc.		Ceramic Tile Floor										
Metal Sash		Stone		Ceramic Tile Wains										
Vinyl Sash		Treated Wood		Ceramic Tub Alcove										
Double Hung		Concrete Floor		(14) Water/Sewer										
Horiz. Slide		(9) Basement Finish		Public Water										
Casement		406 Recreation SF		Public Sewer										
Double Glass		Living SF		1 Water Well										
Patio Doors		Walkout Doors (B)		1000 Gal Septic										
Storms & Screens		No Floor SF		1 2000 Gal Septic										
(3) Roof		1 Walkout Doors (A)		(10) Floor Support										
Gable		(10) Floor Support		Joists:										
Hip		Lump Sum Items:		Unsupported Len:										
Flat		Treated Wood		Cntr.Sup:										
Gambrel		Treated Wood												
Mansard		115												
Shed		200												
Asphalt Shingle		4,626												
Chimney:		5,161												
		3,176												
		4,580												
		<<<<< 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.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
4859 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/24/2024	PM24-0298	100% FINIS				
Owner's Name/Address		P.R.E. 100% 05/23/2018		MAP #: 45								
MARTIN VAN W & SHARON C 6241 ISLAND LAKE DR EAST LANSING MI 48823		2025 Est TCV 5,831,071 TCV/TFA: 1091.1										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L338 P626/92 L411 P247/95 L431 P195/96 PRT GOVT LOT 1 SEC 25 BEG AT PT ON N LN SEC 570 FT E OF NW COR TH E 150 FT TH S 0 DEG 29' W TO SHR GLEN LAKE TH ALG SHR WLY TO PT 150 FT W OF E LN PAR TH N 0 DEG 29' E TO POB EXC NORTHWOOD DR R/W SEC 25 T29N R14W 1.16 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		GROUP A 20000	100.00	1408.73	0.9592	1.1911	20000	100		2,285,023
		X Level		GROUP A 20000	50.00	1408.73	0.9592	1.1911	20000	50	SURPLUS: ZONING	100 ft 57
		X Rolling		150 Actual Front Feet, 4.85 Total Acres Total Est. Land Value = 2,856,279								
		X Low		Land Improvement Cost Estimates								
		X High		Description	Rate	Size	% Good	Cash Value				
		X Landscaped		Residential Local Cost Land Improvements								
		X Swamp		Description	Rate	Size	% Good	Cash Value				
		X Wooded		LAND IMPROVEMENTS 10 10,000.00 1 100 10,000								
		X Pond		Total Estimated Land Improvements True Cash Value = 10,000								
		X Waterfront		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Ravine		2025	1,428,100	1,487,400	2,915,500			833,392C		
		X Wetland		2024	1,390,200	1,496,800	2,887,000			808,334C		
		X Flood Plain		2023	1,170,700	1,126,800	2,297,500			769,842C		
				2022	939,500	958,000	1,897,500			733,183C		
				Who	When	What						
				TPC	12/17/2015	INSPECTED						
				TPC	09/15/2012	INSPECTED						
				WAS	10/25/2007	INSPECTED						

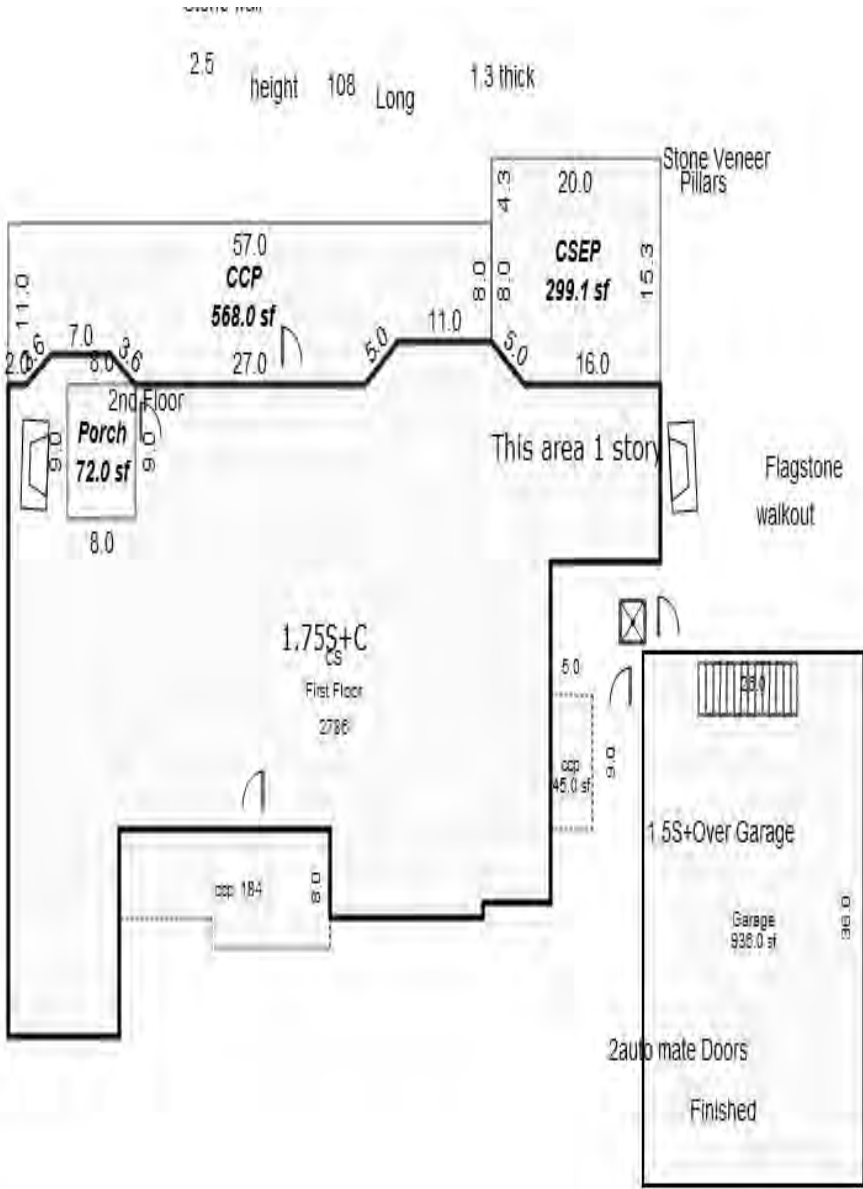


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	184	CCP	(1 Story)	Year Built: 1985 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: 864 % 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	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	45	CCP	(1 Story)	Class: A Effec. Age: 25 Floor Area: 4,876 Total Base New : 1,288,655 Total Depr Cost: 966,490 Estimated T.C.V: 2,609,523 E.C.F. X 2.700	
	Building Style: 1.75 STORY				Central Air Wood Furnace													
	Yr Built 2000		Ex X Ord Min		(12) Electric 150 Amps Service													
	Remodeled 0		Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min													
	Condition: Average		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few													
	Room List Basement 6 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Hardwood Other:		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:													
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 2786 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
	(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																	
	(3) Roof X Gable Hip Flat Gambrel Mansard Shed																	
X	Asphalt Shingle		(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:															
	Chimney:																	
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 2000 (11) Heating System: Forced Air w/ Ducts Ground Area = 2786 SF Floor Area = 4876 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,786 Total: 1,101,473 826,104 Other Additions/Adjustments Exterior Stone Veneer 300 17,328 12,996 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 Separate Shower 1 3,729 2,797 Water/Sewer 1000 Gal Septic 1 6,777 5,083 Water Well, 100 Feet 1 6,999 5,249 Porches CCP (1 Story) 184 10,534 7,900 CCP (1 Story) 45 2,801 2,101 CSEP (1 Story) 299 23,714 17,785 CCP (1 Story) 568 31,041 23,281 WPP 72 4,027 3,020 Garages Class: C Exterior: Pole (Unfinished) Base Cost 864 22,516 16,887 Built-Ins Appliance Allow. 1 9,737 7,303 <<<<< 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***

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: 2000 Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	X						
	Mobile Home															0	0				
	Town Home																				
	Duplex																				
	A-Frame																				
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: 23 Floor Area: 468 Total Base New : 170,884 Total Depr Cost: 131,581 Estimated T.C.V: 355,269			E.C.F. X 2.700		Bsmnt Garage:									
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	(12) Electric			Cost Est. for Res. Bldg: 2 Single Family GARAGE			Cls A		Blt 2000									
Yr Built 2000		Trim & Decoration		0 Amps Service			Ground Area = 0 SF			Floor Area = 468 SF.											
Remodeled 0		Ex	Ord	Min	No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77													
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Building Areas													
Room List		Doors	Solid	H.C.	Many			Stories			Exterior		Foundation		Size		Cost New		Depr. Cost		
Basement		(5) Floors		1 Average Fixture(s)			1 Story			Siding		Overhang		468		Total:		82,092		63,211	
1st Floor		Kitchen:		1 3 Fixture Bath			Other Additions/Adjustments														
2nd Floor		Other:		2 Fixture Bath			Plumbing														
Bedrooms		Other:		Softener, Auto			Average Fixture(s)														
(1) Exterior				Softener, Manual			Garages														
Wood/Shingle		(6) Ceilings		Solar Water Heat			Class: A Exterior: Siding														
Aluminum/Vinyl				No Plumbing			Foundation: 42 Inch (Finished)														
Brick				Extra Toilet			Base Cost														
Insulation				Extra Sink			Door Opener														
(2) Windows		(7) Excavation		Separate Shower			Totals:														
Many				Ceramic Tile Floor			82,930														
Avg.				Ceramic Tile Wains			1,734														
Large				Ceramic Tub Alcove			170,884														
Avg.				Vent Fan			355,269														
Small				(14) Water/Sewer			Notes:														
Wood Sash		(8) Basement		Public Water			ECF (4080 BIG GLEN) 2.700 => TCV:														
Metal Sash				Public Sewer																	
Vinyl Sash				Water Well																	
Double Hung				1000 Gal Septic																	
Horiz. Slide				2000 Gal Septic																	
Casement				Lump Sum Items:																	
Double Glass																					
Patio Doors																					
Storms & Screens																					
(3) Roof		(9) Basement Finish																			
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.
SMITH DEAN E JR & MILDRED	SMITH FAMILY TRUST	0	01/19/2022	QC	09-FAMILY	2022000504	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6141 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	12/03/2020	PB20-0424	100% FINIS
Owner's Name/Address	P.R.E. 100% 04/12/2012		SOLAR	10/29/2020	LU20-28	100% FINIS
SMITH FAMILY TRUST PO BOX 311 GLEN ARBOR MI 49636	MAP #: 46,45		Electrical	10/27/2020	PE20-0565	100% FINIS
	2025 Est TCV 2,502,847 TCV/TFA: 489.99		Res. Add/Alter/Repair	07/19/2010	PB10-0190	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE									
	Public Improvements		* Factors *									
BEG AT PT ON SHR FISHER LAKE WHICH IS 720 FT N & 785.91 FT E OF SW COR GOVT LOT 2 SEC 25 TH W 868 FT TO E R/W LN PUBLIC RD TH N 44' W ALG R/W LN 150.0015 FT TH E 929.57 FT TO SHR FISHER LAKE TH S 5 DEG 46' W ALG SHR 50.57 FT TH S 28 DEG 43' W ALG SHR 114.03 FT TO POB SEC 25 T29N R14W 3.12 A.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	X	Gravel Road	GROUP A 9000/	100.00	850.87	0.8895	0.9450	9000	100		756,572	
	X	Paved Road	GROUP A 9000/	59.73	850.87	0.8895	0.9450	9000	50	SURPLUS: ZONING	100 ft 22	
	X	Storm Sewer	160 Actual Front Feet, 3.12 Total Acres		Total Est. Land Value =		982,511					
	X	Sidewalk	Land Improvement Cost Estimates									
	X	Water	Description	Rate	Size	% Good	Cash Value					
	X	Sewer	Residential Local Cost Land Improvements									
	X	Electric	Description	Rate	Size	% Good	Cash Value					
	X	Gas	LAND IMPROVEMENTS 10		10,000.00	1	100	10,000				
	X	Curb	Total Estimated Land Improvements True Cash Value = 10,000									



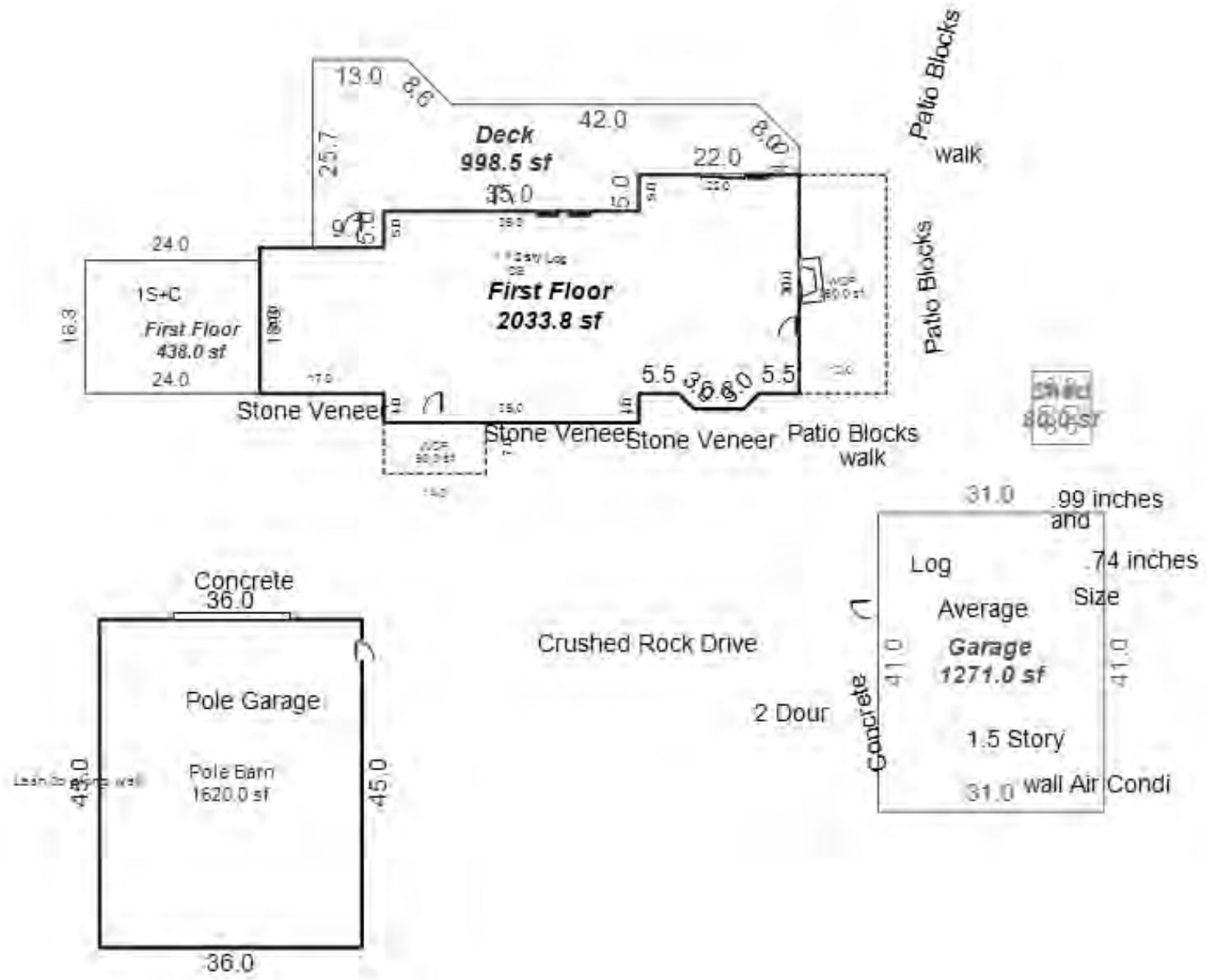
Comments/Influences		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
	X	Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
	X	Wooded									
		Pond									
	X	Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	Who	When	What	2025	491,300	760,100	1,251,400			323,985C	
	TPC	12/29/2020	INSPECTED	2024	497,800	737,700	1,235,500			314,244C	
	TPC	07/14/2017	INSPECTED	2023	270,200	559,600	829,800			299,280C	
	TPC	01/10/2011	INSPECTED	2022	219,500	459,100	678,600			285,029C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1998 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1271 % Good: 0 Storage Area: 1142 No Conc. Floor: 0																									
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 3,488 Total Base New : 672,332 Total Depr Cost: 537,865 Estimated T.C.V: 1,452,236			98 WCP (1 Story) 360 WCP (1 Story) 998 Treated Wood		Bsmnt Garage: Carport Area: Roof:																										
Building Style: LOG		Drywall Paneled	Plaster X Wood T&G		Trim & Decoration			E.C.F. X 2.700																															
Yr Built 1998	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.	(5) Floors																																		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:		(12) Electric																																			
(1) Exterior		No./Qual. of Fixtures			100 Amps Service																																		
X	Wood/Shingle Aluminum/Vinyl Brick	X Ex.			Ord.	Min	No. of Elec. Outlets																																
X	Insulation	X Wood			Many	X Ave.	Few	(13) Plumbing																															
(2) Windows		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer																																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2471 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Lump Sum Items:																																		
X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish																																					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																																				
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:																																					
Chimney: Brick																																							
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 2471 SF Floor Area = 3488 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Pine Logs</td> <td>Crawl Space</td> <td>2,033</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>438</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>527,024</td> <td>421,619</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 200 9,394 7,515 Plumbing Average Fixture(s) 1 2,188 1,750 3 Fixture Bath 2 13,760 11,008 Water/Sewer 1000 Gal Septic 1 5,676 4,541 Water Well, 100 Feet 1 6,289 5,031 Porches WCP (1 Story) 98 6,059 4,847 WCP (1 Story) 360 15,786 12,629 Garages Class: D Exterior: Siding Foundation: 42 Inch (Finished) Storage Over Garage 1142 12,174 9,739 Door Opener 2 867 694 Base Cost 1271 44,866 35,893 Built-Ins Appliance Allow. 1 4,003 3,202 Fireplaces Exterior 2 Story 1 10,413 8,330 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Pine Logs	Crawl Space	2,033			1 Story	Siding	Crawl Space	438			Total:				527,024	421,619
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1.5 Story	Pine Logs	Crawl Space	2,033																																				
1 Story	Siding	Crawl Space	438																																				
Total:				527,024	421,619																																		

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

Class: D,Pole
 Floor Area: 1,620
 Gross Bldg Area: 1,620
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 10
 Physical %Good: 78
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:
 HAS LEAN TO AT THE
 NORTH SIDE

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: 1620					
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: Low					

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 17.03

Adjusted Square Foot Cost for Upper Floors = 17.03

Total Floor Area: 1,620 Base Cost New of Upper Floors = 27,588

Reproduction/Replacement Cost = 27,588

Eff. Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 21,519

ECF (4082 FISHER LAKE) 2.700 => TCV of Bldg: 1 = 58,100
 Replacement Cost/Floor Area= 17.03 Est. TCV/Floor Area= 35.86

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANPHIER JANE M ESTATE	BELLOWS RANDALL F & JEFFR	0	06/26/1984	WD	16-LC PAYOFF	247P341	DEED	0.0
LANPHIER JAN ESTATE	BELLOWS RANDALL F & JEFFR	270,000	10/26/1981	MLC	08-ESTATE	227P631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status					
4873 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/08/2021	PM21-0187	100% FINIS					
	P.R.E. 0%		Res. Add/Alter/Repair	02/25/2021	PB21-0030	100% FINIS					
Owner's Name/Address	MAP #: 45		Plumbing	02/12/2021	PP21-0038	100% FINIS					
BELLOWS RANDALL F & JEFFREY A TRUSTEES OF BELLOWS JA REV 25290 MONTANE DRIVE WEST GOLDEN CO 80401	2025 Est TCV 3,073,141	TCV/TFA: 762.94	Electrical	12/17/2020	PE20-0699	100% FINIS					
	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 20000	100.00	307.85	0.9169	0.8144	20000	100		1,493,328
			GROUP A 20000	79.70	307.85	0.9169	0.8144	20000	50	SURPLUS: ZONING 100 ft	59
			180 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 2,088,419								
			Land Improvement Cost Estimates								
			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								
			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	1,044,200	492,400	1,536,600			505,317C	
	TPC	05/05/2021	INSPECTED	2024	1,016,500	484,200	1,500,700			490,124C	
	TPC	11/16/2017	INSPECTED	2023	856,000	365,000	1,221,000			466,785C	
	TPC	12/22/2016	INSPECTED	2022	932,900	299,100	1,232,000			444,558C	

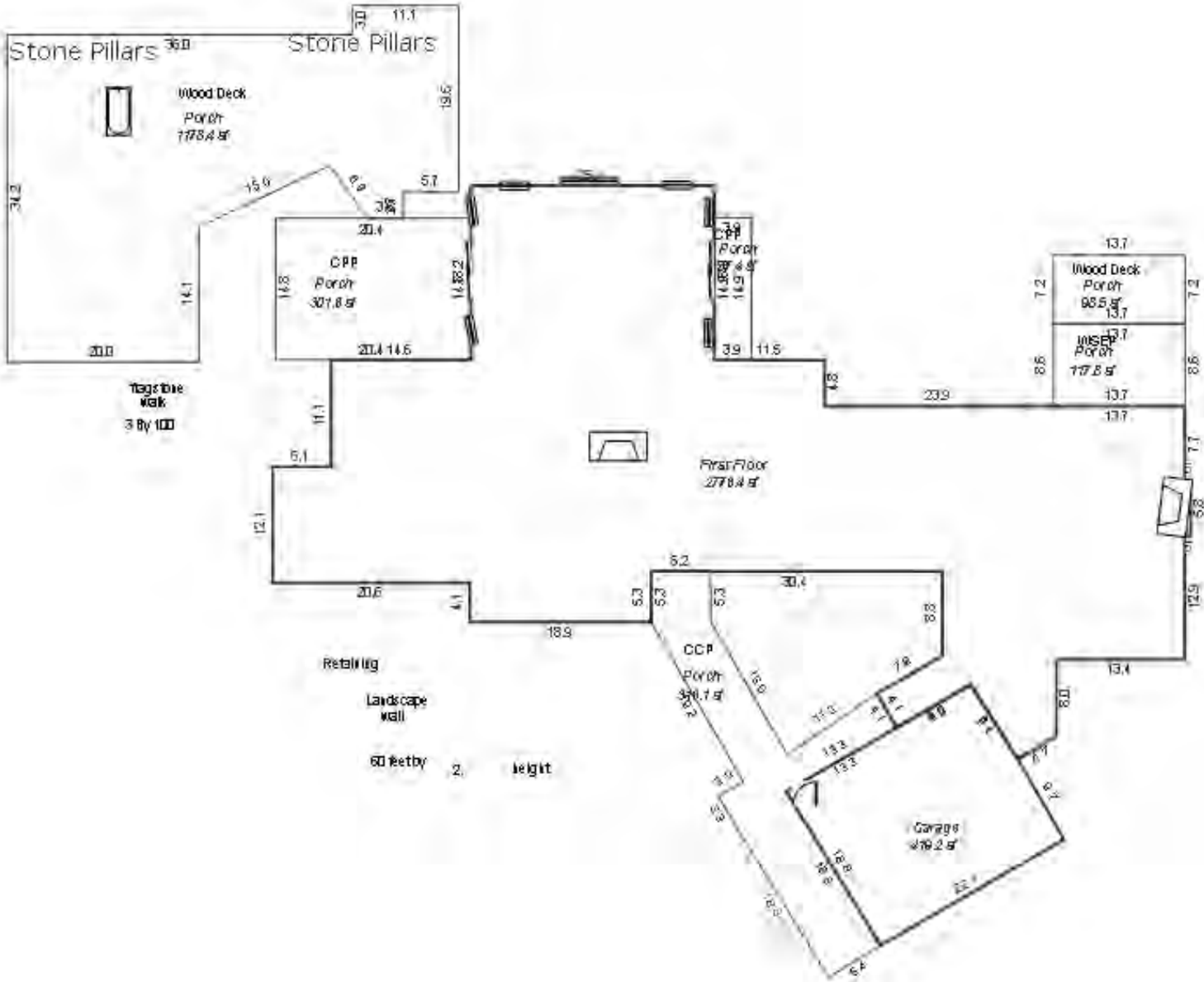


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area	Type	Year Built: 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: 419 % 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	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			316 301 57 117 954 98	CCP (1 Story) CPP CPP WSEP (2 Story) Treated Wood Treated Wood			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace				Class: C Effec. Age: 36 Floor Area: 3,156 Total Base New : 459,931 Total Depr Cost: 294,355 Estimated T.C.V: 794,759				E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1946 197	Remodeled 2017	Size of Closets		(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1 STORY				Cls C		Blt 1946	
Condition: Average		Lg X Ord Min		150 Amps Service				Ground Area = 3156 SF Floor Area = 3156 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64							
Room List		Doors Solid X H.C.		No./Qual. of Fixtures				Building Areas							
Basement 6 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:		Ex. X Ord. Min				Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few				1 Story Siding Crawl Space 3,156						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(13) Plumbing				Other Additions/Adjustments							
X	Insulation	(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Plumbing							
(2) Windows	Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 3156 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer				Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Porches							
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:				Deck							
(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Treated Wood Treated Wood						
X	Gable Hip Flat	Gambrel Mansard Shed						Garages							
X	Chimney: Brick	(10) Floor Support						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Base Cost Common Wall: 1 Wall							
								Built-Ins							
								Appliance Allow.							
														<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

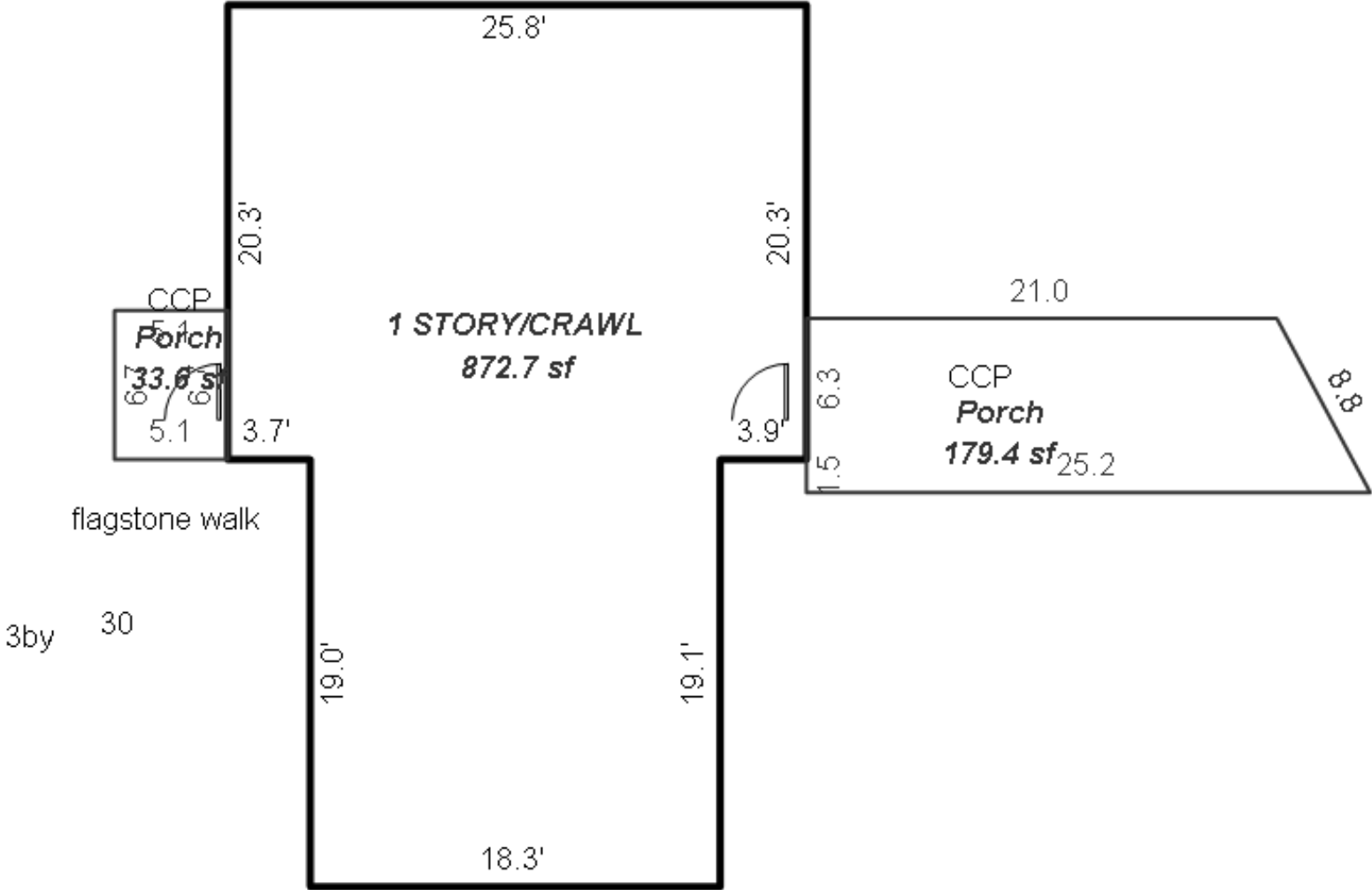
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							33 179	CCP (1 Story) CCP																			
	Building Style: 1 STORY		Drywall Paneled																													
	Yr Built 0	Remodeled 2017	Plaster Wood T&G																													
	Condition: Average		Trim & Decoration																													
	Room List		Ex X Ord Min																													
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets																													
	(1) Exterior		Lg X Ord Small																													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Doors Solid X H.C.																													
	(2) Windows		(5) Floors																													
X	Many Avg. X Avg. Few Small		Kitchen: Other: Other:																													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings																													
	(3) Roof		(7) Excavation																													
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 872 S.F. Slab: 0 S.F. Height to Joists: 0.0																													
X	Asphalt Shingle		(8) Basement																													
	Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
	(10) Floor Support		(9) Basement Finish																													
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																													
			(14) Water/Sewer																													
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																													
			Joists: Unsupported Len: Cntr.Sup:																													
			Lump Sum Items:																													
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 872 SF Floor Area = 872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>872</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>105,462</td> <td>63,276</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,238 743 Porches CCP (1 Story) 33 999 599 CPP 179 2,989 1,793 Built-Ins Appliance Allow. 1 1,947 1,168 Totals: 112,635 67,579 Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 182,463															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	872			Total:				105,462	63,276
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	872																													
Total:				105,462	63,276																											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SELBY BENJAMIN J & CAROLY	SELBY BENJAMIN J	0	07/26/2023	WD	09-FAMILY	2023003313	PROPERTY TRANSFER	0.0
STEPITA ET AL	SELBY BENJAMIN J & CAROLY	430,000	09/26/1997	WD	03-ARM'S LENGTH	454:106	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6161 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/05/2024	PM24-0868	100% FINIS

Owner's Name/Address	MAP #: 46,45
SELBY BENJAMIN J PO BOX 164 GLEN ARBOR MI 49636	2025 Est TCV 1,612,316 TCV/TFA: 680.30

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE
L228 P673 L454 P106/97 BEG AT PT ON SHR FISHER LAKE WHICH IS 470 FT N & 760.46 FT E OF SW COR GOVT LOT 2 SEC 25 TH W 839.47 FT TO E R/W LN OF PUBLIC RD TH N 0 DEG 44' W ALG W R/W LN 150.01 FT TH E 815.9 FT TO SHR FISHER LAKE TH S 4 DEG 09' W ALG SHR 100.26 FT TH S 33 DEG 02' E 59.63 FT TO POB SEC 25 T29N R14W 2.93 A.	X		

Public Improvements	* Factors *
Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
Gravel Road	GROUP A 9000/ 100.00 790.27 0.8939 0.9209 9000 100 740,914
Paved Road	GROUP A 9000/ 56.60 790.27 0.8939 0.9209 9000 50 SURPLUS: ZOINING 100 ft 2
Storm Sewer	157 Actual Front Feet, 2.84 Total Acres Total Est. Land Value = 950,582
Sidewalk	
Water	
Sewer	
Electric	
Gas	
Curb	
Street Lights	
Standard Utilities	
Underground Utils.	

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
Dock: Light posts	43.23	120	50	2,594
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 =				5,094

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	475,300	330,900	806,200			168,264C
2024	485,200	325,400	810,600			163,205C
2023	263,400	263,900	527,300			155,434C
2022	217,900	216,200	434,100			148,033C

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	05/16/2013	INSPECTED
TPC	01/10/2011	INSPECTED

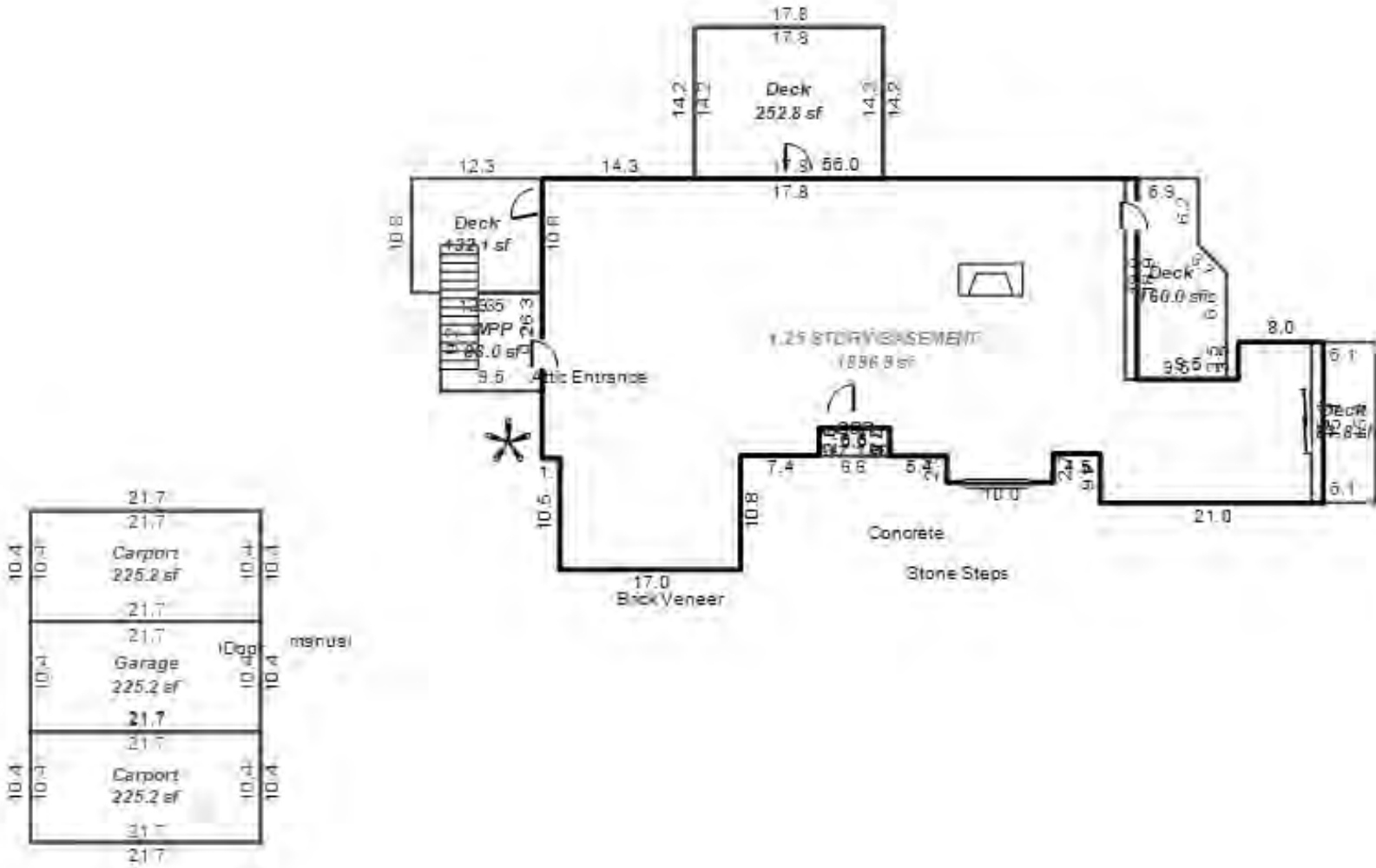


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 225 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
		0	Front Overhang																	
		0	Other Overhang																	
X	Wood Frame	X	Drywall Paneled						Plaster Wood T&G											
Building Style: 1.25 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: C +10 Effec. Age: 35 Floor Area: 2,370 Total Base New : 374,139 Total Depr Cost: 243,200 Estimated T.C.V: 656,640				E.C.F. X 2.700		Bsmnt Garage: Carport Area: 225 Roof: Comp.Shingle					
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace					No. of Elec. Outlets											
1940	2009	Ex	X	Ord			Min													
Condition: Average		Lg		X	Ord		Small	No./Qual. of Fixtures												
Room List		Doors		Solid		X	H.C.	Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 10		Blt 1940		
	Basement 5 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			150 Amps Service		No. of Elec. Outlets		Many		X	Ave.						
		Kitchens:		Other: Carpeted			Other:		(13) Plumbing		1		Average Fixture(s)							
		Other:							2		3		Fixture Bath							
		Other:							No. of Elec. Outlets		1		Average Fixture(s)							
		Other:							Ex.		X	Ord.		Min	Other Additions/Adjustments					
		Other:							Ex.		X	Ord.		Min	Exterior					
		Other:							Ex.		X	Ord.		Min	Foundation					
		Other:							Ex.		X	Ord.		Min	Size					
		Other:							Ex.		X	Ord.		Min	Cost New					
		Other:							Ex.		X	Ord.		Min	Depr. Cost					
		Other:							Ex.		X	Ord.		Min	Total:					
		Other:							Ex.		X	Ord.		Min	310,154					
		Other:							Ex.		X	Ord.		Min	201,612					
		Other:							Ex.		X	Ord.		Min	2,354					
		Other:							Ex.		X	Ord.		Min	1,486					
		Other:							Ex.		X	Ord.		Min	4,678					
		Other:							Ex.		X	Ord.		Min	4,899					
		Other:							Ex.		X	Ord.		Min	5,849					
		Other:							Ex.		X	Ord.		Min	2,805					
		Other:							Ex.		X	Ord.		Min	862					
		Other:							Ex.		X	Ord.		Min	3,176					
		Other:							Ex.		X	Ord.		Min	3,602					
		Other:							Ex.		X	Ord.		Min	4,851					
		Other:							Ex.		X	Ord.		Min	2,454					
		Other:							Ex.		X	Ord.		Min	2,786					
		Other:							Ex.		X	Ord.		Min	5,376					
		Other:							Ex.		X	Ord.		Min	3,494					
		Other:							Ex.		X	Ord.		Min	<<<<<<<< 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.				
LANPHIER FAMILY TRUST	LANPHIER EDWARD O II TRUS	0	02/13/2023	WD	09-FAMILY	2023000701	PROPERTY TRANSFER	0.0				
LANPHIER EDWARD II & CAME	LANPHIER FAMILY TRUST	0	02/15/2014	WD	09-FAMILY	1192P468	OTHER	0.0				
GILLULA E WILLIAM & PATRI	LANPHIER EDWARD O & CAMER	2,750,000	02/07/2014	WD	03-ARM'S LENGTH	1191P628	PROPERTY TRANSFER	100.0				
SPRATTMORAN & FEIGENBAUM	GILLULA E WILLIAM & PATRI	1,250,000	09/03/2013	WD	03-ARM'S LENGTH	2013 L1177P953	PROPERTY TRANSFER	50.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4927 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck		11/03/2022	PB22-0547	100% FINIS				
Owner's Name/Address		P.R.E. 100% 11/22/2021		DECK/PORCH		09/24/2022	LU22-27	100% FINIS				
LANPHIER EDWARD O II TRUST & LANPHIER CAMERON M TRUST PO BOX 291 GLEN ARBOR MI 49636		MAP #: 45		WELL/SEPTIC		08/08/2016	L16 -194	100% FINIS				
		2025 Est TCV 4,482,689 TCV/TFA: 1307.2		Plumbing		01/15/2016	PP16-0013					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 20000	100.00	1278.17	1.0000	1.1624	20000	100		2,324,891
		Paved Road		GROUP A 20000	26.30	1278.17	1.0000	1.1624	20000	50	SURPLUS: ZONING 100 ft	30
		Storm Sewer		126 Actual Front Feet, 3.71 Total Acres Total Est. Land Value = 2,630,614								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Crushed Rock	2.64	1000	50	1,320				
		Electric		D/W/P: Flagstone/Sand	29.65	500	50	7,412				
		Gas		D/W/P: 4in Ren. Conc.	11.69	560	50	3,273				
		Curb		D/W/P: Flagstone/Sand	29.65	160	50	2,372				
		Street Lights		Wood Frame	36.02	219	50	3,944				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 18,321								
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	1,315,300	926,000	2,241,300		1,500,748C		
		TPC 05/24/2023 INSPECTED		2024	1,282,100	910,900	2,193,000			1,455,624C		
		TPC 12/08/2022 INSPECTED		2023	1,079,700	681,900	1,761,600			1,380,309C		
		TPC 05/18/2016 INSPECTED		2022	809,900	599,400	1,409,300			1,307,819C		



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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 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: 2015 Car Capacity: Class: B Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 2047 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
	Building Style: 1 STORY	X	Drywall Paneled										
	Yr Built 1900		Plaster Wood T&G										
	Remodeled 2016		Trim & Decoration										
	Condition: Average		Ex X Ord										
	Room List		Min										
	Basement 7 1st Floor 2nd Floor 5 Bedrooms		Size of Closets										
	(1) Exterior		Lg X Ord										
X	Wood/Shingle Aluminum/Vinyl Brick		Small										
X	Insulation		Doors										
	(2) Windows		Solid X H.C.										
X	Many Avg. X Avg. Few		(5) Floors										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Kitchen: Other: Hardwood Other:										
	(3) Roof		(6) Ceilings										
X	Gable Hip Flat		X Drywall										
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
	Chimney: Brick		(7) Excavation										
			Basement: 0 S.F. Crawl: 2743 S.F. Slab: 0 S.F. Height to Joists: 0.0										
			(8) Basement										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
			(9) Basement Finish										
			1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
			(10) Floor Support										
			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) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
			(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										
			36 WCP (1 Story) 36 WCP (1 Story) 178 CPP 79 CPP 274 CSEP (1 Story) 79 CCP (1 Story) 160 Roof Cover Onl 100 Wood Balcony										
			(17) Garage										
			Class: B Effec. Age: 15 Floor Area: 3,429 Total Base New : 799,026 Total Depr Cost: 679,168 Estimated T.C.V: 1,833,754										
			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2743 SF Floor Area = 3429 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,743 Total: 552,783 469,865										
			Other Additions/Adjustments										
			Exterior										
			Stone Veneer 20 1,042 886										
			Plumbing										
			Average Fixture(s)										
			3 Fixture Bath 3 31,580 26,843										
			2 Fixture Bath 1 7,018 5,965										
			Separate Shower 1 3,199 2,719										
			Water/Sewer										
			1000 Gal Septic 1 6,158 5,234										
			Water Well, 100 Feet 1 6,593 5,604										
			Porches										
			WCP (1 Story) 36 3,371 2,865										
			WCP (1 Story) 36 3,371 2,865										
			CPP 178 4,726 4,017										
			CPP 79 2,360 2,006										
			CSEP (1 Story) 274 15,900 13,515										
			CCP (1 Story) 79 3,245 2,758										
			Balcony										
			Wood Balcony 100 5,588 4,750										
			Garages										
			Class: B Exterior: Pole (Unfinished)										
			<<<< 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.
WARNES ELSIE M TRUST	CARLTON CATHERINE	510,000	07/02/2019	WD	03-ARM'S LENGTH	1365P189	PROPERTY TRANSFER	100.0
WARNES ELSIE M	WARNES ELSIE M TRUST	0	12/30/2009	QC	09-FAMILY	1040P238	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6069 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/23/2021	PE21-0110	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	02/22/2021	PM21-0144	100% FINIS
CARLTON CATHERINE 16306 NELSON RD WOODSTOCK IL 60098	MAP #: 46,45		Plumbing	02/04/2021	PP21-0030	100% FINIS
	2025 Est TCV 1,136,750 TCV/TFA: 811.96		Res. Add/Alter/Repair	12/08/2020	PB20-0440	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 9000/	100.00	500.00	1.0000	0.7846	9000 100	706,126
100 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =	706,126

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value		
Wood Frame	29.04	100 50	1,452		
Residential Local Cost Land Improvements		Description	Rate	Size % Good	Cash Value
X Electric		LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
X Gas		Total Estimated Land Improvements True Cash Value = 3,952			

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	353,100	215,300	568,400			351,765C
X Rolling		2024	377,300	211,700	589,000			341,189C
X Low		2023	204,800	159,700	364,500			324,942C
X High		2022	190,000	130,900	320,900			309,469C
X Landscaped								
X Swamp								
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								

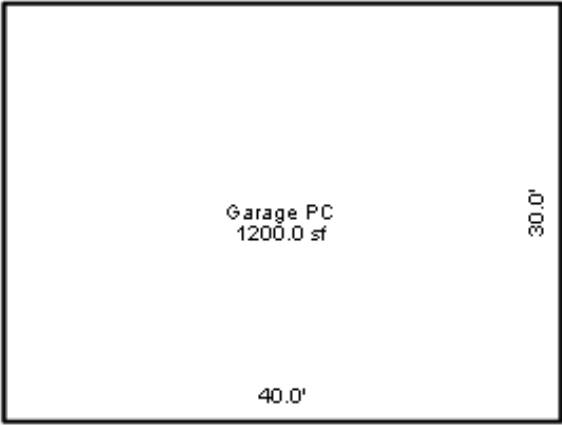
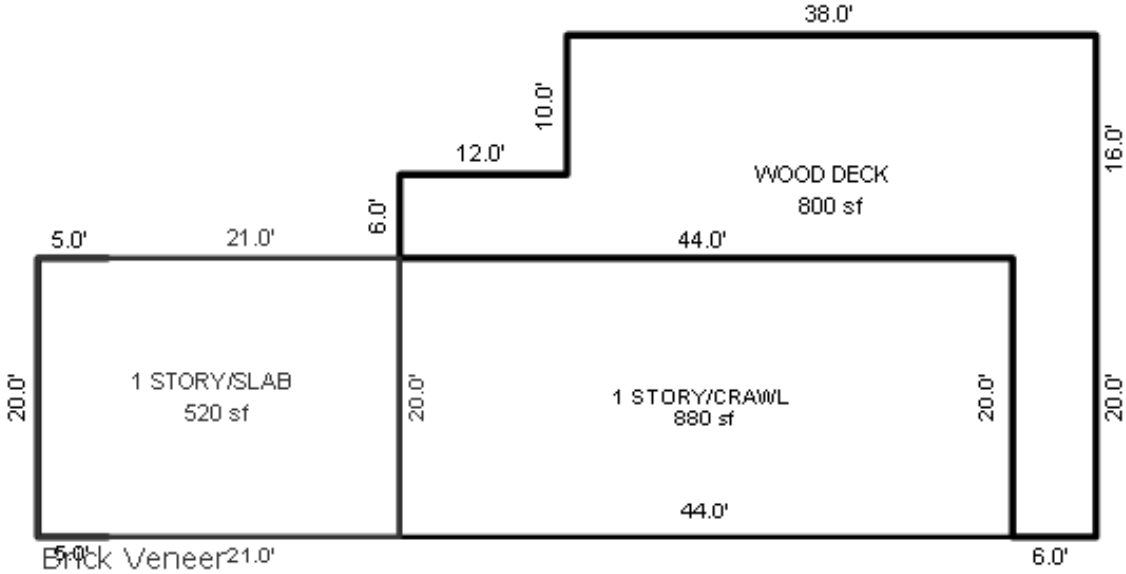


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	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 800	Type Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % 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: 1,400 Total Base New : 243,118 Total Depr Cost: 158,027 Estimated T.C.V: 426,672		E.C.F. X 2.700		Bsmnt Garage:				
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	(12) Electric		150 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1960					
Yr Built 1960 198	Remodeled 2021	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		Total: 178,053 115,735					
Room List		Doors	Solid X H.C.		(5) Floors		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 520 2 520		Other Additions/Adjustments				
Basement 4 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Plumbing		1 1,486 966 1 4,678 3,041 1 4,899 3,184 1 5,849 3,802		Brick Veneer 300 5,193 3,375			
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 880 S.F. Slab: 520 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 550 357 Base Cost 1200 29,160 18,954 Built-Ins Appliance Allow. 1 2,786 1,811 Deck Treated Wood 800 10,464 6,802 Totals: 243,118 158,027	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X Drywall		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 550 357 Base Cost 1200 29,160 18,954 Built-Ins Appliance Allow. 1 2,786 1,811 Deck Treated Wood 800 10,464 6,802 Totals: 243,118 158,027			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 880 S.F. Slab: 520 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 550 357 Base Cost 1200 29,160 18,954 Built-Ins Appliance Allow. 1 2,786 1,811 Deck Treated Wood 800 10,464 6,802 Totals: 243,118 158,027	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 880 S.F. Slab: 520 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 550 357 Base Cost 1200 29,160 18,954 Built-Ins Appliance Allow. 1 2,786 1,811 Deck Treated Wood 800 10,464 6,802 Totals: 243,118 158,027	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 550 357 Base Cost 1200 29,160 18,954 Built-Ins Appliance Allow. 1 2,786 1,811 Deck Treated Wood 800 10,464 6,802 Totals: 243,118 158,027		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV: 426,672			
(3) Roof		(10) Floor Support		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		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 550 357 Base Cost 1200 29,160 18,954 Built-Ins Appliance Allow. 1 2,786 1,811 Deck Treated Wood 800 10,464 6,802 Totals: 243,118 158,027		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV: 426,672					
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 550 357 Base Cost 1200 29,160 18,954 Built-Ins Appliance Allow. 1 2,786 1,811 Deck Treated Wood 800 10,464 6,802 Totals: 243,118 158,027		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV: 426,672					
X	Asphalt Shingle	(10) Floor Support		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		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 550 357 Base Cost 1200 29,160 18,954 Built-Ins Appliance Allow. 1 2,786 1,811 Deck Treated Wood 800 10,464 6,802 Totals: 243,118 158,027		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV: 426,672					
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: ECF (4082 FISHER LAKE) 2.700 => TCV: 426,672											

*** 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.
MELVILLE MARJORIE LEE		0	07/05/2023	OTH	07-DEATH CERTIFICATE	2023005366	OTHER	0.0
MELVILLE DOUGLAS A & MARJ	MELVILLE BALDWIN & MELVIL	0	07/15/2010	QC	09-FAMILY	2010 1061-642	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6067 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING	04/23/2002	PP02-0124	
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	04/22/2002	PB02-0099	
MELVILLE DOUGLAS A & MELVILLE DAVID P & CYNTHIA K-JWROS 2518 ARLINGTON RD LANSING MI 48906	MAP #: 46					
	2025 Est TCV 1,049,247 TCV/TFA: 488.48					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PRT GOVT LOT 2 SEC 25 COM AT NW COR SEC 25 TH S 86 DEG 58' 10" E 1972.68 FT ALG N LN SEC 25 TO STAKE NEAR SHR BIG FISHER LAKE & POB TH N 88 DEG 03' W 250 FT ALG N LN TH S 01 DEG 57' 00" W 90.0 FT TH S 88 DEG 03' E 233.76 FT TO SHR BIG FISHER LAKE TH N 12 DEG 10' 40" E 91.45 FT ALG SD SHR TO POB SEC 25 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		GROUP A 9000/ 92 Actual Front Feet, 0.51 Total Acres	92.00	240.00	1.0211	0.6068	9000 100		513,047
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates							
	X	Topography of Site		Description					Rate	Size % Good	Cash Value
	X	Level Rolling Low High Landscaped Swamp		Wood Frame					29.74	96 50	1,427
	X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Residential Local Cost Land Improvements							
				Description					Rate	Size % Good	Cash Value
				LAND IMPROVEMENTS 25					2,500.00	1 100	2,500
				Total Estimated Land Improvements True Cash Value =							3,927



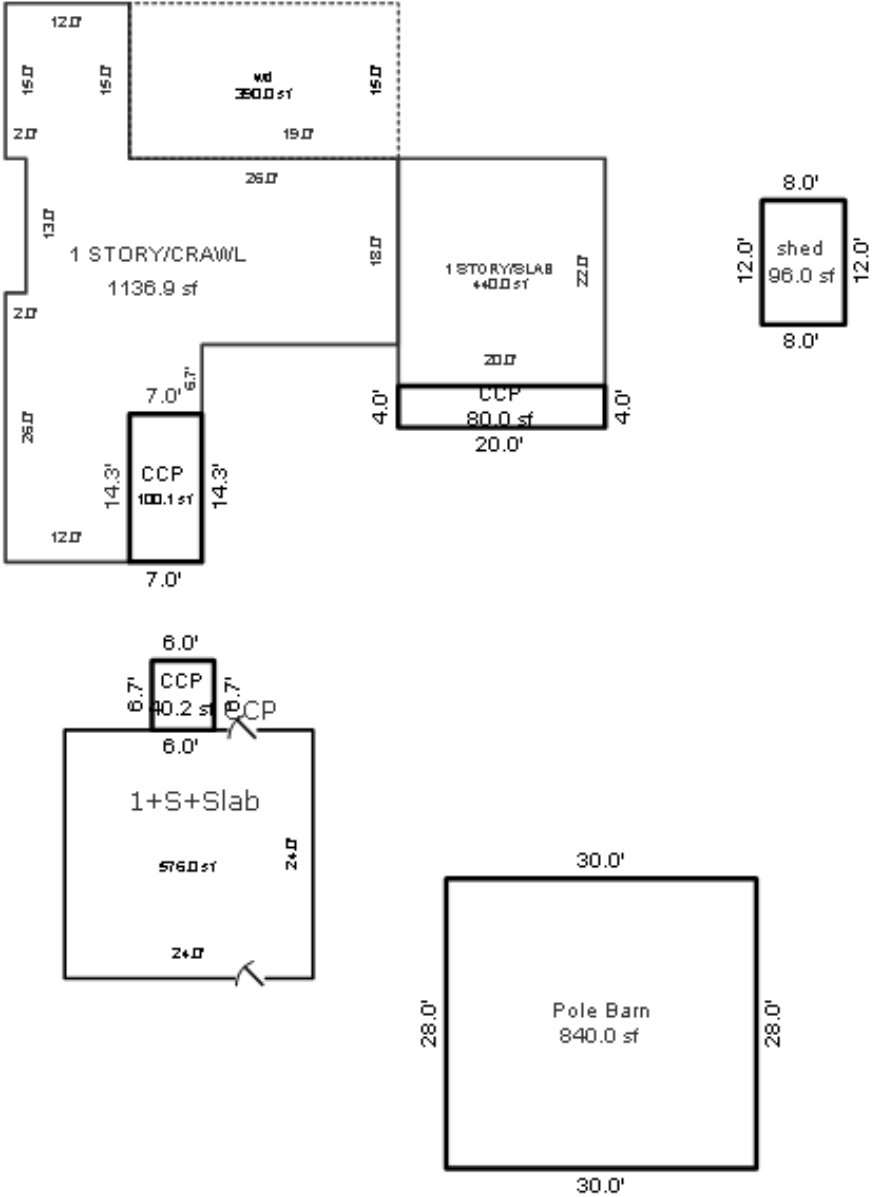
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	256,500	268,100	524,600			137,358C
TPC	05/09/2019	INSPECTED	2024	295,000	263,700	558,700			133,228C
WAS	02/12/2008	INSPECTED	2023	160,100	198,800	358,900			126,884C
WAS	11/03/2007	INSPECTED	2022	138,000	162,800	300,800			120,842C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: 2.5 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G						80	CCP (1 Story)		
	Building Style: 1 STORY	Trim & Decoration			Ex	X	Ord	Min				100	CCP (1 Story)		
	Yr Built 1920	Remodeled 1980			Lg	X	Ord	Small				390	Treated Wood		
	Condition: Average	Size of Closets													
	Room List	Doors	Solid	X	H.C.										
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors													
	(1) Exterior	Kitchen: Other: Tile Other: Carpeted													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings													
X	Insulation	X	Drywall												
	(2) Windows	(7) Excavation													
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1132 S.F. Slab: 440 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(9) Basement Finish													
	Chimney: Brick	(10) Floor Support													
		Joists: 2X8X16 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													
		0 Amps Service													
		No./Qual. of Fixtures													
		X	Ex.		Ord.		Min								
		No. of Elec. Outlets													
		Many	X	Ave.		Few									
		(13) Plumbing													
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY													
		(11) Heating System: Forced Air w/ Ducts													
		Ground Area = 1572 SF Floor Area = 1572 SF.													
		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60													
		Building Areas													
		Stories Exterior Foundation Size Cost New Depr. Cost													
		1 Story Siding Crawl Space 1,132													
		1 Story Siding Slab 440													
		Total: 188,691 113,190													
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s) 1 1,486 892													
		3 Fixture Bath 1 4,678 2,807													
		Water/Sewer													
		1000 Gal Septic 1 4,899 2,939													
		Water Well, 100 Feet 1 5,849 3,509													
		Porches													
		CCP (1 Story) 80 2,322 1,393													
		CCP (1 Story) 100 2,825 1,695													
		Deck													
		Treated Wood 390 6,462 3,877													
		Garages													
		Class: C Exterior: Pole (Unfinished)													
		Base Cost 840 22,042 13,225													
		Built-Ins													
		Appliance Allow. 1 2,786 1,672													
		Fireplaces													
		Interior 1 Story 1 5,376 3,226													
		Wood Stove 1 2,570 1,542													
		Totals: 249,986 149,967													
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>													

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story			Area	Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Mobile Home				Drywall	Plaster	Forced Air w/o Ducts			Interior 2 Story	40	CCP (1 Story)		Class: CD Effec. Age: 40 Floor Area: 576 Total Base New : 78,621 Total Depr Cost: 47,171 Estimated T.C.V: 127,362				
	Town Home				Paneled	Wood T&G	Forced Air w/ Ducts			2nd/Same Stack								
	Duplex	(4) Interior			Forced Hot Water	Two Sided				E.C.F. X 2.700								
	A-Frame	Trim & Decoration			Electric Baseboard	Exterior 1 Story												
	Wood Frame	Ex	Ord		Elec. Ceil. Radiant	Exterior 2 Story												
	Building Style:	Size of Closets			Radiant (in-floor)	Prefab 1 Story												
	1 STORY	Lg	Ord		Electric Wall Heat	Prefab 2 Story												
	Yr Built	Remodeled	No Heating/Cooling		Heat Circulator													
	0	0	Central Air		Raised Hearth													
Condition: Average	Doors		Wood Furnace	Wood Stove														
Room List	Solid		Wood Furnace	Direct-Vented Ga														
Basement	H.C.		(12) Electric	Class: CD														
1st Floor	(5) Floors		0 Amps Service	Effec. Age: 40														
2nd Floor	Kitchen:		No./Qual. of Fixtures	Floor Area: 576														
Bedrooms	Other:		Ex.	Total Base New : 78,621														
(1) Exterior	Other:		Ord.	Total Depr Cost: 47,171														
Wood/Shingle	(6) Ceilings		Min	Estimated T.C.V: 127,362														
Aluminum/Vinyl	No. of Elec. Outlets		Cost Est. for Res. Bldg: 2 Single Family 1 STORY			Cls CD Blt 0												
Brick	Many		Ground Area = 576 SF Floor Area = 576 SF.															
Insulation	Ave.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60															
(2) Windows	Few		Building Areas															
Many	(7) Excavation		Stories Exterior Foundation															
Avg.	Basement: 0 S.F.		1+ Story Siding Slab															
Few	Crawl: 0 S.F.		Average Fixture(s)															
Large	Slab: 576 S.F.		1 3 Fixture Bath															
Small	Height to Joists: 0.0		2 Fixture Bath															
Wood Sash	(8) Basement		Softener, Auto															
Metal Sash	Conc. Block		Softener, Manual															
Vinyl Sash	Poured Conc.		No Plumbing															
Double Hung	Stone		Extra Toilet															
Horiz. Slide	Treated Wood		Extra Sink															
Casement	Concrete Floor		Separate Shower															
Double Glass	(9) Basement Finish		Ceramic Tile Floor															
Patio Doors	No Floor		Ceramic Tile Wains															
Storms & Screens	Walkout Doors (A)		Ceramic Tub Alcove															
(3) Roof	(10) Floor Support		Vent Fan															
Gable	Recreation SF		(14) Water/Sewer															
Hip	Living SF		Public Water															
Flat	Walkout Doors (B)		Public Sewer															
Asphalt Shingle	No Floor SF		Water Well															
Chimney:	Walkout Doors (A)		1000 Gal Septic															
	Concrete Floor		2000 Gal Septic															
	(10) Floor Support		Lump Sum Items:															
	Joists:																	
	Unsupported Len:																	
	Cntr.Sup:																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORLEY J P & DON B & COPE	MORLEY DAVID L & CHERYL P	840,000	04/11/2014	WD	09-FAMILY	1198P402	DEED	60.0
MORLEY ROBERT B JR	MORLEY DAVID L	210,000	06/06/2013	WD	09-FAMILY	1168P212	DEED	20.0
MORLEY ROBERT B REV TRUST	MORLEY R B JR & JAY P &	10	01/31/2000	QC	03-ARM'S LENGTH	537P085	DEED	100.0
MORLEY ROBERT B	MORLEY ROBERT B REV TRUST	10	04/14/1999	WD	09-FAMILY	509P267	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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4727 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Plumbing	02/25/2015	PP15-0045		
	P.R.E. 0%	Mechanical	02/17/2015	PM15-0096		

Owner's Name/Address	MAP #: 45	Res. Single Family Dwellin	10/07/2014	PB14-0368	100% FINIS
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MORLEY DAVID L & CHERYL P 7 NICKLAUS LN JOHNS ISLAND SC 29455	2025 Est TCV 3,886,215 TCV/TFA: 903.77	Res. Demolition	10/03/2014	PB14-0367	100% FINIS
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X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
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Public Improvements	* Factors *				Value
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Tax Description	Dirt Road	GROUP A 20000	100.00	350.00	1.0000	0.8409	20000	100	1,681,793
	Gravel Road	100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	1,681,793

X	Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Paved Road	Fencing: Vnyl, Slat, 6'	53.08	80	0	0
		D/W/P: Asphalt Paving	3.96	3500	0	0
X	Storm Sewer	D/W/P: Flagstone/Sand	29.65	600	0	0
		Retaining Wall: Brick, 12 in.	57.14	20	0	0
X	Sidewalk	Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
X	Water	LAND IMPROVEMENTS 10	10,000.00	1	95	9,500
		Total Estimated Land Improvements True Cash Value =				9,500

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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	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					

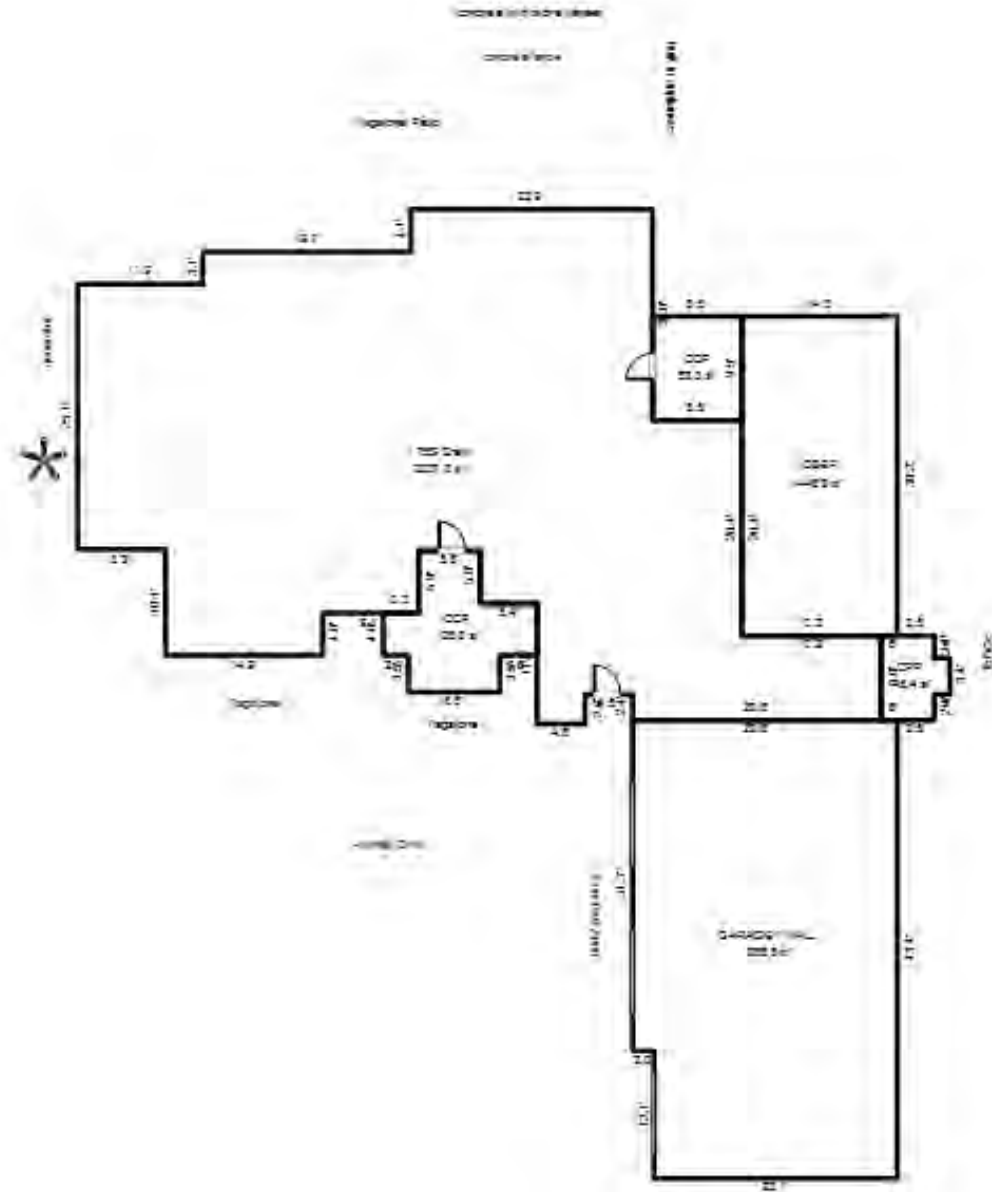


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	840,900	1,102,200	1,943,100			1,278,393C
	TPC 10/07/2015	INSPECTED	2024	869,000	1,083,800	1,952,800			1,239,955C
	TPC 05/14/2015	INSPECTED	2023	731,800	816,100	1,547,900			1,180,910C
	TPC 12/30/2014	INSPECTED	2022	750,000	671,000	1,421,000			1,124,677C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	446 83 128 45	CGEP (1 Story) CCP (1 Story) CCP (1 Story) CPP	Area	Type	Year Built: 2015 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: 1065 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 7 Floor Area: 4,300 Total Base New : 874,126 Total Depr Cost: 812,934 Estimated T.C.V: 2,194,922			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
	Building Style: 1 STORY	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2337 SF Floor Area = 4300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93 Building Areas			Cls B Blt 2015			
	Yr Built 2015	Remodeled 0	Ex Ord Min	Size of Closets Lg Ord Small			No. of Elec. Outlets Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,337 1 Story Siding Overhang 210 Total: 679,683 632,105						
	Condition: Average	(5) Floors		Central Air Wood Furnace			(12) Electric 0 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,337 3,103 3 Fixture Bath 3 31,580 29,369 2 Fixture Bath 1 7,018 6,527 Separate Shower 1 3,199 2,975 Water/Sewer 2000 Gal Septic 1 12,006 11,166 Water Well, 100 Feet 1 6,593 6,131 Porches CGEP (1 Story) 446 37,179 34,576 CCP (1 Story) 83 3,394 3,156 CCP (1 Story) 128 5,065 4,710 CPP 45 1,445 1,344						
	Room List	Doors	Solid	H.C.	(13) Plumbing 1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,672 -3,415 Door Opener 3 2,312 2,150 Base Cost 1065 67,553 62,824								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 2337 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 6,897 6,414						
	(1) Exterior	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
	(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	Gambrel Mansard 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.
HENRY DICK L TRUST	MILLER ELIZABETH TUDOR &	3,500,000	01/25/2022	WD	03-ARM'S LENGTH	2022000754	PROPERTY TRANSFER	100.0
HENRY LOIS A TRUST	HENRY DICK L TRUST	0	07/27/2021	QC	09-FAMILY	2021006444	OTHER	0.0
HENRY DICK L	HENRY DICK L TRUST	0	06/08/2019	OTH	07-DEATH CERTIFICATE	COUNTY VITAL R	OTHER	100.0
HENRY DICK L	HENRY DICK L	0	06/18/2018	QC	09-FAMILY	1331P782	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4548 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	05/01/2008	PB08-0125	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 46
MILLER ELIZABETH TUDOR & PINKERTON 3735 WILD PLUM CT BOULDER CO 80304	2025 Est TCV 2,868,663 TCV/TFA: 1121.8

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		GROUP A 9000/ 500.27 461.49 0.6687 0.7629 9000 100 2,296,686
		500 Actual Front Feet, 5.30 Total Acres Total Est. Land Value = 2,296,686

Tax Description	Public Improvements	Land Improvement Cost Estimates
L225 P229 L336 P395/92 L872 P909 2006 DESC REVISED PRT GOVT LOT 2 SEC 25 COM SW COR OF SD LOT TH E 928.45 FT FOR POB TH N 20 FT TH W 302.16 FT TH N 74 DEG 45' W 59.6 FT TH N 11 DEG 35' 00" W 443.08 FT TH E 280.42 FT TO TRAV LN ALG SHR FISHER LAKE TH S 33 DEG 02' E ALG SD LN 78.47 FT TH CONT ALG SD LN N 86 DEG 17' E 264.90 FT TH S 02 DEG 07' E 421.80 FT TO S LN GOVT LOT 2 TH W 154.85 FT TO POB ALSO PRT GOVT LOT 2 COM SW COR OF SD LOT TH E 574.2 FT FOR POB TH N 74 DEG 45' W 50 FT TH N 15 DEG 15' E 33 FT TH S 74 DEG 45' E 104 FT TH E 302.16 FT TH S 20 FT TO S LN OF GOVT LOT 2 TH W ON SD S LN 254.25 FT	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 3.12 6400 0 0 Wood Frame 22.93 381 50 4,368 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 = 14,368

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level Rolling Low High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain	2025	1,148,300	286,000	1,434,300			957,731C
	2024	1,237,000	281,300	1,518,300			928,935C
	2023	671,500	213,200	884,700			884,700S
	2022	476,000	175,400	651,400			216,361C

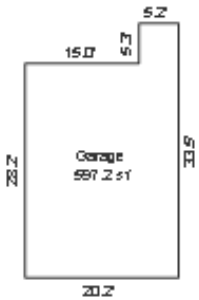
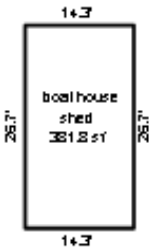
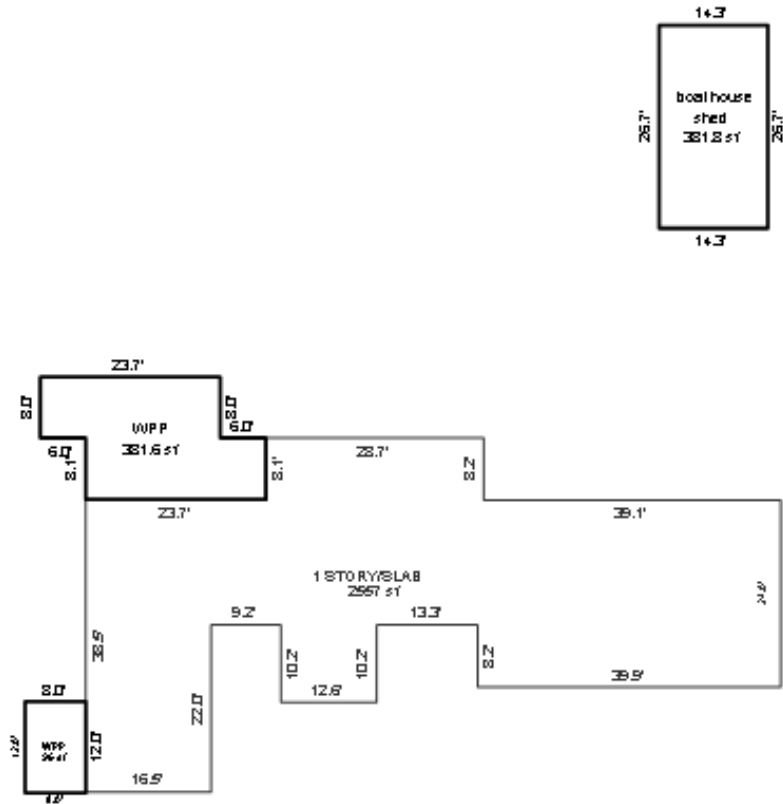


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 381	Type WPP WPP	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 2 Area: 1159 % 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: 45 Floor Area: 2,557 Total Base New : 375,452 Total Depr Cost: 206,522 Estimated T.C.V: 557,609		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C -5 Blt 1940		
Yr Built 1940	Remodeled 1981	Ex	X	Ord	Min	(12) Electric			Ground Area = 2557 SF Floor Area = 2557 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 2,557		Total: 280,269 154,173	
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 4,678 2,573		
6	Basement	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			2			Water/Sewer		Water/Sewer		1000 Gal Septic 1 4,899 2,694	
1st Floor		Kitchen: Hardwood		Other: Carpeted			3 Fixture Bath			Plumbing		3 Fixture Bath 1 4,678 2,573		Water Well, 100 Feet 1 5,849 3,217	
2nd Floor		Other: Carpeted		Other:			Softener, Auto			Water/Sewer		1000 Gal Septic 1 4,899 2,694		Water Well, 100 Feet 1 5,849 3,217	
4 Bedrooms		Other:					Softener, Manual			Porches		WPP 96 2,866 1,576		WPP 381 6,454 3,550	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Door Opener 1 550 302	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Public Water			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 1159 37,540 20,647		Base Cost 597 23,002 12,651	
X	Insulation	(7) Excavation		Average Fixture(s)			Public Sewer			Built-Ins		Appliance Allow. 1 2,786 1,532		Fireplaces	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2557 S.F. Height to Joists: 0.0		2			Water Well			Exterior 1 Story 1 6,559 3,607		Totals: 375,452 206,522		Notes:	
X	Many Avg. X Avg. Few Large Avg. Small	(8) Basement		3 Fixture Bath			1000 Gal Septic 1 1000 Gal Septic 2000 Gal Septic			Totals: 375,452 206,522		ECF (4082 FISHER LAKE) 2.700 => TCY: 557,609			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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)	1 1											
X	Asphalt Shingle	Joists: 2X12X16 Unsupported Len: Cntr.Sup:													

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



Asphalt Drive



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK BETTY P TRUST	TUBERGEN PROPERTIES LLC	400,000	06/03/2016	WD	03-ARM'S LENGTH	1262P643	PROPERTY TRANSFER	100.0
COOK WEBSTER TRUST	COOK BETTY P TRUST	0	07/05/1995	QC	09-FAMILY		DEED	0.0
COOK BETTY P	COOK WEBSTER TRUST	0	01/05/1990	WD	03-ARM'S LENGTH	307P38	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TUBERGEN PROPERTIES LLC C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301	MAP #: 46					
	2025 Est TCV 490,781					

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	354.15	0.7711	0.9499	3500	100		256,351	
B 100' @ 3500/	182.90	354.15	0.7711	0.9499	3500	50	SURPLUS: ZONING 100 ft	23	
283 Actual Front Feet, 2.30 Total Acres Total Est. Land Value =								490,781	

Tax Description
 L307 P38 L472 P693/98 DC L878 P137/05
 2006 DESC REVISED L872 P907 PRT OF GOVT
 LOTS 1 & 2 SEC 25 COM SW COR GOVT LOT 2
 TH E ALG S LN OF SD GOVT LOT 2 928.45 FT
 TH N 20 FT TH W 302.16 FT TH N 74 DEG 45'
 W 386.16 FT FOR POB TH N 74 DEG 45' W
 341.14 FT TH N 00 DEG 44' W 259 FT TH E
 345 FT TH S 02 DEG 00' 01" W 350.74 FT TO
 POB SEC 25 T29N R14W 2.3 A M/L.

Comments/Influences



- X Dirt Road
 - X Gravel Road
 - X Paved Road
 - X Storm Sewer
 - X Sidewalk
 - X Water Sewer
 - X Electric
 - X Gas
 - X Curb
 - X Street Lights
 - X Standard Utilities
 - X Underground Utils.
- Topography of Site
- X Level
 - X Rolling
 - 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	245,400	0	245,400			202,555C
2024	227,900	0	227,900			196,465C
2023	196,800	0	196,800			187,110C
2022	178,200	0	178,200			178,200S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHILLING GEORGE T & BARB	TUBERGEN JERRY L LIVING T	350,000	10/27/2005	WD	03-ARM'S LENGTH		REALTOR	100.0
SCHILLING GEORGE T & BARB	TUBERGEN JERRY L LIVING T	350,000	10/26/2005	WD	03-ARM'S LENGTH	878:138	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TUBERGEN JERRY L LIVING TRUST C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301	MAP #: 46					
		2025 Est TCV 515,412				

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	343.94	0.7613	0.9430	3500	100		251,263
B 100' @ 3500/	197.68	343.94	0.7613	0.9430	3500	50	SURPLUS: ZONING 100 ft	24
			298 Actual Front Feet, 2.35 Total Acres		Total Est. Land Value =		499,614	

Tax Description		Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
Description		Description							
L878 P138/05 2006 DESC REVISED L872 P907 & 909 PRT GOVT LOT 2 SEC 25 COM SW COR GOVT LOT 2 TH N 89 DEG 57' 26" E 928.45 FT ALG S LN SD GOVT LOT 2 TH N 20 FT TO POINT ON N R/W LN 20 FT WIDE PORTION W NORTHWOOD DR TH S 89 DEG 57' 26" W 302.16 FT ALG SD N R/W LN LYING 20 FT N OF & PARALLEL WITH SD S LN GOVT LOT 2 TH N 75 DEG 11' 37" W 59.60 FT ALG NELY R/W LN SD W NORTHWOOD DR & POB TH CONT N 75 DEG 11' 37" W 326.09 FT ALG SD R/W LN TH N 02 DGE 00' 10" E 350.74 FT TH N 89 DEG 56' 45" E 214.05 FT TH S 11 DEG 35' 00" E 443.08 FT TO POB SEC 25 T29N R14W 2.35 A.	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
	X	Topography of Site							

Comments/Influences		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2025	249,800	7,900	257,700			97,564C
		Low		2024	235,000	8,100	243,100			94,631C
		High		2023	203,000	13,700	216,700			73,874C
		Landscaped		2022	187,500	11,800	199,300			70,357C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER ELAINE L REVOCABLE	MILLER KEITH W & ELAINE L	0	07/27/2021	QC	09-FAMILY	2021006627	PROPERTY TRANSFER	0.0
DENG	MILLER	330,000	05/18/1990	WD	03-ARM'S LENGTH	311:345	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4805 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/02/2012	PM12-0242	
	P.R.E. 0%		Plumbing	07/02/2012	PP12-0105	
Owner's Name/Address	MAP #: 45		Electrical	05/04/2012	PE12-0146	
MILLER KEITH W & ELAINE L TRUST 2301 N MOORS ST MUNCIE IN 47304-2448	2025 Est TCV 2,504,371 TCV/TFA: 1117.5		Res. Garage, Detached	04/30/2012	PB12-0078	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L311 P345/90 L774 P399/03 PRT GOVT LOT 1 SEC 25 BEG AT INTERSECTION OF LINE PARALLEL TO & 400 FT W OF E LINE LOT 1 AT WATERS EDGE OF GLEN LAKE TH N PARALLEL WITH E LINE 294 FT TO CTR HWY (NORTHWOOD DR) TH N 81 DEG 9' W ALONG HWY 101.2 FT TH S PARALLEL WITH E LINE LOT 1 SEC 25 292.4 FT TO GLEN LAKE TH ALG SHR TO POB SEC 25 T29N R14W .75 A.	X		Dirt Road	100.33	325.62	1.0000	0.8259	20000	100	1,657,203
			Gravel Road	100 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 1,657,203						
	X		Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	828,600	423,600	1,252,200			350,416C
	Rolling								
X	Low		2024	855,500	416,600	1,272,100			339,880C
	High								
	Landscaped								
	Swamp								
X	Wooded		2023	720,500	313,800	1,034,300			323,696C
	Pond								
X	Waterfront		2022	752,000	257,100	1,009,100			308,282C
	Ravine								
	Wetland								
	Flood Plain								

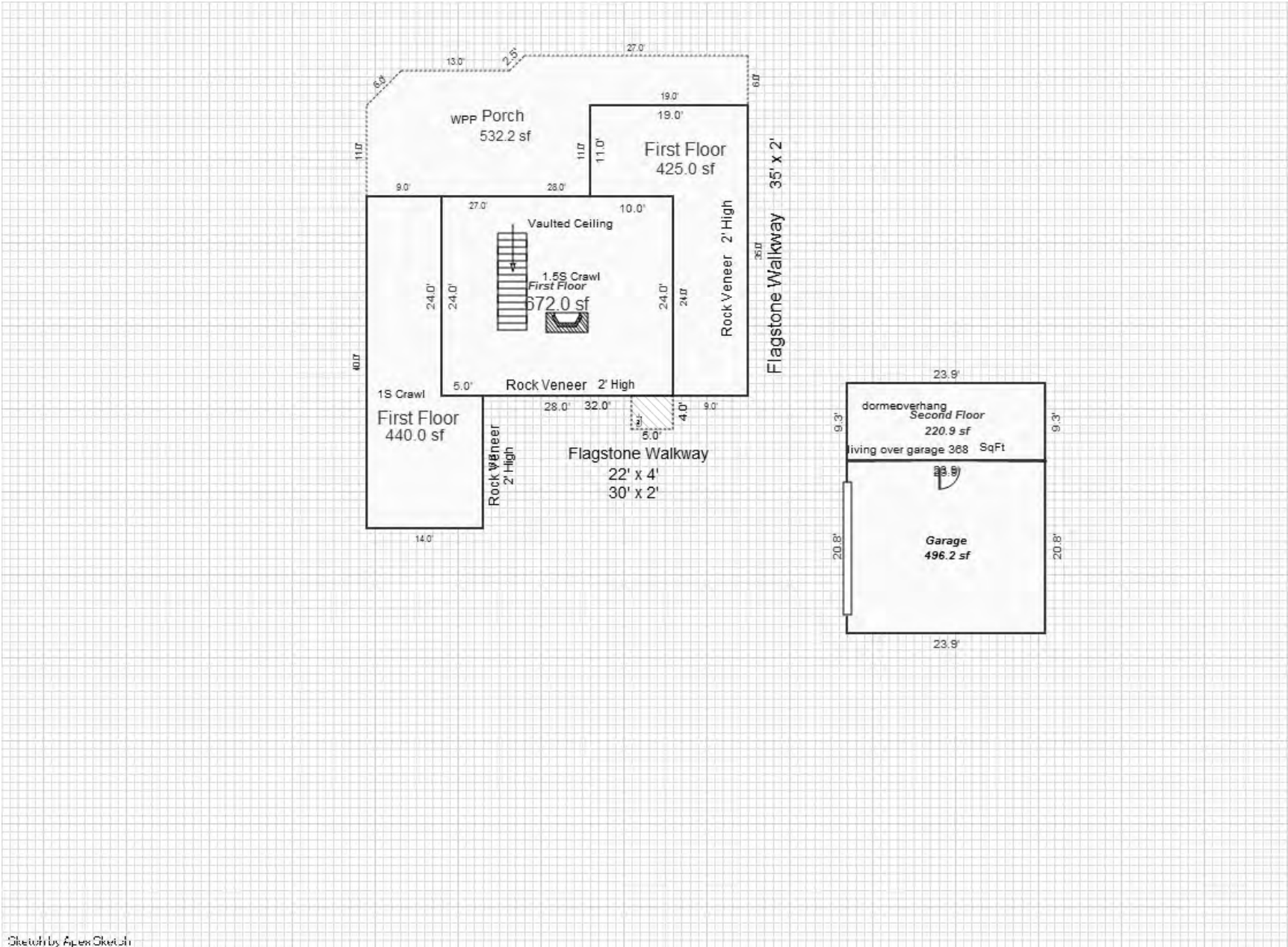
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 496 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 2,241 Total Base New : 415,888 Total Depr Cost: 311,914 Estimated T.C.V: 842,168			20	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1.75 STORY		X	Drywall	X	Paneled	Plaster Wood T&G		E.C.F. X 2.700			532	Treated Wood	Carport Area:		
Yr Built Remodeled 1927 201 2008		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls BC		Blt 1927			
Condition: Average		Ex	X	Ord	Min		No./Qual. of Fixtures			Floor Area = 2241 SF.		Depr. Cost			
Room List		Lg	X	Ord	Small		100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Total: 314,530 235,896			
Basement 5 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			No. of Elec. Outlets			Building Areas		Total: 314,530 235,896			
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		100 Amps Service			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost		Total: 314,530 235,896			
Wood/Shingle Aluminum/Vinyl Brick X Stone X Insulation		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			1.5 Story Siding Crawl Space 672		Total: 314,530 235,896			
(2) Windows		X Drywall		No. of Elec. Outlets			Many X Ave. Few			1 Story Siding Crawl Space 440		Total: 314,530 235,896			
Many Avg. X Avg. Large Few Small		(7) Excavation		(13) Plumbing			Average Fixture(s)			1 Story Siding Crawl Space 425		Total: 314,530 235,896			
X Wood Sash Metal Sash Vinyl Sash		Basement: 0 S.F. Crawl: 1537 S.F. Slab: 0 S.F. Height to Joists: 0.0		3			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 368		Total: 314,530 235,896			
X Double Hung Horiz. Slide X Casement X Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer			Public Water Public Sewer			Exterior Stone Veneer 174 8,173 6,130		Total: 314,530 235,896			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 2,188 1,641 3 Fixture Bath 2 13,760 10,320 Water/Sewer 2000 Gal Septic 1 11,146 8,359 Water Well, 100 Feet 1 6,289 4,717		Total: 314,530 235,896			
X Gable Hip Flat		Gambrel Mansard Shed		1			2000 Gal Septic			Deck Treated Wood 532 8,395 6,296 Treated Wood 144 3,561 2,671		Total: 314,530 235,896			
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 496 34,412 25,809 Door Opener 1 688 516		Total: 314,530 235,896			
Chimney: Stone		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Appliance Allow. 1 4,003 3,002			Fireplaces		Total: 314,530 235,896			

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

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



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.
LANPHIER JANE M ESTATE	BELLOWS RANDALL F & JEFFR	0	06/26/1984	WD	16-LC PAYOFF	247P341	DEED	0.0
LANPHIER JAN ESTATE	BELLOWS RANDALL F & JEFFR	270,000	10/26/1981	MLC	08-ESTATE	227P631	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BELLOWS RANDALL F & JEFFREY A TRUSTEES OF BELLOWS JA REV 25290 MONTANE DR WEST GOLDEN CO 80401	MAP #: 45					
	2025 Est TCV 495,633					

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	1050.00	0.7953	1.2465	3500	100		346,943	
C 100' @ 2000/	150.00	1050.00	0.7953	1.2465	2000	50	SURPLUS: ZONING 100 ft	14	
250 Actual Front Feet, 6.03 Total Acres								Total Est. Land Value = 495,633	

Tax Description
 L227 P631/81 L247 P341/84 L312 P157/90
 PRT GOVT LOT 1 SEC 25 BEG AT PT ON N LN
 SD SEC 320.0 FT E OF NW COR TH E 250.0 FT
 TH S 0 DEG 29' W 1070.0 FT TO C/L
 NORTHWOOD DR TH N 81 DEG 13' W 250.0 FT
 TH N TO POB SEC 25 T29N R14W.

Comments/Influences



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

Who	When	What
TPC	05/10/2016	INSPECTED
TPC	10/28/2015	INSPECTED
WAS	08/19/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	247,800	0	247,800			51,356C
2024	173,500	0	173,500			49,812C
2023	138,800	0	138,800			47,440C
2022	122,600	0	122,600			45,181C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GORDON MARGUERITE B TRUST	BRACKEN THE LLC	100	10/26/2012	QC	09-FAMILY	1142P883	DEED	0.0
PETERSEN	GORDON	249,000	08/30/1991	WD	03-ARM'S LENGTH	328:573	OTHER	0.0
WRIGHT	PETERSEN	225,000	06/01/1990	LC	16-LC PAYOFF	311:421	OTHER	0.0

Property Address: 4461 W GLEN EDEN DR
 Class: RESIDENTIAL-IMPRO Zoning: R-1 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 Owner's Name/Address: BRACKEN THE LLC
 GORDON DANIEL
 2930 BONNELL AVE SE
 GRAND RAPIDS MI 49506
 MAP #: 47
 2025 Est TCV 3,446,838 TCV/TFA: 868.66

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			GROUP A 20000	100.00	270.31	1.0000	0.7883	20000 100	1,576,598
			GROUP A 20000	21.67	270.31	1.0000	0.7883	20000 50 SURPLUS: ZONING 100 ft 17	
			122 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,747,399						

Tax Description	X	Land Improvement Cost Estimates		Residential Local Cost Land Improvements			
L276 P964 L311 P421 L328 P572/91L566 P805/01 BEG AT PT 1502.6 FT E & 525.9 FT S OF NW COR GOVT LOT 3 TH S 52 DEG 33' E 329.4 FT TO SHR GLEN LAKE TH S 34 DEG 56' W ALG SHR 100 FT TH S 58 DEG 15' W ALG SHR 45 FT TH N 40 DEG 46' W 329.7 FT TH N 41 DEG 22' E 75 FT TO POB SEC 25 T29N R14W 0.85 A.	X	Dirt Road		Description	Rate	Size % Good	Cash Value
		Gravel Road		D/W/P: Asphalt Paving	3.96	6500 0	0
		Paved Road		LAND IMPROVEMENTS 10 10,000.00 1 100 10,000			
		Storm Sewer		Total Estimated Land Improvements True Cash Value = 10,000			
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	873,700	849,700	1,723,400			564,441C
2024	659,700	835,500	1,495,200			547,470C
2023	612,600	629,500	1,242,100			521,400C
2022	488,200	515,600	1,003,800			496,572C

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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 270 198	Type WSEP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: B +5 Effec. Age: 18 Floor Area: 3,968 Total Base New : 763,006 Total Depr Cost: 625,718 Estimated T.C.V: 1,689,439		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls B 5 Blt 1998			
Yr Built 1998	Remodeled 0	Ex	X	Ord	Min	(12) Electric			100 Amps Service		Ground Area = 2127 SF Floor Area = 3968 SF.					
Condition: Average		Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82					
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
5	Basement	(5) Floors		Kitchen: Other: Carpeted Other: Carpeted			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Crawl Space 1,556 1.5 Story Siding Crawl Space 571		Total: 647,084 530,661				
3	1st Floor	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Exterior		Stone Veneer 168 8,749 7,174				
3	2nd Floor	X	Drywall	Many X Ave. Few			Plumbing			Plumbing		Average Fixture(s) 3 Fixture Bath 1 3,337 2,736 2 Fixture Bath 1 10,527 8,632 2 Fixture Bath 1 7,018 5,755				
3	Bedrooms	(7) Excavation		Basement: 0 S.F. Crawl: 2127 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Water/Sewer		1000 Gal Septic 1 6,158 5,050 Water Well, 100 Feet 1 6,593 5,406				
(1) Exterior		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Porches		WSEP (1 Story) 270 19,057 15,627 WCP (1 Story) 198 11,690 9,586				
X	Wood/Shingle Aluminum/Vinyl Brick	(9) 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			Garages		Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 320 24,029 19,704				
X	Insulation	(10) Floor Support		Lump Sum Items:						Built-Ins		Appliance Allow. 1 6,897 5,656				
(2) Windows		Many	X	Large	Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Fireplaces		Exterior 2 Story 1 11,867 9,731			
X	Avg. X Avg. Small									Totals:		763,006 625,718				
X	Wood Sash Metal Sash Vinyl Sash									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Double Hung Horiz. Slide Casement															
X	Double Glass Patio Doors Storms & Screens															
(3) Roof																
X	Gable Hip Flat															
	Gambrel Mansard Shed															
X	Asphalt Shingle															
Chimney: Brick																

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
AYLSWORTH GLENN T & KATHY	AYLSWORTH KATHY A TRUST	0	11/03/2020	QC	09-FAMILY	2020007455	PROPERTY TRANSFER	0.0			
RUSSELL JESSIE TRUST	PEPPLER WILLIAM & HELEN	0	06/30/1989	LC	33-TO BE DETERMINED	300P483	DEED	0.0			
RUSSELL JESSIE TRUST	AYLSWORTH GLENN T & KATHY	115,000	10/01/1987	LC	03-ARM'S LENGTH	281P91	DEED	0.0			
RUSSELL & RUSSELL & RUSSE	AYLSWORTH GLENN T & KATHY	57,500	09/23/1987	WD	16-LC PAYOFF	305P924	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4467 W GLEN EDEN DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/06/2023	PM23-0743	100% FINIS			
		P.R.E. 100% 05/10/1994		Electrical		08/08/2023	PE23-0549	100% FINIS			
Owner's Name/Address		MAP #: 47		Res. Garage Detached		12/09/2015	PB15-0505	100% FINIS			
AYLSWORTH KATHY A TRUST 4467 W GLEN EDEN DR GLEN ARBOR MI 49636		2025 Est TCV 2,769,248 TCV/TFA: 1007.7		ACCESSORY BLDG		11/30/2015	2015-33	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP A 20000	100.00	312.02	0.9848	0.8171	20000	100	1,609,416
				GROUP A 20000	35.00	312.02	0.9848	0.8171	20000	50	SURPLUS: ZONING 100 ft 28
				135 Actual Front Feet, 0.97 Total Acres Total Est. Land Value = 1,891,063							
Tax Description		Dirt Road		Land Improvement Cost Estimates							
L249 P409 L281 P91/87 L300 P483/89 L305 P924/89 PRT GOVT LOT 3 SEC 25 BEG AT PT 1399.0 FT E OF & 634.1 FT S OF NW COR OF GOVT LOT 3 TH N 48 DEG 30' E 50.0 FT TH N 41 DEG 22' E 25.0 FT TH S 40 DEG 46' E 329.7 FT TO SHR GLEN LAKE TH S 58 DEG 15' W ALG SHR 45.0 FT TH S 67 DEG 24' W ALG SHR 90.0 FT TH N 30 DEG 01' W 295.8 FT TO POB SEC 25 T29N R14W 0.75 A.		Gravel Road		Description		Rate	Size	% Good	Cash Value		
		Paved Road		D/W/P: 4in Concrete		7.01	2000	0	0		
		Storm Sewer		Residential Local Cost Land Improvements							
		Sidewalk		Description		Rate	Size	% Good	Cash Value		
		Water		LAND IMPROVEMENTS 10		10,000.00	1	100	10,000		
		Sewer		Total Estimated Land Improvements True Cash Value = 10,000							
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		X Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who When What		2025	945,500	439,100	1,384,600			416,881C	
		TPC 09/07/2023 INSPECTED		2024	920,400	431,900	1,352,300			404,347C	
		TPC 10/25/2016 INSPECTED		2023	775,100	325,900	1,101,000			385,093C	
		TPC 12/31/2015 INSPECTED		2022	782,700	267,400	1,050,100			366,756C	

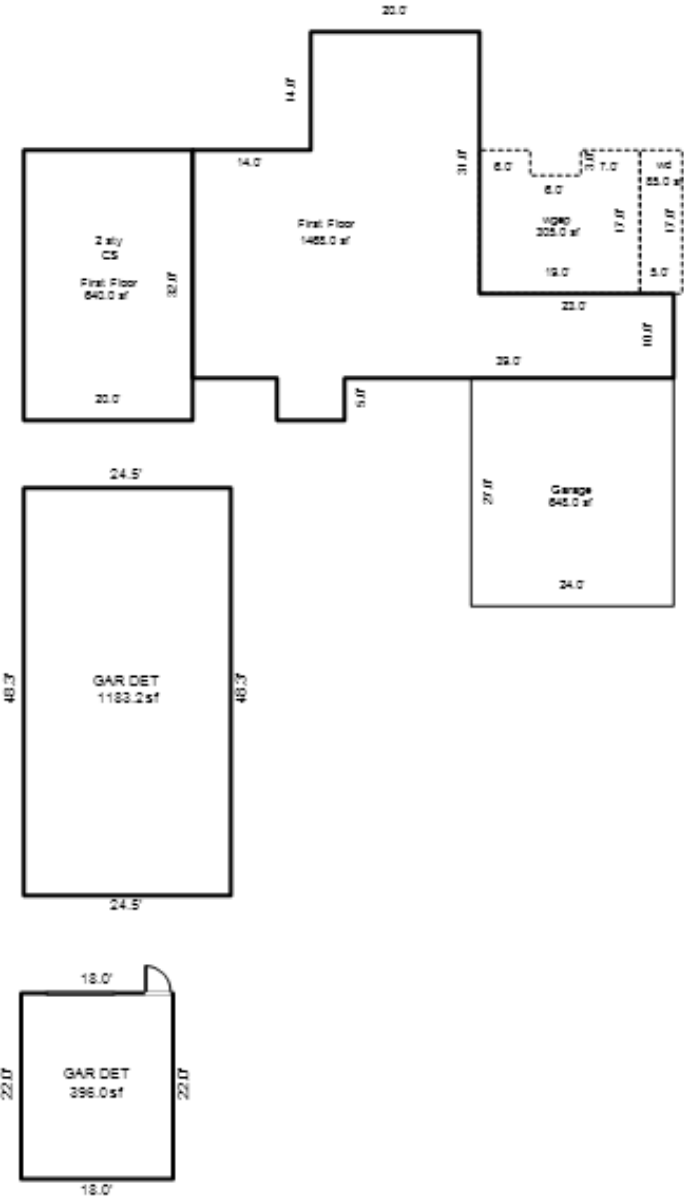


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 305	Type WGEP (1 Story) 85 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: 648 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 2,748 Total Base New : 494,654 Total Depr Cost: 321,550 Estimated T.C.V: 868,185		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C 10 Blt 1947					
Yr Built 1947	Remodeled 1989	Ex	X Ord	Min	200 Amps Service			No./Qual. of Fixtures			Ground Area = 2108 SF Floor Area = 2748 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid	X H.C.	(13) Plumbing			Other Additions/Adjustments			Total:		354,819 230,658				
Basement 5 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)		1 1,486 966			
(1) Exterior	(6) Ceilings		Height to Joists: 0.0			No Plumbing			Water/Sewer			3 Fixture Bath		1 4,678 3,041			
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(8) Basement			Extra Toilet			Porches			2 Fixture Bath		1 3,130 2,034			
X Insulation	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			1000 Gal Septic		1 4,899 3,184			
(2) Windows	Basement: 0 S.F. Crawl: 2108 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Water Well, 100 Feet			Decks			Water Well, 100 Feet		1 5,849 3,802			
X Many Avg. Few	X Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			WGEP (1 Story)			Ceramic Tile Floor		1 20,261 13,170				
X Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Public Water Public Sewer Water Well			Treated Wood			Garages			Ceramic Tile Floor		1 2,363 1,536			
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Ceramic Tile Floor		1 27,145 17,644			
(3) Roof	Asphalt Shingle		1 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			WGEP (1 Story)		1 -2,705 -1,758			
X Gable Hip Flat	Gambrel Mansard Shed	1 1000 Gal Septic 2000 Gal Septic			Door Opener			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Treated Wood		2 1,101 716				
X Chimney: Brick	Lump Sum Items:		1 1000 Gal Septic 2000 Gal Septic			Base Cost			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			85 2,363 1,536					
<<<<< 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.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4445 W GLEN EDEN DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/14/2021	PM21-0867	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical	08/30/2021	PM21-0709	100% FINIS				
DOYLE JAMES N REV TRUST & DOYLE SHARON A REV TRUST PO BOX 508 SOUTH VIENNA OH 45369		MAP #: 47		Mechanical	11/08/2019	PM19-0885	100% FINIS				
Tax Description		2025 Est TCV 3,255,777 TCV/TFA: 771.33		Mechanical	08/15/2005	PM05-0502					
 <p>L242 P642 L691 P986/02 L694 P808/02 PRT GOVT LOT 3 SEC 25 BEG AT PT 1502.6 FT E & 525.9 FT S OF NW COR GOVT LOT 3 TH N 41 DEG 22' E 50 FT TH S 61 DEG 28' E 307.9 FT TO SHR GLEN LAKE TH S 24 DEG 48' W ALG SHR 100 FT TH N 52 DEG 33' W 329.4 FT TO BEG IN GOVT LOT 3 ALSO PRT GOVT LOT 3 SEC 25 COM NW COR SD GOVT LOT 3 TH E 1535.6 FT TH S 488.4 FT TH N 41 DEG 21' E 25 FT AS POB TH S 41 DEG 22' W 25 FT TH S 61 DEG 28' E 307.09 FT TO SHR GLEN LAKE TH N 6 DEG 24' E ALG SD SHR 45 FT TH NWLY IN STRAIGHT LINE TO POB. UND 1/2 INT - JAMES</p>		X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
		Public Improvements		* Factors *							
		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		GROUP A 20000		100.00	362.55	0.9942	0.8483	20000	100		1,686,799
		GROUP A 20000		30.00	362.55	0.9942	0.8483	20000	50	SURPLUS: ZONING 100 ft	25
		130 Actual Front Feet, 1.08 Total Acres		Total Est. Land Value =		1,939,819					
		Land Improvement Cost Estimates									
		Description		Rate	Size	% Good	Cash Value				
		Residential Local Cost Land Improvements									
		Description		Rate	Size	% Good	Cash Value				
LAND IMPROVEMENTS 5		5,000.00	1	100	5,000						
Total Estimated Land Improvements True Cash Value =		5,000									
Topography of Site											
Level											
Rolling											
Low											
High											
Landscaped											
Swamp											
Wooded											
Pond											
X	Waterfront										
Ravine											
Wetland											
Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2025	969,900	658,000	1,627,900		482,184C			
TPC 04/30/2015 INSPECTED			2024	753,200	690,000	1,443,200		467,686C			
WAS 11/03/2007 INSPECTED			2023	688,700	519,500	1,208,200		445,416C			
			2022	505,700	425,300	931,000		424,206C			

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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: 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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 4,221 Total Base New : 647,422 Total Depr Cost: 485,540 Estimated T.C.V: 1,310,958				
Building Style: LOG		X	Drywall Paneled		Plaster Wood T&G										
Yr Built	Remodeled	X	Ex	Ord	Min										
1946	200	1994													
Condition: Average		Size of Closets		X	Lg	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													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small												
		Basement: 0 S.F. Crawl: 1692 S.F. Slab: 1253 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
	Chimney: Brick	Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
		(12) Electric													
		200	Amps Service												
		No./Qual. of Fixtures		X	Ex.	Ord.	Min								
		No. of Elec. Outlets													
			Many	X	Ave.		Few								
		(13) Plumbing													
		1	Average Fixture(s)												
		3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink												
		1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer													
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:													
		Cost Est. for Res. Bldg: 1 Single Family LOG													
		(11) Heating System: Forced Heat & Cool													
		Ground Area = 2945 SF Floor Area = 4221 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	Pine Logs	Crawl Space	832										
		2 Story	Pine Logs	Crawl Space	216										
		1 Story	Pine Logs	Slab	1,253										
		2 Story	Siding	Crawl Space	644										
		Total:				517,551	388,138								
		Other Additions/Adjustments													
		Exterior													
			Stone Veneer		50	1,912	1,434								
		Plumbing													
			Average Fixture(s)		1	1,486	1,114								
			3 Fixture Bath		2	9,357	7,018								
			Separate Shower		1	1,369	1,027								
		Water/Sewer													
			1000 Gal Septic		1	4,899	3,674								
			Water Well, 100 Feet		1	5,849	4,387								
		Porches													
			WPP		48	2,043	1,532								
			WGEP (1 Story)		275	18,928	14,196								
		Deck													
			Treated Wood		100	2,572	1,929								
			Treated Wood		230	4,577	3,433								
		Garages													
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
			Base Cost		660	24,750	18,562								
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

*** 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.
NORTHWOOD GL LLC		640,000	10/28/1998	WD	03-ARM'S LENGTH		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4685 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/21/2017	PM17-0127	
Owner's Name/Address	P.R.E. 0%		PLUMBING	03/04/2004	PP04-0071	
NORTHWOOD GL LLC ATTN: PATRICIA TURNER 7193 HAWTHORN VALLEY AVE KALAMAZOO MI 49009	MAP #: 47,46		ELECTRICAL	03/04/2004	PE04-0092	
	2025 Est TCV 2,924,520 TCV/TFA: 847.69		MECHANICAL	03/04/2004	PM04-0134	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L241 P185&186 L491 P574/98 L539 P522/00 PRT OF GOVT LOTS 2 & 3 SEC 25 BEG AT PT 26.49 FT N & 339.96 FT E OF NW COR GOVT LOT 3 TH S 75 DEG 26' E 25 FT TO POB TH S 25 DEG 26' W 319.09 FT TO SHR GLEN LAKE TH N 65 DEG 53' W 100 FT TH N 70 DEG 20' W 25 FT TH N 25 DEG 40' E 296.5 FT TH S 75 DEG 26' E 126.56 FT TO POB SEC 25 T29N R14W .7 A M/L.	X		Dirt Road	100.00	257.88	1.0000	0.7791	20000	100		1,558,145
	X		Gravel Road	25.00	257.88	1.0000	0.7791	20000	50	SURPLUS: ZONING 100 ft	19
	X		Paved Road	125 Actual Front Feet, 0.74 Total Acres Total Est. Land Value = 1,752,913							
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								



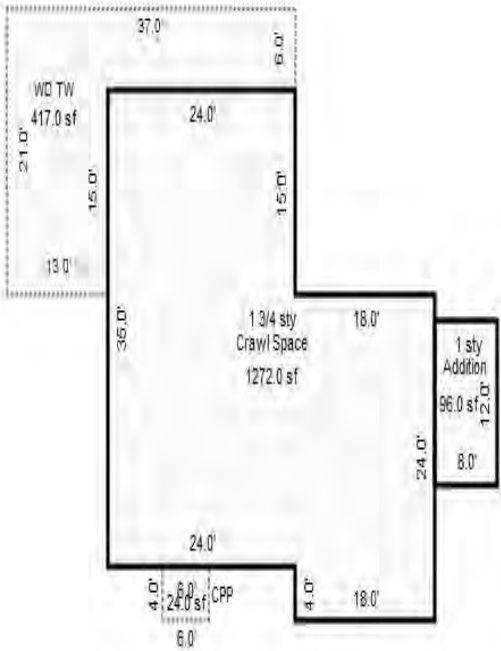
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	876,500	585,800	1,462,300			630,487C
	X Rolling	2024	856,600	576,100	1,432,700			611,530C
	X Low	2023	721,300	434,200	1,155,500			582,410C
	X High	2022	806,900	355,700	1,162,600			554,677C
	Landscaped							
	Swamp							
	X Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What	2025	876,500	585,800	1,462,300		630,487C
WAS 11/03/2007 INSPECTED			2024	856,600	576,100	1,432,700		611,530C
			2023	721,300	434,200	1,155,500		582,410C
			2022	806,900	355,700	1,162,600		554,677C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 417 270	Type CPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1		Class: C +10 Effec. Age: 30 Floor Area: 2,040 Total Base New : 296,315 Total Depr Cost: 207,419 Estimated T.C.V: 560,031		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		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 1950		
Yr Built 1950	Remodeled 1983	Ex	X	Ord	Min	(12) Electric		150		Amps Service		Ground Area = 1368 SF		Floor Area = 2040 SF.		
Condition: Average		Size of Closets		Lg	X	Ord	Small	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		
Room List		Doors	Solid	X	H.C.	(13) Plumbing		1 Average Fixture(s)		1 Story Siding Crawl Space 1,272		1 Story Siding Crawl Space 96		1 Story Siding Overhang 672		
6	Basement	(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:		150		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
1st Floor	2nd Floor	Kitchen: Ceramic Til		Other: Carpeted		2		3		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
3	Bedrooms	Kitchen: Ceramic Til		Other: Carpeted		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many		X	Ave.	2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
X	Insulation	(7) Excavation		2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
(2) Windows		Basement: 0 S.F. Crawl: 1368 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
X	Many Avg. Few	X	Large Avg. Small	2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
Chimney: Brick		(10) Floor Support		2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
Joists: 2X8X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2		2		2		1 Story Siding Crawl Space 96		Total:		253,066 177,145		
CPP		24		675		472		Totals:		296,315		207,419		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

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

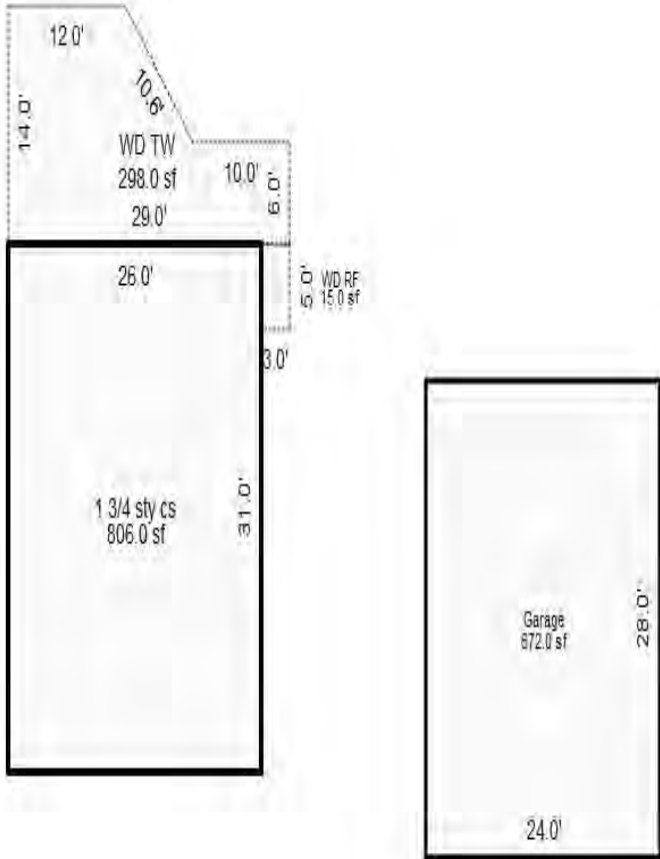


Sketch by Apex Medina™

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 15 298	Type Pine Treated Wood	Year Built: 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: 672 % Good: 0 Storage Area: 336 No Conc. Floor: 0																																																																																																									
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:																																																																																																									
Building Style: 1.75 STORY		Trim & Decoration		Ex X Ord Min			No. of Elec. Outlets			Class: BC Effec. Age: 20 Floor Area: 1,410 Total Base New : 279,668 Total Depr Cost: 223,732 Estimated T.C.V: 604,076		Roof:																																																																																																										
Yr Built 1999	Remodeled 200	Size of Closets		Lg X Ord Small			100 Amps Service			Total T.C.V: 604,076																																																																																																												
Condition: Average		Doors		Solid X H.C.			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY		Cls BC																																																																																																										
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Total: 198,570		Blt 1999																																																																																																										
Basement	1st Floor	Kitchens:		Other: Carpeted			Ex. X Ord. Min			Total: 198,570																																																																																																												
2nd Floor	Bedrooms	Kitchen:		Other: Carpeted			Many X Ave. Few			Total: 198,570																																																																																																												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Total: 198,570																																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 198,570																																																																																																												
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 806 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic			Total: 198,570																																																																																																												
(2) Windows		Basement: 0 S.F. Crawl: 806 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			(14) Water/Sewer			Total: 198,570																																																																																																												
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 198,570																																																																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Total: 198,570																																																																																																												
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X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Lump Sum Items:			Total: 198,570																																																																																																												
<p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>806</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>198,570</td> <td>158,855</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,188</td> <td>1,750</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>6,880</td> <td>5,504</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>2,786</td> <td>2,229</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,676</td> <td>4,541</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,289</td> <td>5,031</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>298</td> <td>5,737</td> <td>4,590</td> </tr> <tr> <td>Pine w/Roof (Deck Portion)</td> <td>15</td> <td>583</td> <td>466</td> </tr> <tr> <td>Pine w/Roof (Roof portion)</td> <td>15</td> <td>434</td> <td>347</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>672</td> <td>36,033</td> <td>28,826</td> </tr> <tr> <td>Storage Over Garage</td> <td>336</td> <td>6,082</td> <td>4,866</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>688</td> <td>550</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>4,003</td> <td>3,202</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>3,719</td> <td>2,975</td> </tr> <tr> <td>Totals:</td> <td></td> <td>279,668</td> <td>223,732</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	806			Total:				198,570	158,855	Item	Quantity	Cost	Depr. Cost	Plumbing				Average Fixture(s)	1	2,188	1,750	3 Fixture Bath	1	6,880	5,504	Separate Shower	1	2,786	2,229	Water/Sewer				1000 Gal Septic	1	5,676	4,541	Water Well, 100 Feet	1	6,289	5,031	Deck				Treated Wood	298	5,737	4,590	Pine w/Roof (Deck Portion)	15	583	466	Pine w/Roof (Roof portion)	15	434	347	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	672	36,033	28,826	Storage Over Garage	336	6,082	4,866	Door Opener	1	688	550	Built-Ins				Appliance Allow.	1	4,003	3,202	Fireplaces				Wood Stove	1	3,719	2,975	Totals:		279,668	223,732
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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.
THREE T PARTNERSHIP LLC	GLEN EDEN LLC	0	12/03/2009	QC	09-FAMILY	2009 1034-541Q	DEED	0.0
THREE T'S PARTNERSHIP LLC	GLEN EDEN LLC	0	11/25/2009	QC	09-FAMILY	2009 1034-541Q	DEED	0.0
THREE T PARTNERSHIP	GLEN EDEN LLC	0	06/29/2007	QC	09-FAMILY	946/91	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4513 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/20/2021	PM21-0048	100% FINIS
	P.R.E. 0%		Mechanical	11/04/2015	PM15-0591	100% FINIS
Owner's Name/Address	MAP #: 47		WELL/SEPTIC	07/30/2012	L12 -125	100% FINIS
GLEN EDEN LLC C/O TRULASKE FAMILY OFFICE 1 N BRENTWOOD BLVD SUITE 1160 CLAYTON MO 63105	2025 Est TCV 3,086,238 TCV/TFA: 999.75		Electrical	11/19/2008	PE08-0546	

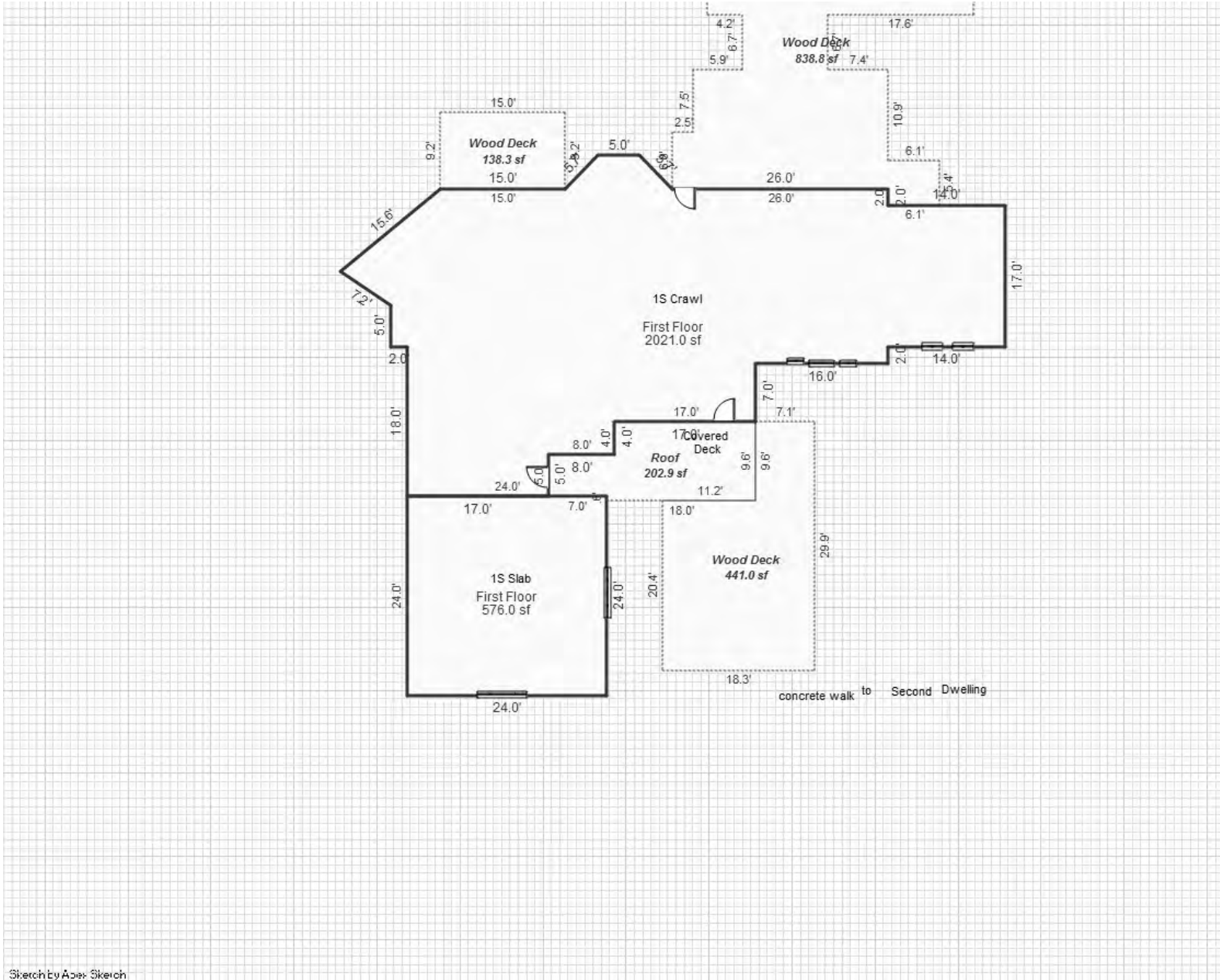
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
DC L519 P314 L549 P229/00 PRT OF GOVT LOT 3 SEC 25 BEG 1041 FT E & 542.9 FT S OF NW LOT COR TH S 55 DEG 26' E 90 FT TH S 26 DEG 23'33" W 302.87 FT TO SHR GLEN LAKE TH ALG SHR N 51 DEG 10' W 85 FT & N 45 DEG 08' W 100 FT TH N 44 DEG 55' E 279.5 FT TO POB SEC 25 T29N R14W.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 20000	100.00	214.83	0.9102	0.7443	20000	100		1,354,992
			GROUP A 20000	85.00	214.83	0.9102	0.7443	20000	50	SURPLUS: ZONING 100 ft	57
			185 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 1,930,864								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			Dock: Light posts	43.23	840	50	18,156				
			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 = 28,156								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	965,400	577,700	1,543,100			638,064C
Rolling	2024	939,800	568,500	1,508,300			618,879C
Low	2023	791,400	430,400	1,221,800			589,409C
High	2022	872,200	356,400	1,228,600			561,342C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
	TPC 04/30/2015	INSPECTED					
	WAS 11/03/2007	INSPECTED					

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County of Leelanau, Michigan

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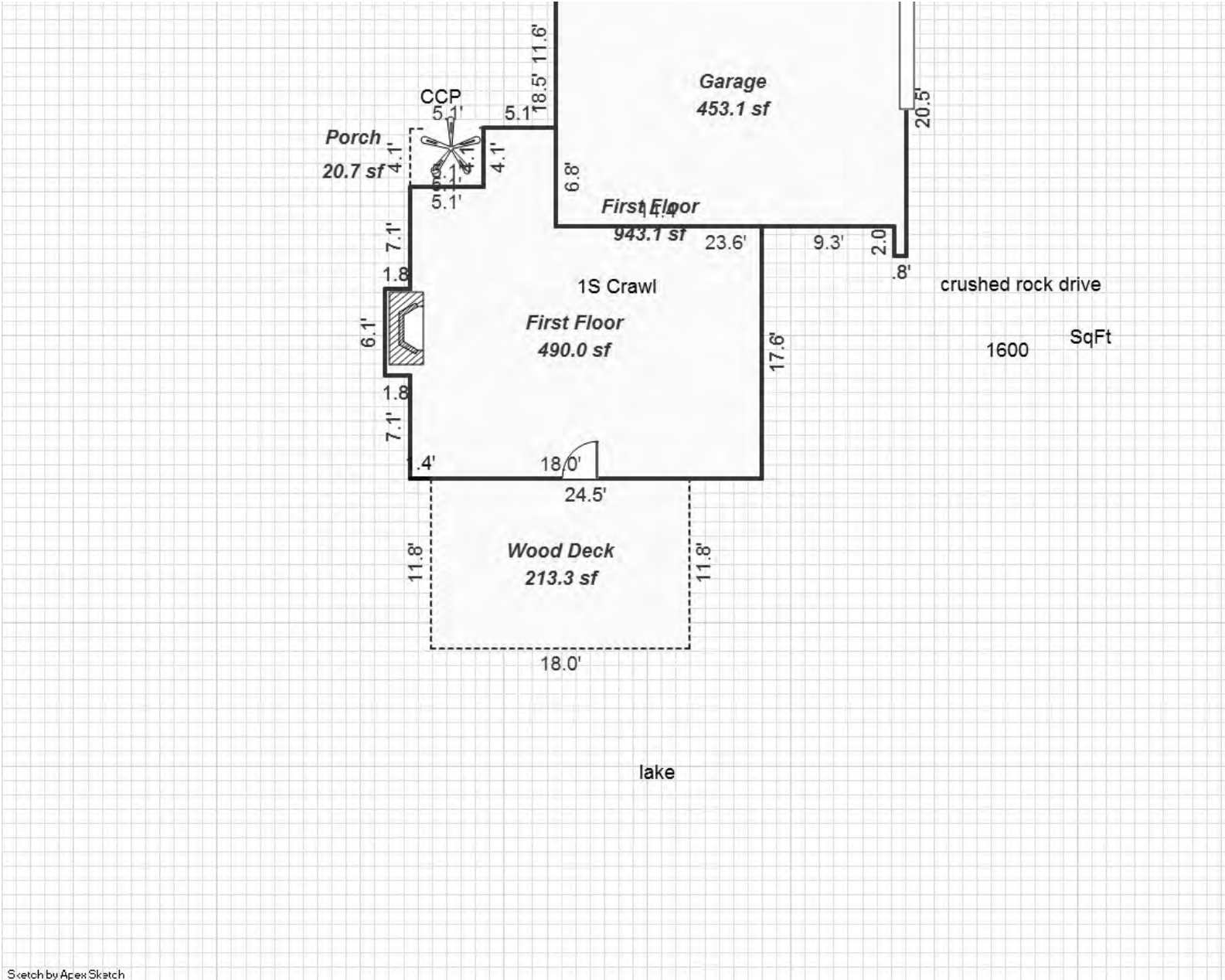


Sketch by Alex Sketch

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 225	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 453 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1940		Remodeled 2002			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List			Lg		Ord	X	Small									
	Basement 1 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			Central Air Wood Furnace											
(1) Exterior		Kitchen: Other: Other:			(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			0 Amps Service											
(2) Windows		No./Qual. of Fixtures			No. of Elec. Outlets											
X	Many Avg. X Few		Large Avg. X Small		X	Ex.	Ord.	Min								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			Many	X	Ave.	Few								
		Basement: 0 S.F. Crawl: 490 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer											
X	Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:											
Chimney: Brick		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 490 SF Floor Area = 490 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										E.C.F. X 2.700		Cls C 5 Blt 1940				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 490 Total: 75,398 49,011																
Other Additions/Adjustments																
Exterior																
Stone Veneer 40 1,529 994																
Plumbing																
Average Fixture(s) 1 1,486 966																
Deck																
Treated Wood 225 4,511 2,932																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Finished)																
Base Cost 453 20,720 13,468																
Built-Ins																
Appliance Allow. 1 2,786 1,811																
Fireplaces																
Exterior 1 Story 1 6,559 4,263																
Porches																
CCP (1 Story) 20 1,014 659																
Totals: 114,003 74,104																
Notes:																
ECF (4080 BIG GLEN) 2.700 => TCv:												200,081				

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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.
PETERSON THEODORE R	SOUTHWELL PETERSON AMY	0	03/14/2015	AFF	07-DEATH CERTIFICATE	1229P713	DEED	0.0
PETERSON THEODORE R REV T	PETERSON THEODORE R & AMY	0	03/12/2014	QC	09-FAMILY	1193P435	PROPERTY TRANSFER	0.0
PETERSON THEODORE R TRUST	PETERSON THEODORE R &	0	03/12/2014	WD	09-FAMILY	1193P435	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4529 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	02/04/2004	PE04-0046	
	P.R.E. 100% 02/03/2000		MECHANICAL	06/26/2003	PM03-0407	
Owner's Name/Address	MAP #: 47		Res. Add/Alter/Repair	04/25/2002	PB02-0139	
SOUTHWELL PETERSON AMY 4529 W GLEN EDEN DR GLEN ARBOR MI 49636	2025 Est TCV 3,008,274 TCV/TFA: 1303.4		HOUSE	11/13/2000	1836	

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	501.38	1.0000	0.9200	20000	100		1,839,909
100 Actual Front Feet, 1.15 Total Acres						Total Est. Land Value =		1,839,909

Tax Description	X	Description	Rate	Size	% Good	Cash Value
A PART OF GOVERNMENT LOT THREE (3) OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTYNINE (29) NORTH, RANGE FOURTEEN (14) WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 971.9 FEET EAST OF AND 486.4 FEET SOUTH OF THE NORTHWEST CORER OF SAID LOT THREE (3); THENCE SOUTH 48°04' EAST 56.9 FEET; THENCE SOUTH 55°26' EAST 32.5 FEET; THENCE SOUTH 44°55' WEST 279.9 FEET TO THE SHORE OF GLEN LAKE; THENCE NORTH 45°08' WEST ALONG THE SHORE 100.0 FEET;	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	39.75	144	50	2,862
	X	Sewer				
	X	Electric				
	X	Gas	2,500.00	1	100	2,500
	X	Curb				
Street Lights						
Standard Utilities						
Underground Utils.						
Total Estimated Land Improvements True Cash Value =						5,362

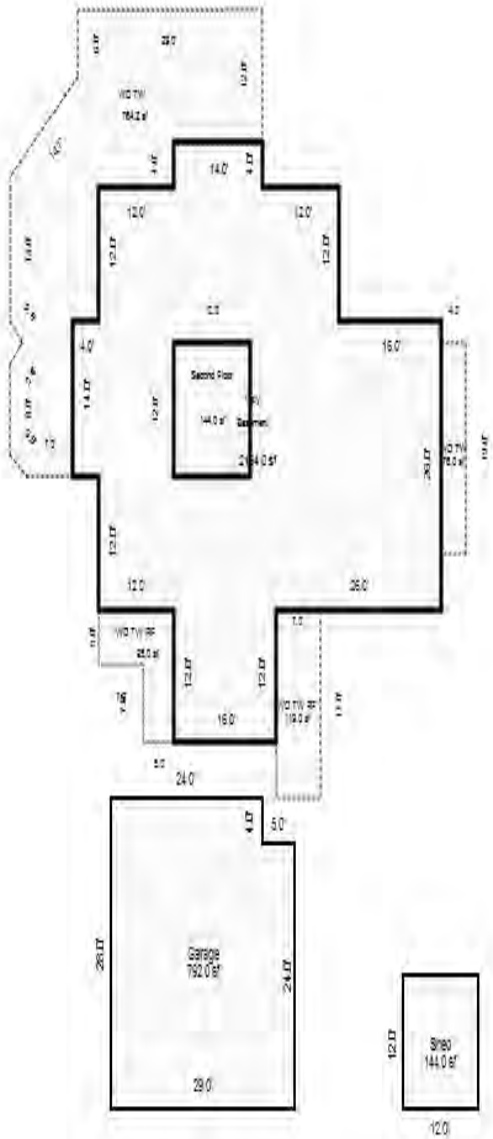


Topography of Site	X	Level
	X	Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	920,000	584,100	1,504,100			431,583C
2024	950,700	574,400	1,525,100			418,607C
2023	800,600	432,500	1,233,100			398,674C
2022	676,300	354,000	1,030,300			379,690C


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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.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
W GLEN EDEN DR		School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION		07/15/2017	LU17-17	EXPIRED				
Owner's Name/Address		P.R.E. 0%		MAP #: 47								
HALEY FAMILY LTD PARTNERSHIP 240 W DIXON AVE DAYTON OH 45419		2025 Est TCV 1,608,920										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
L462 P101/98 PRT GOVT LOT 3 SEC 25 BEG 1305.8 FT E & 668 FT S OF NW LOT COR TH N 77 DEG 11' E 50 FT TH S 21 DEG 18' E 277.4 FT TO SHR GLEN LAKE TH S 83 DEG 58' W ALG SHR 105 FT TH N 11 DEG 10' 17" W 263.52 FT TH N 77 DEG 11' E 5 FT TO POB SEC 25 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 20000	100.00	274.43	1.0000	0.7913	20000	100		1,582,570
		Paved Road		GROUP A 20000	3.33	274.43	1.0000	0.7913	20000	50	SURPLUS: ZONING 100 ft		2
		Storm Sewer		103 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 1,608,920								
		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	804,500	0	804,500			242,439C	
		TPC 11/16/2017 INSPECTED			2024	824,500	0	824,500			235,150C	
		TPC 08/09/2017 INSPECTED			2023	694,300	0	694,300			223,953C	
		TPC 10/27/2016 INSPECTED			2022	752,800	0	752,800			213,289C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																						
KELLY & SHOOK & PATTERSON	NELSON MICHAEL L & SUZANN	1,600,000	08/30/2018	WD	03-ARM'S LENGTH	1339P161	DEED	100.0																																						
KELLY BARBARA J	KELLY BARBARA J TRUST	0	05/29/2018	QC	09-FAMILY	1336P637	DEED	0.0																																						
KELLY ESTHER A ESTATE	KELLY BARBARA J & SHOOK K	0	05/15/2018	QC	09-FAMILY	1334P264	DEED	0.0																																						
KELLY ESTHER A TRUST	KELLY BARBARA J & SHOOK K	0	04/20/2018	QC	09-FAMILY	1327P417	PROPERTY TRANSFER	0.0																																						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (Building Permit(s)	Date	Number	Status																																						
4499 W GLEN EDEN DR		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		04/18/2022	PE22-0239	100% FINIS																																						
Owner's Name/Address		P.R.E. 0%		Electrical		04/13/2022	PE22-0232	100% FINIS																																						
NELSON MICHAEL L & SUZANNE S 135 MELROSE AVE KENILWORTH IL 60043		MAP #: 47		Mechanical		02/08/2022	PM22-0114	100% FINIS																																						
		2025 Est TCV 3,700,512 TCV/TFA: 1048.0		Mechanical		01/06/2022	PM22-0022	100% FINIS																																						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN																																										
		Public Improvements		* Factors *																																										
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																																			
				GROUP A 20000	93.33	353.77	1.0000	0.8432	20000	100	1,573,879																																			
				93 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,573,879																																										
				<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>786,900</td> <td>1,063,400</td> <td>1,850,300</td> <td></td> <td></td> <td>1,640,362C</td> </tr> <tr> <td>2024</td> <td>813,200</td> <td>1,045,500</td> <td>1,858,700</td> <td></td> <td></td> <td>1,591,040C</td> </tr> <tr> <td>2023</td> <td>684,800</td> <td>620,000</td> <td>1,304,800</td> <td></td> <td></td> <td>1,304,800S</td> </tr> <tr> <td>2022</td> <td>700,000</td> <td>71,300</td> <td>771,300</td> <td></td> <td></td> <td>771,300S</td> </tr> </tbody> </table>								Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2025	786,900	1,063,400	1,850,300			1,640,362C	2024	813,200	1,045,500	1,858,700			1,591,040C	2023	684,800	620,000	1,304,800			1,304,800S	2022	700,000	71,300	771,300			771,300S
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																								
2025	786,900	1,063,400	1,850,300			1,640,362C																																								
2024	813,200	1,045,500	1,858,700			1,591,040C																																								
2023	684,800	620,000	1,304,800			1,304,800S																																								
2022	700,000	71,300	771,300			771,300S																																								
		Who	When	What																																										
		TPC 05/24/2023	INSPECTED																																											
		TPC 12/08/2022	INSPECTED																																											
		TPC 05/13/2022	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 758 % 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 -10 Effec. Age: 1 Floor Area: 3,531 Total Base New : 795,606 Total Depr Cost: 787,642 Estimated T.C.V: 2,126,633			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75 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 6 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B-10 Blt 2023							
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Ground Area = 2583 SF Floor Area = 3531 SF.							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas							
	Insulation			Many Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		1 Average Fixture(s) 8 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1,287 1 Story Siding 1,296 1 Story Siding 948			Total: 567,971 562,283							
Many Avg. Few	Large Avg. Small	Basement: 1296 S.F. Crawl: 1287 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Other Additions/Adjustments			Exterior							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Stone Veneer 160 8,333 8,250 Average Fixture(s) 1 3,337 3,304 3 Fixture Bath 7 73,686 72,949							
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Water/Sewer			2000 Gal Septic 1 12,006 11,886 Water Well, 100 Feet 1 6,593 6,527							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Porches			CCP (1 Story) 102 4,087 4,046 CCP (1 Story) 36 1,613 1,597 CCP (1 Story) 98 3,940 3,901 CGEP (1 Story) 425 35,454 35,099 CPP 215 5,478 5,423							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 758 55,000 54,450 Door Opener 2 1,541 1,526							
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Built-Ins			<<<<< 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.				
EATON GREY ERIC DEBTOR	US BANKRUPTCY COURT ATLAN	0	09/03/2014	OTH	33-TO BE DETERMINED	1208P779	OTHER	0.0				
EATON GREY	PARTALIS WILLIAM & BRIDG	40,000	04/11/2014	WD	09-FAMILY	1203P778	PROPERTY TRANSFER	66.0				
WILSON ROBIN	PARTALIS WILLIAM & BRIDG	40,000	04/09/2014	QC	09-FAMILY	1203P782	PROPERTY TRANSFER	33.0				
EATON GREY & BLAESING MAR	EATON-PARTILIS BRIDGET &	10	01/22/2008	QC	09-FAMILY	2008 969/18QC	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6157 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/06/2018	PM18-0228	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		09/28/2017	PM17-0588	100% FINIS				
PARTALIS WILLIAM & BRIDGIT EATON 181 ATLANTIS BLVD UNIT D ATLANTIS FL 33462		MAP #: 48		Plumbing		09/28/2017	PP17-0250	100% FINIS				
		2025 Est TCV 556,664 TCV/TFA: 2092.72		Electrical		09/05/2017	PE17-0477	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				E 100' @ 3000/	50.00	659.05	0.9330	1.0448	3000	100		146,232
				A 100' @ 600/FF	150.00	659.05	0.8409	1.1330	600	50	SURPLUS: ZONING 100' MIN	
				200 Actual Front Feet, 3.03 Total Acres				Total Est. Land Value =		189,103		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Flagstone/Sand	21.16	1200	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				
		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	94,600	183,700	278,300	194,443C			
		TPC 04/25/2019	INSPECTED		2024	79,000	171,800	250,800	188,597C			
		TPC 11/15/2018	INSPECTED		2023	62,100	151,100	213,200	179,617C			
		TPC 03/26/2018	INSPECTED		2022	60,000	131,400	191,400	171,064C			

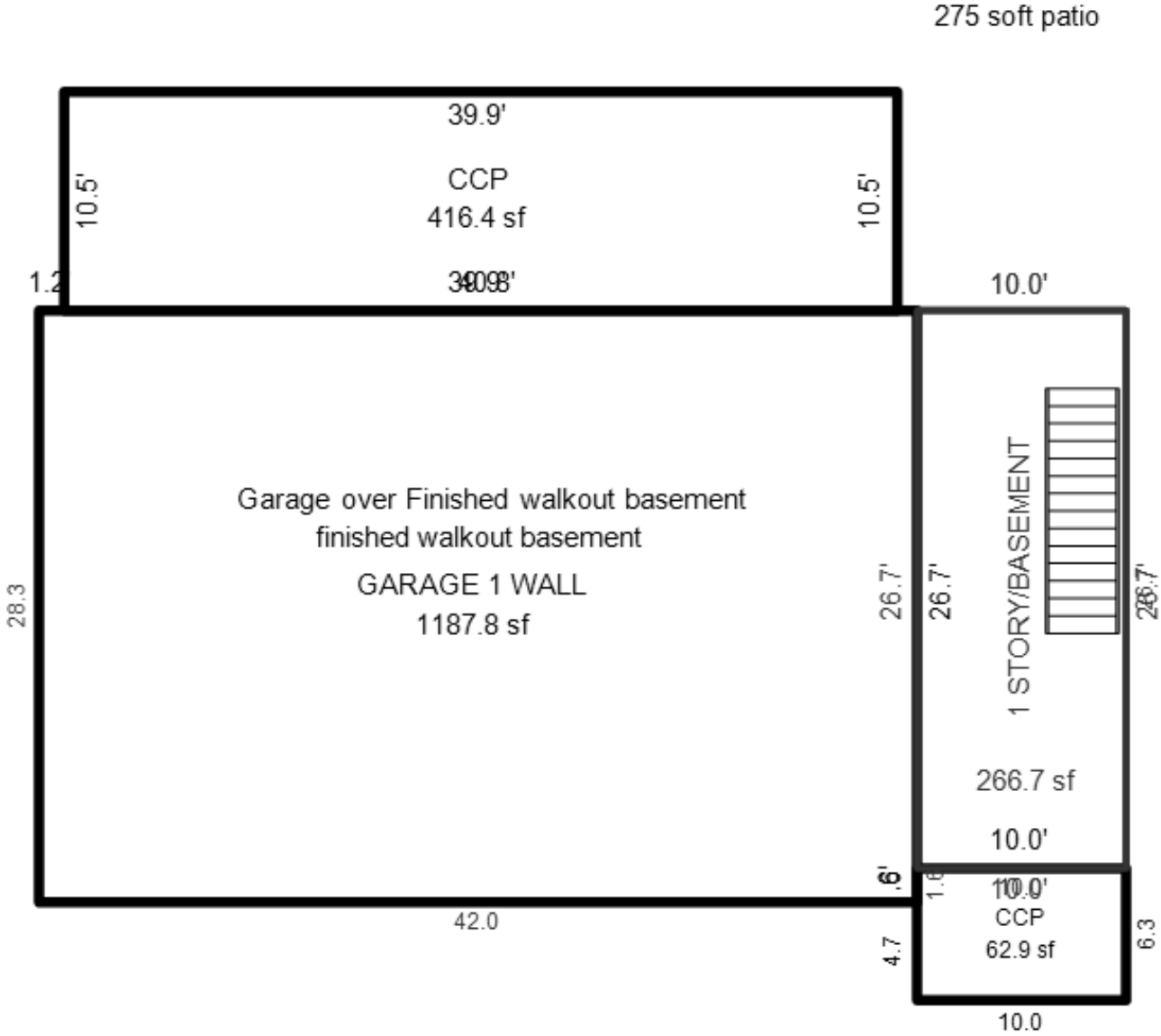


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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	Area 62 416	Type CCP (1 Story) CCP (1 Story)	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1187 % Good: 0 Storage Area: 0 No Conc. Floor: 0	62 416	CCP (1 Story) CCP (1 Story)	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	1 Direct-Vented Ga	Class: C +10 Effec. Age: 6 Floor Area: 266 Total Base New : 200,203 Total Depr Cost: 188,190 Estimated T.C.V: 357,561
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 2019								
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 266 SF Floor Area = 266 SF.								
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas								
Wood Frame		Ex		Ord		Min		Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 266							
Building Style: 1 STORY		Lg		Ord		Small		Total: 56,314 52,935			Total: 56,314 52,935							
Yr Built 2019		Remodeled 0		Size of Closets			Other Additions/Adjustments			Basement Living Area 1453 52,468 49,320								
Condition: Average		Doors		Solid		H.C.		Basement, Outside Entrance, Above Grade 3 5,650 5,311			Plumbing							
Room List		(5) Floors		(12) Electric			Average Fixture(s)			Average Fixture(s)								
Basement		Kitchen:		0 Amps Service			1 3 Fixture Bath			Water/Sewer								
1st Floor		Other:		No. of Elec. Outlets			2 Fixture Bath			1000 Gal Septic 1 4,899 4,605								
2nd Floor		Other:		Many			Softener, Auto			Water Well, 200 Feet 1 10,819 10,170								
2 Bedrooms		(6) Ceilings		Ave.			Softener, Manual			Porches								
(1) Exterior		Insulation		Few			Solar Water Heat			Ceramic Tile Floor 62 1,844 1,733								
Wood/Shingle		(7) Excavation		(13) Plumbing			No Plumbing			CCP (1 Story) 416 10,254 9,639								
Aluminum/Vinyl		Basement: 266 S.F.		1			Extra Toilet			Garages								
Brick		Crawl: 0 S.F.		1			Extra Sink			Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
Insulation		Slab: 0 S.F.		1			Separate Shower			Common Wall: 1 Wall 1 -2,705 -2,543								
(2) Windows		Height to Joists: 0.0		1			Ceramic Tile Floor			Door Opener 3 1,651 1,552								
Many Avg. Few		(8) Basement		1			Ceramic Tile Wains			Base Cost 1187 51,694 48,592								
Large Avg. Small		Conc. Block		1			Ceramic Tub Alcove			Built-Ins								
Wood Sash		Poured Conc.		1			Vent Fan			Appliance Allow. 1 2,786 2,619								
Metal Sash		Stone		1			(14) Water/Sewer			Fireplaces								
Vinyl Sash		Treated Wood		1			Public Water			Direct-Vented Gas 1 3,043 2,860								
Double Hung		Concrete Floor		1			Public Sewer			Totals: 200,203 188,190								
Horiz. Slide Casement		(9) Basement Finish		1			Water Well			Notes:								
Double Glass		Recreation SF		1			1000 Gal Septic			ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 => TCV: 357,561								
Patio Doors		Living SF		1			2000 Gal Septic											
Storms & Screens		Walkout Doors (B) SF		1			Lump Sum Items:											
(3) Roof		No Floor SF		1														
Gable Hip Flat		Walkout Doors (A)		1														
Gambrel Mansard Shed		(10) Floor Support		1														
Asphalt Shingle		Joists:		1														
Chimney:		Unsupported Len:		1														
		Cntr.Sup:		1														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	0	12/22/2021	WD	16-LC PAYOFF	2023003530	DEED	0.0
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	0	12/22/2021	WD	16-LC PAYOFF	2023003530	DEED	0.0
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	950,000	12/21/2021	LC	19-MULTI PARCEL ARM'S LE	2021009938	PROPERTY TRANSFER	100.0
NEUROTH HANS G & LINDA L	NEUROTH HANS G & LINDA L	0	06/18/2021	WD	05-CORRECTING TITLE	2021005074	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #: 48	2025 Est TCV 0				
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LEELANAU CONSERVANCY INC PO BOX 1007 LELAND MI 49654	Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6		
	Public Improvements			* Factors * 337' X 900'		

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

2021005074 PARCEL 1 A PARCEL OF LAND IN PART OF GOVERNMENT LOT 4, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 04°13 '51" EAST, 392.49 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 04°13'51" EAST, 337.29 FEET, ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 89°47'40" WEST, 804.83 FEET. TO THE EASTERLY RIGHT OF WAY	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.					

THENCE ALONG SAID		Topography of Site					
-------------------	--	--------------------	--	--	--	--	--

OF A CURVE TO 6.22 FEET 5'53", ST, 66.22 FEET); SAID RIGHT OF WAY TO THE LEFT EET, 1=04°30'03", N ON FILE***	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

*** 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.			
LEELANAU CONSERVANCY INC	UNITED STATES OF AMERICA	685,000	11/22/2023	WD	19-MULTI PARCEL ARM'S LE	2023005156	PROPERTY TRANSFER	100.0			
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	0	12/22/2021	WD	16-LC PAYOFF	2023003530	DEED	0.0			
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	950,000	12/21/2021	LC	20-MULTI PARCEL SALE REF	2021009938	REALTOR	100.0			
NEUROTH HANS G & LINDA L	NEUROTH HANS G & LINDA L	0	06/18/2021	WD	05-CORRECTING TITLE	2021005074	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
S DUNNS FARM 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 #: 48		2025 Est TCV 0							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
2021005074 PARCEL 2 L1159P898 PART OF THE NORTH 10.1 ACRES OF GOVERNMENT LOT 4; SECTION 25, TOWN 29 NORTH, RANGE 14, WEST GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, LYING EAST OF COUNTY ROAD 675, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 04°13 '51" EAST, 261.66 FEET ALONG THE EAST LINE OF SAID SECTION 25 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 04°13'51" EAST, 130.83 FEET ALONG SAID EAST SECTION LINE; THENCE SOUTH 89°26'46" WEST, 999.41 FEET (PREVIOUSLY		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		C 100' @ 2000/	130.00	700.00	0.9365	1.1263	2000	100	274,246
		Paved Road		130 Actual Front Feet, 2.09 Total Acres				Total Est. Land Value =		274,246	
		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 05/30/2021	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		TPC 11/13/2017	INSPECTED		2023	0	0	0		0	
		TPC 06/08/2016	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.
WILSON ROBIN	PARTALIS WILLIAM A & BRID	195,000	06/10/2010	WD	09-FAMILY	1171P668	PROPERTY TRANSFER	100.0
EATON GREY & BLAESING MAR	WILSON ROBIN	10	01/22/2008	QC	09-FAMILY	2008 969/21	DEED	0.0
WILSON DENNIS C & ROBIN	WILSON ROBIN	0	08/11/2006	QC	09-FAMILY	911:869	OTHER	0.0
EATON ROBERT F ESTATE	EATON G, PARTALIS B, WILS	20,000	09/08/1989	WD	03-ARM'S LENGTH	303P31	DEED	0.0

Property Address: 6149 S DUNNS FARM RD
 Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 Owner's Name/Address: PARTALIS WILLIAM A & BRIDGIT E
 181 ATLANTIS BLVD UNIT D
 ATLANTIS FL 33462
 MAP #: 48

2025 Est TCV 589,233 TCV/TFA: 257.98

X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			E 100' @ 3000/	100.00	725.00	0.9106	1.0549	3000	100		288,179
			A 100' @ 600/FF	155.00	725.00	0.7913	1.1603	600	50	SURPLUS: ZONING 100'	42,
			255 Actual Front Feet, 4.24 Total Acres		Total Est. Land Value =						330,875

Tax Description: L12P335 PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST COMER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION S04°13'51" E 729.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE S04°13'51" E 255.20 FEET; THENCE S89°47'40" W 287.51 FEET; THENCE N50°42'44" W 26.78 FEET; THENCE N67°22'17" W 68.76 FEET; THENCE S70°56'34" W

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
X	Electric		Wood Frame	20.22	472	50	4,772
X	Gas		Wood Frame	20.22	480	50	4,853
Total Estimated Land Improvements True Cash Value =							9,625

Topography of Site

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



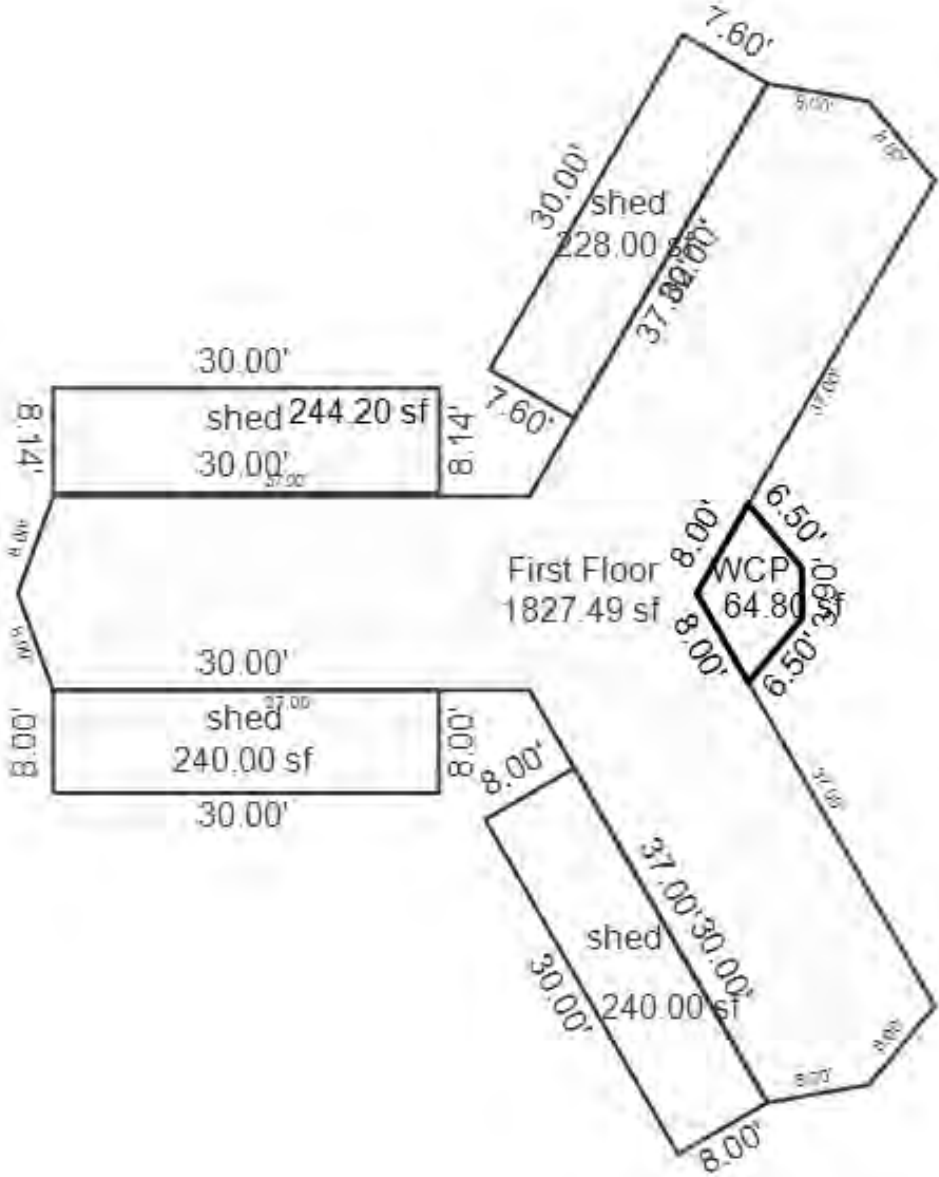
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	165,400	129,200	294,600			139,267C
2024	151,000	118,500	269,500			135,080C
2023	76,800	104,200	181,000			128,648C
2022	60,000	89,200	149,200			122,522C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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							64	WCP (1 Story)					
Building Style: A-FRAME		X	Drywall Paneled															
Yr Built 1970		Trim & Decoration																
Remodeled 0			Plaster Wood T&G															
Condition: Average				X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Room List					Central Air Wood Furnace													
Basement 5 1st Floor 2nd Floor 4 Bedrooms					(12) Electric													
(1) Exterior					120 Amps Service													
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures													
X Insulation					Ex. X Ord. Min													
(2) Windows		(7) Excavation			No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small		Many X Ave. Few													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1827 S.F. Height to Joists: 0.0		(13) Plumbing													
(3) Roof					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	Gable Hip Flat	X	Gambrel Mansard Shed		(14) Water/Sewer													
X	Asphalt Shingle		(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
Chimney: Brick			(9) Basement Finish		Lump Sum Items:													
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
			(10) Floor Support															
			Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family A-FRAME										Cls CD			Blt 1970					
(11) Heating System: Wall/Floor Furnace										Ground Area = 1827 SF			Floor Area = 2284 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 Slab										1,827			Total: 212,147 116,682					
Other Additions/Adjustments										Plumbing			Average Fixture(s) 1 1,238 681					
										3 Fixture Bath 1 3,887 2,138			Water/Sewer					
										1000 Gal Septic 1 4,582 2,520			Water Well, 100 Feet 1 5,680 3,124					
										Porches			WCP (1 Story) 64 3,345 1,840					
										Foundation: Shallow 64 -723 -398			Built-Ins					
										Appliance Allow. 1 1,947 1,071			Fireplaces					
										Interior 2 Story 1 5,917 3,254			Totals: 238,020 130,912					
Notes:										ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 => TCV:			248,733					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOOK JAMES W & JOAN	HOOK MATTHEW & LEIGH	0	09/11/2018	QC	09-FAMILY	1340P191	PROPERTY TRANSFER	0.0
HOOK JAMES W & JOAN H	HOOK FAMILY LTD PARTNERSH	0	12/26/1995	QC	09-FAMILY	415P905	OTHER	0.0
BREITMEYER HOWARD & VIRGI	HOOK JAMES W & JOAN H	19,000	02/04/1980	WD	03-ARM'S LENGTH	214P874	DEED	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 48

Owner's Name/Address: HOOK FAMILY LTD PARTNERSHIP
 C/O HOOK MATTHEW
 7605 GRAND ST
 DEXTER MI 48130
 2025 Est TCV 154,597

Improved X Vacant Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6
 Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 D 100' @ 1300/ 100.00 600.00 1.0000 1.1892 1300 100 154,597
 100 Actual Front Feet, 1.38 Total Acres Total Est. Land Value = 154,597

Tax Description: L216 P47 L270 P136 L415 P905-906/95 PRT OF GOVT LOT 4 SEC 25 COM AT NE SEC COR TH S ALG E SEC LN 1286 FT FOR POB TH W 660 FT TH N 100 FT TH E 660 FT TH S 100 FT TO POB SEC 25 T29N R14W.
 Comments/Influences: X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.



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

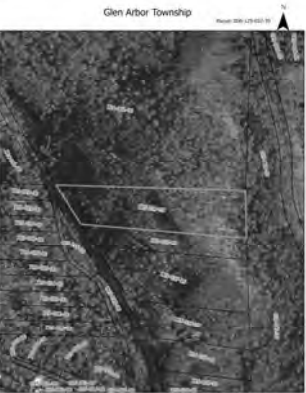
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	77,300	0	77,300			27,002C
2024	71,400	0	71,400			26,191C
2023	45,000	0	45,000			24,944C
2022	65,000	0	65,000			23,757C

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/30/2017	INSPECTED
TPC	06/08/2016	INSPECTED

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 County of Leelanau, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LEELANAU CONSERVANCY INC	UNITED STATES OF AMERICA	685,000	11/22/2023	WD	19-MULTI PARCEL ARM'S LE	2023005156	PROPERTY TRANSFER	100.0		
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	0	12/22/2021	WD	16-LC PAYOFF	2023003530	DEED	0.0		
NEUROTH HANS G & LINDA L	LEELANAU CONSERVANCY INC	950,000	12/21/2021	LC	20-MULTI PARCEL SALE REF	2021009938	REALTOR	100.0		
NEUROTH HANS G & LINDA L	NEUROTH HANS G & LINDA L	0	06/18/2021	WD	05-CORRECTING TITLE	2021005074	OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
S MILLER HILL RD		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 48		2025 Est TCV 0						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
2021005074 PARCEL 3 PART OF THE NORTH I 0.1 ACRES OF GOVERNMENT LOT 4, SECTION 25 TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, LYING EAST OF COUNTY ROAD 675, MORE FULLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORER OF SAID SECTION 25; THENCE SOUTH 04°13' 51" EAST 130.83 FEET ALONG THE EAST LINE OF SAID SECTION 25 THENCE SOUTH 89°26'46" WEST 1165.57 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 25 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 675; THENCE NORTH ET (PREVIOUSLY 32" WEST) ALONG AY LINE; THENCE 8.66 FEET) ALONG SAID E POINT OF N ON FILE***		Public Improvements		* Factors *		260'X1100'				
		Dirt Road		Description	Frontage	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		E 200' @ 800/	260.00	1100.00	0.9365	1.2610	800 100	245,642
		Paved Road		260 Actual Front Feet, 6.57 Total Acres		Total Est. Land Value =		245,642		
		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 11/13/2017		INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
TPC 06/08/2016		INSPECTED		2023	0	0	0	0		
WAS 02/04/2009		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.
HOOK JAMES W & JOAN	HOOK MATTHEW & LEIGH	0	09/11/2018	QC	09-FAMILY	1340P191	PROPERTY TRANSFER	0.0
HOOK JAMES W & JOAN H	HOOK FAMILY LTD PARTNERSH	0	12/26/1995	QC	09-FAMILY	415P905	OTHER	0.0
BREITMEYER HOWARD & VIRGI	HOOK JAMES W & JOAN H	19,000	02/04/1980	WD	03-ARM'S LENGTH	214P874	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6163 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	08/21/2023	PP23-0267	100% FINIS
	P.R.E. 0%		Mechanical	10/06/2014	PM14-0479	
Owner's Name/Address	MAP #: 48		Plumbing	09/26/2014	PP14-0218	
HOOK FAMILY LTD PARTNERSHIP C/O HOOK MATTHEW 7605 GRAND ST DEXTER MI 48130	2025 Est TCV 639,645 TCV/TFA: 309.31		Res. Add/Alter/Reair	09/08/2014	PB14-0309	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
L214 P874 L218 P781 L415 P903-904/95 PRT GOVT LOTS 4 & 5 SEC 25 BEG AT NE COR SEC 25 TH S 1386 FT TO POB TH W 660 FT TH N 100 FT TH E 660 FT TH S 100 FT TO POB SUBJECT TO EASEMENTS SEC 25 T29N R14W 2.52 A.	X		* Factors * 100' X 660'			
			Description	Frontage	Depth	Value
			D 100' @ 1300/	100.00	660.00	158,325
			100 Actual Front Feet, 1.51 Total Acres			Total Est. Land Value = 158,325

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
	X	Gas	Description	Rate	Size % Good	Cash Value
	X	Curb	D/W/P: Crushed Rock	2.29	1200 0	0
	X	Street Lights	Residential Local Cost Land Improvements			
	X	Standard Utilities	Description	Rate	Size % Good	Cash Value
	X	Underground Utils.	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
			Total Estimated Land Improvements True Cash Value = 1,500			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	79,200	240,600	319,800			129,425C
	X	Low	2024	73,100	219,900	293,000			125,534C
	X	High	2023	45,700	192,800	238,500			119,557C
	X	Landscaped	2022	65,000	163,500	228,500			113,864C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

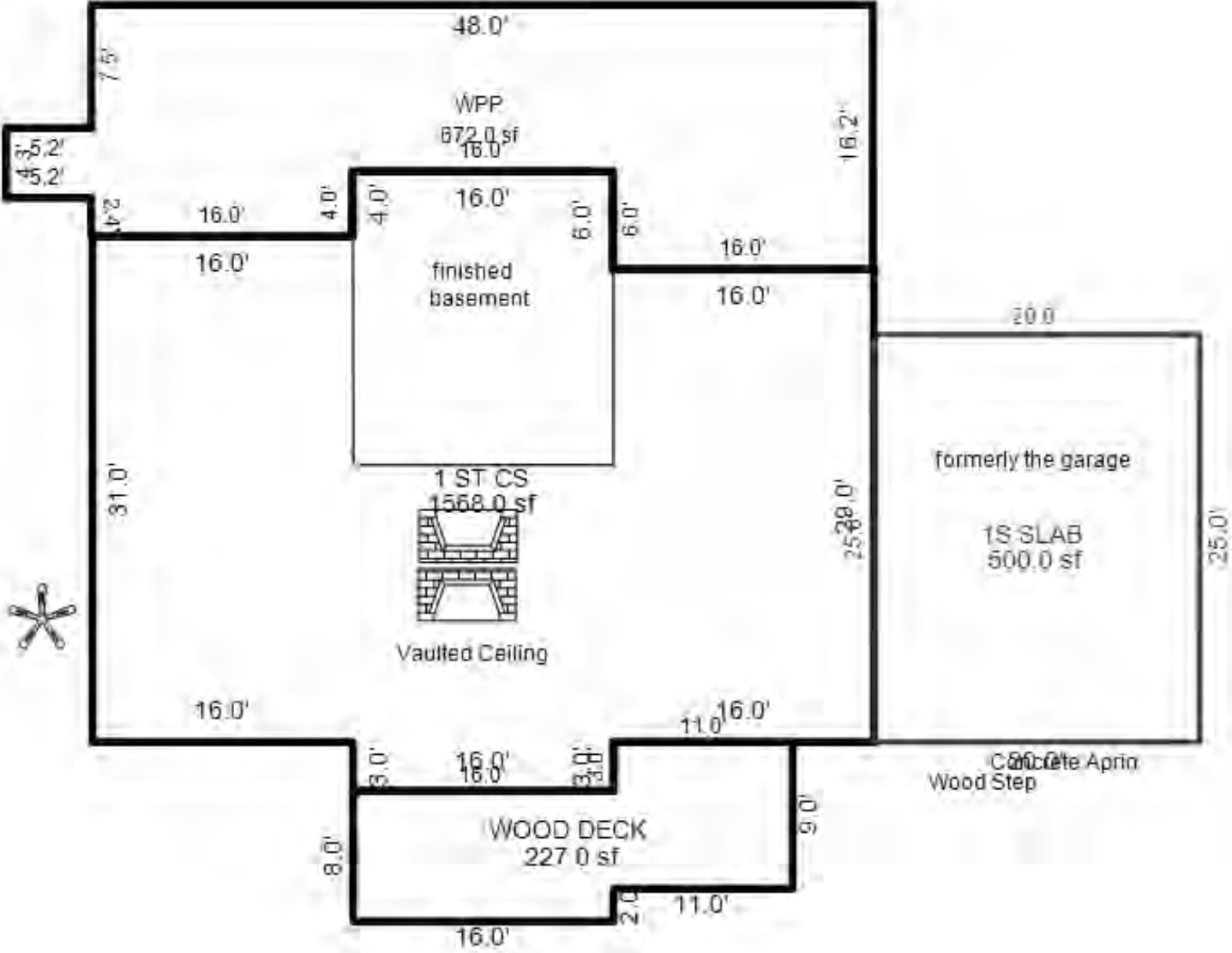


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story 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 672 227	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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 2,068 Total Base New : 336,730 Total Depr Cost: 252,537 Estimated T.C.V: 479,820			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																										
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2068 SF Floor Area = 2068 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls C 10 Blt 1980		<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>1,568</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>500</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>286,285</td> <td>214,707</td> </tr> </tbody> </table>				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,568			1 Story	Siding	Slab	500			Total:				286,285	214,707
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1 Story	Siding	Crawl Space	1,568																																				
1 Story	Siding	Slab	500																																				
Total:				286,285	214,707																																		
Yr Built 1980	Remodeled 2015	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few																														
Condition: Average		Size of Closets		(12) Electric			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing																													
Room List		Doors	Solid	X	H.C.	150 Amps Service			Water/Sewer																														
Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(13) Plumbing			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																														
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Notes: ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 => TCY:			479,820																										
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Basement: 0 S.F. Crawl: 1568 S.F. Slab: 500 S.F. Height to Joists: 0.0			Lump Sum Items:																																
X	Insulation	(9) Basement Finish		Basement: Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																			
(2) Windows		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																																			
Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		288																																			
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick																																				
Treated Wood		Totals:		336,730			252,537																																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACH BETTE J	HOUGHTON MATTHEW & BARBAR	58,500	06/13/1975	WD	03-ARM'S LENGTH	178P691	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6185 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
HOUGHTON MATTHEW & BARBARA B P O BOX 116 GLEN ARBOR MI 49636-0116	MAP #: 48 2025 Est TCV 702,317 TCV/TFA: 318.51					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6								
		Public Improvements		* Factors *		300'X660'						
L178 P691 PRT GOVT LOT 5 SEC 25 BEG AT NE COR SEC 25 TH S 1752 FT TO POB TH W 660 FT TH N 366 FT TH E 660 FT TH S 366 FT TO POB SEC 25 T29N R14W 5.56 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				E 100' @ 3000/	100.00	660.00	0.8960	1.0450	3000	100		280,882
				A 100' @ 600/FF	200.00	660.00	0.7598	1.1334	600	50	SURPLUS: ZONING 100' MIN	
				300 Actual Front Feet, 4.54 Total Acres			Total Est. Land Value =					332,553

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	1 100	2,500
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 2,500			
		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	166,300	184,900	351,200			123,585C
													2024	166,600	169,000	335,600			119,870C
													2023	85,900	148,200	234,100			114,162C
													2022	60,000	130,600	190,600			108,726C

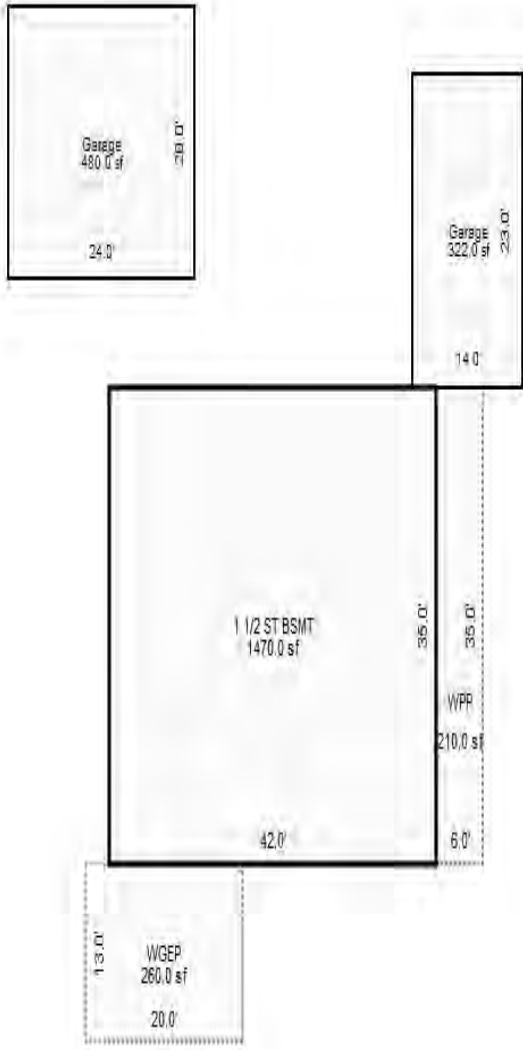


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 260 210	Type WGEP (1 Story) WPP	Year Built: 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
Building Style: 1 STORY																
Yr Built 1950	Remodeled 0	Ex	X Ord	Min	Size of Closets											
Condition: Average		Lg	X Ord	Small												
Room List		Doors	Solid	X H.C.	Central Air Wood Furnace											
Basement 5 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric										
(1) Exterior					150 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 1950			
X	Insulation	X	Drywall	No. of Elec. Outlets			Ground Area = 1470 SF Floor Area = 2205 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
(2) Windows		(7) Excavation			Many			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Avg. Few Small	Basement: 1470 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			1.5 Story Siding Basement 1,470			Total: 267,995 147,398					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
(3) Roof		(9) Basement Finish			1			Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			Water/Sewer							
X	Asphalt Shingle	(10) Floor Support			1			Public Water Public Sewer Water Well								
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1			1000 Gal Septic 2000 Gal Septic								
					Lump Sum Items:			Porches			WGEP (1 Story) 260 18,270 10,048 WPP 210 4,687 2,578					
								Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 322 15,179 8,348 Common Wall: 1 Wall 1 -2,235 -1,229					
								Built-Ins			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 19,776 10,877					
								Appliance Allow.			1 2,786 1,532					
								Fireplaces			1 8,080 4,444					
								Exterior 2 Story			1 8,080 4,444					
								Notes:			Totals: 351,450 193,297					
								ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 => TC			367,264					

*** 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.
BROWN CALVIN R JR TRUST	BEITH CARSTEN TRUST & BEI	2,250,000	07/23/2020	WD	03-ARM'S LENGTH	2020004737	PROPERTY TRANSFER	100.0
BROWN CALVIN R JR & JOANN	BROWN CALVIN R JR TRUST	0	06/12/2018	QC	09-FAMILY	1332P579	PROPERTY TRANSFER	0.0
WIELAND	BROWN	355,000	03/10/1995	WD	03-ARM'S LENGTH	401:948	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6254 S TAMARACK LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/02/2016	PM16-0264	
	P.R.E. 0%		MECHANICAL	12/12/2002	PM02-0933	
Owner's Name/Address	MAP #: 48		HOUSE	07/31/2001	1881	INSPECTED
BEITH CARSTEN TRUST & BEITH L TRUST 2498 SPANISH RIVER RD BOCA RATON FL 33432	2025 Est TCV 3,945,210 TCV/TFA: 863.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		GROUP A 20000	100.00	372.73	1.0000	0.8542	20000	100		1,708,458
	X		GROUP A 20000	16.87	372.73	1.0000	0.8542	20000	50	SURPLUS: ZONING 100 ft	14
			117 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 1,852,541								

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
L401 P948/95 L429 P914/96 L623 P514&542 L743 P54&59/03 L783 P693/04 PRT GOVT Land in Government Lot 5, Section 25, Town 29 North, Range 14 West, described more fully as follows: Commencing at the Northeast Corner of said Section 25, thence South 3'46' East along the East line of Section 25, 1752.00 feet, thence North 89'56' West, 522.00 feet to the Point of Beginning on the centerline of County Road No. 675; thence continuing North 89'56' West, 138.00 feet to the East line of Glen Shores Subdivision;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size	% Good	Cash Value
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size	% Good	Cash Value
		Curb	LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
		Street Lights	Total Estimated Land Improvements True Cash Value =				10,000
		Standard Utilities					
		Underground Utils.					

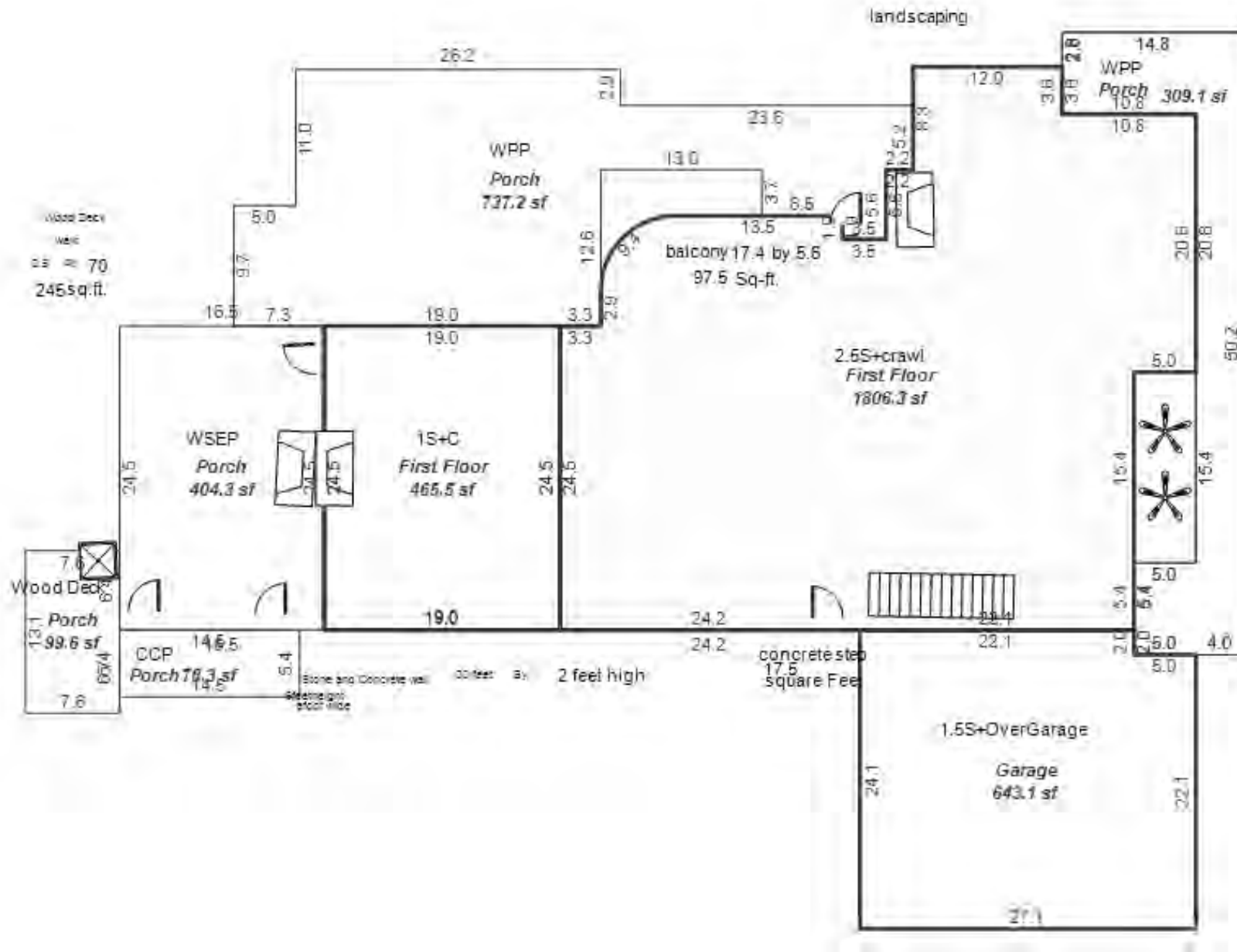


Topography of Site	X	Level	X	Rolling	X	Low	X	High	X	Landscaped	X	Swamp	X	Wooded	X	Pond	X	Waterfront	X	Ravine	X	Wetland	X	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	926,300	1,046,300	1,972,600			1,300,528C
2024	920,600	1,028,900	1,949,500			1,261,424C
2023	775,200	775,000	1,550,200			1,201,357C
2022	507,300	637,400	1,144,700			1,144,150C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status					
6350 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/13/2022	PE22-0932	100% FINIS					
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair	08/29/2008	PB08-0308	100% FINIS					
ELEANOR HOUSE LLC 1108 SAXON DR BIRMINGHAM MI 48009-4501		MAP #: 48		Res. Porch/Deck	09/28/2006	PB06-0562						
		2025 Est TCV 2,085,165 TCV/TFA: 1239.6										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L253 P80 DC L431 P676 L431 P718/96 L682 P641/02 L689 P268/02 L906 P965/06 PRT GOVT LOT 5 SEC 25 COM E 1/4 COR SEC TH N 295.21 FT TH WLY 386.09 FT TO C/L CO RD 675 & POB TH WLY 278.39 FT TO SHR GLEN LAKE TH ALG SHR N 10 DEG 15' W 300 FT & N 32 DEG 56' W 100 FT TH N 86 DEG 35' 15" E 282.03 FT TO C/L SD RD TH SLY ALG C/L TO POB SEC 25 T29N R14W 2.55 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFERIOR 7000/	100.00	280.00	0.5743	1.4114	7000	100		567,429
		Paved Road		INFERIOR 7000/	300.00	280.00	0.5743	1.4114	7000	50	SURPLUS: ZONING 100' MIN	
		Storm Sewer		400 Actual Front Feet, 2.57 Total Acres Total Est. Land Value = 1,418,573								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Wood Frame	23.89	352	50	4,204				
		Electric		Total Estimated Land Improvements True Cash Value = 4,204								
		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		
RENTAL		Level		2025	709,300	333,300	1,042,600			387,387C		
		Rolling		2024	664,600	323,300	987,900			375,740C		
		Low		2023	351,300	242,000	593,300			357,848C		
		High		2022	211,900	198,100	410,000			340,808C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	04/29/2015	INSPECTED								
		TPC	08/20/2009	DATA ENTER								
		WAS	01/10/2009	INSPECTED								

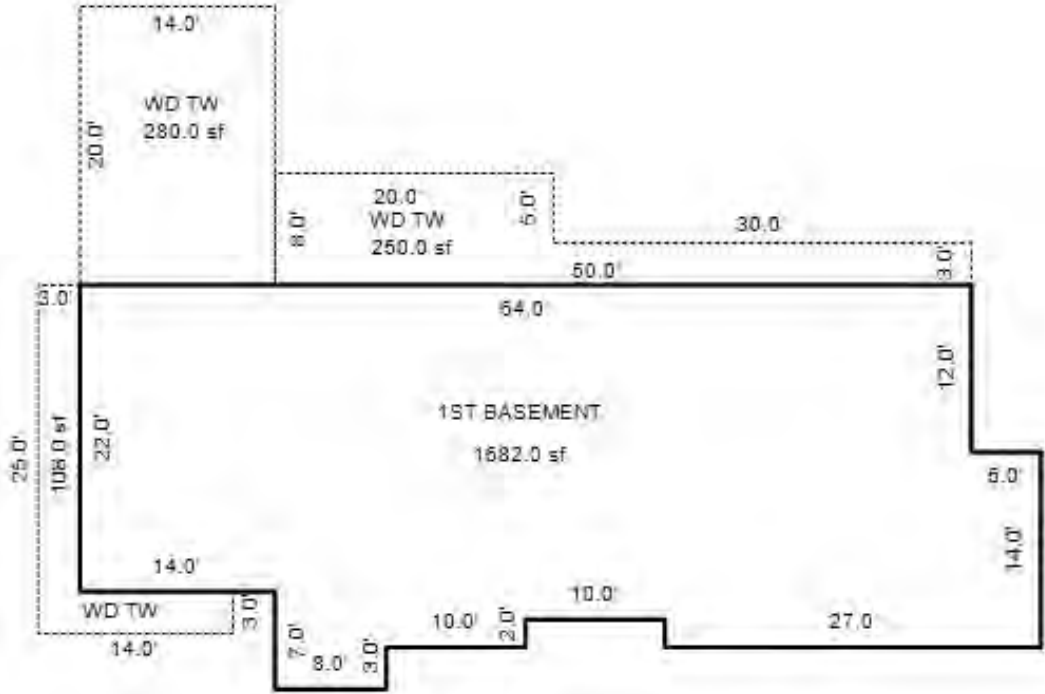


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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: 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							250 108 280	CPP Treated Wood Treated Wood			
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built	Remodeled	Trim & Decoration														
1953	200	0	Ex	X	Ord		Min									
Condition: Average		Size of Closets														
			Lg	X	Ord		Small									
Room List		Doors		Solid	X	H.C.										
	4 Basement 4 1st Floor 2nd Floor 5 Bedrooms	(5) Floors														
(1) Exterior			Kitchen: Other: Carpeted Other:													
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	(6) Ceilings														
X		X	Drywall													
X		(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: 1682 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X		(8) Basement														
X			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
X		(9) Basement Finish														
X		1682	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)													
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle	(10) Floor Support														
X			Joists: Unsupported Len: Cntr.Sup:													
X	Chimney: Brick	(14) Water/Sewer														
X			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
X		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY		(12) Electric														
Ground Area = 1682 SF Floor Area = 1682 SF.			0 Amps Service													
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			No./Qual. of Fixtures													
Building Areas		X	Ex.		Ord.		Min									
Stories Exterior Foundation Size Cost New Depr. Cost			Many	X	Ave.		Few									
1 Story Block Basement 1,682 Total: 278,166 180,784			(13) Plumbing													
1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
Other Additions/Adjustments																
Recreation Room 1682 33,674 21,888																
Exterior																
Brick Veneer 50 865 562																
Basement, Outside Entrance, Below Grade 1 2,600 1,690																
Plumbing																
Average Fixture(s) 1 1,484 965																
3 Fixture Bath 2 9,346 6,075																
Water/Sewer																
1000 Gal Septic 1 4,893 3,180																
Water Well, 100 Feet 1 6,014 3,909																
Porches																
CPP 250 4,260 2,769																
Deck																
Treated Wood 108 2,731 1,775																
Treated Wood 280 5,197 3,378																
Built-Ins																
Appliance Allow. 1 2,864 1,862																
Fireplaces																
Interior 2 Story 1 6,883 4,474																
Exterior 2 Story 1 8,308 5,400																
Carports																
<<<< 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.
BENGSTON HARRIET & KATHER	BENGSTON HARRIET P TRUST	0	04/13/2017	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	100.0
CROSBY FAMILY TRUST	BENGSTON HARRIET & KATHER	57,250	01/20/2017	WD	19-MULTI PARCEL ARM'S LE	1285P463	PROPERTY TRANSFER	100.0
CROSBY ROBERT D & GINGER	CROSBY FAMILY TRUST	1	12/10/2012	WD	09-FAMILY	1152P850	DEED	0.0
CROSBY LARRY R & JOYCE A	CROSBY FAMILY TRUST	0	11/06/2012	WD	03-ARM'S LENGTH	1143P850	PROPERTY TRANSFER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 48

Owner's Name/Address: BENGSTON HARRIET P TRUST
 4161 BRIARWOOD DR
 MANTUA OH 44255

2025 Est TCV 90,313

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

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

A 100' @ 600/FF 100.00 385.00 0.7598 0.9905 600 100 45,157
 A 100' @ 600/FF 200.00 385.00 0.7598 0.9905 600 50 SURPLUS: ZONING 100' 45,
 300 Actual Front Feet, 2.65 Total Acres Total Est. Land Value = 90,313

Tax Description: L247 P252 PRT OF GOVT LOT 5 SEC 25 COM AT E 1/4 POST TH N ON E LN SEC 295.21 FT AS POB TH WLY PARALLEL TO E- W 1/4 LN 386.09 FT TO C/L HWY TH NLY ON C/L HWY 300 FT TH ELY 394.55 FT M/L TO E LN SEC TH SLY ON E LN 300 FT M/L TO POB SEC 25 T29N R14W 2.7 A M/L.

Comments/Influences: 10/28/2016 ZOING REVIEW FOR CROSBY



- 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 VIEW

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	45,200	0	45,200			24,552C
2024	40,400	0	40,400			23,814C
2023	32,300	0	32,300			22,680C
2022	21,600	0	21,600			21,600S

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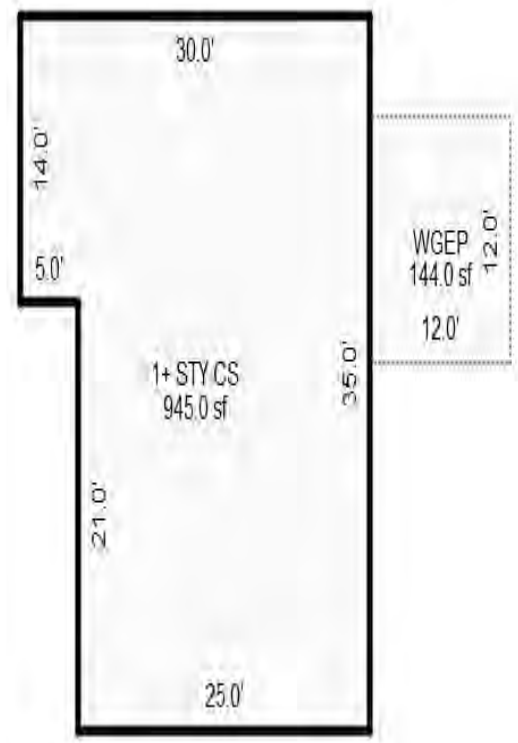
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6280 S TAMARACK LN		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 02/23/2008								
Owner's Name/Address		MAP #: 48		2025 Est TCY 2,048,793 TCY/TFA: 2168.0								
COLBATH LAND MANAGEMENT TRUST 6280 S TAMARACK LN MAPLE CITY MI 49664		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
Tax Description		Public Improvements		* Factors *								
L569 P405/01 DC L615 P229/01 L688 P674&677&680/02 SURVEY L9 P501/07 PRT GOVT LOT 5 SEC 25 COM NE SEC COR TH S 3 DEG 46' E 1752 FT TH N 89 DEG 56' W 522 FT TO C/L CO RD 675 TH ON C/L S 22 DEG 52' 20" E 143. 48 FT TO POB TH S 78 DEG 13' 50" W 298.11 FT TO SHR GLEN LAKE TH ON SHR S 45 DEG 31' 50" E 16.49 FT & S 32 DEG 56' E 105.32 FT TH N 86 DEG 33' 15" E 282.3 FT TO SD C/L TH ON C/L N 20 DEG W 8.98 FT & N 22 DEG 52' 20" W 146.59 FT TO POB SEC 25 T29N R14W. .8 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 Gas Curb Street Lights Standard Utilities Underground Utils.	GROUP A 20000	100.00	270.14	0.9961	0.7882	20000	100		1,570,204
		X	Topography of Site	GROUP A 20000	29.00	270.14	0.9961	0.7882	20000	50	SURPLUS: ZONING 100 ft	22
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	129 Actual Front Feet, 0.80 Total Acres		Total Est. Land Value =		1,797,884				
Comments/Influences		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	898,900	125,500	1,024,400				496,246C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 04/17/2013 INSPECTED		2024	875,100	123,400	998,500					481,325C
		WAS 11/03/2007 INSPECTED		2023	736,900	93,100	830,000					458,405C
				2022	495,500	76,400	571,900					436,577C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 45 Floor Area: 945 Total Base New : 167,283 Total Depr Cost: 92,003 Estimated T.C.V: 248,409		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall	Plaster		Trim & Decoration		Central Air Wood Furnace							
Yr Built 1960 201		Remodeled 0		Ex	X	Ord	Min	150		Amps Service					
Condition: Average		Size of Closets		Lg	X	Ord	Small	No./Qual. of Fixtures							
Room List		Doors	Solid	X	H.C.	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1960			
Basement 5 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		150		No. of Elec. Outlets		Ground Area = 945 SF		Floor Area = 945 SF.			
(1) Exterior		(6) Ceilings		X		Drywall		Many		X		Ave.			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 945 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)		Plumbing		1			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		3 Fixture Bath		Other Additions/Adjustments		Plumbing			
(2) Windows		Many	X	Large	Avg.		X	Avg.	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		1		1000 Gal Septic		Porches		WGEP (1 Story)		144	
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1		2000 Gal Septic		Built-Ins		Appliance Allow.		1	
		Joints: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		1		Public Water Public Sewer Water Well		Fireplaces		Exterior 1 Story		1	
						1		Notes:		ECF (4080 BIG GLEN) 2.700 => TCY:		248,409			
						1		Totals:		167,283		92,003			

*** 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.
WARNER TIMOTHY E ET AL	MALLERY JOHN & CENCI ADRI	205,000	07/25/2007	WD	03-ARM'S LENGTH	949:73	PROPERTY TRANSFER	100.0
LEELANAU LAND LLC	WARNER TIMOTHY E ET AL	430,000	03/23/2006	WD	03-ARM'S LENGTH	903:951	OTHER	100.0
MARTIN WILLIAM F & JILL W	LEELANAU LAND LLC	175,000	12/26/2003	QC	09-FAMILY	786:439	OTHER	100.0
MARTIN	MARTIN	175,000	06/17/2002	LC	16-LC PAYOFF	659:311	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6283 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/30/2007	PM07-0515	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 48	2025 Est TCV 335,209 TCV/TFA: 200.60
MALLERY JOHN & CENCI ADRIENNE A 3739 EIGHT MILE RD MELBOURNE KY 41059		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6				
L659 P311/02 L668 P307/02 L786 P439/04 L903 P950&951/06 2007 DESC REVISED (SPLIT 044-20) PARCEL 1 PRT OF GOVT LOT 5 SEC 25 COM AT NE COR SD SEC TH S 03 DEG 40' 59" E ALG E LN SD SEC 2112.47 FT TH S 88 DEG 46' 45" W 200.18 FT TO POB TH CONT S 88 DEG 46' 45" W 194.81 FT TO C/L CO RD 675 TH NWLY ALG SD C/L 207.04 FT ALG ARC OF 1684.56 FT RADIUS CURVE TO LEFT CH-N 18 DEG 33' 43" W 206.91 FT TH S 88 DEG 06' 24" E 248.94 FT TH S 03 DEG 40' 59" E 84.15 FT TO POB CONSISTING OF INTEREST TO TIMOTHY E WARNER & JOHN K IMBODEN AS	X		* Factors * 184 X 226.152				
			Description	Frontage	Depth	Value	
			A 100' @ 600/FF	184.00	226.15	82,196	
			184 Actual Front Feet, 0.95 Total Acres			Total Est. Land Value =	82,196
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 3.5 Concrete	6.21	22 0	0	
			D/W/P: 3.5 Concrete	6.21	16 0	0	
			D/W/P: 3.5 Concrete	6.21	40 0	0	
			D/W/P: 3.5 Concrete	6.21	24 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	



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2025	41,100	126,500	167,600			119,760C
Rolling	2024	59,700	115,600	175,300			116,160C
Low	2023	46,900	101,400	148,300			110,629C
High	2022	35,500	86,000	121,500			105,361C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/13/2017 INSPECTED							
TPC 04/29/2015 INSPECTED							
WAS 10/29/2008 INSPECTED							

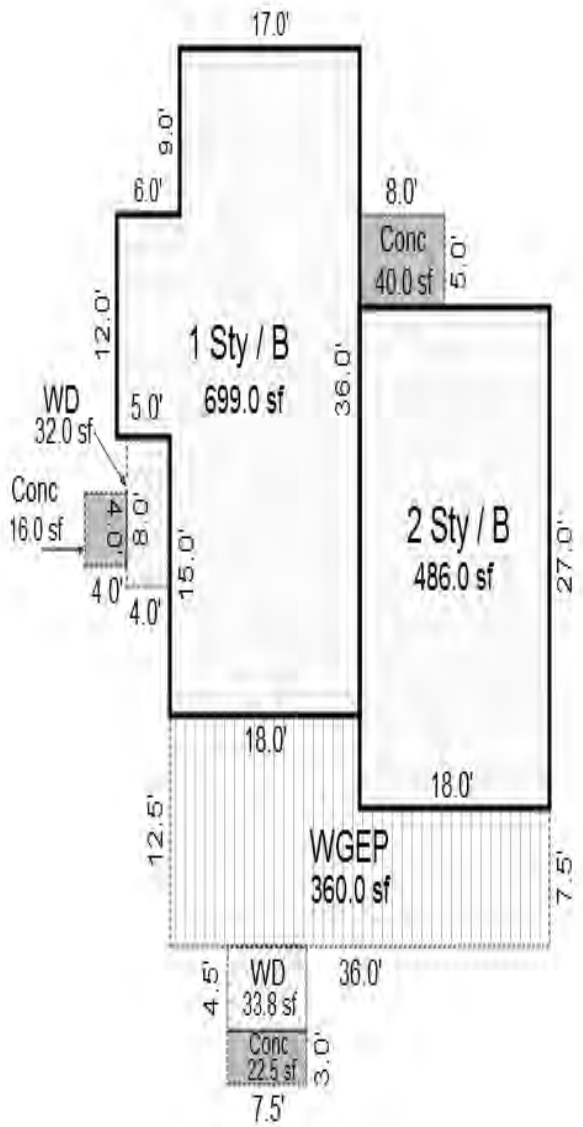
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 360 32 33	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 1,671 Total Base New : 240,686 Total Depr Cost: 132,375 Estimated T.C.V: 251,513			E.C.F. X 1.900		Bsmnt Garage:				
Building Style: 1.5 STORY		Drywall Paneled	X Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Electric Baseboard Ground Area = 1185 SF Floor Area = 1671 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls CD		Blt 1900					
Yr Built 1900 200	Remodeled 1965	Ex	X Ord	Min	(12) Electric			Building Areas			Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		120 Amps Service			No./Qual. of Fixtures			1000 Gal Septic		486		186,086		107,307	
Room List		Lg	X Ord	Small	No. of Elec. Outlets			Other Additions/Adjustments			1,238		681				
Basement 5 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted 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			Plumbing			1,411		776			
(1) Exterior	(6) Ceilings		Basement: 1185 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Porches			21,704		11,937			
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall X Tile		(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			WGEP (1 Story)			360		14,490		7,969	
X Insulation	(7) Excavation		(9) Basement Finish			(14) Water/Sewer			Deck			32		1,384		761	
(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 1000 Gal Septic 2000 Gal Septic			Treated Wood			33		1,411		776	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Fireplaces			1		2,164		1,190	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick			Notes: ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 => TCY:			Garages			Totals:		240,686		132,375	
X Asphalt Shingle									Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			1		1,947		1,071	

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



Gravel Driveway



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.			
LAFEBVRE JAMES F ESTATE	LEFEBVRE GREGORY J	0	09/24/2019	QC	09-FAMILY	2019006660	DEED	0.0			
IMBODEN JOHN & KATHLEEN	LAFEBVRE JAMES F	62,000	12/15/2011	WD	03-ARM'S LENGTH	1108-890	PROPERTY TRANSFER	100.0			
WARNER TIMOTHY E ET AL	IMBODEN JOHN	37,500	11/29/2010	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	50.0			
WARNER TIMOTHY E ET AL	IMBODEN JOHN	37,500	11/22/2010	QC	09-FAMILY	2010 1070-807Q	PROPERTY TRANSFER	50.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (		Building Permit(s)		Date	Number	Status	
S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 48		2025 Est TCV 166,555			
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6				
LEFEBVRE GREGORY J 8669 CANDLEWOOD APT 11 BRIGHTON MI 48116		Public Improvements		* Factors *		184.15'X274.901'					
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
PARCEL 2: PART OF GOVERNMENT LOT 5, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 25; THENCE SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, 2112.47 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 45 SECONDS WEST, 394.99 FEET TO THE CENTERLINE OF COUNTY ROAD 675; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, 207.04 FEET ALONG THE ARC OF A 1684.56 FOOT RADIUS; THENCE SOUTHWESTERLY ALONG CHORD OF SAID ARC, 1684.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, 207.04 FEET TO THE POINT OF BEGINNING. ***BALANCE***		Water Sewer		Electric		Gas		Curb		Street Lights	
		Topography of Site		Level		Rolling		Low		High	
		Level		Rolling		Low		High		Landscaped	
		Swamp		Wooded		Pond		Waterfront		Ravine	
		Wetland		Flood Plain		Year		Land Value		Building Value	
		Who		When		What		Assessed Value		Board of Review	
		TPC 12/06/2019		INSPECTED		2025		83,300		0	
		TPC 09/30/2015		INSPECTED		2024		62,100		0	
		WAS 01/07/2011		INSPECTED		2023		48,800		0	
						2022		32,000		0	
										Taxable Value	
										36,373C	
										35,280C	
										33,600C	
										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.
IMBODEN JOHN & KATHLEEN	BURNS MARY	22,000	10/31/2011	WD	03-ARM'S LENGTH	1115P313	PROPERTY TRANSFER	100.0
WARNER TIMOTHY E ET AL	IMBODEN JOHN & KATHLEEN	0	10/05/2010	QC	09-FAMILY	2010 1063-216Q	PROPERTY TRANSFER	50.0
LEELANAU LAND LLC	WARNER TIMOTHY E ET AL	0	03/23/2006	WD	03-ARM'S LENGTH	903:951	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 48					
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BURNS MARY 1018 WILDWOOD DRIVE EAST LANSING MI 48823	2025 Est TCV 58,642					
--	---------------------	--	--	--	--	--

Improved	X	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6			
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Public Improvements	* Factors *		MLS 100*368		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value

	A 100' @ 600/FF	100.00	365.00	1.0000	0.9774	600 100	58,642
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	100 Actual Front Feet, 0.84 Total Acres				Total Est. Land Value =	58,642
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Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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L1115P313 Property located in the Township of Glen Arbor, County of Leelanau, State of Michigan: PARCEL 4: PART OF GOVERNMENT LOT 5, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, TOWNSHIP OF GLEN ARBOR, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, THENCE SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION, 1748.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03 DEGREES 40 MINUTES 59 SECONDS EAST ALONG

EET; THENCE SOUTH SECONDS WEST, H 03 DEGREES 40 366.05 FEET; 55 MINUTES 57 T. More commonly oad Glen Arbor, N ON FILE***



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	29,300	0	29,300			11,366C
Rolling	2024	17,400	0	17,400			11,025C
Low	2023	10,500	0	10,500			10,500S
High	2022	10,000	0	10,000			10,000S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEPENTHE LLC	MARTIN VAN W & SHARON C	1,600,000	07/30/2015	WD	03-ARM'S LENGTH	1236P308	PROPERTY TRANSFER	100.0
ZELLE CAROLYN K ET AL	NEPENTHE LLC	0	08/14/2013	WD	03-ARM'S LENGTH	1176P295,297,3	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Res. Demolition	11/19/2015	PB15-0479	100% FINIS	
	P.R.E. 100% 05/23/2018	WELL/SEPTIC	07/02/2013	L13 -108	100% FINIS	

Owner's Name/Address	MAP #: 45	2025 Est TCV 1,618,213
MARTIN VAN W & SHARON C 6241 ISLAND LAKE DR EAST LANSING MI 48823		

Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description
 L1176P295-301 A STRIP OF LAND 100 FEET IN WIDTH LYING BETWEEN GLEN LAKE AND THE LAID OUT HIGHWAY IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND 500 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 1 AS MEASURED ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SAID GOVERNMENT LOT 1, WITH THE SHORE OF GLEN LAKE: THENCE WEST

- 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.

GROUP A 20000	100.00	300.00	1.0000	0.8091	20000	100			1,618,213
100 Actual Front Feet, 0.69 Total Acres									Total Est. Land Value = 1,618,213

- 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	809,100	0	809,100			762,223C
2024	836,100	0	836,100			739,305C
2023	704,100	0	704,100			704,100S
2022	750,000	0	750,000			750,000S



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POPOFF S & K & PATTON T &	POPOFF STEVEN N & KATHLEE	170,187	04/28/2021	WD	09-FAMILY	2021005082	OTHER	25.0
POPOFF HILDEGARD E & NICH	POPOFF STEVEN N & KATHLEE	0	06/22/2020	QC	09-FAMILY	2020003909	PROPERTY TRANSFER	0.0
DRUMM AN M & DRUMM CHARLE	POPOFF STEVEN N & KATHLEE	16,500	09/06/1990	WD	03-ARM'S LENGTH	315:652	OTHER	0.0

Property Address Class: RESIDENTIAL-IMPRO Zoning: R-4 (Building Permit(s) Date Number Status

6002 S FISHER RD School: GLEN LAKE COMMUNITY SCH DIST Mechanical 12/08/2015 PM15-0648

P.R.E. 0% Res. Garage, Attached 05/03/2012 PB12-0080 100% FINIS

Owner's Name/Address MAP #: 45 GARAGE 04/04/2012 2235 100% FINIS

POPOFF STEVEN N & KATHLEEN A 2025 Est TCV 546,100 TCV/TFA: 286.22 ADDITION/ALTERATION 05/13/1999 99000244

X Improved 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/	200.00	550.00	1.0000	1.0604	800	100		169,663
200 Actual Front Feet, 2.52 Total Acres Total Est. Land Value =								169,663

Tax Description X Land Improvement Cost Estimates

L225 P817/81 L315 P652/90 PRT GOVT LOT 1 X Description Rate Size % Good Cash Value

SEC 25 BEG 720 FT E OF NW SEC COR TH E X Residential Local Cost Land Improvements

451.46 FT TO C/L CO RD TH ON C/L S 04 DEG X Description Rate Size % Good Cash Value

25' 40" E 200.60 FT TH W 468.68 FT TH N 0 X LAND IMPROVEMENTS 15 1,500.00 1 100 1,500

DEG 29' 0" E 200 FT TO POB SEC 25 T29N X Total Estimated Land Improvements True Cash Value = 1,500

R14W.

Comments/Influences X Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

X Level Rolling Low High Landscaped Swamp

X Wooded Pond Waterfront Ravine

X Wetland Flood Plain

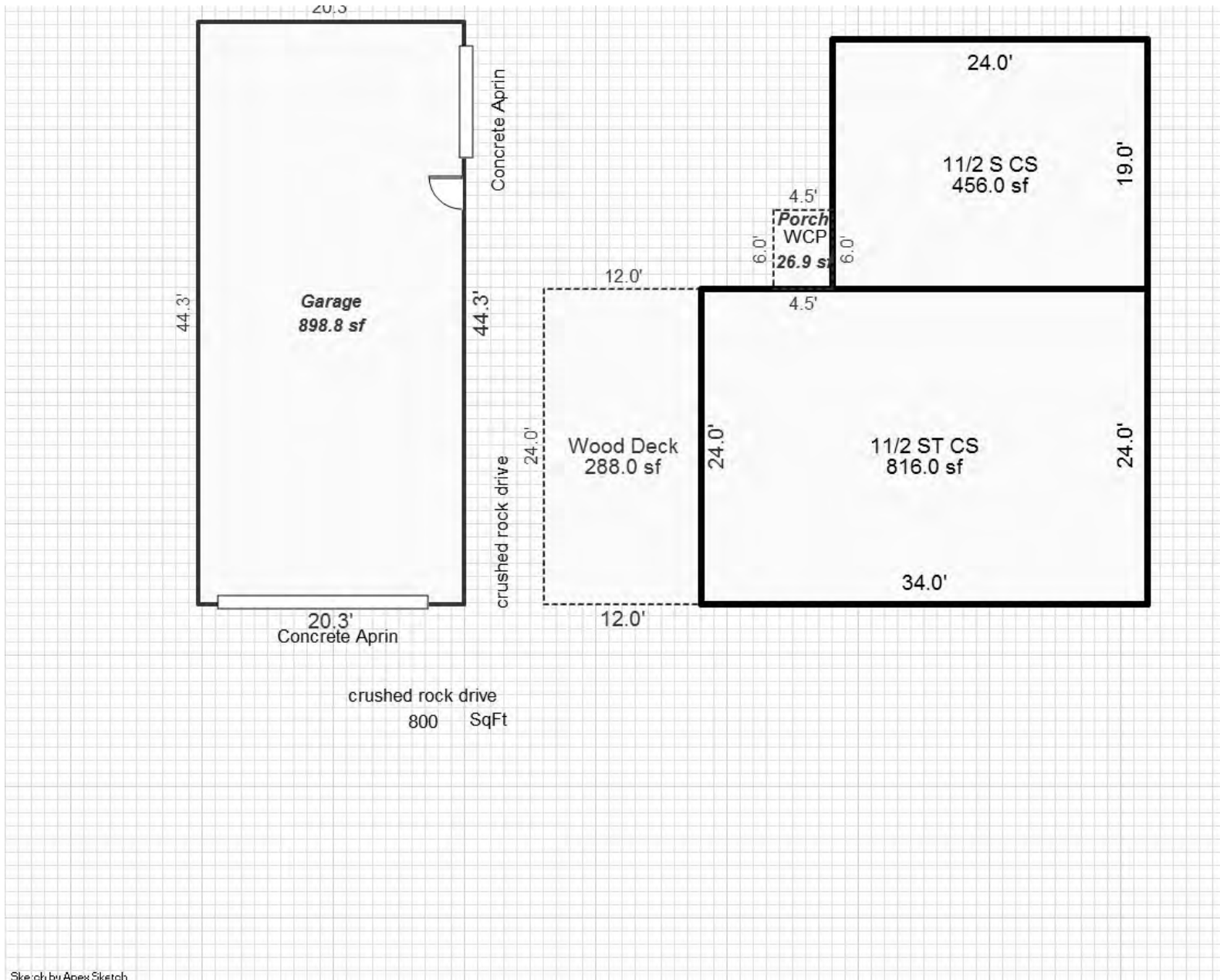
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	84,800	188,300	273,100			158,696C
2024	106,000	162,000	268,000			153,925C
2023	84,800	150,900	235,700			146,596C
2022	60,000	102,500	162,500			139,616C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 26 288	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 898 % 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: 30 Floor Area: 1,908 Total Base New : 281,909 Total Depr Cost: 197,335 Estimated T.C.V: 374,937		E.C.F. X 1.900		Bsmnt Garage:
Building Style: MODULAR		Trim & Decoration		Ex X Ord Min			No. of Elec. Outlets			Class: C Effec. Age: 30 Floor Area: 1,908 Total Base New : 281,909 Total Depr Cost: 197,335 Estimated T.C.V: 374,937		E.C.F. X 1.900		Carpport Area:	
Yr Built 1991 201	Remodeled 0	Size of Closets		Lg X Ord Small			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family MODULAR (11) Heating System: Forced Air w/ Ducts Ground Area = 1272 SF Floor Area = 1908 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C		Blt 1991	
Condition: Average		Doors		Solid X H.C.			150 Amps Service			Building Areas		Total:		217,379	152,165
Room List		(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost		Total:		217,379	152,165
Basement 3 1st Floor 1 2nd Floor 3 Bedrooms	Doors		Solid X H.C.			150 Amps Service			1.5 Story Siding Crawl Space 816		Total:		217,379	152,165	
(1) Exterior	Doors		Solid X H.C.			150 Amps Service			1.5 Story Siding Crawl Space 456		Total:		217,379	152,165	
X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Drywall			No. of Elec. Outlets			Other Additions/Adjustments		Total:		217,379	152,165	
X Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1272 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Total:		217,379	152,165	
(2) Windows	Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 1272 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Total:		217,379	152,165	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches		Total:		217,379	152,165	
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			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			Decks		Total:		217,379	152,165	
X Gable Hip Flat	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages		Total:		217,379	152,165	
X Asphalt Shingle	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		Total:		217,379	152,165	
Chimney: Brick	Lump Sum Items:		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins		Total:		217,379	152,165	
Notes:		Lump Sum Items:		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Fireplaces		Total:		217,379	152,165		
ECF (4031 RURAL) 1.900 => TCY:		Lump Sum Items:		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Exterior 2 Story		Total:		217,379	152,165		

*** 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.
DRUMM	BREDIN & GESSLER	16,500	08/09/1990	LC	16-LC PAYOFF	314:22	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MILLER KEITH & ELAINE 2301 N MOORS RD MUNCIE IN 47304-2448	MAP #: 45					
	2025 Est TCV 255,381					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L314 P21 L317 P333 L366 P478/93 PARCEL C PRT GOVT LOT 1 SEC 25 COM NW COR SD SEC TH ALG N SEC LN E 720 FT TH S 0 DEG 29' 0" W 200 FT TO POB TH E 125 FT TH S 0 DEG 29'0" W 896.26 FT TH ALG C/L NORTHWOOD DR N 80 DEG 34' 20" W 126.52 FT TH N 0 DEG 29' 0" E 875.36 FT TO POB SEC 25 T29N R14W.		X		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 100' @ 2000/	100.00	885.00	0.9420	1.1943	2000	100		225,005
				C 100' @ 2000/	27.00	885.00	0.9420	1.1943	2000	50	SURPLUS: ZONING 100 ft	3
				127 Actual Front Feet, 2.58 Total Acres							Total Est. Land Value =	255,381

Public Improvements

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

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	127,700	0	127,700			25,665C
2024	89,400	0	89,400			24,894C
2023	70,200	0	70,200			23,709C
2022	53,400	0	53,400			22,580C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLINE KEITH K	HALEY CARRIE C & JOHN R	285,625	09/26/2024	WD	03-ARM'S LENGTH	2024005067	PROPERTY TRANSFER	100.0
JOHNSON	KLINE	36,250	09/08/1995	WD	03-ARM'S LENGTH	410:45	PROPERTY TRANSFER	0.0
DRUMM	JOHNSON	16,500	08/16/1990	LC	16-LC PAYOFF	314:346	OTHER	0.0

Property Address: W NORTHWOOD DR
 Class: RESIDENTIAL-VACAN Zoning: R-4 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 45

Owner's Name/Address: HALEY CARRIE C & JOHN R
 246 THURSTON BLVD WEST
 DAYTON OH 45419

2025 Est TCV 255,207

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/ 100.00 900.00 0.9457 1.1993 2000 100 226,851

C 100' @ 2000/ 25.00 900.00 0.9457 1.1993 2000 50 SURPLUS: ZONING 100 ft 2

125 Actual Front Feet, 2.58 Total Acres Total Est. Land Value = 255,207

Tax Description: L314 P345 L410 P44/96 PARCEL B PRT GOVT LOT 1 SEC 25 COM NW COR SD SEC TH ALG N SEC LN 720 FT E TH S 0 DEG 29' 0" W 200 FT TH E 125 FT TO POB TH E 125 FT THS 0 DEG 29' 0" W 917 FT TH ALG C/L NORTHWOOD DR N 80 DEG 34' 20" W 126.52 FT TH N 0 DEG 29' 0" E 896.26 FT TO POB SEC 25 T29N R14W.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	127,600	0	127,600			127,600S
2024	89,300	0	89,300			26,737C
2023	70,200	0	70,200			25,464C
2022	53,500	0	53,500			24,252C

Who When What: TPC 04/16/2024 INSPECTED TPC 05/30/2021 INSPECTED TPC 05/10/2016 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VOGEL WILLIAM C JR ET AL	BECK JAMES A & DEBORAH L	460,000	06/27/2007	WD	03-ARM'S LENGTH	946:3	PROPERTY TRANSFER	100.0
GREENWAY GUERDON D	VOGEL WILLIAM C JR ET AL	85,000	05/03/2006	WD	03-ARM'S LENGTH	900:46	OTHER	100.0
DRUMM	GREENWAY	25,000	07/20/1990	WD	03-ARM'S LENGTH	314:923	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
6100 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	07/17/2006	PE06-0393	
	P.R.E. 100% 04/30/2008		Mechanical	07/17/2006	PM06-0398	
Owner's Name/Address	MAP #: 45		HOUSE	06/06/2006	PB06-2057	INSPECTED
BECK JAMES A & DEBORAH L PO BOX 462 GLEN ARBOR MI 49636	2025 Est TCV 799,679 TCV/TFA: 293.57		Res. Single Family	06/06/2006	PB06-0239	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
L314 P923/90 L900 P46/06 L946 P3/07 2007 DESC REVISED (SPLIT 125-046-40 & -046-50) PRT GOVT LOT 1 SEC 25 COM NW COR SEC 25 TH ALG N LN SD SEC S 89 DEG 57' 14" E 720.18 FT (REC EAST 720 FT) TH S 00 DEG 30' 36" W 199.79 FT (REC S 00 DEG 29' 00" W 200 FT) TH S 89 DEG 59' 58" E 249.93 FT (REC EAST 250 FT) TO POB TH CONT S 89 DEG 58' 08" E 218.68 FT (REC EAST) TO C/L S FISHER RD TH ALG SD RD C/L S 02 DEG 01' 38" E 236.59 FT TH CONT ALG SD RD C/L S 00 DEG 43' 44" E 39.56 FT TH N 89 DEG 58' 08" W 229.88 FT TH N 00 DEG 29' 00" E 276	X		* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			E 200' @ 800/	200.00	264.90	0.9615	0.8834	800	100		135,900	
			E 200' @ 800/	34.00	264.90	0.9615	0.8834	800	50	SURPLUS: ZONING 100 ft	1	
			234 Actual Front Feet, 1.42 Total Acres							Total Est. Land Value =		147,452

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
			Total Estimated Land Improvements True Cash Value =								5,000

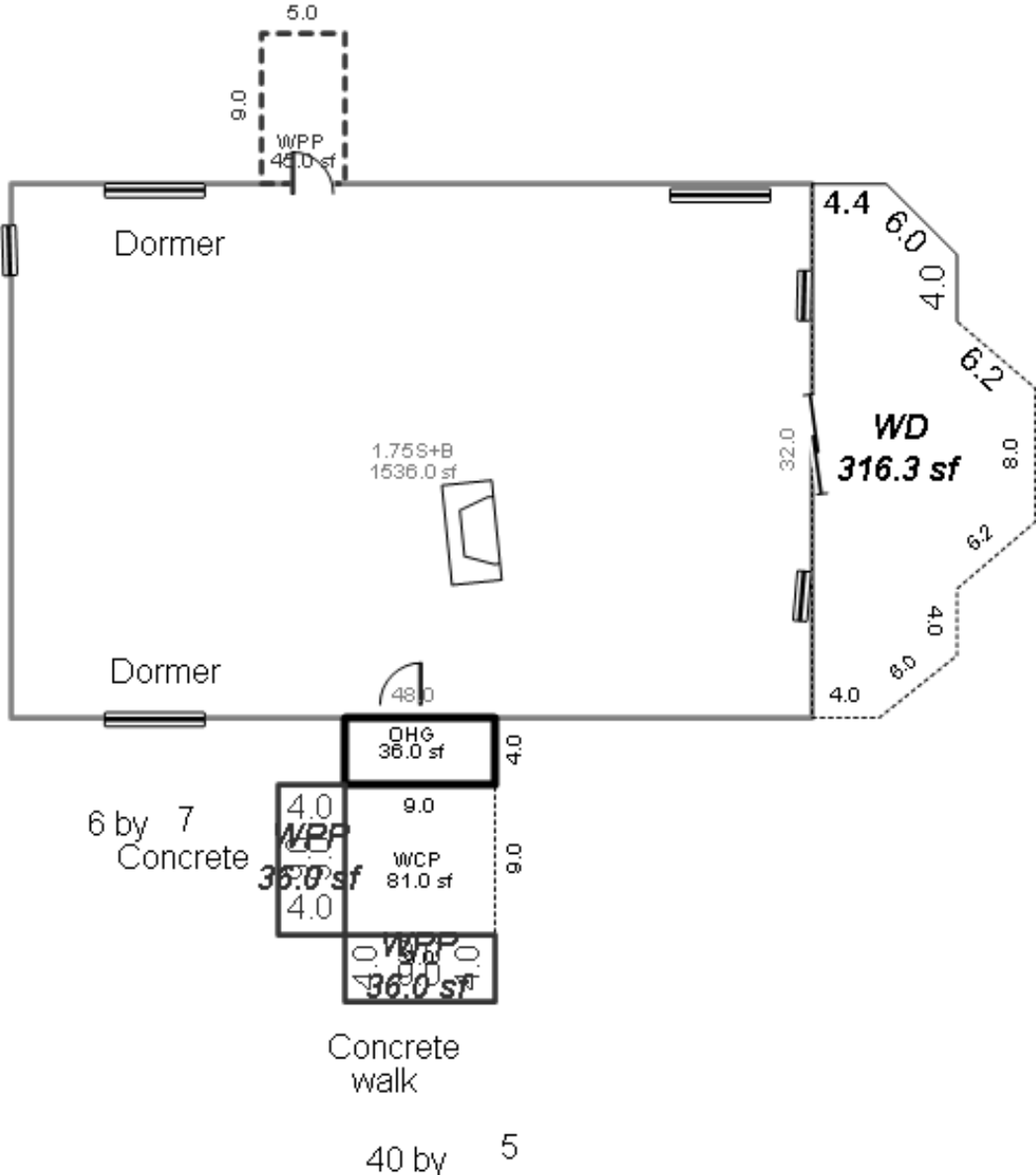
Tax Description	X Improved	Vacant	Topography of Site							
			Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	73,700	326,100	399,800			276,553C
2024	92,200	298,100	390,300			268,238C
2023	73,700	277,800	351,500			255,465C
2022	54,300	189,000	243,300			243,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRAUSS THOMAS LIVING TRU	STRAUSS THOMAS R & KAREN	0	06/28/2013	OTH	05-CORRECTING TITLE	1171P506 AFFID	OTHER	0.0
GLENN STEVEN L & CHERYL G	STRAUSS THOMAS LIVING TRU	150,000	05/04/2007	WD	03-ARM'S LENGTH	940:159	PROPERTY TRANSFER	100.0
GREENWAY GUERDON D	GLENN STEVEN L & CHERYL G	100,000	05/03/2006	WD	03-ARM'S LENGTH	900:70	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
4780 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/04/2016	PM16-0144	
	P.R.E. 100% 07/26/2017		Mechanical	01/25/2016	PM16-0060	
Owner's Name/Address	MAP #: 45		Plumbing	01/25/2016	PP16-0018	
STRAUSS THOMAS R & KAREN L TRUST 4780 NORTHWOOD DR GLEN ARBOR MI 49636	2025 Est TCV 1,012,335 TCV/TFA: 450.53		Res. Single Family Dwellin	07/29/2015	PB15-0242	100% FINIS

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

	Dirt Road		C 100' @ 2000/	100.00	644.10	0.9765 1.1031 2000 100 215,426
	Gravel Road		C 100' @ 2000/	10.00	644.10	0.9765 1.1031 2000 50 SURPLUS: ZONING 100 ft 1
	Paved Road		110 Actual Front Feet, 1.63 Total Acres Total Est. Land Value = 226,197			

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
L314 P923-924/90 LDA/UNREC SURVEY L900 P70/06 L940 P159/07 2006 SPLIT FROM 006-125-046-30 PRT GOVT LOT 1 SEC 25 COM NW COR SD SEC TH S 89 DEG 57'14" E ALG N SEC LN 720.18 FT TH S 00 DEG 30'36" W 199.79 FT TH S 89 DEG 59'58" E 249.93 FT TH S 00 DEG 29'00" W 276.00 FT TO POB TH S 89 DEG 58'08" E 108.69 FT TH S 00 DEG 29'00" W 658.81 FT TO C/L NORTHWOOD DR TH N 80 DEG 39'14" W ALG SD C/L 110.00 FT TH N 00 DEG 29'00" E 641.00 FT TO POB SEC 25 T29N R14W. 1.62 A M/L.		D/W/P: Flagstone/Sand	19.08	66 0	0
		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 =			1,455



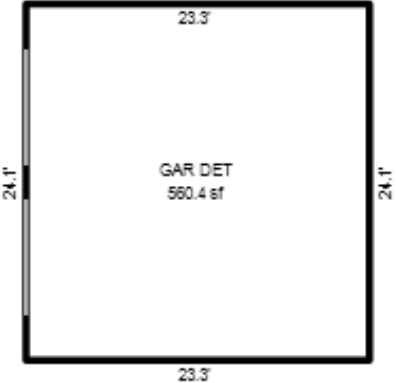
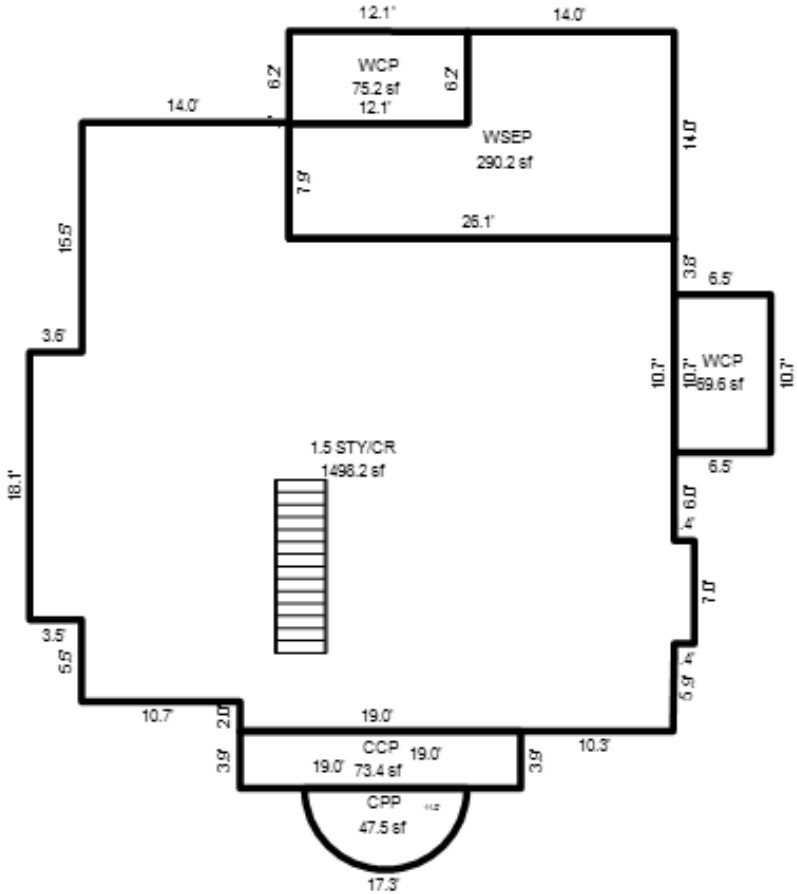
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	113,100	393,100	506,200			372,086C
		TPC 05/18/2016 INSPECTED	2024	79,200	367,000	446,200			360,899C
		TPC 12/31/2015 INSPECTED	2023	62,200	341,800	404,000			343,714C
		TPC 10/28/2015 INSPECTED	2022	46,900	306,300	353,200			327,347C

*** Information herein deemed reliable 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: 2015						
	Mobile Home				Wood	Coal	Steam				Interior 2 Story				290	WSEP (1 Story)	Car Capacity:				
	Town Home				Forced Air w/o Ducts						2nd/Same Stack				75	WCP (1 Story)	Class: BC				
	Duplex				Forced Air w/ Ducts						Two Sided				69	WCP (1 Story)	Exterior: Siding				
	A-Frame	Forced Hot Water			Exterior 1 Story		73				CCP (1 Story)	Brick Ven.: 0									
	Wood Frame	Electric Baseboard			Exterior 2 Story		47				CPP	Stone Ven.: 0									
	Building Style: 1 STORY	Drywall	Plaster		Trim & Decoration	Elec. Ceil. Radiant					Prefab 1 Story				Common Wall: Detache						
		Paneled	Wood T&G			Radiant (in-floor)					Prefab 2 Story				Foundation: 42 Inch						
	Yr Built 2016	Remodeled 0	Ex		Ord	Min	Electric Wall Heat				Heat Circulator				Finished?: Yes						
	Condition: Average	Size of Closets			Space Heater						Raised Hearth				Auto. Doors: 2		Mech. Doors: 0				
Lg		Ord	Small	Wall/Floor Furnace			Wood Stove		Area: 560		% Good: 0										
Room List		Doors	Solid	H.C.	No Heating/Cooling			Direct-Vented Ga		Total Base New : 453,835		E.C.F.									
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Central Air Wood Furnace			Class: BC		Floor Area: 2,247		Total Depr Cost: 412,991		X 1.900								
	Kitchen: Other: Other:			(12) Electric			Effec. Age: 9		Total Base New : 453,835		Total Depr Cost: 412,991		Estimated T.C.V: 784,683								
(1) Exterior		No./Qual. of Fixtures			0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC		Blt 2016									
Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Ground Area = 1498 SF		Floor Area = 2247 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91										
	Insulation				Many Ave. Few			Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost									
(2) Windows		(7) Excavation			(13) Plumbing			1.5 Story Siding		Crawl Space		1,498		Total: 326,581 297,188							
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1498 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath			Other Additions/Adjustments		Exterior		Stone Veneer		160 7,515 6,839							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Plumbing		Average Fixture(s)		Solar Water Heat		1 2,188 1,991								
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		3 Fixture Bath		2 13,760 12,522		2 Fixture Bath		1 4,610 4,195						
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Porches		2000 Gal Septic		1 11,146 10,143		Water Well, 50 Feet		1 2,941 2,676					
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 1 2000 Gal Septic			WSEP (1 Story)		290 17,516 15,940		WCP (1 Story)		75 5,238 4,767		WCP (1 Story)		69 4,962 4,515			
Asphalt Shingle		(10) Floor Support			Lump Sum Items:			CCP (1 Story)		73 2,727 2,482		CPP		47 1,367 1,244		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Chimney:		Joists: Unsupported Len: Cntr.Sup:						CPP		47 1,367 1,244		Garages		Base Cost		560 37,492 34,118		Door Opener		2 1,376 1,252	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALEY JOHN R & CARRIE C	HALEY JOHN R & CARRIE C	0	07/19/2024	QC	09-FAMILY	2024003681	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4769 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HALEY JOHN R & CARRIE C 246 W THRUSTON BLVD DAYTON OH 45419	MAP #: 45					
	2025 Est TCV 196,541					

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

Tax Description
 2024003679 AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT)
 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, THENCE SOUTH 88°07'05" EAST, 720.09 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 02°21'42" WEST, 200.00 FEET; THENCE SOUTH 88°09'46" EAST, 249.90 FEET; THENCE SOUTH

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

C 100' @ 2000/	88.24	572.64	1.0318	1.0711	2000	100		195,041
88 Actual Front Feet, 1.16 Total Acres							Total Est. Land Value =	195,041

02°20'29" WEST. 275.98 FEET; THENCE SOUTH EET TO THE POINT TINUING SOUTH EET TO THE D; THENCE ALONG °07'41" WEST, H EET; THENCE AST, 541.30 FEET N ON FILE***

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

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

4 completed EL LINE
 5-047-00, -046-51,
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	97,500	800	98,300			50,792C
2024	0	0	0			0
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.
HALEY JOHN R & CARRIE C	HALEY JOHN R & CARRIE C	0	07/19/2024	QC	09-FAMILY	2024003680	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4769 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HALEY JOHN R & CARRIE C 246 W THRUSTON BLVD DAYTON OH 45419	MAP #: 45					
	2025 Est TCV 2,589,001 TCV/TFA: 832.48					

	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP A 20000	100.00	461.48	1.0000 0.9011 20000 100 1,802,159
			GROUP A 20000	1.00	461.48	1.0000 0.9011 20000 50 SURPLUS: ZONING 100 ft
			101 Actual Front Feet, 1.07 Total Acres			Total Est. Land Value = 1,811,169

Tax Description
 2024003679 (AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT)
 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, THENCE SOUTH 88°07'05" EAST, 720.09 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 02°21'42" WEST, 200.00 FEET; THENCE SOUTH 88°09'46" EAST, 249.90 FEET; THENCE SOUTH 02°20'29" WEST, 275.98 FEET; THENCE SOUTH

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X 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 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
- X Waterfront
- Ravine
- Wetland
- Flood Plain



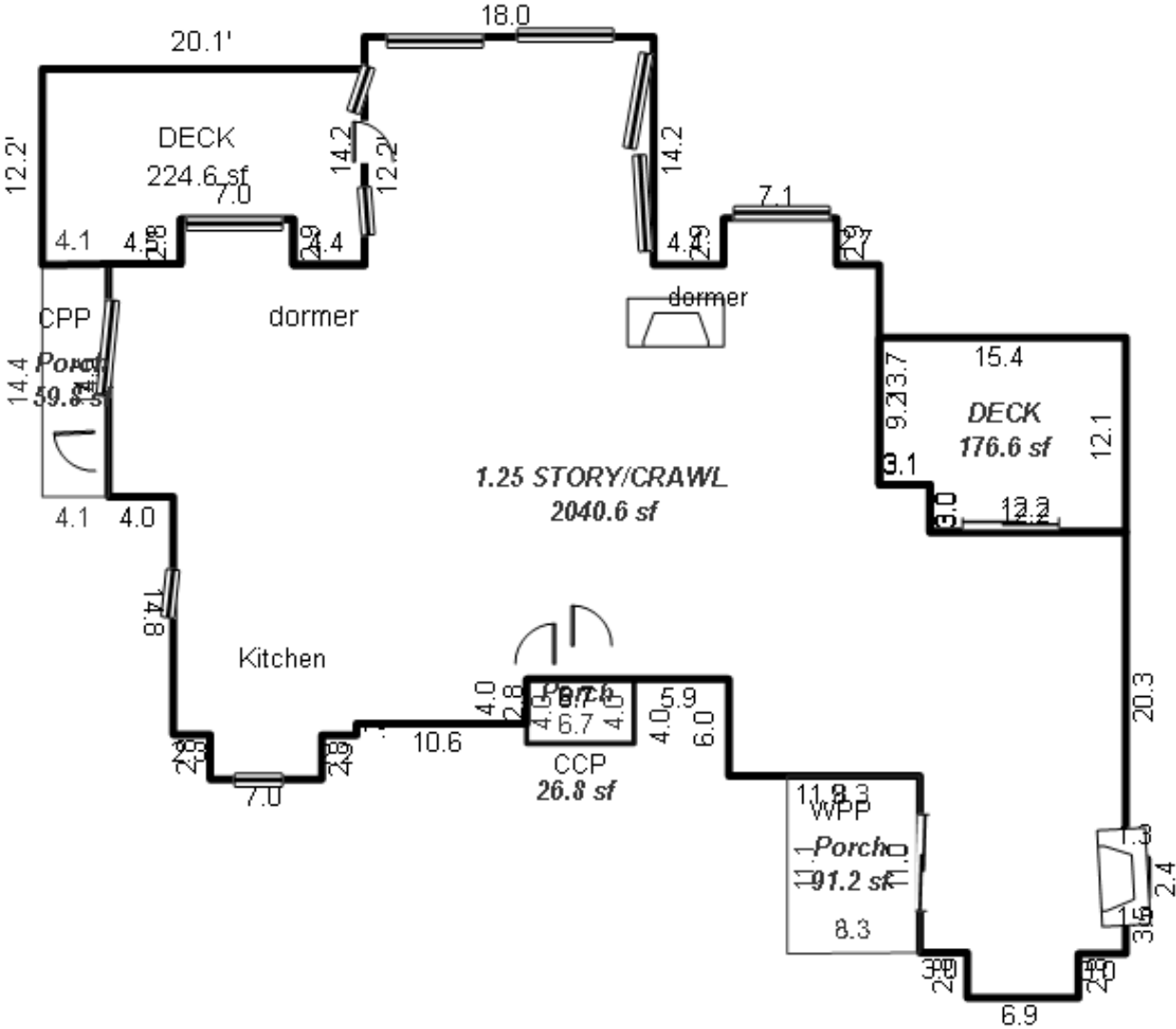
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	905,600	388,900	1,294,500			942,900C
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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 County of Leelanau, Michigan

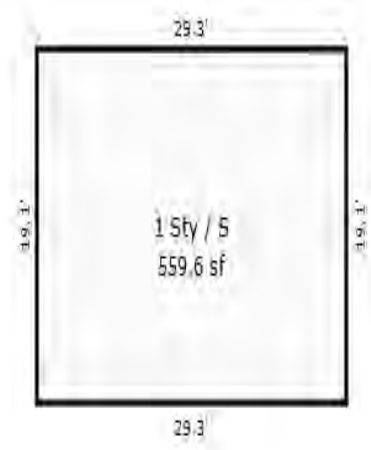
*** Information herein deemed reliable but not guaranteed***

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 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 26 59 224 176	Type CCP (1 Story) CPP Treated Wood Treated Wood	Year Built: 1982 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: 657 % 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: 2,550 Total Base New : 380,491 Total Depr Cost: 247,315 Estimated T.C.V: 667,751		E.C.F. X 2.700		Bsmnt Garage:							
Building Style: 1.25 STORY		X	Drywall	Plaster		(12) Electric			200 Amps Service		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY						
Yr Built 1935		Remodeled 1982		Ex	X	Ord	Min		No. of Elec. Outlets		Many		X	Ave.	Few						
Condition: Average		Trim & Decoration		Size of Closets		Lg		X	Ord	Small		No. of Elec. Outlets		Many		X	Ave.	Few			
Room List		Doors		Solid		X	H.C.		(13) Plumbing		1		Average Fixture(s)		2		3 Fixture Bath				
Basement 6 1st Floor 3 2nd Floor 4 Bedrooms		(5) Floors		Kitchen:		Other: Carpeted		Other:		1		Average Fixture(s)		2		3 Fixture Bath		2 Fixture Bath			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.	Min		No. of Elec. Outlets		Many		X	Ave.	Few			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2040 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			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet			
(2) Windows		Many	X	Avg.	X	Avg.	Small		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		Interior 1 Story		Exterior 1 Story			
(3) Roof		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		Interior 1 Story		1		Exterior 1 Story		Interior 1 Story		Exterior 1 Story		Interior 1 Story		Exterior 1 Story	
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:		1		Interior 1 Story		1		Exterior 1 Story		Interior 1 Story		Exterior 1 Story		Interior 1 Story		Exterior 1 Story	
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:		1		Interior 1 Story		1		Exterior 1 Story		Interior 1 Story		Exterior 1 Story		Interior 1 Story		Exterior 1 Story	
*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***		*** Information herein deemed reliable but not guaranteed***	

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



*** 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.
ALLEMANG TRUST	POLMAN	900,000	02/07/2001	QC	03-ARM'S LENGTH	568:317	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4745 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/19/2005	PE05-0556	
Owner's Name/Address	P.R.E. 93% 07/21/2011		Plumbing	09/12/2005	PP05-0341	
POLMAN KIM STRAUSS 4745 W NORTHWOOD DR GLEN ARBOR MI 49636	MAP #: 45		Mechanical	09/08/2005	PM05-0578	
	2025 Est TCV 3,726,242 TCV/TFA: 793.49		Mechanical	08/15/2005	PM05-0498	

	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 20000	100.00	287.67	1.0000	0.8007	20000	100		1,601,322
			GROUP A 20000	1.00	287.67	1.0000	0.8007	20000	50	SURPLUS: ZONING 100 ft	
			101 Actual Front Feet, 0.67 Total Acres			Total Est. Land Value =					1,609,329

Tax Description
L279 P12 DC L520 P95/99 L568 P317/01
UNRECORDED SURVEY PARCEL B- PRT OF GOVT
LOT 1 SEC 25 COM NW COR GOVT LOT 3 SD SEC
TH N ALG E LN SD GOVT LOT 1 AS PREV
MONUMENTED & PERPETUATED 153.80 FT TH W
100.00 FT FOR POB TH S PARALLEL TO E LN
SD GOVT LOT 1 292.23 FT TO TRAVERSE LN
ALG SHR GLEN LAKE TH N 78 DEG 58'37" W
ALG SD TRAVERSE LN 101.88 FT TH N
PARALLEL TO E LN SD GOVT LOT 1 288.52 FT
TO APPROX S LN OLD NORTHWOOD DR TH S 81
DEG 02'23" E ALG SD S LN 101.23 FT TO POB
SEC 25 T29N R14W 667 A



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

		Topography of Site									
	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									

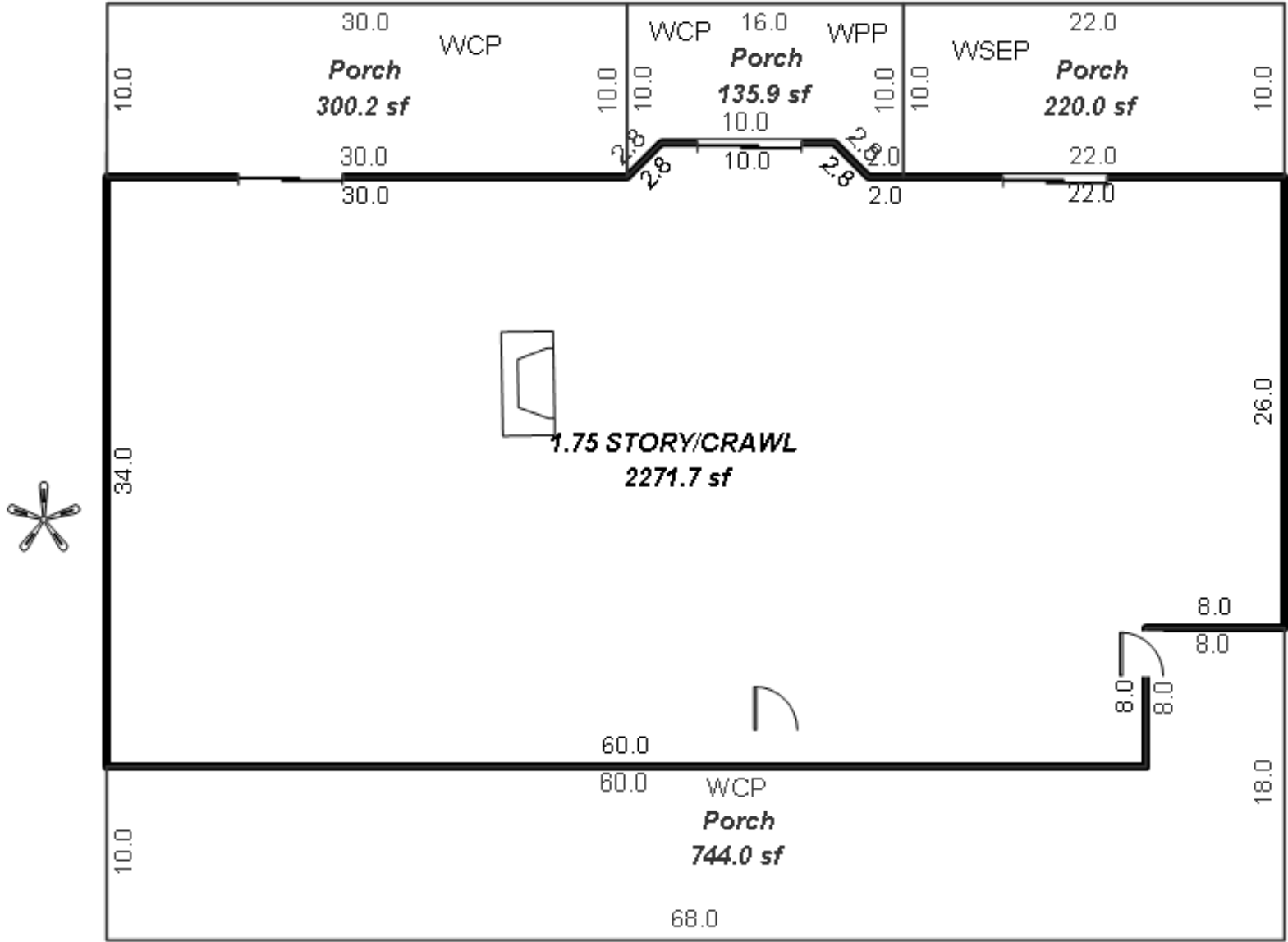
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	804,700	1,058,400	1,863,100			1,005,928C
2024	829,500	1,040,600	1,870,100			975,682C
2023	698,500	783,200	1,481,700			929,221C
2022	752,300	640,900	1,393,200			884,973C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: B -5 Effec. Age: 15 Floor Area: 3,976 Total Base New : 754,693 Total Depr Cost: 641,507 Estimated T.C.V: 1,732,069										
	Building Style: 1.75 STORY																		
	Yr Built 2005	Remodeled 0			Ex	X	Ord	Min											
	Condition: Average				Size of Closets Lg			X	Ord	Small									
	Room List	Doors			Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service														
	(1) Exterior				No./Qual. of Fixtures Ex.			X	Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets Many			X	Ave.	Few									
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 2272 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Many Avg. Few	X	Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
	(3) Roof				Lump Sum Items:														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																
	Chimney: Brick																		
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2272 SF Floor Area = 3976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,272 Total: 590,919 502,301 Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,337 2,836 3 Fixture Bath 3 31,580 26,843 Water/Sewer 1000 Gal Septic 1 6,158 5,234 2000 Gal Septic 1 12,006 10,205 Water Well, 100 Feet 1 6,593 5,604 Porches WSEP (1 Story) 220 16,317 13,869 WCP (1 Story) 436 21,547 18,315 WPP 136 5,081 4,319 WCP (1 Story) 744 35,013 29,761 Built-Ins Appliance Allow. 1 6,897 5,862 Security System 1 9,575 8,139 Fireplaces Interior 2 Story 1 9,670 8,219 Totals: 754,693 641,507 Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 1,732,069																			

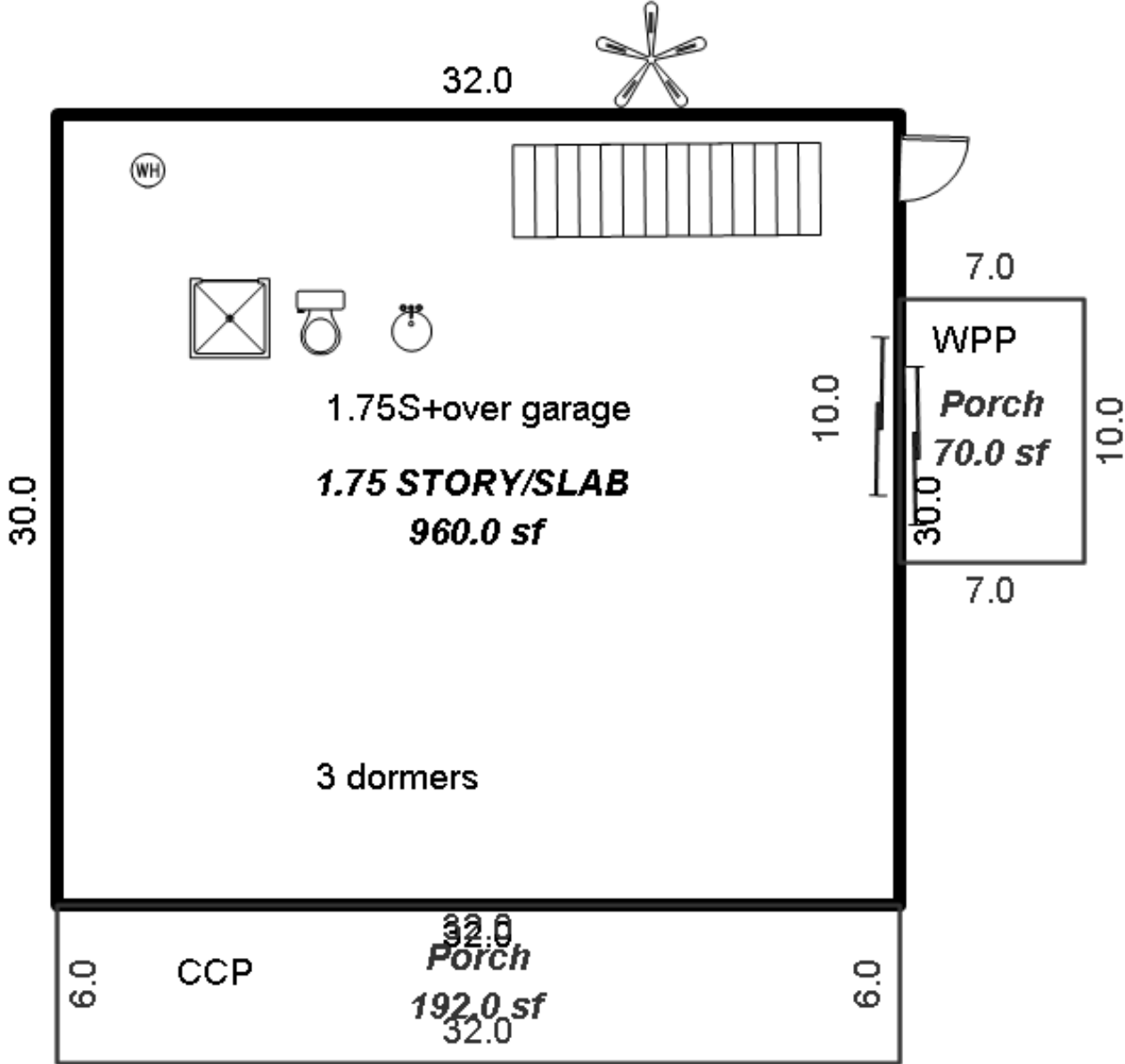
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																													
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	70	WPP	Year Built: 2005 Car Capacity: 2.5 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: 960 % 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	(4) Interior			(12) Electric			Class: B Effec. Age: 15 Floor Area: 720 Total Base New : 165,510 Total Depr Cost: 140,683 Estimated T.C.V: 379,844																																																				
Town Home		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X	Central Air Wood Furnace	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Cls B	Blt 2005																																																											
Duplex																		Trim & Decoration			0 Amps Service			Plumbing		Other Additions/Adjustments																																																		
A-Frame		Ex	Ord	Min	No. of Elec. Outlets	Many	Ave.	Few	1	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Plumbing	Average Fixture(s)	1	3,337	2,836																																																											
Wood Frame																		Size of Closets			(13) Plumbing			Porches		WPP		70		3,555		3,022																																												
Building Style: 1.75 STORY		Lg	Ord	Small	(9) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(8) Basement	Garages	Class: B Exterior: Siding Foundation: 42 Inch (Finished)	Base Cost	960	64,464	54,794	Door Opener	2	1,541	1,310	Built-Ins	Appliance Allow.	1	6,897	5,862	Totals:	165,510	140,683																																																			
Yr Built																										(5) Floors			Kitchen: Other: Other:			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		3,337		2,836																																		
Remodeled		(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																																		
2005		Ex			Ord			Min			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			Average Fixture(s)			1			3,337			2,836																																									
Condition: Average		Lg			Ord			Small			(9) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(8) Basement			Garages			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			960			64,464			54,794																																									
Room List		Doors			Solid			H.C.			(5) Floors			Kitchen: Other: Other:			(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																						
Basement		(1) Exterior			Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																												
1st Floor		Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:																							
2nd Floor		Insulation			(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:		
1 Bedrooms		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
(1) Exterior		Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:																							
Wood/Shingle		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Aluminum/Vinyl		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Brick		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Insulation		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
(2) Windows		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Many		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Avg.		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Few		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Wood Sash		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Metal Sash		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Vinyl Sash		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Double Hung		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Horiz. Slide		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Casement		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Double Glass		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Patio Doors		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Storms & Screens		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
(3) Roof		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Gable		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Hip		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Flat		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Asphalt Shingle		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					
Chimney:		(2) Windows			Many			Avg.			Large			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Asphalt Shingle			Chimney:					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHILLING BARBARA W TRUST	JERRY L TUBERGEN TRUST	3,150,000	10/26/2005	WD	03-ARM'S LENGTH	1322P14	REALTOR	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4645 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	10/08/2020	PP20-0292	100% FINIS
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	10/05/2020	PB20-0367	100% FINIS
TUBERGEN JERRY L LIVING TRUST C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301	MAP #: 47,46		Electrical	03/09/2020	PE20-0103	100% FINIS
	2025 Est TCV 6,654,595 TCV/TFA: 1047.3		Mechanical	03/05/2020	PM20-0175	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP A 20000	205.00	350.00	0.8872 0.8409 20000 100 3,058,714
			205 Actual Front Feet, 1.65 Total Acres			Total Est. Land Value = 3,058,714

Tax Description		Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
L1221P939 L333 P426 L334 P300 L356 P93 L855 P549/05 L878 P146&148/05 2006 INTEREST COMBINED FROM 006-125-048-01 & -048-02 PRT OF GOVT LOTS 2 & 3 SEC 25 BEG AT POINT 520.4 FT E OF & 20.6 FT S OF NW COR LOT 3 TH S 5 DEG 30' E 157.9 FT TH S 34 DEG 57' W 213.0 FT TO SHR GLEN LAKE TH N 65 DEG 33' W ALG SHR 205 FT TH N 25 DEG 26' E 319.09 FT TO S R/W LN OF ROAD TH S 75 DEG 26' E 161.00 FT TO POB SEC 25 T29N R14W 1.65 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 4in Ren. Conc.	11.69	578 0	0
	X	Electric	D/W/P: Crushed Rock	2.64	2500 0	0
	X	Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: Flagstone/Sand	29.65	1000 0	0
			Wood Frame	48.34	77 50	1,861
			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 =			11,861



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Comments/Influences	Topography of Site						
	X Level Rolling Low X High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain						
	Who	When	What	2025	1,529,400	1,797,900	3,327,300
	TPC 11/04/2020	INSPECTED		2024	1,488,700	1,788,900	3,277,600
	TPC 04/24/2019	INSPECTED		2023	1,253,700	1,346,600	2,600,300
	TPC 05/10/2018	INSPECTED		2022	1,331,900	1,101,900	2,433,800
							Board of Review
							Tribunal/Other
							Taxable Value
							2,110,269C
							2,046,818C
							1,949,351C
							1,856,525C

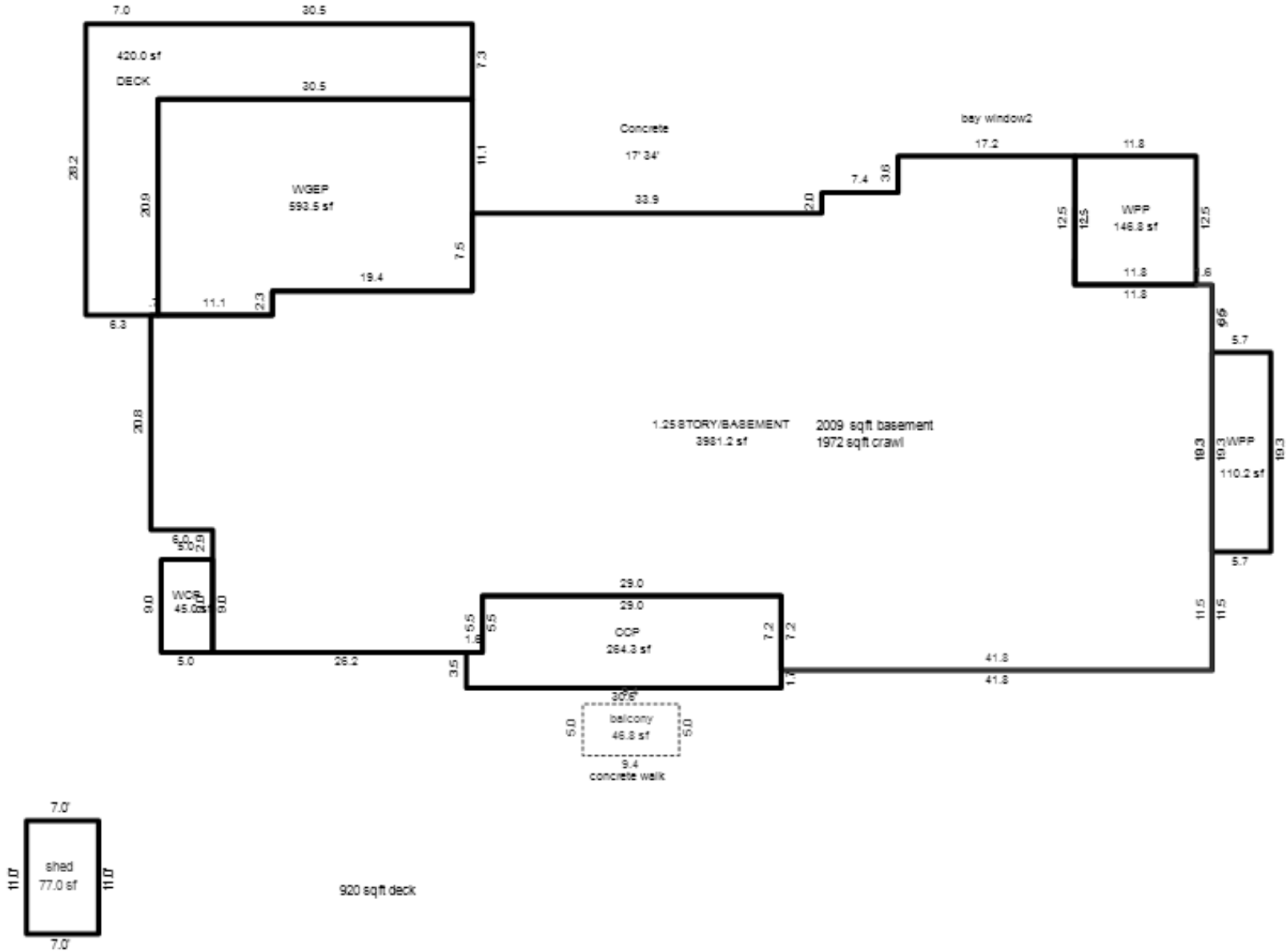
*** Information herein deemed reliable but not guaranteed***

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 244 242 36	Type CCP (1 Story) WPP Wood Balcony	Year Built: 2015 Car Capacity: 6 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 2070 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2015	Remodeled 0	Condition: Average	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	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) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:	Class: BC Effec. Age: 10 Floor Area: 914 Total Base New : 233,001 Total Depr Cost: 209,699 Estimated T.C.V: 566,187	E.C.F. X 2.700	Cls BC Blt 2015	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																																														
Wood Frame		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost																																		
Building Style: GARAGE		Trim & Decoration		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 914 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas																																		
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost																																		
2015	0	Lg Ord Small		Many Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost																																					
Condition: Average		Lg Ord Small		Many Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost																																					
Room List		Doors Solid H.C.		Many Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost																																					
Basement		(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Total:			79,226 71,303																																		
1st Floor		Kitchen:		3 Fixture Bath			Exterior			100			4,697 4,227																																		
2nd Floor		Other:		2 Fixture Bath			Water/Sewer			1			11,146 10,031																																		
Bedrooms		Other:		Softener, Auto			Solar Water Heat			1			6,289 5,660																																		
(1) Exterior		Other:		Softener, Manual			No Plumbing			Porches																																					
Wood/Shingle		(6) Ceilings		Extra Toilet			Extra Sink			CCP (1 Story)			244 8,172 7,355																																		
Aluminum/Vinyl				Extra Sink			Separate Shower			WPP			242 6,275 5,647																																		
Brick				Separate Shower			Ceramic Tile Floor			Balcony																																					
Insulation				Ceramic Tile Floor			Ceramic Tile Wains			Wood Balcony			36 1,804 1,624																																		
(2) Windows		(7) Excavation		Ceramic Tile Wains			Ceramic Tub Alcove			Garages																																					
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Vent Fan			Vent Fan			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																																					
Wood Sash		(8) Basement		Vent Fan			Vent Fan			Door Opener			2 1,376 1,238																																		
Metal Sash		Conc. Block		Vent Fan			Vent Fan			Base Cost			2070 114,016 102,614																																		
Vinyl Sash		Poured Conc.		Vent Fan			Vent Fan			Totals:			233,001 209,699																																		
Double Hung		Stone		Vent Fan			Vent Fan			Notes:																																					
Horiz. Slide		Treated Wood		Vent Fan			Vent Fan			ECF (4080 BIG GLEN) 2.700 => TCY:			566,187																																		
Casement		Concrete Floor		Vent Fan			Vent Fan																																								
Double Glass		(9) Basement Finish		Vent Fan			Vent Fan																																								
Patio Doors				Vent Fan			Vent Fan																																								
Storms & Screens				Vent Fan			Vent Fan																																								
(3) Roof		(10) Floor Support		Vent Fan			Vent Fan																																								
Gable		Joists:		Vent Fan			Vent Fan																																								
Hip		Unsupported Len:		Vent Fan			Vent Fan																																								
Flat		Cntr.Sup:		Vent Fan			Vent Fan																																								
Asphalt Shingle				Vent Fan			Vent Fan																																								
Chimney:				Vent Fan			Vent Fan																																								

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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	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 1 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			1			Class: B Effec. Age: 5 Floor Area: 5,104 Total Base New : 1,105,050 Total Depr Cost: 1,049,794 Estimated T.C.V: 2,834,444			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3981 SF Floor Area = 5104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas			Cls B Blt 2018					
Yr Built 2018	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost										
Condition: Average		Lg	Ord	Small	0 Amps Service			1.5 Story Siding Basement 2,009										
Room List		Doors	Solid	H.C.	(12) Electric			1 Story Siding Crawl Space 1,972										
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Story Siding Overhang 119			Total: 855,059 812,305								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments											
	Wood/Shingle Aluminum/Vinyl Brick Insulation			Many Ave. Few			Plumbing											
(2) Windows		(7) Excavation		Average Fixture(s)			Water/Sewer											
Many Avg. Few	Large Avg. Small	Basement: 2009 S.F. Crawl: 1972 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath			Ceramic Tile Floor											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			2000 Gal Septic											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		1 Separate Shower			Water Well, 100 Feet										
(3) Roof				2 2000 Gal Septic			Porches											
Gable Hip Flat	Gambrel Mansard Shed			(14) Water/Sewer			CCP (1 Story) WCP (1 Story) WGEP (1 Story) WPP WPP											
Asphalt Shingle		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2 2000 Gal Septic			Deck											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Treated Wood Treated Wood											
							Balcony											
							Wood Balcony											
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

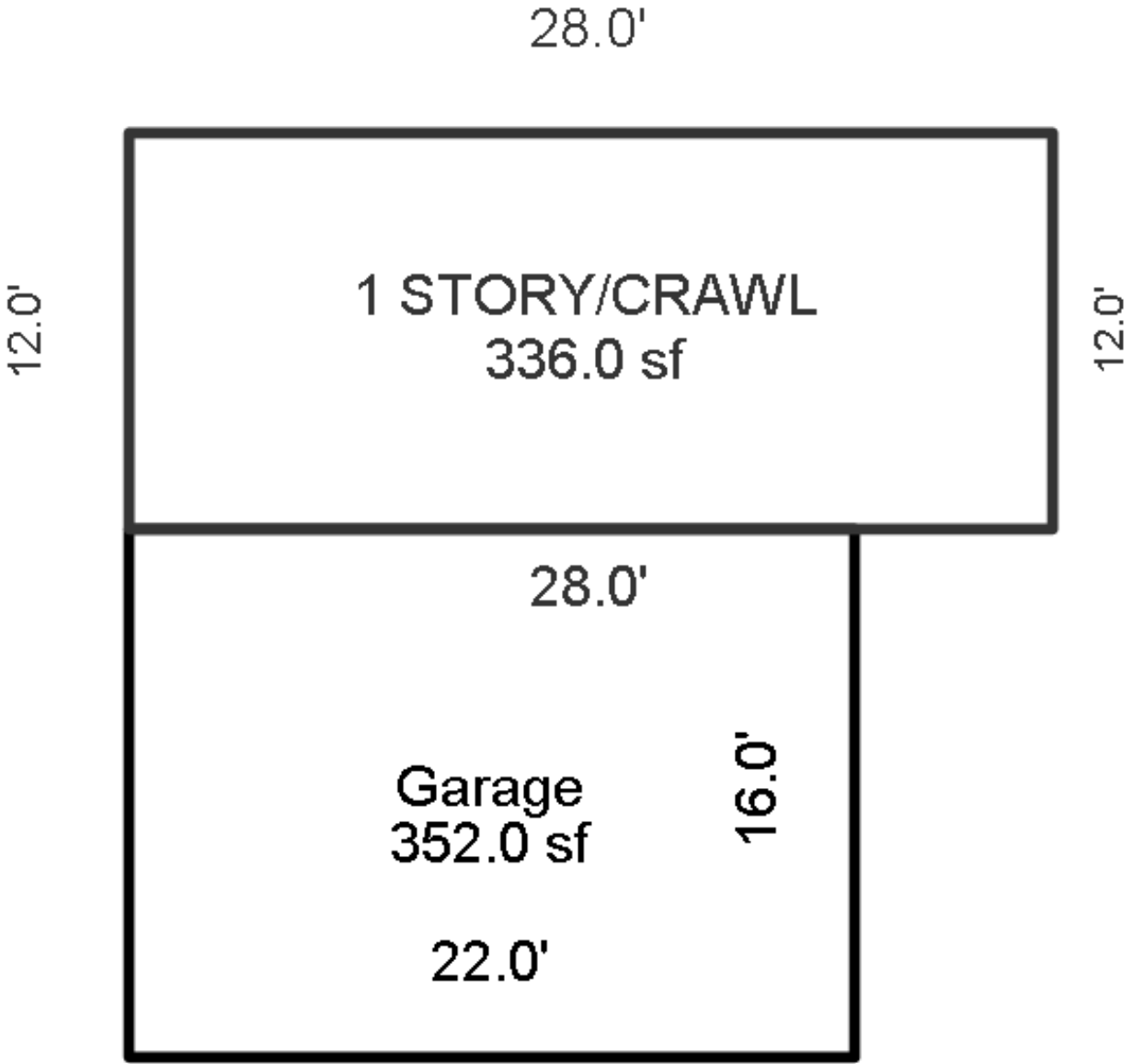
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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			Gas Wood	Oil 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: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 20 Floor Area: 336 Total Base New : 84,903 Total Depr Cost: 67,922 Estimated T.C.V: 183,389			E.C.F. X 2.700		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G			Trim & Decoration			Cost Est. for Res. Bldg: 3 Single Family GARAGE (11) Heating System: Wall/Floor Furnace Ground Area = 336 SF Floor Area = 336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					Cls B Blt 1940		
Yr Built	Remodeled	Ex	Ord	Min		No./Qual. of Fixtures			Building Areas							
1940	202	2020				Ex.	Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets			No. of Elec. Outlets			Plumbing								
Room List		Doors	Solid	H.C.	Many Ave. Few			Average Fixture(s)								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			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 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: 46,921 37,536					
(1) Exterior		Kitchen: Other: Other:			Other Additions/Adjustments Plumbing Average Fixture(s) Garages Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			1 3,337 2,670								
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings			Notes: 4641 SERVICE BUILDING STORAGE "BOAT HOUSE" ECF (4080 BIG GLEN) 2.700 => TCv: 183,389			Totals: 84,903 67,922								
(2) Windows		(7) Excavation														
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:											
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.

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 49

Owner's Name/Address: KRUEGER JOHN ET AL
 FORD FRED & KAREN
 6766 DUNNS FARM RD
 MAPLE CITY MI 49664

2025 Est TCV 46,200
 Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			4019 SEC 1	14000	10.00	Acres	14000	33	INTERST	SPLIT	46,200	
			10.00 Total Acres Total Est. Land Value =									46,200

Tax Description: L213 P400 L652 P615/02 DC L925 P522 L925 P523&526/06 2007 INTEREST REVISED (REF: INT SPLIT 006-125-050-02) PRT GOVT LOT 7 SEC 25 BEG AT SE SEC COR TH W 350 FT M/L TO W R/W HWY TH NWLY ON R /W TO PT 281.5 FT N & 596.3 FT W OF SE SEC COR TH N 15 DEG W 609 FT TH E TO E LOT LN TH S TO POB SEC 25 T29N R14W.

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	23,100	0	23,100			5,348C
2024	20,100	0	20,100			5,188C
2023	15,800	0	15,800			4,941C
2022	10,800	0	10,800			4,706C

Who When What: TPC 04/30/2021 INSPECTED, TPC 05/06/2018 INSPECTED, TPC 01/16/2016 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEHMANN MICHAEL EDWARD TR	GLEN CREST LLC	1	06/21/2002	QC	09-FAMILY	652P621	DEED	0.0
LEHMANN MICHAEL E & MARTH	LEHMANN MICHAEL E TRUST	0	06/18/2002	QC	09-FAMILY	652P615	DEED	0.0
LEHMANN MARTHA ELIZABETH	LEHMANN MICHAEL E & IRELA	0	11/26/1979	WD	09-FAMILY	213P400	DEED	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 49

Owner's Name/Address: GLEN CREST LLC
 % JANE IRELAND
 4323 S BURDICKVILLE RD
 MAPLE CITY MI 49664
 2025 Est TCV 46,200

Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			4019 SEC 1	14000	10.00	Total Acres	14000	33 INTEREST SPLIT	46,200
			Total Est. Land Value =						46,200

Tax Description: L652 P615 L652 P621&627/02 2003 INTEREST SPLIT FROM 006-125-050-00 PRT GOVT LOT 7 SEC 25 BEG AT SE SEC COR TH W 350 FT M/L TO WLY R/W HWY TH NWLY ON SD R/W TO PT 281.5 FT N & 596.3 FT W OF SE SEC COR TH N 15 DEG W 609 FT TH E TO E TO ELY LOT LN TH S TO POB UND 1/3 INTEREST SEC 25 T29N R14W.

Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	23,100	0	23,100			5,160C
2024	20,100	0	20,100			5,005C
2023	15,800	0	15,800			4,767C
2022	10,800	0	10,800			4,540C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUSTED STANLEY N II	MORLEY MARY L	1	09/09/2015	WD	09-FAMILY	1240P517	OTHER	0.0
HUSTED DOROTHY ET AL	HUSTED STANLEY N II ET AL	1	12/15/2006	QC	08-ESTATE	925:526	OTHER	100.0

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 49

Owner's Name/Address: MORLEY MARY L
 6744 S DUNNS FARM RD
 MAPLE CITY MI 49664
 2025 Est TCV 46,200

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

			4019 SEC 1	14000	10.00	Acres	14000	33	INTEREST SPLIT	46,200
			10.00 Total Acres Total Est. Land Value = 46,200							

Tax Description: L213 P400 L652 P615/02 DC L925 P522 L925 P523&526/06 2006 INTEREST SPLIT FROM 006-125-050-00 PRT GOVT LOT 7 SEC 25 BEG AT SE SEC COR TH W 350 FT M/L TO W R/W HWY TH NWLY ON R /W TO PT 281.5 FT N & 596.3 FT W OF SE SEC COR TH N 15 DEG W 609 FT TH E TO E LOT LN TH S TO POB UND 1/3 INTEREST TO STANLEY N HUSTED II & MARY MORLEY AS TENANTS IN COMMON SEC 25 T29N R14W.

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	23,100	0	23,100			7,983C
2024	20,100	0	20,100			7,743C
2023	15,800	0	15,800			7,375C
2022	10,800	0	10,800			7,024C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NBFRE 39 LLC	OLIVER DIANE K TRUST	0	06/16/2009	WD	03-ARM'S LENGTH	2009 1018-137W	DEED	100.0
BOURKE ROBERT R & MARJORI	NBFRE 39 LLC	1,104,000	08/01/2008	WD	03-ARM'S LENGTH	984/886	DEED	100.0
BOURKE ROBERT R & MARJORI		0	10/16/2007	QC	08-ESTATE	956/995	DEED	100.0
HOFF EDWARD F ET AL	BOURKE ROBERT R & MARJORI	1,130,000	10/15/2007	WD	03-ARM'S LENGTH	956:997	PROPERTY TRANSFER	100.0
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6696 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		DEQ WATER RESOURCES DIVISI		12/18/2018	DE18-4742	100% FINIS
Owner's Name/Address		P.R.E. 0%		Mechanical		01/06/2012	PM12-0004	
OLIVER DIANE K TRUST LIVING TRUST 8433 BOULDER SHORES DR SOUTH LYON MI 48178		MAP #: 49		Electrical		10/19/2011	PE11-0372	
		2025 Est TCV 4,112,342 TCV/TFA: 990.93		Plumbing		07/11/2011	PP11-0093	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4080.4080 BIG GLEN		
L365 P414 L550 P926 L550 P928/00 PRT OF GOVT LOT 7 SEC 25 COM AT NE COR LOT 7 TH S 89 DEG 40' W ON N LOT LN 695.03 FT TO SHR GLEN LK TH S 24 DEG 26' 40" W ON SHR 456.15 FT TH S 32 DEG 12' 50" W ON SHR 120.11 FT TO POB TH S 1 DEG 55' E ON SHR 115 FT TH N 80 DEG 55' E 307.26 FT TO C/L CO RD 675 IN ARC 14 DEG 40' CURVE TH NWLY ON ARC ON C/L 83.53 FT LONG CHORD ARC BEARS N 6 DEG 35' 30" W 83.32 FT TH S 86 DEG 51' 20" W 297.67 FT TO POB UNDIVIDED 1/4 INTEREST EACH TO HOFF EDWARD F & MCNIEL LYNNE & DEPIV DAMRIA H & HOFF ANNE		X		Public Improvements		* Factors *		
		X		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
		X		Gravel Road		GROUP A 20000 100.00 291.96 1.0000 0.8036 20000 100 1,607,257		
		X		Paved Road		GROUP A 20000 4.44 291.96 1.0000 0.8036 20000 50 SURPLUS: ZONING 100 ft 3		
		X		Storm Sewer		104 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 1,642,938		
		X		Sidewalk		Land Improvement Cost Estimates		
		X		Water		Description Rate Size % Good Cash Value		
		X		Sewer		Dock: Light posts 50.41 288 50 7,259		
		X		Electric		D/W/P: 4in Ren. Conc. 11.69 308 0 0		
		X		Gas		D/W/P: Asphalt Paving 3.96 1200 0 0		
		X		Curb		Residential Local Cost Land Improvements		
		X		Street Lights		Description Rate Size % Good Cash Value		
		X		Standard Utilities		LAND IMPROVEMENTS 10 10,000.00 2 100 20,000		
		X		Underground Utils.		Total Estimated Land Improvements True Cash Value = 27,259		
		Topography of Site		Level		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value		
				Rolling		2025 821,500 1,234,700 2,056,200		
				Low		2024 546,200 1,252,700 1,798,900		
				High		2023 455,200 945,100 1,400,300		
				Landscaped		2022 361,300 774,900 1,136,200		
				Swamp				
				Wooded				
				Pond				
				Waterfront				
				Ravine				
				Wetland				
				Flood Plain				
		Who When What		TPC 12/07/2019 INSPECTED				
				TPC 04/29/2015 INSPECTED				
				TPC 04/05/2012 INSPECTED				



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																											
X	Single Family	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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 3 Direct-Vented Ga	Area 72 308 231	Type CCP (1 Story) WPP WSEP (1 Story)	Year Built: 2011 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1221 % 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	(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: 15 Floor Area: 4,150 Total Base New : 1,079,124 Total Depr Cost: 904,498 Estimated T.C.V: 2,442,145																																																																																						
Wood Frame		Drywall Paneled		Plaster Wood T&G		Trim & Decoration			Size of Closets			Ex. Ord Min		Lg Ord Small																																																																																													
Building Style: 1.5 STORY		Yr Built 2011		Remodeled 0		Condition: Average			Room List			Doors Solid H.C.		(5) Floors																																																																																													
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex. Ord Min		No. of Elec. Outlets																																																																																												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			(13) Plumbing			1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																												
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 2359 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		1993 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																												
Insulation		(2) Windows		Many Avg. Few Large Avg. Small			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Lump Sum Items:		1 2000 Gal Septic																																																																																												
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:		Chimney: Unsuported Len: Cntr.Sup:																																																																																												
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2011</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 2359 SF Floor Area = 4150 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85</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>2,359</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>611</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>706,498</td> <td>600,523</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>1993</td> <td>60,787</td> <td>30,393</td> </tr> <tr> <td>Exterior Brick Veneer</td> <td>2400</td> <td>53,856</td> <td>45,778</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>2</td> <td>8,575</td> <td>7,289</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>3,337</td> <td>2,836</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3</td> <td>31,580</td> <td>26,843</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>7,018</td> <td>5,965</td> </tr> <tr> <td>Water/Sewer 2000 Gal Septic</td> <td>1</td> <td>12,006</td> <td>10,205</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,110</td> <td>2,643</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>72</td> <td>2,980</td> <td>2,533</td> </tr> <tr> <td>WPP</td> <td>308</td> <td>7,623</td> <td>6,480</td> </tr> <tr> <td>WSEP (1 Story)</td> <td>231</td> <td>16,951</td> <td>14,408</td> </tr> <tr> <td>Garages</td> <td colspan="3">Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,672</td> <td>-3,121</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,541</td> <td>1,310</td> </tr> <tr> <td>Base Cost</td> <td>1221</td> <td>77,448</td> <td>65,831</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	2,359				1 Story	Siding	Overhang	611				Total:					706,498	600,523	Area	Size	Cost New	Depr. Cost	Recreation Room	1993	60,787	30,393	Exterior Brick Veneer	2400	53,856	45,778	Basement, Outside Entrance, Below Grade	2	8,575	7,289	Plumbing Average Fixture(s)	1	3,337	2,836	3 Fixture Bath	3	31,580	26,843	2 Fixture Bath	1	7,018	5,965	Water/Sewer 2000 Gal Septic	1	12,006	10,205	Water Well, 50 Feet	1	3,110	2,643	Porches CCP (1 Story)	72	2,980	2,533	WPP	308	7,623	6,480	WSEP (1 Story)	231	16,951	14,408	Garages	Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Common Wall: 1 Wall	1	-3,672	-3,121	Door Opener	2	1,541	1,310	Base Cost	1221	77,448	65,831
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORLEY MARY L & JAY P	MORLEY MARY L	0	10/11/2019	QC	03-ARM'S LENGTH	2019005868	PROPERTY TRANSFER	0.0
MORLEY MARY L	MORLEY MARY L & JAY P	0	11/21/2016	QC	09-FAMILY	1279P690	OTHER	0.0
HUSTED STANLEY N II	MORLEY MARY L	483,500	08/27/2015	WD	09-FAMILY	1240P519	DEED	0.0
HUSTED DOROTHY	HUSTED STANLEY L II & MAR	0	01/08/2007	WD	03-ARM'S LENGTH		REALTOR	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6744 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/09/2017	PM17-0113	
	P.R.E. 0%		Plumbing	01/18/2017	PP17-0013	
Owner's Name/Address	MAP #: 49		Electrical	11/08/2016	PE16-0605	
MORLEY MARY L 6744 S S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 3,463,034 TCV/TFA: 891.62		Res. Single Family Dwellin	11/01/2016	PB16-0485	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
DC L925 P522 L925 P523&524/06 PRT GOVT LOT 7 SEC 25 BEG AT PT 508 FT N & 656.97 FT W OF SE SEC COR TH S 67 DEG 40' W TO SHR GLEN LAKE TH N 11 DEG 30' W ALG SHR 66.5 FT TH N 15 DEG E ALG SHR 48 FT TH N 69 DEG 45' E 345 FT TH S 15 DEG E 92.9 FT TO POB SEC 25 T29N R14W .8 A M/L.	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.								

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
	X	Dock: Light posts	43.23	256	50	5,533
	X	D/W/P: Crushed Rock	2.29	500	0	0
	X	D/W/P: 3.5 Concrete	6.63	104	0	0
	X	D/W/P: Flagstone/Sand	21.16	100	0	0
	X	D/W/P: Flagstone/Sand	21.16	694	0	0

Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
	X	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
	X	BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =						13,033

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	869,800	861,700	1,731,500			920,026C
X	Rolling	2024	572,200	863,800	1,436,000			892,363C
X	Low	2023	476,800	651,000	1,127,800			849,870C
X	High	2022	380,200	535,900	916,100			809,400C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

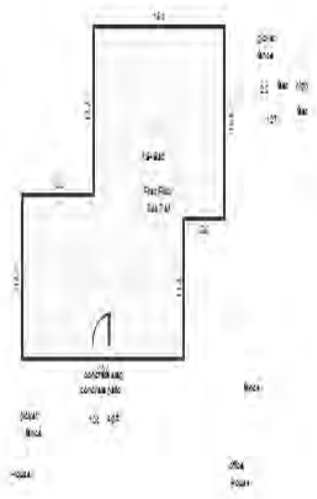
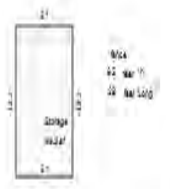
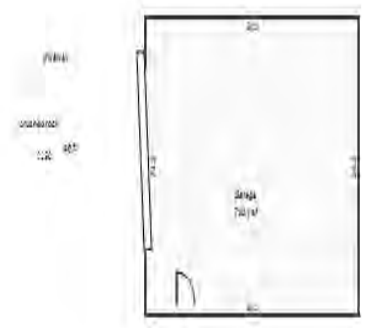


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 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?: Auto. Doors: 0 Mech. Doors: 1 Area: 730 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 45 Floor Area: 566 Total Base New : 111,511 Total Depr Cost: 61,330 Estimated T.C.V: 165,591			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 566 SF Floor Area = 566 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls C		Blt 0				
Yr Built 0	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		0 Amps Service			Stories Exterior Foundation			566		77,732		42,752		
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			1 Story Siding Slab			Total:		29,507		16,229	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		X Ex. Ord. Min			Average Fixture(s)			1		1,486		817		
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Plumbing			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			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			Built-Ins			Appliance Allow.		Totals: 111,511 61,330	
	Insulation	(7) Excavation		(13) Plumbing			Notes: HOUSE AT GARAGE			ECF (4080 BIG GLEN) 2.700 => TCv:			165,591			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 566 S.F. Height to Joists: 0.0		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Lump Sum Items:											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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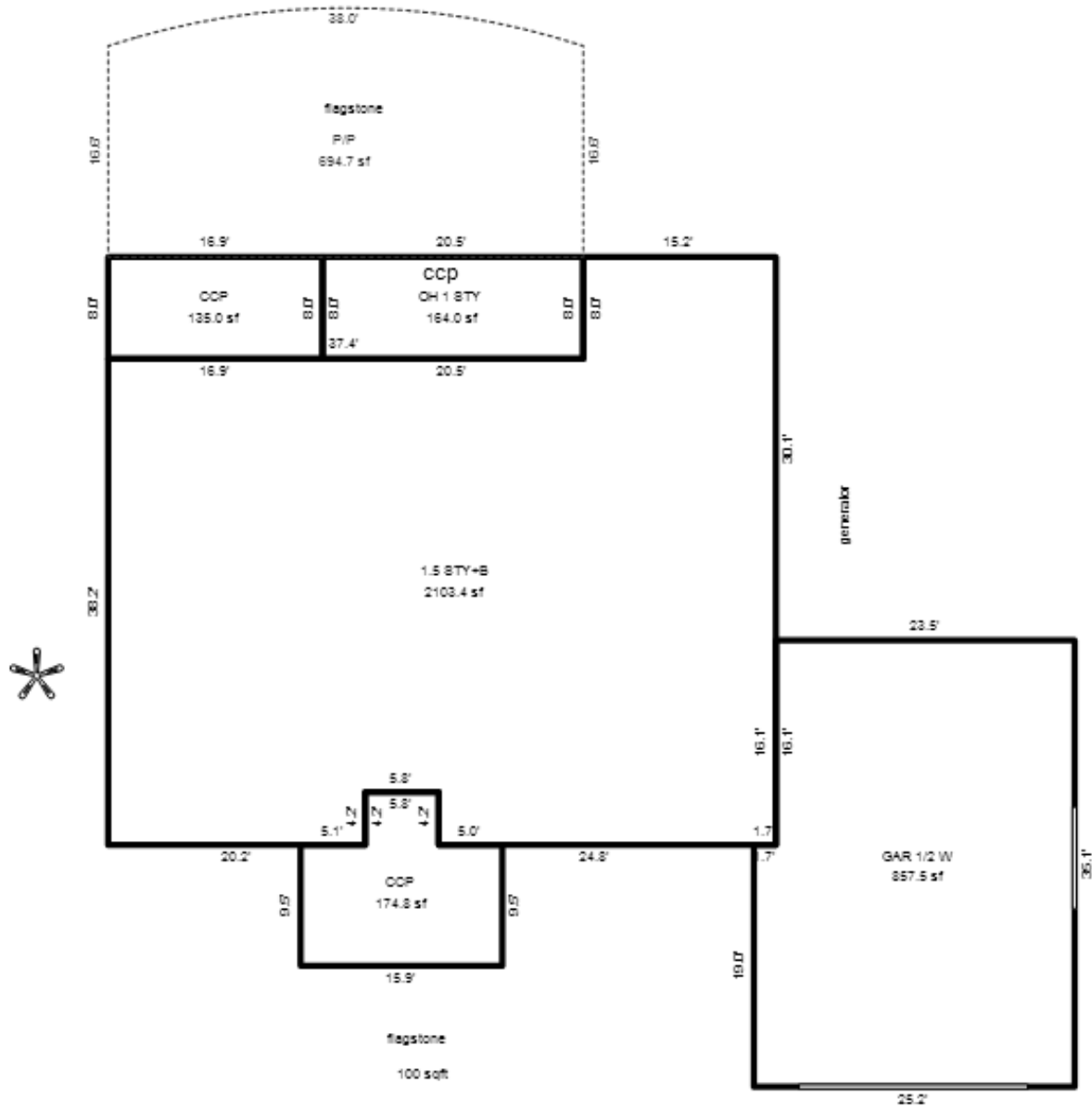


Sketch by Apex Medina™

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																										
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1 Interior 1 Story 1 Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	135 CCP (2 Story) 164 CCP (1 Story) 174 CCP (1 Story)	Year Built: 2017 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 857 % Good: 0 Storage Area: 0 No Conc. Floor: 0	X	Wood Frame	Drywall Paneled	Plaster Wood T&G	(4) Interior	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 2 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2103 SF Floor Area = 3318 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 2,103 1 Story Siding Overhang 164 Total: 490,050 455,748 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 2,035 3 Fixture Bath 3 20,640 19,195 Water/Sewer 1000 Gal Septic 2 11,352 10,557 Water Well, 100 Feet 1 6,289 5,849 Porches CCP (2 Story) 135 5,855 5,445 CCP (1 Story) 164 5,740 5,338 CCP (1 Story) 174 6,057 5,633 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 857 50,794 47,238 Common Wall: 1 Wall 1 -3,139 -2,919 Door Opener 2 1,376 1,280 Built-Ins Appliance Allow. 1 4,003 3,723 Fireplaces Interior 2 Story 1 8,554 7,955 2nd on Same Stack 1 5,443 5,062 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
	Mobile Home																																									
	Town Home																																									
	Duplex																																									
	A-Frame																																									
	Wood Frame																																									
	Drywall Paneled	Plaster Wood T&G																																								
	(4) Interior	Trim & Decoration																																								
	Ex	Ord	Min																																							
	Size of Closets	Lg	Ord	Small																																						
Central Air Wood Furnace	(12) Electric	0 Amps Service																																								
No./Qual. of Fixtures	Ex.	Ord.	Min																																							
No. of Elec. Outlets	Many	Ave.	Few																																							
(13) Plumbing	1 Average Fixture(s)	4 3 Fixture Bath	2 Fixture Bath																																							
Softener, Auto	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	2 2000 Gal Septic																																									
Lump Sum Items:																																										
Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY	(11) Heating System: Forced Heat & Cool	Ground Area = 2103 SF	Floor Area = 3318 SF.																																							
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93	Building Areas	Stories Exterior Foundation Size Cost New Depr. Cost																																								
1.5 Story Siding Basement 2,103	1 Story Siding Overhang 164	Total: 490,050 455,748																																								
Other Additions/Adjustments	Plumbing	Average Fixture(s) 1 2,188 2,035	3 Fixture Bath 3 20,640 19,195																																							
Water/Sewer	1000 Gal Septic 2 11,352 10,557	Water Well, 100 Feet 1 6,289 5,849																																								
Porches	CCP (2 Story) 135 5,855 5,445	CCP (1 Story) 164 5,740 5,338	CCP (1 Story) 174 6,057 5,633																																							
Garages	Class: BC Exterior: Siding Foundation: 42 Inch (Finished)	Base Cost 857 50,794 47,238	Common Wall: 1 Wall 1 -3,139 -2,919																																							
Door Opener 2 1,376 1,280	Built-Ins	Appliance Allow. 1 4,003 3,723																																								
Fireplaces	Interior 2 Story 1 8,554 7,955	2nd on Same Stack 1 5,443 5,062																																								
<<<<< 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.
GLEN ELLEN LLC	FORD DOW KAREN & FRED C	0	04/29/2008	PTA	33-TO BE DETERMINED	2008 976/912	PROPERTY TRANSFER	1.0
FORD FRED C & KAREN DOW	GLEN ELLEN LLC	0	07/31/2003	QC	09-FAMILY	844:994	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6766 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		SOLAR	12/31/2024	LU24-144	0%
	P.R.E. 100% 09/25/2008		Res. Solar Array	12/23/2024	PB24-0677	0%
Owner's Name/Address	MAP #: 49		Electrical	12/11/2024	PE24-0867	0%
FORD DOW KAREN & FRED C 6766 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 2,791,529 TCV/TFA: 875.64		ADDITION/ALTERATION	11/30/2018	LU18-37	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			Dirt Road								
X			Gravel Road								
X			Paved Road								
X			Storm Sewer								
X			Sidewalk								
X			Water								
X			Sewer								
X			Electric								
X			Gas								
X			Curb								
X			Street Lights								
X			Standard Utilities								
X			Underground Utils.								

Tax Description	Land Improvement Cost Estimates										
	Description	Rate	Size	% Good	Cash Value						
L491 P576-581/98 L759 P117/03 L844	Dock: Light posts	43.23	840	0	0						
P994/05 2005 INTEREST REVISED (REF: INTEREST SPLIT 006-125-053-01) 2007 INTEREST COMBINED (-053-01) PRT GOVT LOT 7 SEC 25 BEG 372.1 FT N & 620.5 FT W OF SE COR SEC 25 TH S 59 DEG 40' W 397 FT TO SHR GLEN LAKE TH ON SHR N 11 DEG 30' W 133 FT TH N 64 DEG 50' E 46.81 FT TH N 25 DEG 19'00" W 3.0 FT TH N 64 DEG 41'00" E 75 FT TH S 25 DEG 19'00" E 3.0 FT TH N 64 DEG 50' E 31.73 FT TH S 25 DEG 19'00" E 31.73 FT TH S 25 DEG 19'00" E 5.25 FT TH N 64 DEG 41'00" E 42.86 FT TH N 25 DEG 19'00" W 5.25 FT TH N 64 DEG 50' W 185.33 FT TH S 15 DEG E 93.8 FT TO POB SEC 25 T29N R14W.	D/W/P: Flagstone/Sand	21.16	1800	0	0						
	Wood Frame	24.54	228	50	2,797						
	Residential Local Cost Land Improvements										
	Description	Rate	Size <td>% Good</td> <td>Cash Value</td> <td colspan="6"></td>	% Good	Cash Value						
	LAND IMPROVEMENTS 10	10,000.00	2	100	20,000						
	BOAT HOIST	2,000.00	2	100	4,000						
	Total Estimated Land Improvements True Cash Value = 26,797										

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	937,200	458,600	1,395,800			407,348C
X Rolling	2024	608,800	451,100	1,059,900			395,100C
X Low	2023	507,300	342,500	849,800			376,286C
X High	2022	407,800	282,300	690,100			358,368C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



Comments/Influences

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Who	When	What	2025	2024	2023	2022
TPC	12/07/2019	INSPECTED	937,200	608,800	507,300	407,800
TPC	04/25/2019	INSPECTED				
TPC	12/22/2016	INSPECTED				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOTTERWEICH FAMILY PARTNE	OUZOUNIAN MICHAEL & ROGER	1,550,000	07/31/2017	WD	03-ARM'S LENGTH	1302P762	PROPERTY TRANSFER	100.0
GREEN	DOTTERWEICH	816,000	08/16/1997	WD	03-ARM'S LENGTH	452:578	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6776 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Utility Structure	04/07/2022	PB22-0123	100% FINIS
	P.R.E. 78% 02/28/2018		SOLAR	03/27/2022	LU22-04	100% FINIS
Owner's Name/Address	MAP #: 49		Electrical	03/18/2022	PE22-0162	100% FINIS
OUZOUNIAN MICHAEL & ROGERS PATRICIA 6776 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 3,335,021 TCV/TFA: 947.72		WELL/SEPTIC	03/20/1991	1991-0384	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value

			GROUP A 20000	100.00	352.33	0.9446 0.8423 20000 100 1,591,326
			GROUP A 20000	59.49	352.33	0.9446 0.8423 20000 50 SURPLUS: ZONING 100 ft 47
			159 Actual Front Feet, 1.29 Total Acres Total Est. Land Value = 2,064,666			

Tax Description		Land Improvement Cost Estimates			
L1302P762 PART OF GOVERNMENT LOT 7, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, PREVIOUSLY DESCRIBED IN DESCRIPTION AS FURNISHED AS: BEGINNING AT A POINT 281.5 FEET NORTH, AND 596.3 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 15° WEST, 93.8 FEET; THENCE SOUTH 59°40' WEST, 397.0 FEET TO THE SHORE OF GLEN LAKE; THENCE SOUTH 11DEG30' EAST, ALONG SAID SHORE, 133.0 FEET; THENCE SOUTH 31° EAST, ALONG SAID SHORE 30 FEET; THENCE NORTH 55°	X	Dirt Road	Description	Rate	Size % Good Cash Value
	X	Gravel Road	D/W/P: Crushed Rock	2.29	660 0 0
	X	Paved Road	Residential Local Cost Land Improvements		
	X	Storm Sewer	Description	Rate	Size % Good Cash Value
		Sidewalk	LAND IMPROVEMENTS 75	7,500.00	1 100 7,500
		Water Sewer	Total Estimated Land Improvements True Cash Value = 7,500		
		Electric Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utilis.			

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,032,300	635,200	1,667,500			884,685C
2024	661,000	624,700	1,285,700			858,085C
2023	550,800	470,700	1,021,500			817,224C
2022	448,500	376,000	824,500			778,309C

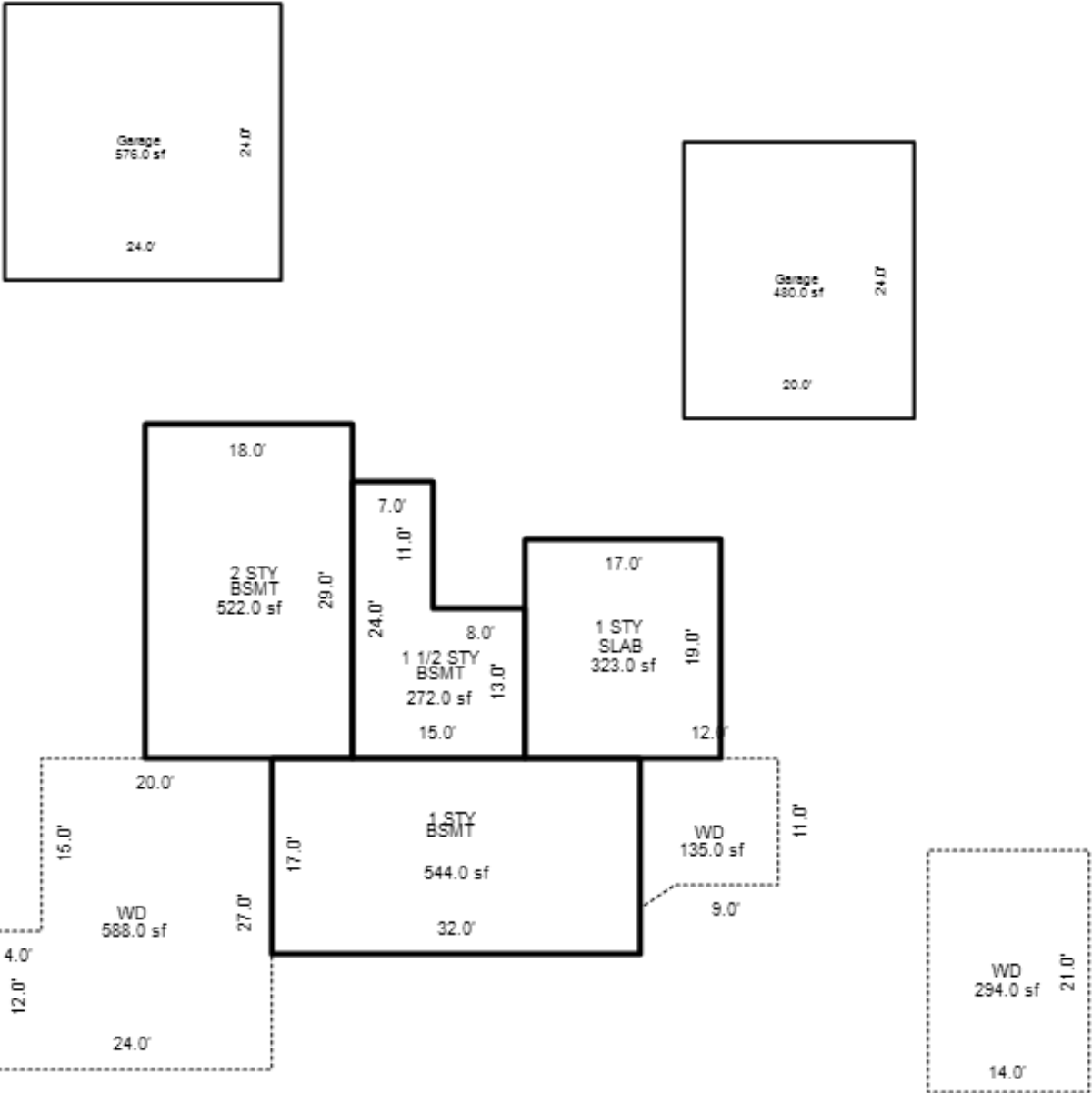
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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 40 294 131 588	Type WCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: BC 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	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: BC Effec. Age: 26 Floor Area: 2,319 Total Base New : 529,474 Total Depr Cost: 391,809 Estimated T.C.V: 1,057,884			E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:			
	Building Style: 2 STORY				(12) Electric 0 Amps Service											
	Yr Built Remodeled 1948 REM 1991		Ex X Ord Min		No./Qual. of Fixtures X Ex. Ord. Min				Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Hot Water Ground Area = 1661 SF Floor Area = 2319 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74							
	Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few				Building Areas							
	Room List Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(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				Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 522 1.5 Story Siding Basement 272 1 Story Siding Slab 323 1 Story Siding Basement 544 Total: 376,173 278,368							
	(1) Exterior		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Other Additions/Adjustments Recreation Room 1610 44,307 32,787 Plumbing Average Fixture(s) 1 2,188 1,619 3 Fixture Bath 2 13,760 10,182 Water/Sewer 1000 Gal Septic 1 5,676 4,200 Water Well, 100 Feet 1 6,289 4,654 Porches WCP (1 Story) 40 3,352 2,480 Deck Treated Wood 294 5,689 4,210 Treated Wood 131 3,347 2,477 Treated Wood 588 8,961 6,631 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 26,064 19,287 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 29,664 21,951							
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 1338 S.F. Crawl: 0 S.F. Slab: 323 S.F. Height to Joists: 0.0													
X	Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	(2) Windows		(9) Basement Finish													
X	Many Avg. X Large Avg. Few Small		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
X	Gable Hip Flat Gambrel Mansard Shed															
X	Asphalt Shingle															
	Chimney: Brick															

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

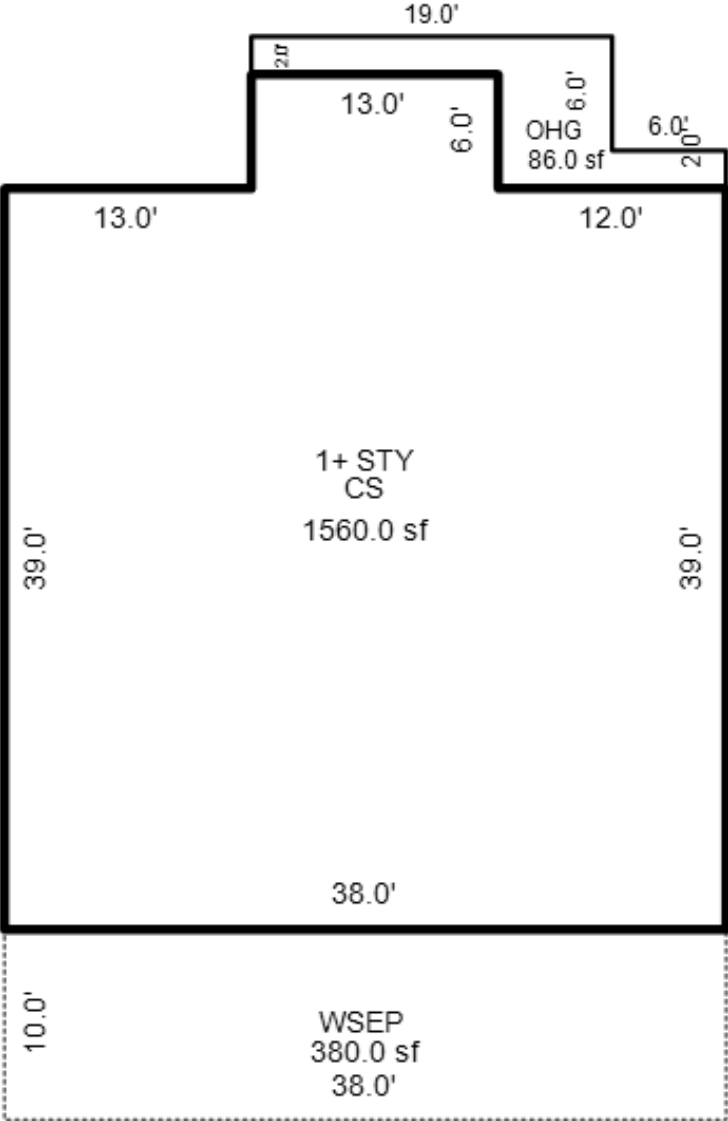
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 370	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior 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: 35 Floor Area: 1,200 Total Base New : 233,595 Total Depr Cost: 75,915 Estimated T.C.V: 204,971			E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Size of Closets Lg X Ord Small		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1114 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/50/100/32.5 Building Areas			Cls C 10 Blt 1925		Depr. Cost			
Yr Built 1925 REM	Remodeled 1991	Doors Lg X Ord Solid X H.C.		(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Crawl Space 1,114 1 Story Siding Overhang 86 Total: 182,822 59,414			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 483 3 Fixture Bath 1 4,678 1,520 Water/Sewer 1000 Gal Septic 1 4,899 1,592 Water Well, 100 Feet 1 5,849 1,901 Porches WGEP (1 Story) 370 24,516 7,968 Built-Ins Appliance Allow. 1 2,786 905 Fireplaces Exterior 1 Story 1 6,559 2,132 Totals: 233,595 75,915		Notes: HOUSE AT ROAD ECF (4080 BIG GLEN) 2.700 => TCV: 204,971			
Condition: Average		(5) Floors Kitchen: Other: Other:		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: HOUSE AT ROAD ECF (4080 BIG GLEN) 2.700 => TCV: 204,971								
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:											
(1) Exterior		(7) Excavation Basement: 0 S.F. Crawl: 1114 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
(2) Windows Many Avg. X Large Avg. Few Small		(10) Floor Support													
(3) Roof Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
X	Gable Hip Flat Gambrel Mansard Shed														
X	Asphalt Shingle														
Chimney: Brick															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALLACE CHARLES E JR &	WALLACE CAROLYN J TRUST	0	08/21/2009	WD	03-ARM'S LENGTH	2009 1027-778W	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6752 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/09/2020	PM20-0389	100% FINIS
	P.R.E. 100% 05/31/2005		Mechanical	06/08/2020	PM20-0313	100% FINIS
Owner's Name/Address	MAP #: 49		Mechanical	12/20/2012	PM12-0560	100% FINIS
WALLACE CAROLYN J TRUST 6752 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 2,526,650 TCV/TFA: 506.04		Electrical	09/28/2012	PE12-0401	100% FINIS

	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			GROUP A 20000	66.50	291.76	1,068,641
			67 Actual Front Feet, 0.45 Total Acres		Total Est. Land Value =	1,068,641

Tax Description			Description	Rate	Size % Good	Cash Value
L250 P584 L491 P576-588/98 PRT SEC 25 COM 462.7 FT N & 644.8 FT W OF SE COR SD SEC TH S 64 DEG 50' W 185.33 FT TH S 25 DEG 19'00" E 5.25 FT TH S 64 DEG 41'00" W 42.86 FT TH N 25 DEG 19'00"W 5.25 FT TH S 64 DEG 50' W 31.73 FT TH N 25 DEG 19'00" W 3.0 FT TH S 64 DEG 41' 00" W 75 FT TH S 25 DEG 19'00" E 3.0 FT TH S 64 DEG 50' W 46.81 FT TO SHR GLEN LAKE TH N 11 DEG W 66.5 FT TH N 67 DEG 40' E 375 FT TH S 15 DEG E 46.9 FT TO POB SEC 25 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates			
	X	Electric	Dock: Light posts	47.90	520 50	12,454
	X	Gas	Residential Local Cost Land Improvements			
	X	Curb	Description	Rate	Size % Good	Cash Value
		Street Lights	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Standard Utilities	Total Estimated Land Improvements True Cash Value =			17,454
		Underground Utils.				

Comments/Influences



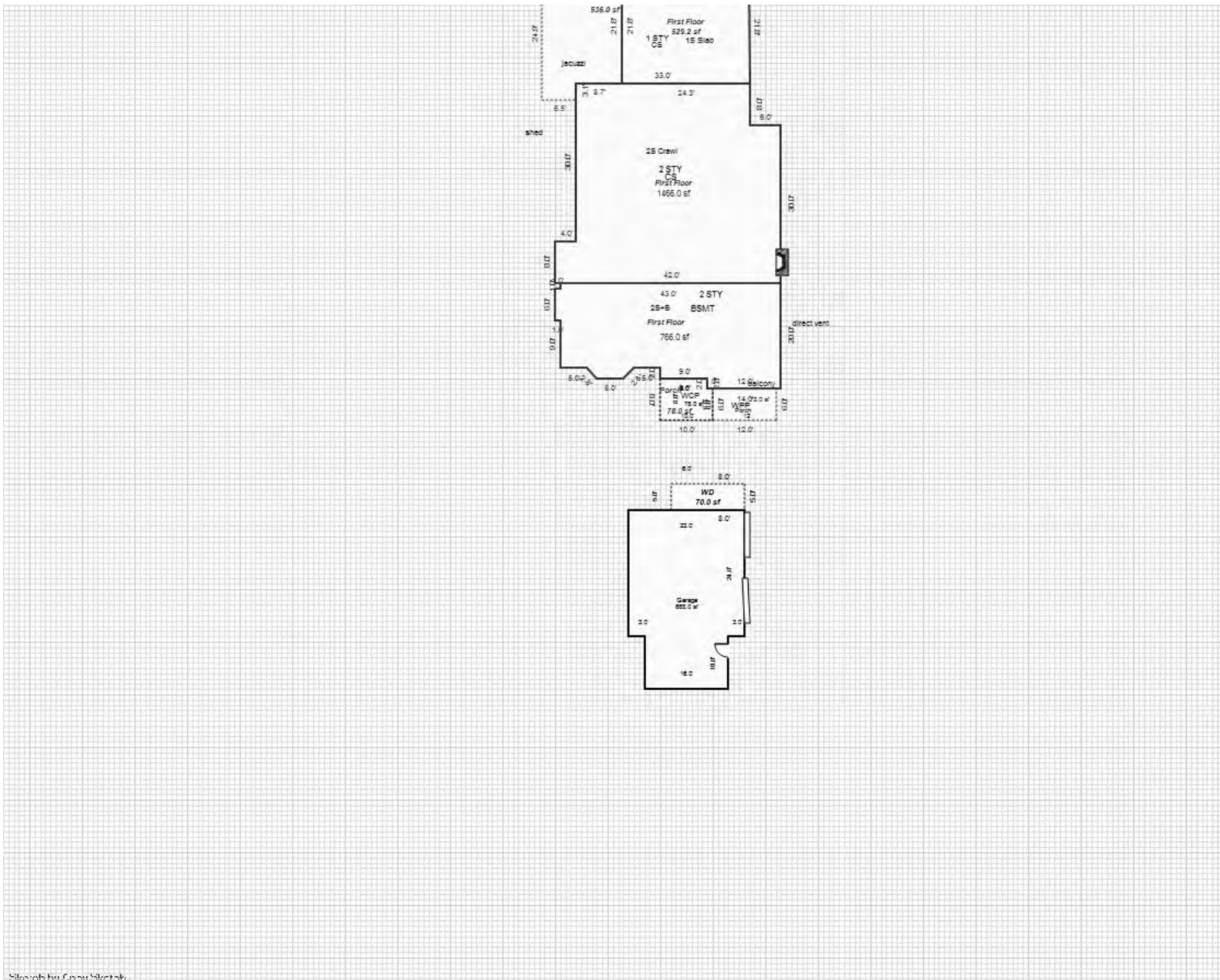
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		Topography of Site							
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling	2025	534,300	729,000	1,263,300			411,704C
	X	Low	2024	402,200	717,100	1,119,300			399,325C
	X	High	2023	335,200	541,000	876,200			380,310C
	X	Landscaped	2022	259,800	443,300	703,100			362,200C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
		Who							
		When							
		What							
		TPC 04/29/2015 INSPECTED							
		TPC 04/23/2014 INSPECTED							
		TPC 06/20/2013 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area Type		Year Built: Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 688 % Good: 0 Storage Area: 264 No Conc. Floor: 0																												
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					2			78 WCP (1 Story) 72 WPP 70 WPP 536 Treated Wood 32 Wood Balcony																																
	Building Style: 2 STORY	X	Drywall Paneled																																										
	Yr Built 1915 201		Plaster Wood T&G																																										
	Remodeled 1998	X	Trim & Decoration																																										
	Condition: Average	X	Ex		Ord		Min																																						
	Room List	X	Size of Closets																																										
	Basement 4 1st Floor 3 2nd Floor 3 Bedrooms	X	Lg		Ord		Small																																						
	(1) Exterior		Doors		Solid	X	H.C.																																						
	(2) Windows		(5) Floors																																										
	(3) Roof		Kitchen: Hardwood Other: Hardwood Other:																																										
	(4) Interior		(12) Electric																																										
	(5) Floors		150 Amps Service																																										
	(6) Ceilings		No./Qual. of Fixtures																																										
	(7) Excavation		X Ex.		Ord.		Min																																						
	(8) Basement		No. of Elec. Outlets																																										
	(9) Basement Finish		X Many		Ave.		Few																																						
	(10) Floor Support		(13) Plumbing																																										
	(11) Heating System		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																																										
	(12) Electric		(14) Water/Sewer																																										
	(13) Plumbing		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																										
	(14) Water/Sewer		Lump Sum Items:																																										
	(15) Fireplaces																																												
	(16) Porches/Decks																																												
	(17) Garage																																												
	Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2761 SF Floor Area = 4993 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>1,466</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>766</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>529</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>687,753</td> <td>447,039</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 160 7,515 4,885 Plumbing Average Fixture(s) 1 2,188 1,422 3 Fixture Bath 2 13,760 8,944 Water/Sewer 1000 Gal Septic 1 5,676 3,689 Water Well, 100 Feet 1 6,289 4,088 Porches WCP (1 Story) 78 5,366 3,488 WPP 72 3,227 2,098 WPP 70 3,182 2,068 Deck Treated Wood 536 8,437 5,484 Balcony Wood Balcony 32 1,603 1,042 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 688 40,420 26,273 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,466			2 Story	Siding	Basement	766			1 Story	Siding	Slab	529			Total:				687,753	447,039
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																								
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Total:				687,753	447,039																																								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPBELL BRIAN P & MARY L	6726 DUNNS FARM LLC	1	12/20/2012	WD	03-ARM'S LENGTH	1148P660	PROPERTY TRANSFER	0.0
CAMPBELL BRIAN P & MARY L		0	09/03/2010	OTH	33-TO BE DETERMINED	2010 1060-259E	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6726 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/09/2017	PE17-0562	
Owner's Name/Address	P.R.E. 0%		ELECTRICAL	10/21/2002	PE02-0678	
6726 DUNNS FARM LLC 1140 HEATHER WAY ANN ARBOR MI 48104	MAP #: 49		ELECTRICAL	10/21/2002	PE02-0679	
	2025 Est TCV 2,579,174 TCV/TFA: 1051.0		PLUMBING	09/18/2002	PP02-0321	

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

X			GROUP A 20000	100.00	262.30	1.0000	0.7824	20000	100		1,564,788
X			GROUP A 20000	12.92	262.30	1.0000	0.7824	20000	50	SURPLUS: ZONING 100 ft	10
			113 Actual Front Feet, 0.68 Total Acres Total Est. Land Value = 1,665,873								

Tax Description		Land Improvement Cost Estimates									
L255 P294 L291 P393&394/88 L644 P639&640 LDA & UNREC SURVEY PRT GOVT LOT 7 SEC 25 COM AT SE COR SD SEC TH N 03 DEG 04'43" W ALG E LN SD SEC 714.66 FT TH S 86 DEG 55'17" W 687.56 FTTO POB TH S73 DEG 10'51" W 68.39 FT TH N16 DEG 49'09" W 10.00 FT TH S 73 DEG 10'51" W 45.00 FT TH S 09 DEG 46'42" W 11.18 FT TH S 73 DEG 10'51" W 13.67 FT TH S 09 DEG 46'42" W 11.44 FT TH S 76 DEG 52'33" W 40.18 FT TH N 80 DEG 13'18"W 17.06 FT TH S 73 DEG 10'51" W 78.86 FT TO SHR GLEN LK TH S 22 DEG 32'59" W ALG SD SHR 38.46 FT TH S 25		X		Dirt Road							
		X		Gravel Road							
		X		Paved Road							
		X		Storm Sewer							
		X		Sidewalk							
		X		Water Sewer							
		X		Electric							
		X		Gas							
		X		Curb							
		X		Street Lights							
		X		Standard Utilities							
		X		Underground Utils.							

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	832,900	456,700	1,289,600			436,901C
2024	549,200	449,100	998,300			423,765C
2023	457,700	339,300	797,000			403,586C
2022	363,100	278,500	641,600			384,368C

Who When What

TPC 04/29/2015 INSPECTED

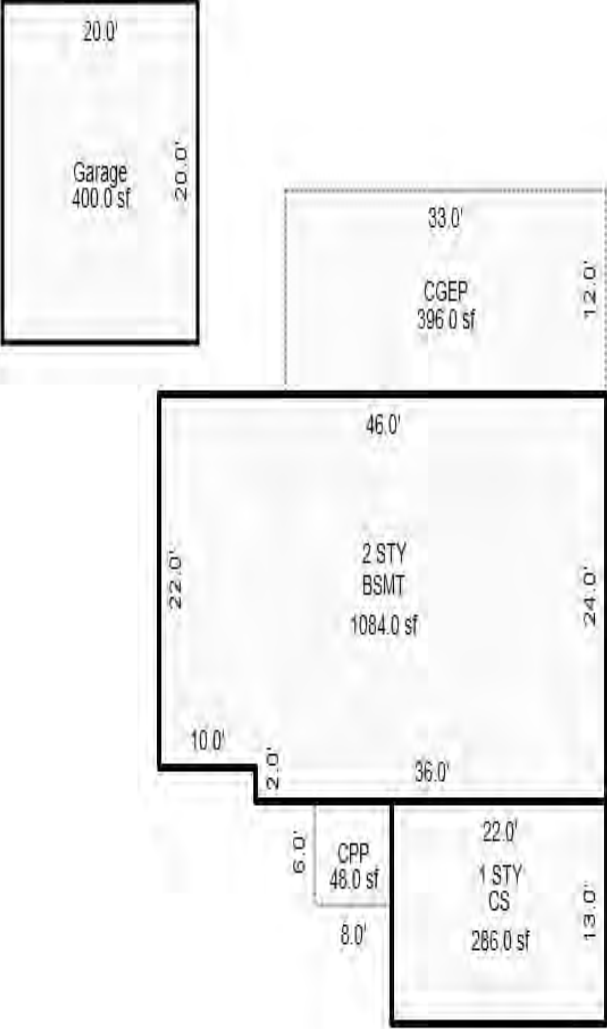
WAS 11/11/2007 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story	Area 396 48	Type CGEP (1 Story) CPP	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1 Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Class: BC Effec. Age: 35 Floor Area: 2,454 Total Base New : 513,278 Total Depr Cost: 333,630 Estimated T.C.V: 900,801		E.C.F. X 2.700																																																																																																																		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			X			Size of Closets		Doors X Solid		H.C.																																																																																																																	
Yr Built	Remodeled	X	Ex	Ord	Min	Central Air Wood Furnace			(12) Electric			200		Amps Service		No./Qual. of Fixtures																																																																																																																	
1928	200	1989	Condition: Average			X Lg			Ord	Small	Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC		Blt 1928																																																																																																																	
Room List		(5) Floors		(12) Electric			200			Amps Service			No./Qual. of Fixtures		X Ex.		Ord.	Min																																																																																																															
3	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200			Amps Service			No. of Elec. Outlets			X Many			Ave.	Few																																																																																																																
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X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1084 S.F. Crawl: 286 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			1000 Gal Septic																																																																																																																	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			1			2000 Gal Septic			Lump Sum Items:																																																																																																																	
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X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			1000 Gal Septic			2000 Gal Septic																																																																																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			1			1			1000 Gal Septic			2000 Gal Septic																																																																																																																	
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		1			1			1000 Gal Septic			2000 Gal Septic																																																																																																																		
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			1			1			1000 Gal Septic			2000 Gal Septic																																																																																																																	
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Appliance Allow.	1		4,003		2,602																																																																																																																												
Oven	1		2,049		1,332																																																																																																																												
Fireplaces <<<<< 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.			
KRAEGE SCOTT	SNUG HARBOR COTTAGE LLC	10	02/05/2020	QC	09-FAMILY	2020001512	PROPERTY TRANSFER	0.0			
WILLIAMS JOHN & ANDROMEDA	KRAEGE SCOTT	1,050,000	11/15/2019	WD	03-ARM'S LENGTH	2019006750	PROPERTY TRANSFER	100.0			
KOSTREVAGH JOINT REAL EST	WILLIAMS JOHN & ANDROMEDA	1,325,000	06/27/2016	WD	03-ARM'S LENGTH	1264P736	PROPERTY TRANSFER	100.0			
KOSTREVAGH C ANDREW & KAY	KOSTREVAGH JOINT REAL EST	0	11/02/2004	QC	09-FAMILY	840:999	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6710 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/28/2024	PM24-0365	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Mechanical		06/15/2023	PM23-0523	100% FINIS			
SNUG HARBOR COTTAGE LLC 5855 BROOKWOOD RD INDIANAPOLIS IN 46226		MAP #: 49		WELL/SEPTIC		10/31/2016	L16 -283	100% FINIS			
		2025 Est TCV 2,441,936 TCV/TFA: 893.17		ADDITION/ALTERATION		12/28/1999	1999-0869	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP A 20000	63.00	343.53	1.0000	0.8370	20000	100	1,054,601
				63 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 1,054,601							
Tax Description				Land Improvement Cost Estimates							
L840 P999/05 N 1/2 OF FOLLOWING PARCEL: PRT GOVT LOT 7 SEC 25 BEG AT PT 688.33 FT N & 705.3 FT W OF SE COR SEC 25 TH S 73 DEG 30' W 290 FT TO SHR GLEN LAKE TH N 11 DEG 05' W 69.6 FT & N 1 DEG 55' W 63.4 FT ALG SHR TH N 80 DEG 55' E 272 FT TH S 15 DEG E 93.8 FT TO BEG SEC 25 T29N R14W .50 A		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.							
				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	527,300	693,700	1,221,000			739,972C	
				2024	402,300	682,100	1,084,400			717,723C	
				2023	335,300	513,700	849,000			683,546C	
				2022	260,400	420,600	681,000			650,997C	
		Who	When	What							
		TPC	05/12/2017	INSPECTED							
		TPC	12/22/2016	INSPECTED							
		TPC	06/29/2016	INSPECTED							

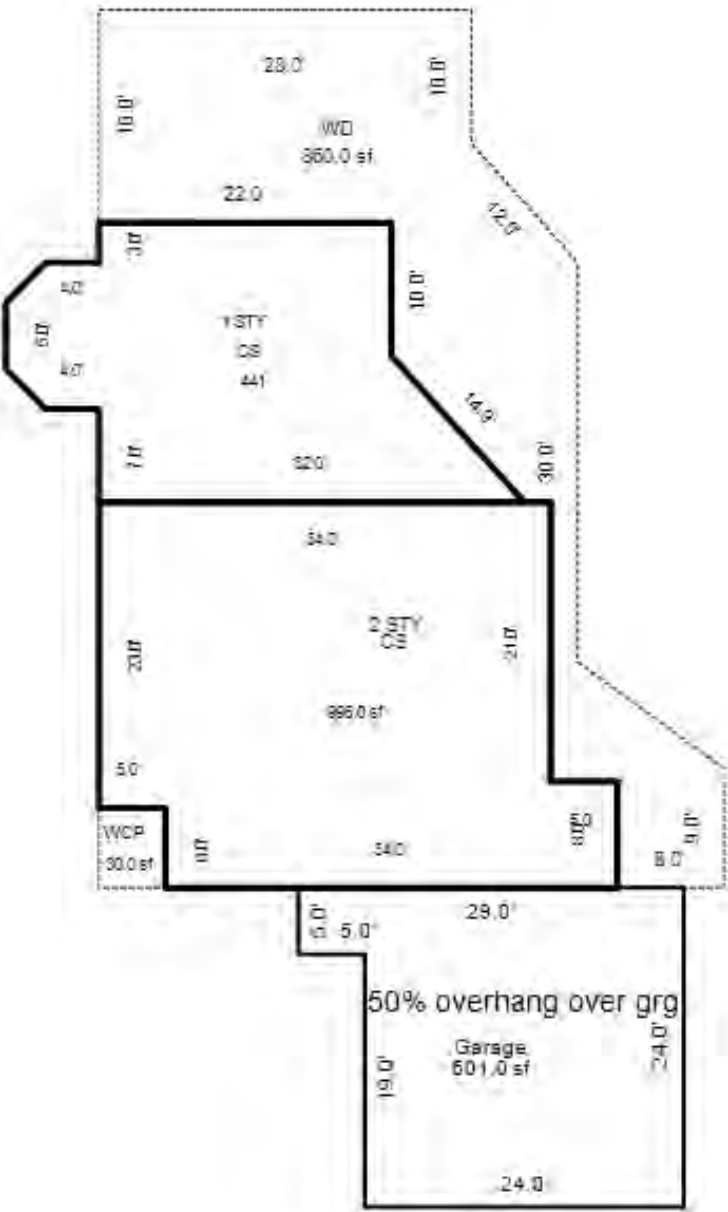


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 48 844	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 601 % Good: 94 Storage Area: 0 No Conc. Floor: 0		
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: B Effec. Age: 15 Floor Area: 2,734 Total Base New : 596,259 Total Depr Cost: 511,271 Estimated T.C.V: 1,380,432		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75 STORY		Trim & Decoration		X		Central Air Wood Furnace		Class: B Effec. Age: 15 Floor Area: 2,734 Total Base New : 596,259 Total Depr Cost: 511,271 Estimated T.C.V: 1,380,432		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls B		Blt 1940						
1940	200	2019	Ex	X	Ord	Min	(11) Heating System: Forced Heat & Cool	Ground Area = 1437 SF		Floor Area = 2734 SF.						
Condition: Average		Lg		X	Ord	Small	150	Amps Service	Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas					
Room List		Doors		Solid	X	H.C.	(12) Electric		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Tile Other: Hardwood Other: Carpeted		(12) Electric		150		2 Story	Siding	Crawl Space	996			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		150		Amps Service		1 Story	Siding	Crawl Space	441			
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.		X	Ord.	Min	No./Qual. of Fixtures		1 Story		Siding	Overhang	301			
X	Insulation	Many		X	Ave.	Few	(13) Plumbing		1 Story		Siding	Overhang				
(2) Windows		(7) Excavation		Average Fixture(s)		1		Average Fixture(s)		Total:		457,467	388,847			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1437 S.F. Slab: 0 S.F. Height to Joists: 0.0		4		3 Fixture Bath		Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2		Fixture Bath		Plumbing						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)		Average Fixture(s)		1	3,337	2,836		
(3) Roof		(9) Basement Finish		(14) Water/Sewer		1		3 Fixture Bath		Water/Sewer		3	31,580	26,843		
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		1		Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2000 Gal Septic		1	7,018	5,965	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		1		Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1	12,006	10,205		
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		1	6,593	5,604		
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		48	4,244	3,989	*	
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Class: B Exterior: Siding Foundation: 18 Inch (Finished)		601	43,693	41,071	*	
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Base Cost		2	1,541	1,449		
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Door Opener		1	6,897	5,862		
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins		1	6,897	5,862		
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Appliance Allow.		1	6,897	5,862		
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Fireplaces		1	9,670	8,219		
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Interior 2 Story		1	9,670	8,219		
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		844	12,213	10,381		
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Treated Wood		844	12,213	10,381		
				Lump Sum Items:		1		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINN TRUST	CAMPBELL	300,000	08/16/2000	WD	03-ARM'S LENGTH	552:219	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6720 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		RENEWAL	10/18/2001	1905	INSPECTED
Owner's Name/Address	P.R.E. 0%		ADDITION/ALTERATION	03/01/2001	1852	
CAMPBELL/LINCOLN LLC 1140 HEATHERWAY ANN ARBOR MI 48104	MAP #: 49					
	2025 Est TCV 3,832,366 TCV/TFA: 790.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L285 P217 L552 P219 L564 P145 L644 P635 LDA & UNREC SURVEY/02 L644 P639 PRT GOVT LOT 7 SEC 25 COM AT SE COR SD SEC TH N 03 DEG 04'43" W ALG E LN SD SEC 714.66 FT TH S 86 DEG 55'17" W 687.56 FT TO POB TH S 73 DEG 10'51" W 68.39 FT TH N 16 DEG 49'09" W 10.00 FT TH S 73 DEG 10'51" W 45.00 FT TH S 09 DEG 46'42" W 11.18 FT TH S 73 DEG 10'51" W 13.67 FT TH S 09 DEG 46'42" W 11.44 FT TH S 76 DEG 52' 33" W 40.18 FT TH N 80 DEG 13' 18" W 17.06 FT TH S 73 DEG 10'51" W 78.86 FT TO SHR GLEN LAKE TH N 11 DEG 05' 00" W ALG SD SHR	X		* Factors *							
			GROUP A 20000	66.50	235.81	1.0000	0.7618	20000	100	1,013,257
			67 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =						1,013,257	

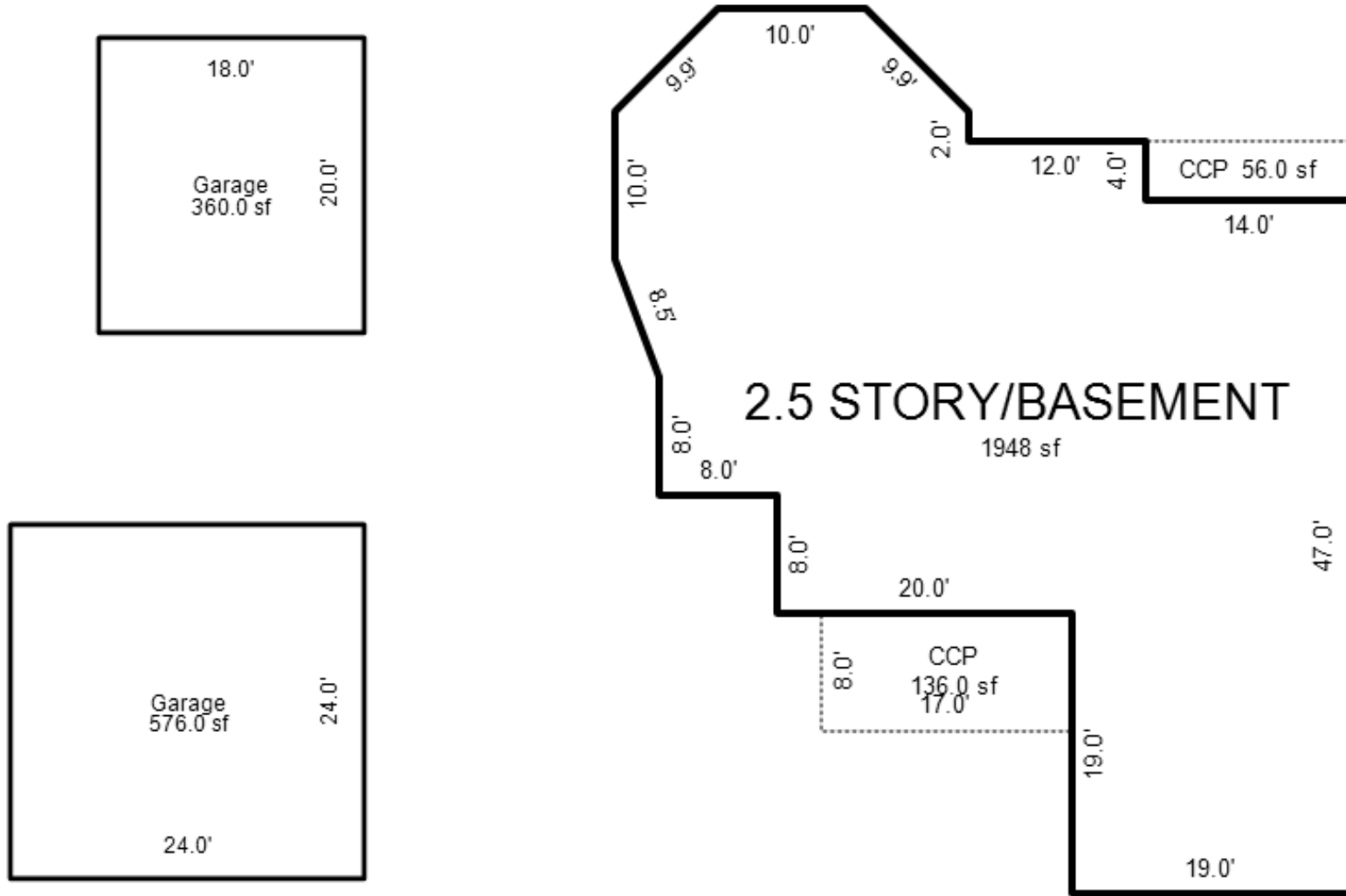
Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
L285 P217 L552 P219 L564 P145 L644 P635 LDA & UNREC SURVEY/02 L644 P639 PRT GOVT LOT 7 SEC 25 COM AT SE COR SD SEC TH N 03 DEG 04'43" W ALG E LN SD SEC 714.66 FT TH S 86 DEG 55'17" W 687.56 FT TO POB TH S 73 DEG 10'51" W 68.39 FT TH N 16 DEG 49'09" W 10.00 FT TH S 73 DEG 10'51" W 45.00 FT TH S 09 DEG 46'42" W 11.18 FT TH S 73 DEG 10'51" W 13.67 FT TH S 09 DEG 46'42" W 11.44 FT TH S 76 DEG 52' 33" W 40.18 FT TH N 80 DEG 13' 18" W 17.06 FT TH S 73 DEG 10'51" W 78.86 FT TO SHR GLEN LAKE TH N 11 DEG 05' 00" W ALG SD SHR	X		Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
			LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
			Total Estimated Land Improvements True Cash Value =				11,500

Tax Description	X Improved	Vacant	Topography of Site	
			Level	Rolling
L285 P217 L552 P219 L564 P145 L644 P635 LDA & UNREC SURVEY/02 L644 P639 PRT GOVT LOT 7 SEC 25 COM AT SE COR SD SEC TH N 03 DEG 04'43" W ALG E LN SD SEC 714.66 FT TH S 86 DEG 55'17" W 687.56 FT TO POB TH S 73 DEG 10'51" W 68.39 FT TH N 16 DEG 49'09" W 10.00 FT TH S 73 DEG 10'51" W 45.00 FT TH S 09 DEG 46'42" W 11.18 FT TH S 73 DEG 10'51" W 13.67 FT TH S 09 DEG 46'42" W 11.44 FT TH S 76 DEG 52' 33" W 40.18 FT TH N 80 DEG 13' 18" W 17.06 FT TH S 73 DEG 10'51" W 78.86 FT TO SHR GLEN LAKE TH N 11 DEG 05' 00" W ALG SD SHR	X		Level	Rolling
			Low	
			High	
			Landscaped	
			Swamp	
			Wooded	
			Pond	
			Waterfront	
			Ravine	
			Wetland	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	506,600	1,409,600	1,916,200			622,699C
2024	381,300	1,386,100	1,767,400			603,976C
2023	317,800	1,043,700	1,361,500			575,216C
2022	244,700	854,500	1,099,200			547,825C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTHERLAND ELIZABETH ANN	SUTHERLAND ELIZABETH ANN	0	04/20/2022	QC	09-FAMILY	2022002857	PROPERTY TRANSFER	0.0
SUTHERLAND ELIZABETH ANN	SUTHERLAND ELIZABETH ANN	0	04/20/2022	QC	09-FAMILY	2022002859	PROPERTY TRANSFER	0.0
SUTHERLAND IRV & ELIZABET	SUTHERLAND ELIZABETH ANN	0	03/01/2012	WD	09-FAMILY	1120P569	DEED	0.0
SUTHERLAND IRVIN GEORGE		0	01/01/2012	AFF	07-DEATH CERTIFICATE	2012 1110-699	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
6071 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/15/2012	PE12-0330	
	P.R.E. 100% 05/10/1994		Mechanical	08/15/2012	PM12-0314	

Owner's Name/Address	MAP #: 45,46	2025 Est TCV 785,820 TCV/TFA: 361.96
SUTHERLAND ELIZABETH ANN 519 WOODLAND DR TRAVERSE CITY MI 49686		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
L185 P274 L306 P153/89 L307 P811/90 BEG AT PT 1210.46 FT N & 159.64 FT E OF SW COR OF GOVT LOT 2 TH S 89 DEG 01' W 261.72 FT TO E R/W LINE OF PUBLIC ROAD TH N 4 DEG 19' W ALG R/W LINE 85.9 FT TO PT 34.27 FT S OF N SEC LINE TH N 88 DEG 42' E 266.25 FT TH S 1 DEG 18' E 87.2 FT TO POB SEC 25 T29N R14W .52 A. TOGETHER WITH AN EASEMENT OF WAY IN SECOND PARTIES, THEIR HEIRS AND ASSIGNS FOR ACCESS TO AND FROM FISHER LAKE OVER AND ACCROSS A STIP OF LAND 10 FEET WIDE DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE SHORE OF FISHER LAKE WITHCH IS 1129.9 FEET NORTH OF THE 646.73 FEET EAST OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 THENCE SOUTH 89 DEGREES 20' WEST 495.15 FEET THENCE	X		* Factors * +10' EASEMENT RIGHTS Description Frontage Depth Front Depth Rate %Adj. Reason Value B 100' @ 3500/ 86.00 263.00 1.0384 0.8818 3500 100 275,619 86 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 275,619			
				Land Improvement Cost Estimates Description Rate Size % Good Cash Value Fencing: Vnyl, 2 Rail 16.41 80 0 0 Wood Frame 32.53 80 50 1,301 Wood Frame 24.52 230 50 2,820		

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

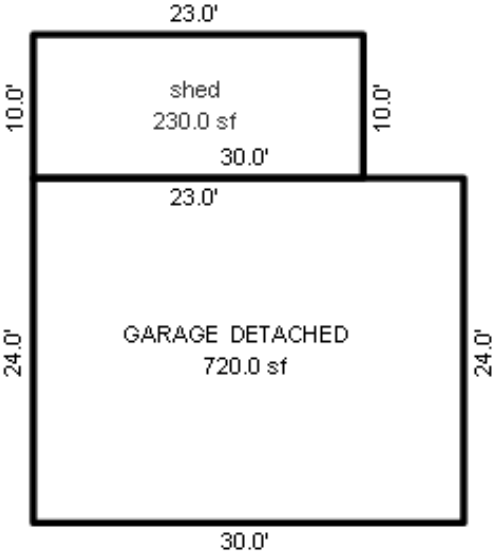
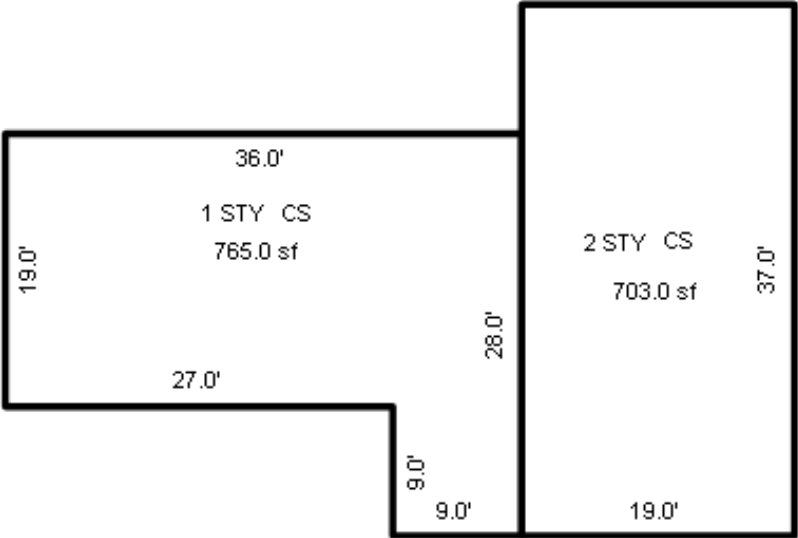
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	137,800	255,100	392,900			116,186C
2024	78,700	251,000	329,700			112,693C
2023	63,000	189,400	252,400			107,327C
2022	29,000	155,300	184,300			102,217C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	<input checked="" type="checkbox"/> Eavestrough <input checked="" type="checkbox"/> Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	1			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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	X	Wood Frame	(4) Interior <input checked="" type="checkbox"/> Drywall <input checked="" type="checkbox"/> Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1						
Building Style: 1 STORY		Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1 STORY								Cls C Blt 1940	
Yr Built 1940	Remodeled 1989	<input type="checkbox"/> Ex	<input checked="" type="checkbox"/> Ord	<input type="checkbox"/> Min	<input checked="" type="checkbox"/> Ex.	<input type="checkbox"/> Ord.	<input type="checkbox"/> Min	Ground Area = 1468 SF Floor Area = 2171 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
Condition: Average		Lg		<input checked="" type="checkbox"/> Ord	Many		<input checked="" type="checkbox"/> Ave.	Stories		Exterior	Foundation	Size	Cost New	Depr. Cost			
Room List		Doors	<input type="checkbox"/> Solid	<input checked="" type="checkbox"/> H.C.	1		Average Fixture(s)		1	Siding	Crawl Space	765					
<input type="checkbox"/> Basement	5 1st Floor	(5) Floors			2		3 Fixture Bath		2	Siding	Crawl Space	703					
3 2nd Floor	3 Bedrooms	Kitchen: Other: Other:			1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Exterior 2 Story Wood Stove Notes:								
(1) Exterior		(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										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(2) Windows		Many	<input checked="" type="checkbox"/> Large	Basement: 0 S.F. Crawl: 1468 S.F. Slab: 0 S.F. Height to Joists: 0.0	1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Avg.	<input checked="" type="checkbox"/> Avg.	Small	(8) Basement	1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
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										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer			1		1000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1		2000 Gal Septic									
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Chimney: Brick															ECF (4082 FISHER LAKE) 2.700 => TCv: 503,580		
Totals: 310,851 186,511																	

*** 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.
CASTLE LIVING TRUST	NEESON PAULA S & CASTLE K	0	03/18/2023	QC	09-FAMILY	2023001121	PROPERTY TRANSFER	0.0
CASTLE HERBERT & KATHLEEN	CASTLE LIVING TRUST	1	07/28/2016	QC	09-FAMILY	1268P96	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
6091 S FISHER RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Garage Detached	11/30/2020	PB20-0402	100% FINIS
	P.R.E. 100% 04/19/2023		Electrical	11/04/2020	PE20-0591	100% FINIS
	MAP #: 45,46		GARAGE	10/18/2020	LU20-23	100% FINIS
	2025 Est TCV 648,545 TCV/TFA: 371.45		Mechanical	11/26/2018	PM18-0841	100% FINIS

Owner's Name/Address	MAP #: 45,46	GARAGE	10/18/2020	LU20-23	100% FINIS
NEESON PAULA S & CASTLE KATHLEEN 6091 S FISHER RD MAPLE CITY MI 49664					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 FISHER LAKE			
PRT GOVT LOT 2 SEC 25 BEG AT PT ON SHR FISHER LAKE WHICH IS 1128.9 FT N & 646.73 FT E OF SW COR GOVT LOT 2 TH S 89 DEG 20' W 742.35 FT TO E R/W LN OF PUBLIC RD TH N 4 DEG 19' W ALG E R/W LN 85.9 FT TH N 89 DEG 01' E 261.72 FT TH S 1 DEG 18' E 77.20 FT TH N 89 DEG 20' E 485.15 FT TO PT ON SHR FISHER LAKE TH S 2 DEG 57' W 10 FT TO POB SEC 25 T29N R14W 0.60 A.	X		* Factors * 10' ACCESS ON FISHER LAKE			
			Description	Frontage	Depth	Value
			GROUP A 9000/	10.00	2726.86	227,365
			10 Actual Front Feet, 0.63 Total Acres			Total Est. Land Value = 227,365
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Water	24.84	126 50	1,565
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
			Total Estimated Land Improvements True Cash Value =			4,065

Comments/Influences
10' ON FISHER FOR ACCESS IS 485.15' PATH



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

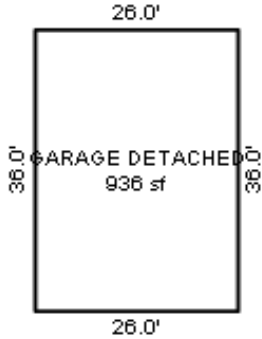
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	113,700	210,600	324,300			129,853C
2024	102,500	207,100	309,600			125,949C
2023	66,000	156,200	222,200			119,952C
2022	29,100	130,800	159,900			114,240C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G											
Yr Built 1930 197		Remodeled 2007												
Condition: Average		Ex	X Ord											
Room List		Lg	X Ord											
Basement 6 1st Floor 2nd Floor 2 Bedrooms		Doors	Solid X	H.C.										
(1) Exterior		(5) Floors		(12) Electric										
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Carpeted Other:		100 Amps Service										
X Insulation		No./Qual. of Fixtures												
(2) Windows		X Tile		No. of Elec. Outlets										
X Many Avg. Few		X Large Avg. Small		Many X Ave. Few										
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing										
X Gable Hip Flat		Basement: 0 S.F. Crawl: 873 S.F. Slab: 873 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X Asphalt Shingle		(8) Basement		(14) Water/Sewer										
Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
(3) Roof		(9) Basement Finish		Lump Sum Items:										
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X Asphalt Shingle		(10) Floor Support												
		Joists: 2X10X12 Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 1930		
(11) Heating System: Electric Baseboard														
Ground Area = 1746 SF Floor Area = 1746 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 873														
1 Story Siding Slab 873														
Total: 187,723 122,020														
Other Additions/Adjustments														
Water/Sewer														
1000 Gal Septic 1 4,582 2,978														
Water Well, 100 Feet 1 5,680 3,692														
Porches														
CCP (1 Story) 43 1,237 804														
Garages														
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
Base Cost 936 35,400 23,010														
Door Opener 2 1,101 716														
Built-Ins														
Appliance Allow. 1 1,947 1,266														
Local Cost Items														
GENERATOR 1 1 1 *														
Totals: 237,671 154,487														
Notes:														
ECF (4082 FISHER LAKE) 2.700 => TCv:												417,115		

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



*** 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 EDEN DRIVE LLC	HAGERTY COTTAGE LLC	0	12/21/2007	QC	09-FAMILY	964:349	OTHER	100.0
HAGERTY LOUISE INTER VIVO	GLEN EDEN DRIVE LLC	1	10/02/2006	QC	09-FAMILY	917:427	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4483 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		FENCE	05/23/2019	LU19-13	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	09/28/2018	PE18-0577	100% FINIS
HAGERTY COTTAGE LLC PO BOX 722 TRAVERSE CITY MI 49685-0722	MAP #: 47		Mechanical	02/12/2018	PM18-0119	100% FINIS
	2025 Est TCV 3,672,151 TCV/TFA: 1609.1		DEQ WATER RESOURCES DIVISI	01/07/2016	2016-2164	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L546 P352 L610 P638 L696 P920 L706 P123 L753 P926/03 L769 P499/03 L917 P427/06 PRT GOVT LOT 3 SEC 25 BEG AT PT 1164.5 FT E OF & 625 FT S OF NW COR LOT 3 TH S 55 DEG 26' E 9.65 FT TH S 61 DEG 10' E 40.15 FT TH S 74 DEG 05' E 50 FT TH S 88 DEG 27' E 45 FT TH S 11 DEG 01' E 263.52 FT TO SHR GLEN LAKE TH S 83 DEG 58' W ALG SHR 90 FT TH N 88 DEG 42' W ALG SHR 90 FT TH N 77 DEG 48' W ALG SHR 95 FT TH N 16 DEG 43' E 298.2 FT TO POB SEC 25 T29N R14W. 1.5 A M/L.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 20000	200.00	280.78	0.8574	0.7958	20000	100		2,729,251
			GROUP A 20000	35.04	280.78	0.8574	0.7958	20000	50	SURPLUS: ZONING 100 ft	23
			235 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = 2,968,313								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			Fencing: Wd, Solid, 6 ft.	41.05	175	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								



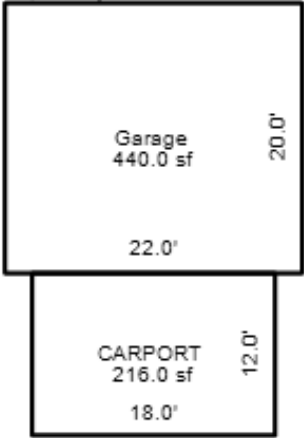
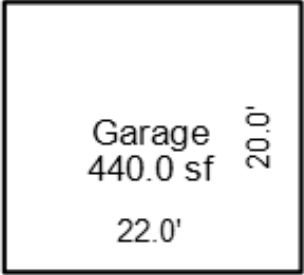
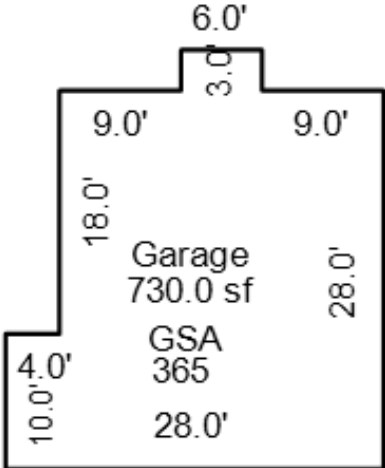
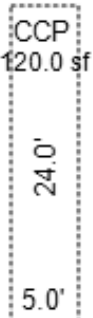
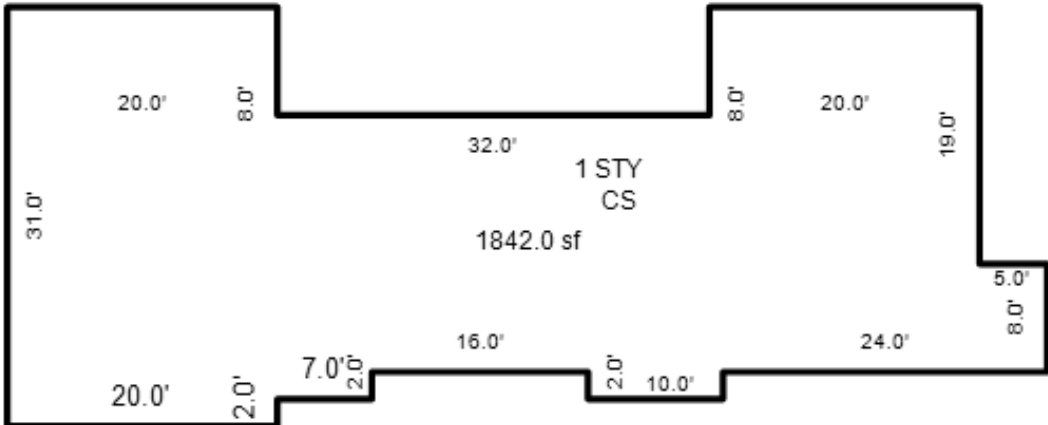
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	1,484,200	351,900	1,836,100			1,481,126C
	Rolling	2024	1,444,700	346,200	1,790,900			1,436,592C
	Low	2023	1,216,600	261,600	1,478,200			1,368,183C
	High	2022	1,328,000	217,600	1,545,600			1,303,032C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	TPC 10/29/2019	INSPECTED						
	TPC 11/05/2018	INSPECTED						
	TPC 04/30/2015	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 300	Type CPP Treated Wood	Year Built: 1941 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,842 Total Base New : 370,961 Total Depr Cost: 241,102 Estimated T.C.V: 650,975		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 1941						
Yr Built 1941	Remodeled 1991	Ex	X	Ord	Min	(12) Electric			Ground Area = 1842 SF Floor Area = 1842 SF.		Building Areas		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		Total:		244,769 159,078					
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas		Total:		244,769		159,078				
5	Basement	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,486 966			
2	1st Floor	Kitchen: Hardwood		Other: Carpeted			3 Fixture Bath			Plumbing		Average Fixture(s)		1 4,678 3,041					
3	2nd Floor	Other: Carpeted		Other:			2 Fixture Bath			Water/Sewer		1000 Gal Septic		1 4,899 3,184					
3	Bedrooms	Other:		Other:			Softener, Auto			Plumbing		3 Fixture Bath		1 4,678 3,041					
(1) Exterior		(6) Ceilings		Softener, Manual			Solar Water Heat			Water/Sewer		1000 Gal Septic		1 4,899 3,184					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No Plumbing			Extra Toilet			Plumbing		Water Well, 100 Feet		1 5,849 3,802					
X	Insulation	(8) Basement		Extra Sink			Separate Shower			Porches		CPP		120 2,389 1,553					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1842 S.F. Height to Joists: 0.0		Ceramic Tile Floor			Ceramic Tile Wains			Deck		Treated Wood		300 5,436 3,533					
X	Many Avg. Few	X	Large Avg. Small	Ceramic Tub Alcove			Vent Fan			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		440 18,590 12,083			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water			Public Sewer			Built-Ins		Class: A Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		730 60,298 39,194			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Water Well			1000 Gal Septic			Fireplaces		Appliance Allow.		1 2,786 1,811					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		2000 Gal Septic			Lump Sum Items:			Exterior 1 Story		1 6,559 4,263						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Wood Stove		1 2,570 1,670							
Chimney: Brick										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

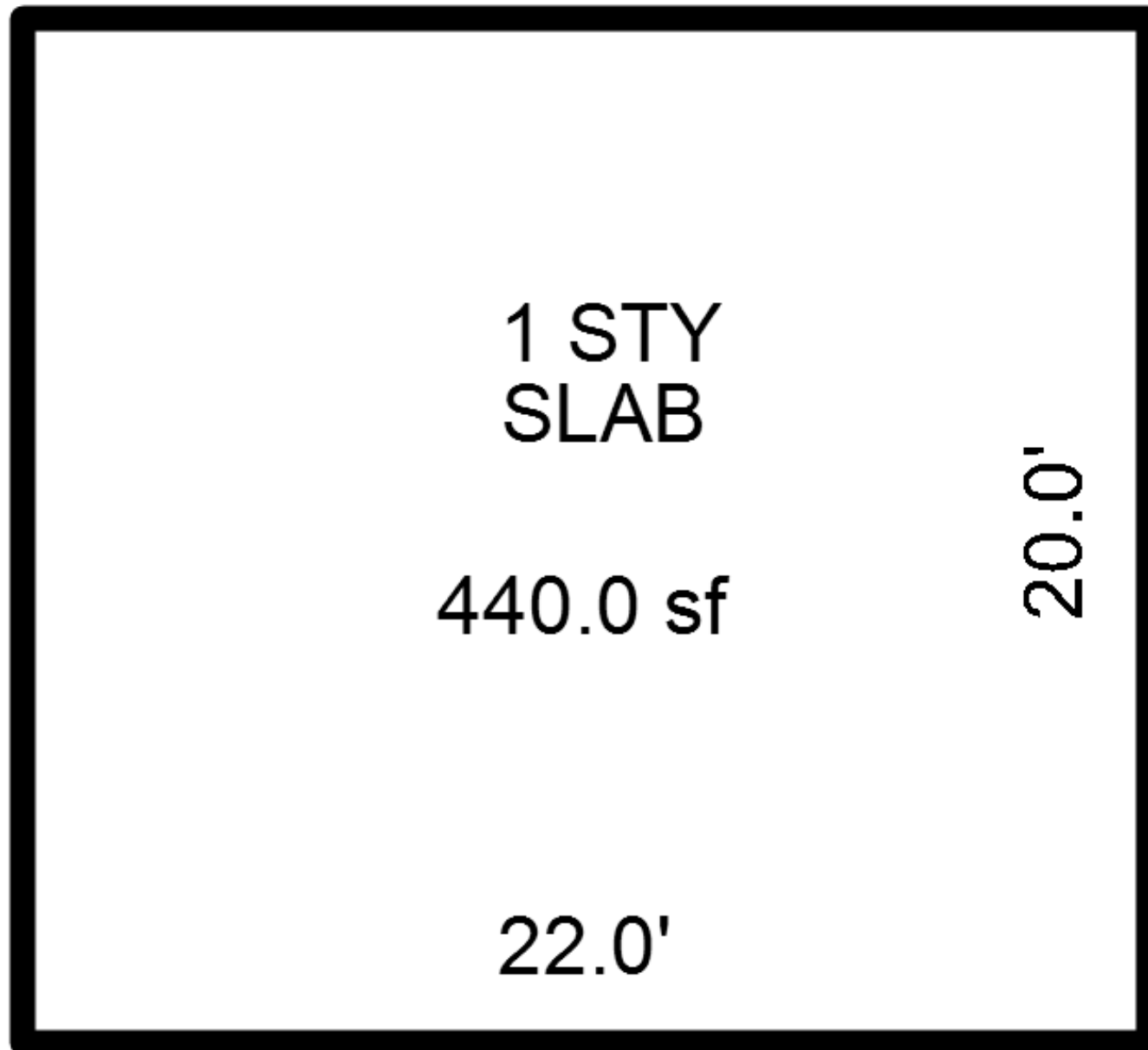
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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			X No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 440 Total Base New : 57,722 Total Depr Cost: 15,875 Estimated T.C.V: 42,863		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: No Heating/Cooling Ground Area = 440 SF Floor Area = 440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/50/100/27.5		Cls CD Blt 1970		
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		X Amps Service			X Ex. Ord. Min			1 Story Siding Slab		Total: 53,704 14,770				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Plumbing		Other Additions/Adjustments				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Extra Toilet 1 1,287 354 Extra Sink 1 784 216 Built-Ins Appliance Allow. 1 1,947 535		Totals: 57,722 15,875		
(1) Exterior		(6) Ceilings		(7) Excavation			(13) Plumbing			Notes:		ECF (4080 BIG GLEN) 2.700 => TCV: 42,863				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 440 S.F. Height to Joists: 0.0			(14) Water/Sewer									
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
X	Many Avg. X Few	Large Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X Asphalt Shingle			Chimney: Brick					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		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.
MCDONALD JOSEPH F & ASHLE	MCDONALD JOSEPH & ASHLEY	1	11/20/2017	QC	03-ARM'S LENGTH	1317P50	PROPERTY TRANSFER	0.0
COOK BETTY P TRUST	MCDONALD JOSEPH F & ASHLE	2,100,000	06/03/2016	WD	03-ARM'S LENGTH	1262P638	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4709 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/19/2016	PM16-0789	
	P.R.E. 0%		Plumbing	12/19/2016	PP16-0283	
Owner's Name/Address	MAP #: 47,46		Electrical	12/06/2016	PE16-0667	
MCDONALD JOSEPH & ASHLEY TRUST 1547 LOOKOUT FARM DRIVE NE ADA MI 49301	2025 Est TCV 4,109,143 TCV/TFA: 862.90		Res. Garage Detached	09/22/2016	PB16-0389	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L307 P37 L407 P172/95 DC L878 P137/05 PRT GOVT LOTS 2 & 3 SEC 25 BEG 121 FT N OF NW 1/4 CEN POST TH S 291.4 FT TO SHR GLEN LAKE TH ALG SHR S 70 DEG 20' E 145 FT TH N 25 DEG 40' E 296.5 FT TO HWY TH N 74 DEG 15' W 275 FT ON HWY TO POB EXC E 25 FT THEREOF SEC 25 T29N R14W .56 A.	X	Dirt Road		GROUP A 20000	100.00	215.00	1.0000	0.7444	20000	100		1,488,899
	X	Gravel Road		GROUP A 20000	20.00	215.00	1.0000	0.7444	20000	50	SURPLUS: ZONING 100 ft	14
	X	Paved Road		120 Actual Front Feet, 0.59 Total Acres Total Est. Land Value = 1,637,788								
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
	X	Water		D/W/P: Asphalt Paving	3.96	5200	0	0				
	X	Sewer		D/W/P: Patio Blocks	21.12	1200	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	1	100	10,000				
	X	Street Lights		Total Estimated Land Improvements True Cash Value = 10,000								
	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	

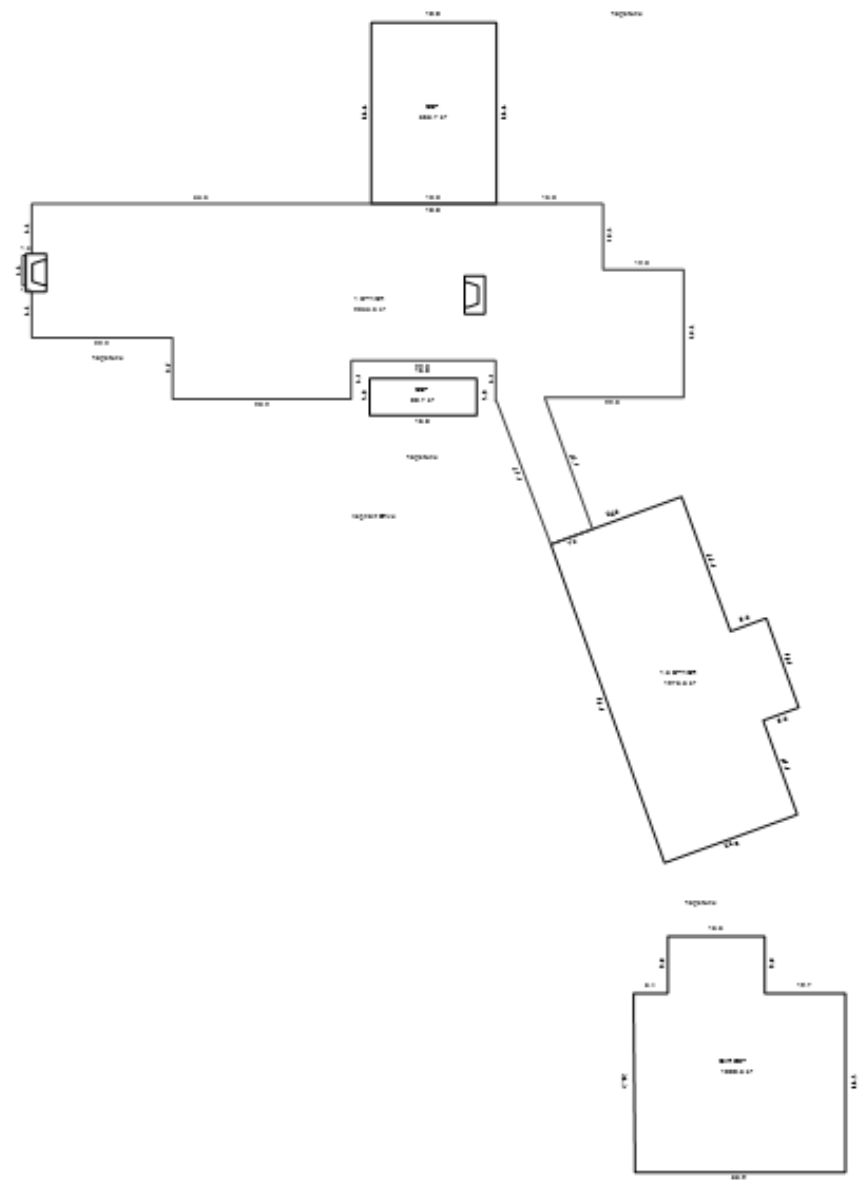
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	818,900	1,235,700	2,054,600			1,623,644C
2024	808,500	1,215,100	2,023,600			1,574,825C
2023	680,900	914,900	1,595,800			1,499,834C
2022	795,500	749,000	1,544,500			1,428,414C

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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	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	565 99	CCP (1 Story) CCP (1 Story)	Area	Type	Year Built: 2017 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: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home																0	0	0	0	0
Town Home		(4) Interior		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Class: B Effec. Age: 5 Floor Area: 4,762 Total Base New : 959,593 Total Depr Cost: 911,613 Estimated T.C.V: 2,461,355			Cls B Blt 2017		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric			1			565 99			CCP (1 Story) CCP (1 Story)			No. of Elec. Outlets		
A-Frame		Trim & Decoration		Ex Ord Min			0			1			565 99			CCP (1 Story) CCP (1 Story)			No./Qual. of Fixtures		
Wood Frame		Size of Closets		Lg Ord Small			No. of Elec. Outlets			1			565 99			CCP (1 Story) CCP (1 Story)			Many Ave. Few		
Building Style: 1 STORY		Doors		Solid H.C.			(13) Plumbing			1			565 99			CCP (1 Story) CCP (1 Story)			Average Fixture(s)		
Yr Built 2017		Remodeled 0		Condition: Average			Central Air Wood Furnace			1			565 99			CCP (1 Story) CCP (1 Story)			3		
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Basement		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			1			565 99			CCP (1 Story) CCP (1 Story)			Average Fixture(s)		
1st Floor		Ex. Ord Min		Many Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			3		
2nd Floor		Trim & Decoration		Lg Ord Small			Lump Sum Items:			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Bedrooms		Doors		Solid H.C.			Average Fixture(s)			1			565 99			CCP (1 Story) CCP (1 Story)			3		
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 4126 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Wood/Shingle		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Aluminum/Vinyl		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Brick		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Insulation		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
(2) Windows		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Wood Sash		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Metal Sash		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Vinyl Sash		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Double Hung		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Horiz. Slide		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Casement		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Double Glass		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Patio Doors		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Storms & Screens		Many Avg. Few		Large Avg. Small			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Asphalt Shingle		Gable Hip Flat		Gambrel Mansard Shed			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		
Chimney:		Gable Hip Flat		Gambrel Mansard Shed			Water Well 1000 Gal Septic 2000 Gal Septic			1			565 99			CCP (1 Story) CCP (1 Story)			5		

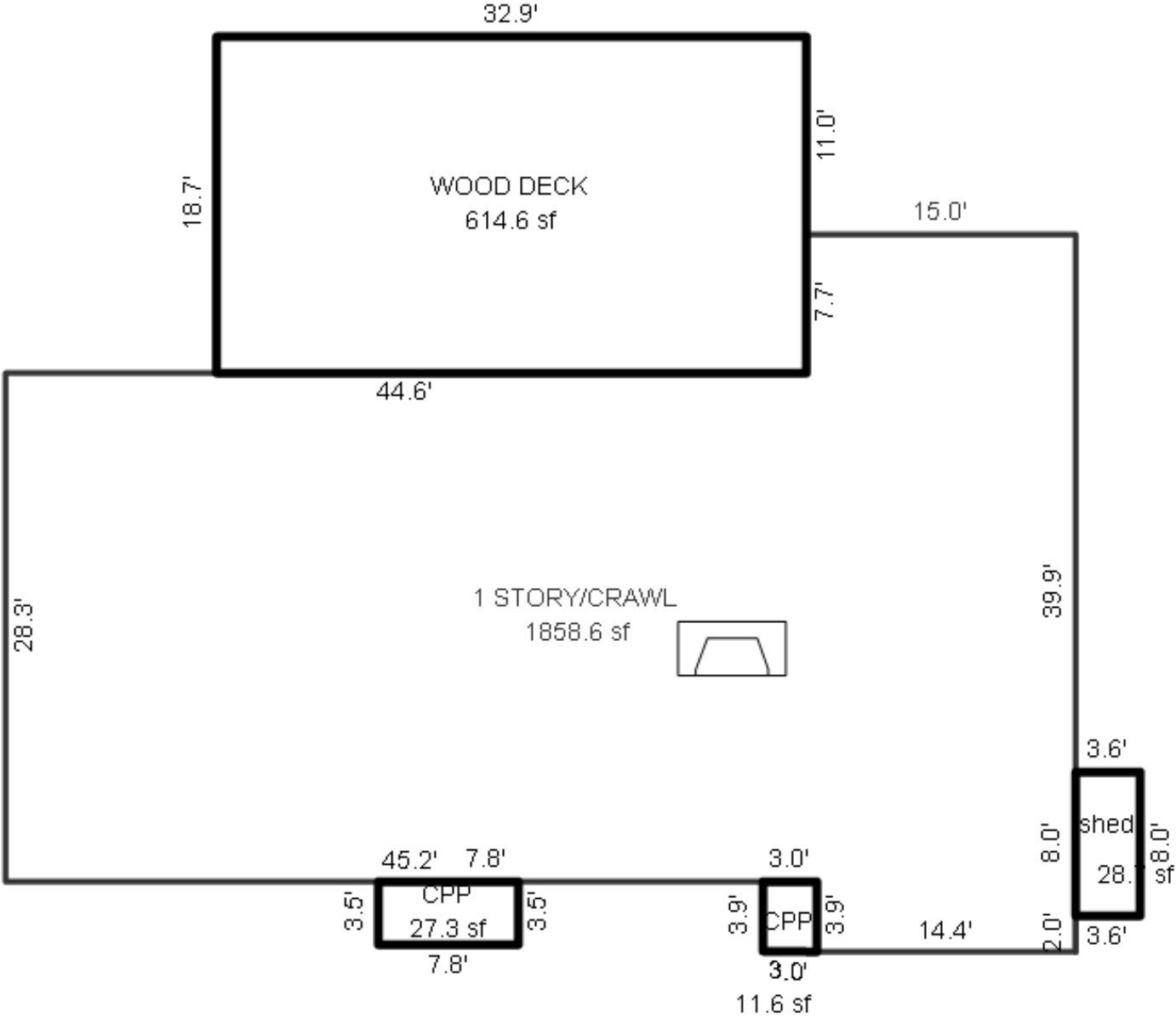
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SIDEWIND PROPERTIES LLC	HALEY JOHN R TRUST	1,697,000	06/26/2020	WD	09-FAMILY	2020003922	PROPERTY TRANSFER	100.0				
CAMP INN LLC	SIDEWIND PROPERTIES LLC	1,700,000	10/29/2015	WD	03-ARM'S LENGTH	1244P803	PROPERTY TRANSFER	100.0				
MARTIN VAN W & SHARON C	CAMP INN LLC	0	12/12/2012	QC	09-FAMILY	1148P86 QC	OTHER	0.0				
GREENWAY FAMILY LLC	MARTIN VAN W & SHARON C	1,600,000	01/16/2009	WD	03-ARM'S LENGTH	2009 997/50WD	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
4787 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		02/16/2021	PM21-0104	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		02/16/2021	PP21-0035	100% FINIS				
HALEY JOHN R TRUST 246 W THRUSTON BLVD DAYTON OH 45419		MAP #: 45		Res. Add/Alter/Repair		11/24/2020	PB20-0398	100% FINIS				
		2025 Est TCV 2,192,269 TCV/TFA: 1179.9		Electrical		10/19/2020	PE20-0546	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L434 P985&986/96 L713 P965 L713 P967/03 PRT OF GOVT LOT 1 SEC 25 BEG AT INTERSECTION OF LN PARALLEL TO & 300 FT W OF E LN GOVT LOT 1 AS MEASURED ALG A LN DRAWN AT RIGHT ANGLES TO E LN GOVT LOT 1 WITH SHR GLEN LAKE TH W 100 FT TH N 300 FT TO C/L HWY TH ELY ALG C/L HWY 100 FT TO PT N OF BEG TH S 300 FT TO POB SEC 25 T29N R14W .56 A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		GROUP A 20000	100.00	300.00	1.0000	0.8091	20000	100	1,618,213	
		Paved Road		100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 1,618,213								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	39.52	28	50	553				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
		Curb		Total Estimated Land Improvements True Cash Value = 2,053								
		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	809,100	287,000	1,096,100			992,265C		
		X Rolling		2024	836,100	282,300	1,118,400			962,430C		
		X Low		2023	704,100	212,500	916,600			916,600S		
		X High		2022	750,000	161,500	911,500			911,500S		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What								
		TPC	11/16/2021	INSPECTED								
		TPC	05/05/2021	INSPECTED								
		TPC	11/04/2020	INSPECTED								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROSBY JAMES E ET AL	STOUTLAND PAGE O & SMITH	617,000	09/14/2016	WD	03-ARM'S LENGTH	1272P222	PROPERTY TRANSFER	100.0
CROSBY GINGER C & JOYCE C	CROSBY LAWRENCE & CROSBY	1	09/14/2016	QC	09-FAMILY	1272P220	OTHER	0.0
CROSBY FAMILY TRUST	CROSBY LAWRENCE R & JOYCE	1	12/18/2012	QC	03-ARM'S LENGTH	1148P452	PROPERTY TRANSFER	0.0
CROSBY ROBERT D & GINGER	CROSBY FAMILY TRUST	0	12/10/2012	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6374 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/29/2019	PM19-0534	100% FINIS
	P.R.E. 100% 05/15/2020		Res. Demolition	04/12/2019	PB19-0094	100% FINIS
Owner's Name/Address	MAP #: 48		Electrical	04/12/2019	PE19-0149	100% FINIS
STOUTLAND PAGE O & SMITH WENDIN D 6374 S DUNNS FARM RD MAPLE CITY MI 49664	2025 Est TCV 2,327,874 TCV/TFA: 1685.6		Res. Single Family Dwellin	04/08/2019	PB19-0065	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
	Public Improvements			* Factors *								
L1272P220 L416 P729&730/96 L551 P218 PRT OF GOVT LOT 5 SEC 25 BEG E 1/4 COR SD SEC TH W 611.6 FT TO SHR GLEN LAKE TH N 10 DEG 15' W ON SHR 150 FT TH E TO SEC LN TH S TO POB SEC 25 T29N R14W 2.1 A. FORMELRY TO 2016 SALE, ASSESSED AS A 7/12 INTEREST SPLIT WITH OTHER INTERESTS ON 125-065-00, 125-066-00, 125-067-00.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Gravel Road		INFERIOR 7000/	100.00	595.03	0.8503	1.6410	7000	100		976,732
		Paved Road		INFERIOR 7000/	50.00	595.03	0.8503	1.6410	7000	50	SURPLUS >100'	ZONING 244,
		Storm Sewer		150 Actual Front Feet, 2.05 Total Acres Total Est. Land Value = 1,220,915								
		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.										



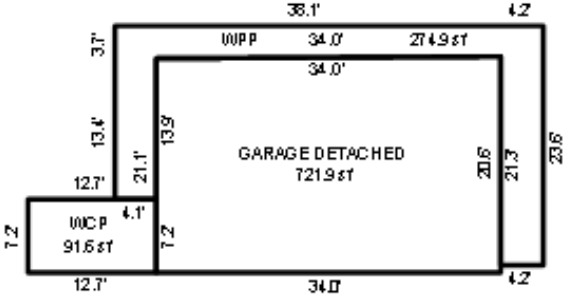
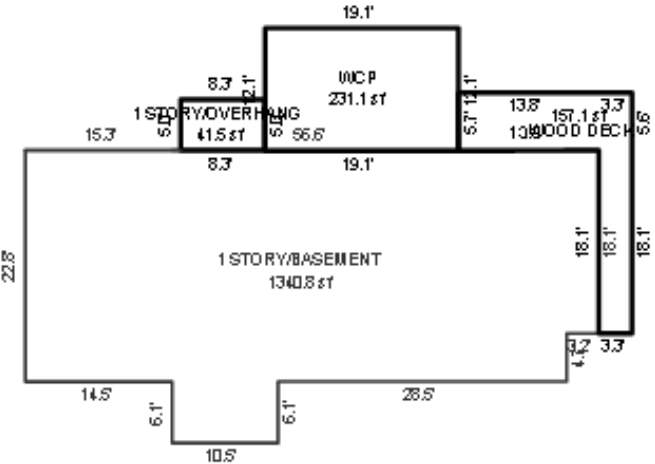
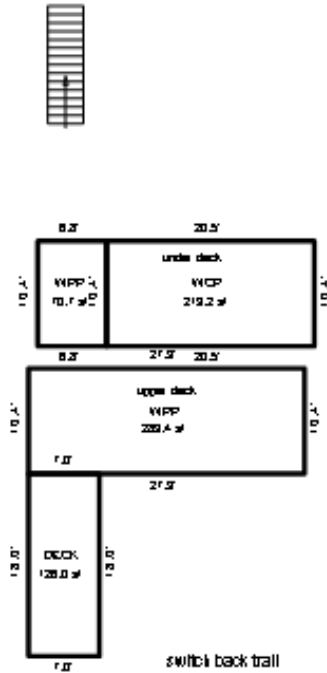
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	610,500	553,400	1,163,900			636,309C
		Low	2024	610,800	561,400	1,172,200			617,177C
		High	2023	366,500	422,400	788,900			587,788C
		Landscaped	2022	291,700	348,500	640,200			559,799C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	213 WCP (1 Story) 353 WPP 353 WPP 91 WCP (1 Story) 231 WPP 274 CPP 126 Treated Wood 157 Treated Wood	Year Built: 2020 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 721 % 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: 5 Floor Area: 1,381 Total Base New : 430,589 Total Depr Cost: 409,059 Estimated T.C.V: 1,104,459			E.C.F. X 2.700			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 Heat & Cool Ground Area = 1340 SF Floor Area = 1381 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Cls BC Blt 2020				
Yr Built 2020	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Lg	X Ord	Small	0 Amps Service			1 Story Siding Basement 1,340 1 Story Siding Overhang 41			Total: 260,263 247,250						
Room List		Doors	Solid	H.C.	(13) Plumbing			Other Additions/Adjustments			Basement, Outside Entrance, Above Grade 2 4,810 4,569						
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Plumbing			Water/Sewer				
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			3 Fixture Bath			Ceramic Tile Floor			Ceramic Tile Wains				
(1) Exterior		(6) Ceilings		Many			2 Fixture Bath			Water Well, 150 Feet			Ceramic Tub Alcove				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		X Ave.			1 2 Fixture Bath			Porches			WCP (1 Story) 213 10,950 10,402				
Insulation		(8) Basement		Few			Softener, Auto			WPP 353 7,695 7,310			WPP 353 7,695 7,310				
(2) Windows		Basement: 1340 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Softener, Manual			WCP (1 Story) 91 5,849 5,557			WPP 231 6,168 5,860				
X	Many Avg.	X	Large Avg.	2			Solar Water Heat			CPP 274 5,735 5,448			Deck				
X	Few Small	(9) Basement Finish		1			No Plumbing			Treated Wood 126 3,260 3,097			Treated Wood 157 3,768 3,580				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1			Extra Toilet			Garages			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
(3) Roof		1292 Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)		1			Extra Sink			Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		1			Separate Shower									
Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Ceramic Tile Floor										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			Ceramic Tile Wains										
		Vent Fan		1			Ceramic Tub Alcove										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENGSTON HARRIET & KATHER	BENGSTON HARRIET P TRUST	0	04/13/2017	QC	09-FAMILY	1294P678	PROPERTY TRANSFER	0.0
CROSBY FAMILY TRUST	BENGSTON HARRIET & KATHER	57,250	01/20/2017	WD	19-MULTI PARCEL ARM'S LE	1285P463	PROPERTY TRANSFER	100.0
CROSBY ROBERT D & GINGER	CROSBY FAMILY TRUST	1	12/10/2012	WD	09-FAMILY	1152P850	DEED	0.0
CROSBY LARRY R & JOYCE A	CROSBY FAMILY TRUST	0	11/06/2012	WD	09-FAMILY	1143P850	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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BENGSTON HARRIET P TRUST	MAP #: 48					
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4161 BRIARWOOD DR	2025 Est TCV 66,995					
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MANTUA OH 44255	Improved X Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6				
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Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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L247 P252&866 PRT GOVT LOT 5 SEC 25 COM E	X	Dirt Road	100.00	382.00	0.9036	0.9886	600	100		53,596
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1/4 SEC COR TH W 611.6 FT TO SHR GLEN	X	Gravel Road	50.00	382.00	0.9036	0.9886	600	50	SURPLUS: ZONING 100 ft	1
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LAKE TH ALG SHR N 10 DEG 15' W 300 FT TH		150 Actual Front Feet, 1.31 Total Acres Total Est. Land Value = 66,995								
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E 278.39 FT FOR POB TH CONT E 386.09 FT										
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TH S 148 FT M/L TH W TO C/L COUNTY RD										
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#675 TH ALG C/L 148 FT M/L TO POB SEC 25										
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T29N R14W.										
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Comments/Influences										
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The Equalizer. Copyright (c) 1999 - 2009.	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Licensed To: Township of Glen Arbor,	Rolling	Low	2025	33,500	0	33,500			12,616C
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County of Leelanau, Michigan	High	Landscaped	2024	19,900	0	19,900			12,237C
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	Swamp	Wooded	2023	12,000	0	12,000			11,655C
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	Pond	Waterfront	2022	11,100	0	11,100			11,100S
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	Ravine	Wetland							
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	Flood Plain								
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CHESTERFIELD LINDA & DAVI	CHESTERFIELD DAVID & LIND	1	12/12/2012	QC	09-FAMILY	1149P179	DEED	0.0				
CHESTERFIELD DAVID & LIND	CHESTERFIELD LINDA & DAVI	0	12/12/2012	QC	09-FAMILY	1149P196	DEED	0.0				
CHESTERFIELD LINDA & DAVI	CHSTERFIELD LINDA & DAVID	0	12/06/2010	QC	09-FAMILY	2010 1073-278Q	DEED	0.0				
CHESTERFIELD LINDA & DAVI	CHESTERFIELD LINDA & DAVI	0	12/06/2010	QC	03-ARM'S LENGTH	2010 1073-295T	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6364 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/12/2016	PM16-0289					
Owner's Name/Address		P.R.E. 0%		Plumbing		05/12/2016	PP16-0100					
CHESTERFIELD LINDA & DAVID TRUST CHESTERFIELD LINDA & DAVID TRUSTEES 1411 SAN ANTONIO CREEK SANTA BARBARA CA 93111		MAP #: 48		Res. Add/Alter/Repair		05/11/2016	PB16-0129	100% FINIS				
		2025 Est TCV 2,088,332 TCV/TFA: 1161.4		Res. Add/Alter/Repair		05/02/2014	PB14-0087	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
L271 P897 L333 P845/92 L277 P599/87 L862 P941&965/05 PRT GOVT LOT 5 SEC 25 COM AT E 1/4 COR SEC 25 TH W ALG E-W 1/4 LN 346.69 FT TO C/L CO RD 675 TH N 6 DEG 26' 55" W ALG SD C/L 148.52 FT FOR POB TH W 240.50 FT TO SHR GLEN LAKE TH N 2 DEG 44' 10" W ALG SD SHR 147.75 FT TH E 230.87 FT TH S 6 DEG 26' 55" E ALG SD C/L 148.52 FT TO POB SEC 25 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	INFERIOR 7000/	100.00	230.87	0.8554	1.3579	7000	100		813,142
		X	Gas	INFERIOR 7000/	47.75	230.87	0.8554	1.3579	7000	50	SURPLUS: ZONING	100 ft 19
		X	Curb	148 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 1,007,280								
		Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates								
		Topography of Site		Description Rate Size % Good Cash Value								
		Level		Residential Local Cost Land Improvements								
		Rolling		Description Rate Size % Good Cash Value								
		Low		LAND IMPROVEMENTS 75 7,500.00 1 100 7,500								
		High		Total Estimated Land Improvements True Cash Value = 7,500								
		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	503,600	540,600	1,044,200	542,123C			
		TPC 10/26/2016	INSPECTED		2024	479,500	524,200	1,003,700	525,823C			
		TPC 04/29/2015	INSPECTED		2023	287,700	392,700	680,400	500,784C			
		TPC 08/20/2009	DATA ENTER		2022	261,800	322,000	583,800	476,938C			

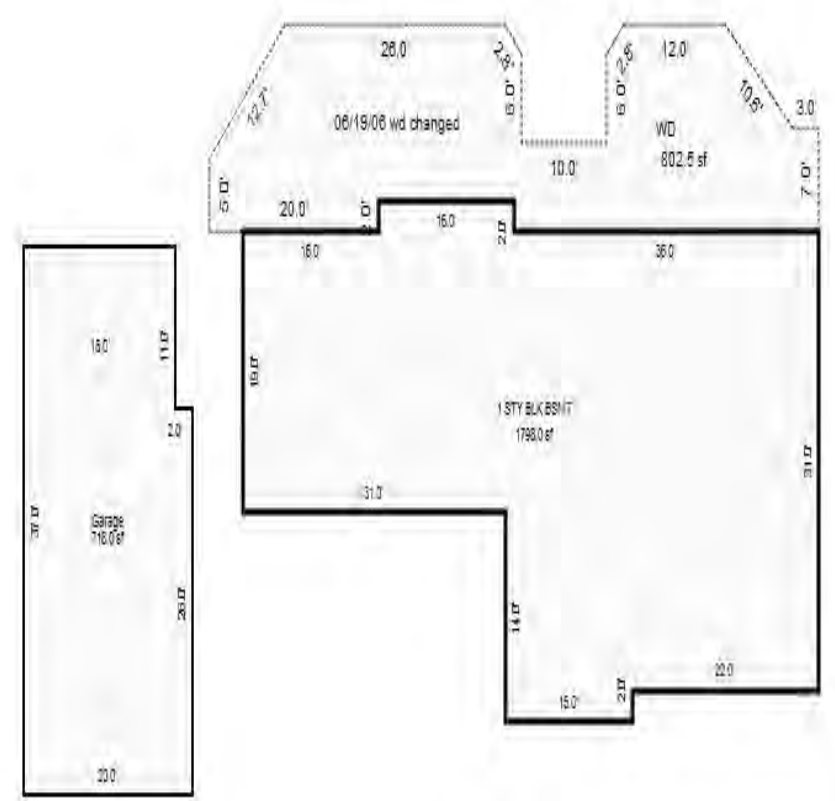


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood 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 802	Type Treated Wood	Year Built: 1953 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 718 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame Block	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																									
	Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace																									
	Yr Built 1953 201		Ex X Ord Min		(12) Electric 150 Amps Service																									
	Remodeled 1992		Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min																									
	Condition: Average		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few																									
	Room List Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Other:		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																									
X	Insulation		(7) Excavation Basement: 1798 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:																									
	(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																											
	(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: 2X12X16 Unsupported Len: Cntr.Sup:																											
X	Asphalt Shingle Chimney: Brick																													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1798 SF Floor Area = 1798 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Block</td> <td>Basement</td> <td>1,798</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>361,032</td> <td>234,651</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 1789 108,342 70,422 Basement, Outside Entrance, Below Grade 1 4,325 2,811 Plumbing Average Fixture(s) 1 3,333 2,166 3 Fixture Bath 4 42,056 27,336 2 Fixture Bath 1 7,009 4,556 Water/Sewer 1000 Gal Septic 1 6,150 3,997 Water Well, 100 Feet 1 6,779 4,406 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 718 52,924 34,401 Door Opener 1 770 500 Built-Ins Appliance Allow. 1 7,091 4,609 Deck Treated Wood 802 11,934 7,757 Totals: 611,745 397,612													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Basement	1,798			Total:				361,032	234,651
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
1 Story	Block	Basement	1,798																											
Total:				361,032	234,651																									
Notes: PB14-0087 PHASE 1 BATH (WAS KITCHENNETTE) 75SQFT. 10/1/14 CALLED PAUL MAURER CONTRACTING. PLAN IS FOR EACH OF THE 4 GUEST ROOMS TO ECF (4080 BIG GLEN) 2.700 => TCV: 1,073,552																														

*** 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.
WORSLEY DONALD & CAROL	WORSLEY TRUST	0	07/27/2021	QC	09-FAMILY	2021006366	PROPERTY TRANSFER	0.0
WORSLEY	STEAD ELEVATOR EASEMENT	0	05/29/2013	OTH	33-TO BE DETERMINED	1180P727 EASE	DEED	0.0

Property Address: 6410 S DUNNS FARM RD
 Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 100% 04/18/2005

Owner's Name/Address: WORSLEY TRUST
 721 N OLD WOODWARD AVE
 BIRMINGHAM MI 48009
 MAP #: 49
 2025 Est TCV 2,715,090 TCV/TFA: 967.60

X Improved Vacant Land Value Estimates for Land Table 4080.4080 BIG GLEN

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 INFERIOR 7000/ 200.00 559.00 0.7579 1.6206 7000 100 1,719,509
 200 Actual Front Feet, 2.57 Total Acres Total Est. Land Value = 1,719,509

Tax Description: PRT OF GOVT LOT 6 SEC 25 COM AT E 1/4 COR TH S 3 DEG 20' E ALG E SEC LN 100 FT FOR POB TH CONT S 3 DEG 20' E 222.65 FT TH S 89 DEG 40' W 546.44 FT TO SHR GLEN LAKE TH N 7 DEG 23' W ALG SD SHR 228.05 FT TH N 89 DEG 40' E TO POB SEC 25 T29N R14W.

X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Residential Local Cost Land Improvements
 Description Rate Size % Good Cash Value
 LAND IMPROVEMENTS 10 10,000.00 1 100 10,000
 Total Estimated Land Improvements True Cash Value = 10,000

Comments/Influences



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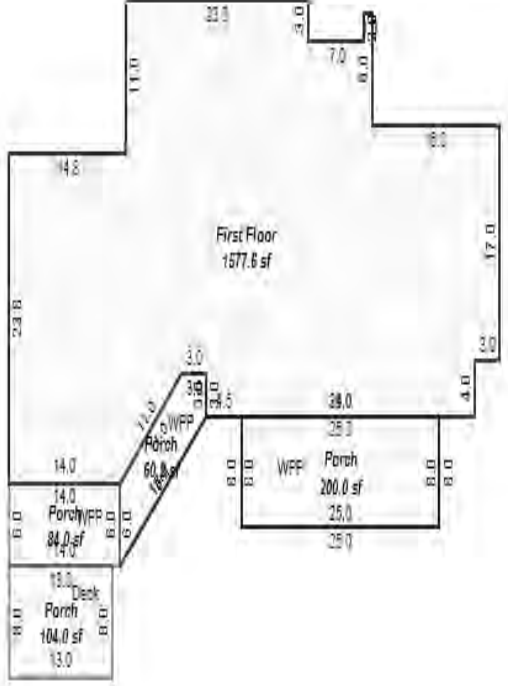
Topography of Site
 X Level Rolling Low High Landscaped Swamp
 X Wooded Pond
 X Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	859,800	497,700	1,357,500			453,698C
2024	895,300	489,600	1,384,900			440,057C
2023	537,200	369,400	906,600			419,102C
2022	340,300	302,900	643,200			399,145C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	X	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: 1987 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4)	Interior	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: B Effec. Age: 35 Floor Area: 2,806 Total Base New : 561,588 Total Depr Cost: 365,030 Estimated T.C.V: 985,581			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: BI-LEVEL		X	Drywall	X			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL (11) Heating System: Forced Heat & Cool Ground Area = 1559 SF Floor Area = 2806 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls B Blt 1968						
Yr Built 1968	Remodeled 1988	Ex	X	Ord		Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Bi-Level Siding Bi-Lev. 80%			Total: 437,500 284,373						
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments									
	Basement 5 1st Floor 4 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			200			Plumbing									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.		Few	3 Fixture Bath								
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
(2) Windows		Many	X	Avg.		Large	(8) Basement			Water/Sewer									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Avg.	X	Avg.		Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2000 Gal Septic Water Well, 100 Feet			Porches						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1			Public Water Public Sewer Water Well 1000 Gal Septic 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			Lump Sum Items:			Treated Wood							
X	Asphalt Shingle	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Garages						
Chimney: Brick		Fireplaces		Prefab 1 Story			1			4,395			2,857		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>				

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



Sketch by Apex Media™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DARLINGTON A CLARKE & DAR	DARLINGTON PROPERTIES LLC	0	08/28/2018	QC	09-FAMILY	1339P70	PROPERTY TRANSFER	0.0				
DARLINGTON ELIZABETH E TR	DARLINGTON ALBERT C JR &	0	11/20/2014	QC	09-FAMILY	1216P249	PROPERTY TRANSFER	0.0				
DARLINGTON ALBERT C	DARLINGTON ELIZABETH E TR	0	12/27/2013	AFF	07-DEATH CERTIFICATE	SOC DEATH RECO	PROPERTY TRANSFER	100.0				
DARLINGTON ELIZABETH E TR	DARLINGTON ELIZABETH E TR	0	12/31/2009	CD	07-DEATH CERTIFICATE	1191P434	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status		
6388 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/23/2023	PM23-0557	100% FINIS				
Owner's Name/Address		P.R.E. 0%		MAP #: 49								
DARLINGTON PROPERTIES LLC 1176 STRATFORD RD SCHENECTADY NY 12308		2025 Est TCV 1,529,248 TCV/TFA: 1606.3										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L494 P847/98 L197 P265 PRT GOVT LOT 6 SEC 25 BEG E 1/4 COR TH S 3 DEG 20' E ALG E SEC LN 100 FT TH W TO SHR GLEN LAKE TH N 7 DEG 23' W ALG SD SHR 100 FT TO N LN GOVT LOT 6 TH N 89 DEG 40' E 531.05 FT TO POB SEC 25 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		INFERIOR 7000/		100.00	604.18	1.0000	1.6460	7000	100	1,152,224
		Topography of Site		100 Actual Front Feet,		1.39 Total Acres		Total Est. Land Value =		1,152,224		
		Level		Land Improvement Cost Estimates								
		Rolling		Description	Rate	Size	% Good	Cash Value				
		Low		Wood Frame	32.53	80	50	1,301				
		High		Sewer	32.53	80	50	1,301				
		Landscaped		Residential Local Cost Land Improvements								
		Swamp		Description	Rate	Size	% Good	Cash Value				
		Wooded		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Pond		Total Estimated Land Improvements True Cash Value = 7,602								
		Waterfront		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Ravine		2025	576,100	188,500	764,600			351,474C		
		Wetland		2024	542,800	185,500	728,300			340,906C		
		Flood Plain		2023	325,700	150,900	476,600			324,673C		
		Who		2022	204,900	123,900	328,800			309,213C		
		When										
		What										
		TPC 09/05/2023 INSPECTED										
		TPC 12/07/2019 INSPECTED										
		TPC 04/29/2015 INSPECTED										

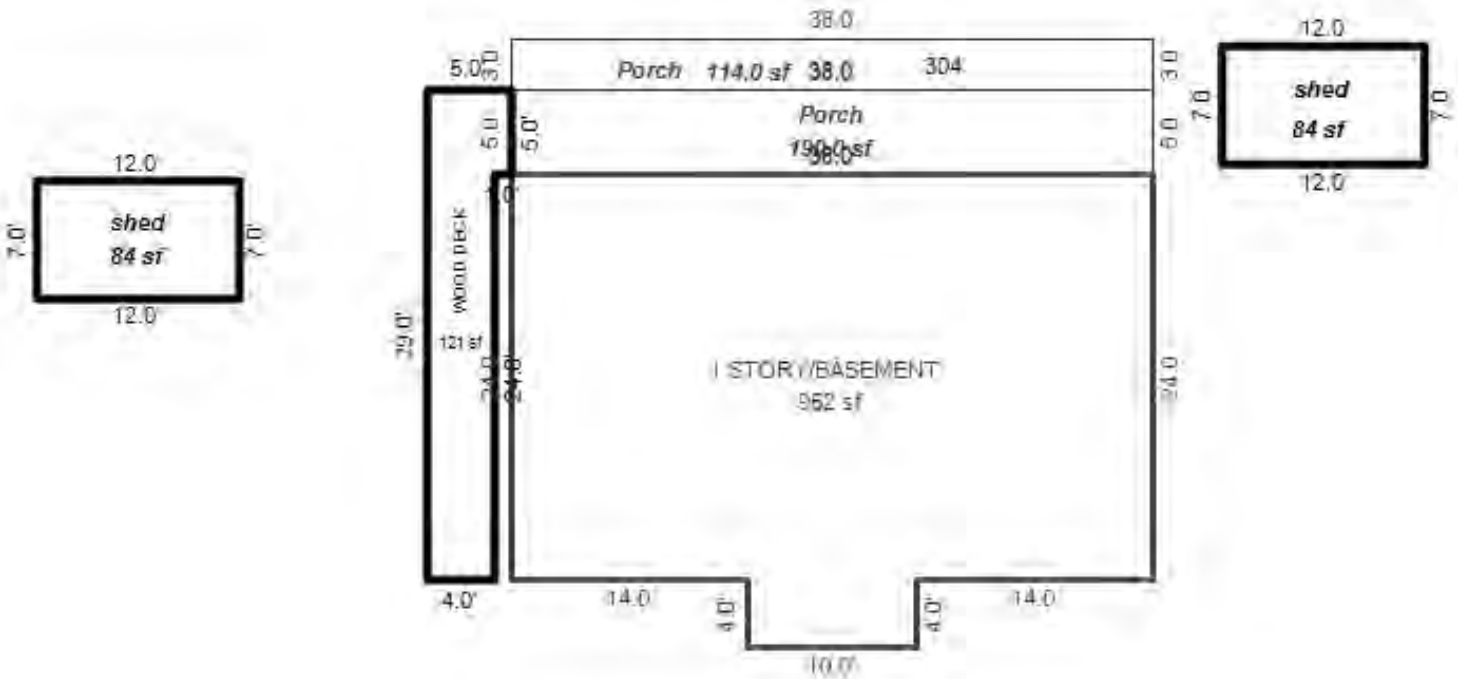


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*** Information herein deemed reliable but not guaranteed***

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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:		
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1	CGEP (1 Story) Treated Wood Treated Wood Treated Wood	50 190 304 84 121		Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
Building Style: 1 STORY		Yr Built 1979		Remodeled 0	Ex	X	Ord	Min	Class: C +5 Effec. Age: 35 Floor Area: 952 Total Base New : 210,505 Total Depr Cost: 136,823 Estimated T.C.V: 369,422		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Size of Closets		Lg	X	Ord	Small	Central Air Wood Furnace		Total Base New : 210,505 Total Depr Cost: 136,823 Estimated T.C.V: 369,422		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors	Solid	X	H.C.	(5) Floors		(12) Electric		Total Base New : 210,505 Total Depr Cost: 136,823 Estimated T.C.V: 369,422		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
	Basement 3 1st Floor 3 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Total Base New : 210,505 Total Depr Cost: 136,823 Estimated T.C.V: 369,422		E.C.F. X 2.700		Cls C 5 Blt 1979		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Ground Area = 952 SF Floor Area = 952 SF.		Total: 158,280		102,876		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many		X	Ave.	Few	Building Areas		Total: 158,280		102,876		Stories Exterior Foundation Size Cost New Depr. Cost	
X	Insulation	(7) Excavation		Average Fixture(s)		(14) Water/Sewer		1 Story Siding Basement		Total: 158,280		102,876		1 400 7,788 5,062		
(2) Windows		Basement: 952 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Total: 158,280		102,876		Recreation Room 400 7,788 5,062 Basement, Outside Entrance, Below Grade 1 2,578 1,676		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Lump Sum Items:		Plumbing		Total: 158,280		102,876		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) Deck Treated Wood Treated Wood Treated Wood Treated Wood		
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		1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) Deck Treated Wood Treated Wood Treated Wood Treated Wood		Total: 158,280		102,876		1 400 7,788 5,062 1 4,678 3,041 1 4,899 3,184 1 5,849 3,802 50 4,704 3,058 190 4,030 2,619 304 5,484 3,565 84 2,347 1,526 121 2,986 1,941		
(3) Roof		400 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Notes:		Built-Ins Appliance Allow. Fireplaces Prefab 1 Story		Total: 210,505		136,823		ECF (4080 BIG GLEN) 2.700 => TCv: 369,422		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		Total: 210,505		136,823		ECF (4080 BIG GLEN) 2.700 => TCv: 369,422			
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:		Notes:		Total: 210,505		136,823		ECF (4080 BIG GLEN) 2.700 => TCv: 369,422				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEAD ROBERT R	WORSLEY ELEVATOR EASEMENT	0	05/29/2013	OTH	33-TO BE DETERMINED	1180P727 EASE	DEED	0.0
STEAD	STEAD	100	12/09/1992	WD	03-ARM'S LENGTH	354:859	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6450 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	08/03/2018	PB18-0420	100% FINIS
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	06/13/2018	LU18-14	100% FINIS
STEAD ROBERT R 6530 ADA DRIVE S E ADA MI 49301	MAP #: 49		WELL/SEPTIC	02/15/2008	L05-260	
	2025 Est TCV 1,915,016 TCV/TFA: 887.81		MECHANICAL	04/22/2004	PM04-0230	

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
INFERIOR 7000/	100.00	276.00	0.7580	1.4073	7000	100		746,740	
INFERIOR 7000/	99.89	276.00	0.7580	1.4073	7000	50	SURPLUS: ZONING 100 ft	37	
200 Actual Front Feet, 1.27 Total Acres			Total Est. Land Value =					1,119,699	

Tax Description
 L285 P994 L314 P241 L354 P857-860/92 PRT OF GOVT LOT 6 COM AT E 1/4 POST TH S 3 DEG 20' E 322.65 FT TO POB TH S 3 DEG 20' E 318.88 FT TH S 89 DEG 40' W 593.53 FT TO SHR GLEN LAKE TH N 5 DEG 07' 10" E ON SHR 319.89 FT TH N 89 DEG 40' E 546.44 FT TO BEG EXC SLY 120 FT MEASURED N & S & ALSO EXC PRT LYING E OF CO RD 675 SEC 25 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.

Description	Rate	Size	% Good	Cash Value
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

Comments/Influences
 ABOVE IT ALL VACATION RENTAL



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

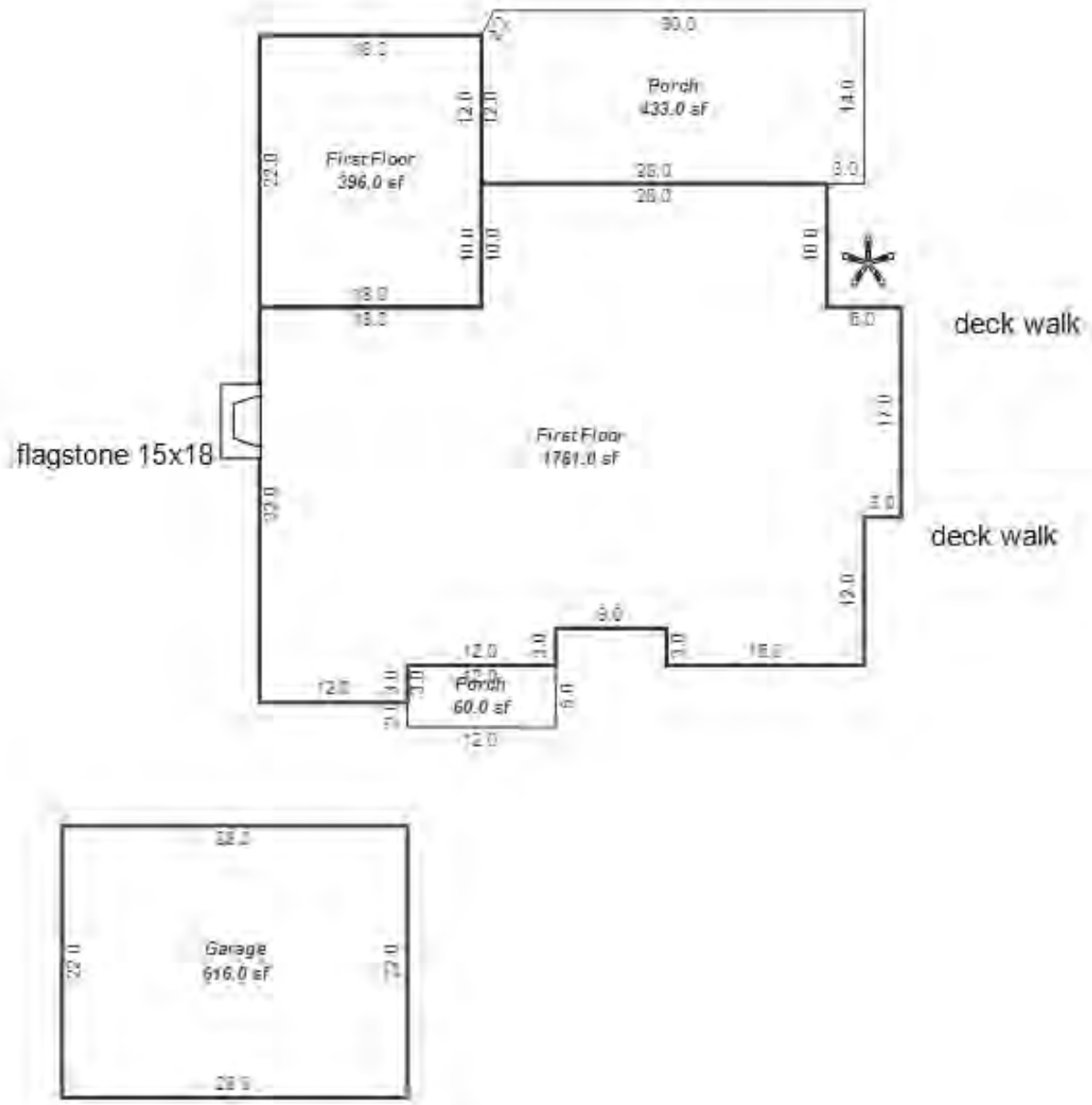
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	559,800	397,700	957,500			394,554C
2024	562,700	391,200	953,900			382,691C
2023	337,600	295,400	633,000			364,468C
2022	295,400	242,400	537,800			347,113C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 433 140	Type WCP (1 Story) WPP Treated Wood	Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C +10 Effec. Age: 30 Floor Area: 2,157 Total Base New : 415,515 Total Depr Cost: 290,858 Estimated T.C.V: 785,317		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2157 SF Floor Area = 2157 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C 10 Blt 1948						
Yr Built 1948	Remodeled 1999	Ex	X	Ord	Min	No./Qual. of Fixtures		100 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Crawl Space 1,761 1 Story Siding Basement 396 Total: 311,391 217,973								
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Other Additions/Adjustments		Plumbing		Deck					
Basement 5 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Hardwood Other:		No. of Elec. Outlets		Many X Ave. Few		Basement Living Area 396 14,300 10,010 Basement, Outside Entrance, Below Grade 1 2,578 1,805		Average Fixture(s) 3 Fixture Bath 2000 Gal Septic Water Well, 100 Feet		Treated Wood 140 3,303 2,312					
(1) Exterior	(6) Ceilings		Basement: 396 S.F. Crawl: 1761 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Water Well, 100 Feet		Plumbing		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation		No. of Elec. Outlets		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WPP		Base Cost 616 31,521 22,065 Door Opener 2 1,101 771				
X	Insulation	(8) Basement		Basement: 396 S.F. Crawl: 1761 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WPP		Built-Ins		Appliance Allow. 1 2,786 1,950		
(2) Windows	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Basement: 396 S.F. Crawl: 1761 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WPP		Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WPP		Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WPP		Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WPP		Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
Chimney: Stone		Lump Sum Items:		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WPP		Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

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



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

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

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 49

Owner's Name/Address: PYRAMID POINT PARTNERS LLC
 6530 ADA DR SE
 ADA MI 49301

2025 Est TCV 74,519
 Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 100' @ 600/FF	100.00	427.00	0.8574	1.0165	600	100		52,294
			A 100' @ 600/FF	85.00	427.00	0.8574	1.0165	600	50	SURPLUS: ZONING 100 ft	2
185 Actual Front Feet, 1.81 Total Acres Total Est. Land Value = 74,519											

Tax Description
 L233 P825/82 L306 P511/89 L573 P203/01
 PRT GOVT LOT 6 SEC 25 COM E 1/4 COR SD
 SEC TH S 3 DEG 20' E ALG E LN SD SEC
 322.65 FT TO POB TH CONT S 3 DEG 20' E
 318.88 FT TH S 89 DEG 40' W 593.53 FT TO
 SHR GLEN LAKE THE N 5 DEG 07'10" E ALG SD
 SHR 319.89 FT TH N 89 DEG 40' E 546.44 FT
 TO POB EXC PRT W OF C/L CO RD 675 & ALSO
 EXC SLY 120 FT THEREOF SEC 25 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.

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	37,300	0	37,300			18,809C
			2024	33,400	0	33,400			18,244C
			2023	26,700	0	26,700			17,376C
			2022	17,200	0	17,200			16,549C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
UNGER TIMOTHY J & SUSAN J	UNGER TIMOTHY J QPT	0	12/09/2010	WD	03-ARM'S LENGTH	2010 1073-304W	DEED	0.0					
UNGER TIMOTHY J & SUSAN J	UNGER SUSAN J QPT	0	12/09/2010	WD	03-ARM'S LENGTH	2010 1073-306W	DEED	0.0					
UNGER SUSAN J REVOCABLE T	UNGER TIMOTHY J & SUSAN J	0	07/08/2010	WD	03-ARM'S LENGTH	2010 1073-152W	PROPERTY TRANSFER	0.0					
ERICKSON PARTNERSHIP THE	UNGER SUSAN J REVOCABLE T	1,340,000	06/10/2003	WD	03-ARM'S LENGTH	738:183	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status	
6516 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 0%											
UNGER TIMOTHY J & SUSAN J TNC UNGER TIMOTHY J QPT 315 DUNES BLVD PH3 NAPLES FL 34110		MAP #: 49											
		2025 Est TCV 2,362,593 TCV/TFA: 750.03											
		X	Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INFERIOR 7000/	100.00	275.00	0.7519	1.4063	7000	100		740,148
					INFERIOR 7000/	104.00	275.00	0.7519	1.4063	7000	50	SURPLUS: ZONING 100 ft	38
					204 Actual Front Feet,		1.29 Total Acres		Total Est. Land Value =				1,125,025
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good	Cash Value				
					Dock: Light posts	47.90	1376	0	0				
					D/W/P: 3.5 Concrete	7.64	1870	0	0				
					Wood Frame	35.17	137	50	2,409				
					Residential Local Cost Land Improvements								
					Description	Rate	Size	% Good	Cash Value				
					LAND IMPROVEMENTS 10	10,000.00	2	100	20,000				
					BOAT HOIST	2,000.00	2	0	0				
					Total Estimated Land Improvements True Cash Value = 22,409								
		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	562,500	618,800	1,181,300	676,382C				
		TPC 12/07/2019	INSPECTED		2024	567,000	608,700	1,175,700	656,045C				
		TPC 03/26/2018	INSPECTED		2023	340,200	460,400	800,600	624,805C				
		TPC 10/26/2016	INSPECTED		2022	297,100	381,200	678,300	595,053C				

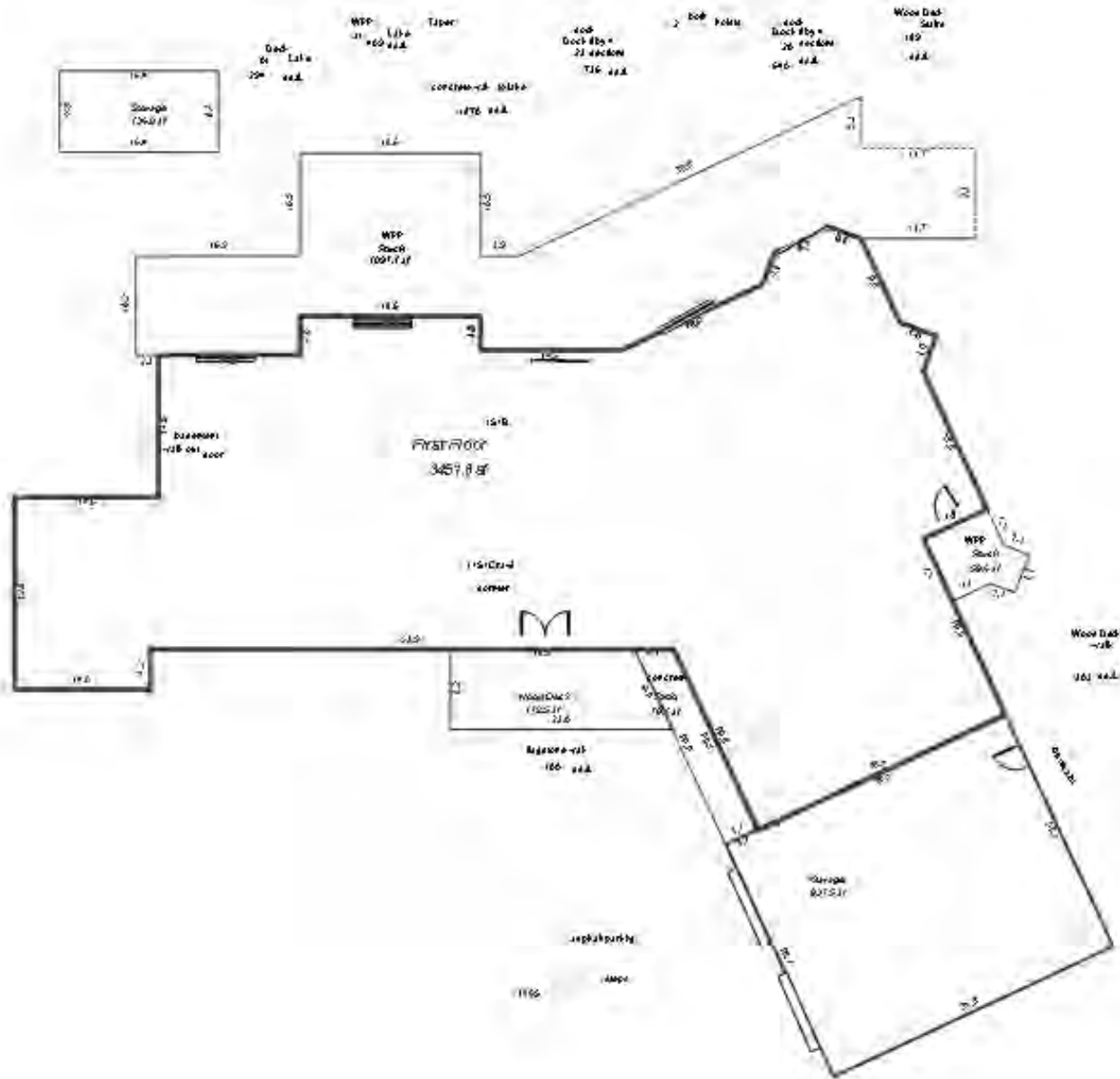


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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	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 1 Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:		
X	Wood Frame	(4) Interior	X Drywall X Paneled	X	Plaster Wood T&G							58	WPP	1097	WPP	Class: BC	
Building Style: 1 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 35 Floor Area: 3,150 Total Base New : 717,466 Total Depr Cost: 450,059 Estimated T.C.V: 1,215,159			E.C.F. X 2.700		Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Total Base New : 717,466					Cls BC		
1971	200	Ex	X	Ord		Min	No. of Elec. Outlets			Total Depr Cost: 450,059					Blt 1971		
Condition: Average				Lg			X	Ord		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Room List		Doors		Solid			X	H.C.	(13) Plumbing								
	Basement 8 1st Floor 2 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Vinyl Other: Carpeted Other: Hardwood			Average Fixture(s)			Building Areas							
(1) Exterior							1			Stories							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Drywall			4			Exterior							
X	Insulation	(7) Excavation		Basement: 1480 S.F. Crawl: 1670 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			Siding							
(2) Windows	Many Avg. X Avg. Few	Large Avg. X Avg. Small					2			Foundation							
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			Softener, Auto 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							
(3) Roof	1480	Recreation SF Living SF					1			Crawl Space							
X	Gable Hip Flat	Gambrel Mansard Shed		1			1			Total:			516,994		336,046		
X	Asphalt Shingle	(9) Basement Finish		Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing							
Chimney: Brick		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1			Average Fixture(s)							
							1			Average Fixture(s)							
							1			3							
							1			1000 Gal Septic 2000 Gal Septic							
							Lump Sum Items:			Other Additions/Adjustments							
										Recreation Room			1480		40,730		
										Basement, Outside Entrance, Below Grade			1		3,619		
										Plumbing							
										Average Fixture(s)							
										3							
										Water/Sewer							
										1000 Gal Septic			1		5,676		
										Water Well, 100 Feet			1		6,289		
										Porches							
										WPP			58		2,857		
										WPP			1097		22,620		
										Deck							
										Treated Wood			172		4,001		
										Treated Wood			189		4,273		
										Treated Wood			294		5,689		
										Garages							
										Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
										Base Cost			832		49,612		
										Common Wall: 1 Wall			1		-3,139		
										Door Opener			2		1,376		
										<<<<< 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.
GRABER JON PAUL & GLORIA	GRABER GLORIA SUE	0	07/08/2024	QC	15-LADY BIRD	2024003482	PROPERTY TRANSFER	0.0
GINGRAS	GRABER	172,500	09/16/1992	LC	16-LC PAYOFF	348:868	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6490 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/14/2016	PM16-0383	
	P.R.E. 100% 06/01/2004		Res. Add/Alter/Repair	06/29/2006	PB06-0290	
Owner's Name/Address	MAP #: 49		Mechanical	05/09/2006	PM06-0252	
GRABER GLORIA SUE 6490 S DUNN FARM RD MAPLE CITY MI 49664-8775	2025 Est TCV 2,944,294 TCV/TFA: 827.98		Plumbing	05/09/2006	PP06-0138	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN										
			* Factors *										
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L348 P868/92 PRT GOVT LOT 6 SEC 25 COM E 1/4 COR TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD 675 & POB TH S 89 DEG 40' W 284.51 FT TO SHR GLEN LAKE TH S 10 DEG 20' 30" E ALG SHR 101.6 FT TH N 89 DEG 40' E 277.72 FT TO C/L TH N 6 DEG 42' W ALG C/L 100.62 FT TO POB SUBJECT TO EASEMENT SEC 25 T29N R14W .64 A M/L.	X		Dirt Road	100.00	280.00	0.9960	1.4114	7000	100		984,027		
	X		Gravel Road	1.00	280.00	0.9960	1.4114	7000	50	SURPLUS: ZONING 100 ft			
	X		Paved Road	101 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	988,947	
	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 10							10,000.00	1 100	10,000
	X		Gas	Total Estimated Land Improvements True Cash Value =									10,000
	X		Curb										
	X		Street Lights										
	X		Standard Utilities										
	X		Underground Utils.										

Comments/Influences



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	494,500	977,600	1,472,100			613,721C
Rolling	2024	449,000	961,400	1,410,400			595,268C
Low	2023	269,400	724,200	993,600			566,922C
High	2022	252,200	593,100	845,300			539,926C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: 3 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1172 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X	Central Air Wood Furnace			72	CCP (1 Story)					
Building Style: 1.25 STORY		X	Drywall Paneled Plaster Wood T&G							91	WCP (1 Story)					
Yr Built	Remodeled	Trim & Decoration								195	WPP					
2003	0	X	Ex Ord Min							64	WPP					
Condition: Average		Size of Closets								48	Treated Wood					
Room List		X	Lg Ord Small							Class: B Effec. Age: 20 Floor Area: 3,556 Total Base New : 900,623 Total Depr Cost: 720,499 Estimated T.C.V: 1,945,347						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors X Solid H.C.								E.C.F. X 2.700						
(1) Exterior		(5) Floors								Bsmnt Garage:						
		Kitchen: Hardwood Other: Hardwood Other: Carpeted								Carport Area: Roof:						
(2) Windows		(6) Ceilings								Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2003 (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 2363 SF Floor Area = 3556 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall								Building Areas						
	Insulation	(7) Excavation								Stories Exterior Foundation Size Cost New Depr. Cost						
(3) Roof		Basement: 2363 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								1.25 Story Siding Basement 2,363						
X	Many Avg. Large X Avg. Small	(8) Basement								1 Story Siding Overhang 16						
	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 Story Siding Overhang 586						
X	Gable Hip Flat	Gambrel Mansard Shed								Total: 664,348 531,478						
X	Asphalt Shingle	(9) Basement Finish								Other Additions/Adjustments						
	Chimney: Brick	(10) Floor Support								Recreation Room 2363 72,072 57,658						
		Joists: 12" WD I BEAM Unsupported Len: Cntr.Sup:								Exterior Stone Veneer 50 2,604 2,083 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) 72 2,980 2,384 WCP (1 Story) 91 6,518 5,214 WPP 195 6,402 5,122 WPP 64 3,387 2,710 Deck Treated Wood 48 1,921 1,537 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1/2 Wall 1 -1,836 -1,469						
		(14) Water/Sewer								Lump Sum Items:						
		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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOOD CHRISTOPHER & SALLY	WOOD CHRISTOPHER & WOOD SA	0	01/07/2021	WD	09-FAMILY	202100875	PROPERTY TRANSFER	0.0
LUBIG FREDERICK M & KATHL	WOOD CHRISTOPHER & SALLY	1,100,000	01/18/2019	WD	03-ARM'S LENGTH	1350P811	PROPERTY TRANSFER	100.0
LUBIG KATHLEEN A TRUST	LUBIG FREDERICK M & KATHL	0	03/29/2001	QC	09-FAMILY	2010 1073-489Q	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6494 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/10/2024	PE24-0378	100% FINIS
	P.R.E. 0%		Mechanical	06/10/2024	PM24-0421	100% FINIS
Owner's Name/Address	MAP #: 49		Mechanical	10/19/2022	PM22-0892	100% FINIS
WOOD CHRISTOPHER & WOOD SALLY TRUSTS 861 WAVELAND RD LAKE FOREST IL 60045	2025 Est TCV 2,025,156 TCV/TFA: 776.22		BOAT HOUSE	05/20/2019	LU19-12	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
DC L456 P819 L576 P299/01 L614 P991 PRT OF GOVT LOT 6 SEC 25 COM E 1/4 COR SEC TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD 675 TH S 6 DEG 42' E ALG C/L 100.62 FT TO POB TH ALG C/L S 6 DEG 42' E 100.62 FT TH S 89 DEG 40' W 271.19 FT TO SHR GLEN LAKE TH ALG SHR N 10 DEG 55' W 3.68 FT & N 10 DEG 30'30" E 97.92 FT TH N 89 DEG 40' E 277. 72 FT TO POB SEC 25 T29N R14W .63 A M/L.	Dirt Road									
	Gravel Road									
X Paved Road	INFERIOR 7000/	100.00	270.00	0.9960	1.4011	7000	100		976,896	
	INFERIOR 7000/	1.00	270.00	0.9960	1.4011	7000	50	SURPLUS: ZONING 100 ft		
X Storm Sewer	101 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 981,780									
	Sidewalk									
X Water	Land Improvement Cost Estimates									
	Sewer	Description	Rate	Size	% Good	Cash Value				
X Electric	D/W/P: Asphalt Paving	3.64	1500	0	0					
	Wood Frame	38.06	96	50	1,827					
X Gas	Residential Local Cost Land Improvements									
	Curb	Description	Rate	Size	% Good	Cash Value				
X Street Lights	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000					
	Standard Utilities	Total Estimated Land Improvements True Cash Value = 6,827								
X Underground Utils.										

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



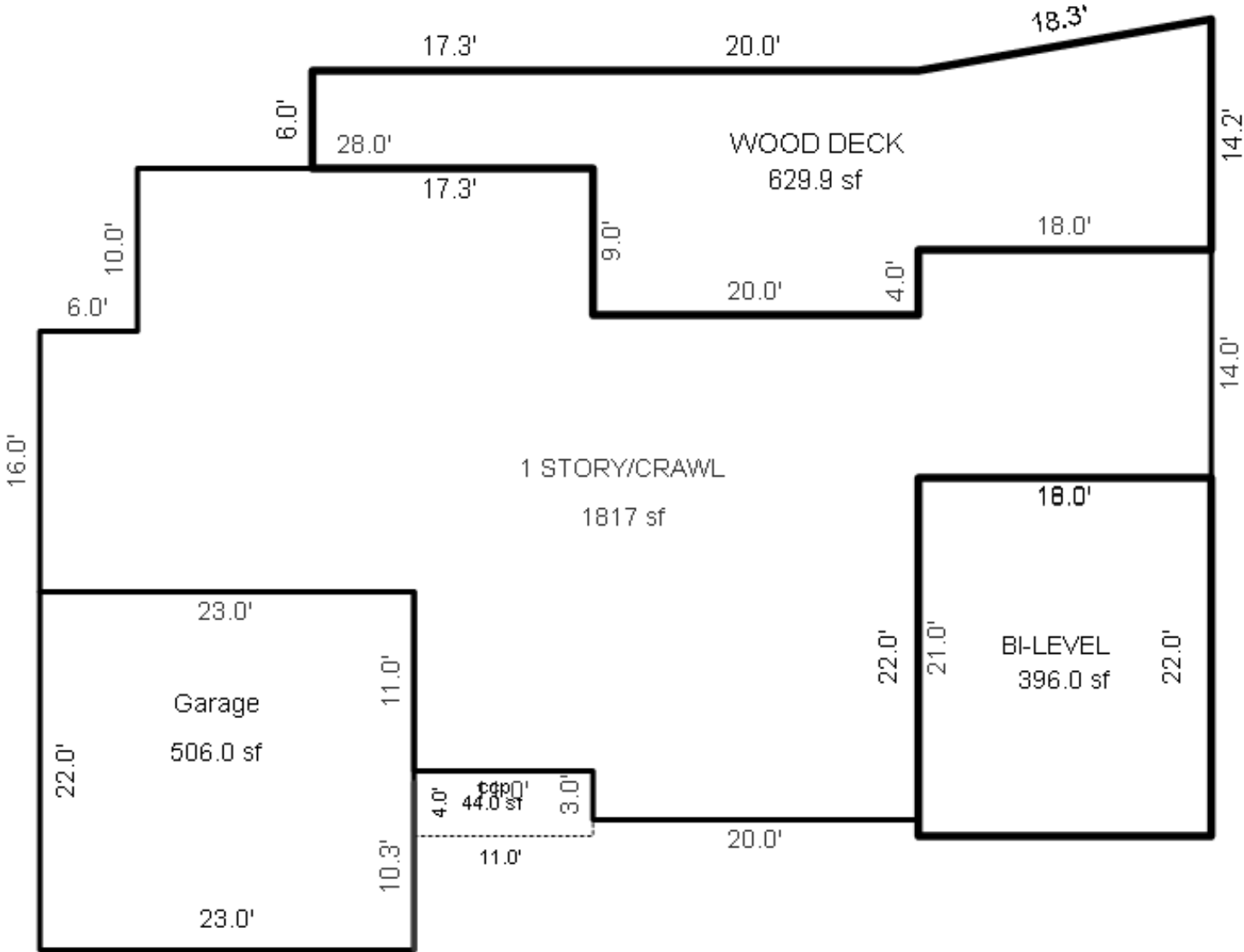
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	490,900	521,700	1,012,600			608,645C
	TPC 11/01/2022	INSPECTED	2024	444,900	513,000	957,900			590,345C
	TPC 12/07/2019	INSPECTED	2023	266,900	386,600	653,500			562,234C
	TPC 04/24/2019	INSPECTED	2022	250,400	319,400	569,800			535,461C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	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 1 Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 44 629	Type CCP (1 Story) Treated Wood	Year Built: 1982 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 438 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Building Style: BI-LEVEL		Yr Built Remodeled 1981 200 2019		Condition: Average		Room List		Basement 5 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		(6) Ceilings		X Drywall		(2) Windows	
Condition: Average		Ex X Ord Min		Size of Closets		Lg X Ord Small		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures		Ex. X Ord. Min	
Room List		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing	
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 1817 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish	
(2) Windows		Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 1817 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
X Many Avg. X Avg. Large Few Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL (11) Heating System: Forced Air w/ Ducts Ground Area = 2213 SF Floor Area = 2609 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Crawl Space 1,817 Bi-Level Siding Bi-Lev.100% 396 Total: 391,396 313,115	
X Asphalt Shingle		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:		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 1,750 3 Fixture Bath 3 20,640 16,512 Water/Sewer 1000 Gal Septic 1 5,676 4,541 Water Well, 100 Feet 1 6,289 5,031 Porches CCP (1 Story) 44 1,731 1,385 Deck Treated Wood 629 9,372 7,498 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 438 26,788 21,430 Common Wall: 1 Wall 1 -3,139 -2,511 Door Opener 2 1,376 1,101 Built-Ins Appliance Allow. 1 4,003 3,202 Fireplaces Two Sided 1 9,872 7,898 Prefab 1 Story 1 3,692 2,954			
X Asphalt Shingle		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:		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 438 26,788 21,430 Common Wall: 1 Wall 1 -3,139 -2,511 Door Opener 2 1,376 1,101 Built-Ins Appliance Allow. 1 4,003 3,202 Fireplaces Two Sided 1 9,872 7,898 Prefab 1 Story 1 3,692 2,954			
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARE JOHN H	WARE JOHN H TRUST	0	05/06/2020	WD	09-FAMILY	2020003303	PROPERTY TRANSFER	0.0
WARE JAMES P & JANE B	WARE DONALD R TRUST	1	12/03/2011	WD	03-ARM'S LENGTH	1105/754	PROPERTY TRANSFER	25.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6482 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/05/2024	PE24-0117	100% FINIS
	P.R.E. 0%		WELL/SEPTIC	07/24/2014	2014-142	100% FINIS
Owner's Name/Address	MAP #: 49					
WARE DONALD R TRUST & WARE JOHN H TRUST & WARE PRICILLA J 139 CURREY AVE SAUSALITO CA 94965	2025 Est TCV 1,603,595 TCV/TFA: 652.13					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2009 COMBINED INTERESTS L180 P361 L298 P614 L400 P641/95 L414 P912 L416 P824 L498 P423/98 PRT GOVT LOT 6 SEC 25 COM E 1/4 COR TH S 3 DEG 20' E 641.53 FT TH W 309.51 FT FOR POB TH S 89 DEG 40' W 282.18 FT TH N 4 DEG 05' 20" W 120.26 FT TH E 276.67 FT TH S 6 DEG 42' E ALG C/L CO RD 675 120.74 FT TO POB SEC 25 T29N R14W.	X			INFERIOR 7000/	100.00	278.00	0.9297	1.4093	7000	100		917,150
	X			INFERIOR 7000/	20.00	278.00	0.9297	1.4093	7000	50	SURPLUS: ZONING 100 ft	9
				120 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 1,008,865								
				Land Improvement Cost Estimates								
				Description					Rate	Size	% Good	Cash Value
				Wood Frame					28.20	120	50	1,692
				Residential Local Cost Land Improvements								
				Description					Rate	Size	% Good	Cash Value
				LAND IMPROVEMENTS 75					7,500.00	1	100	7,500
				Total Estimated Land Improvements True Cash Value = 9,192								



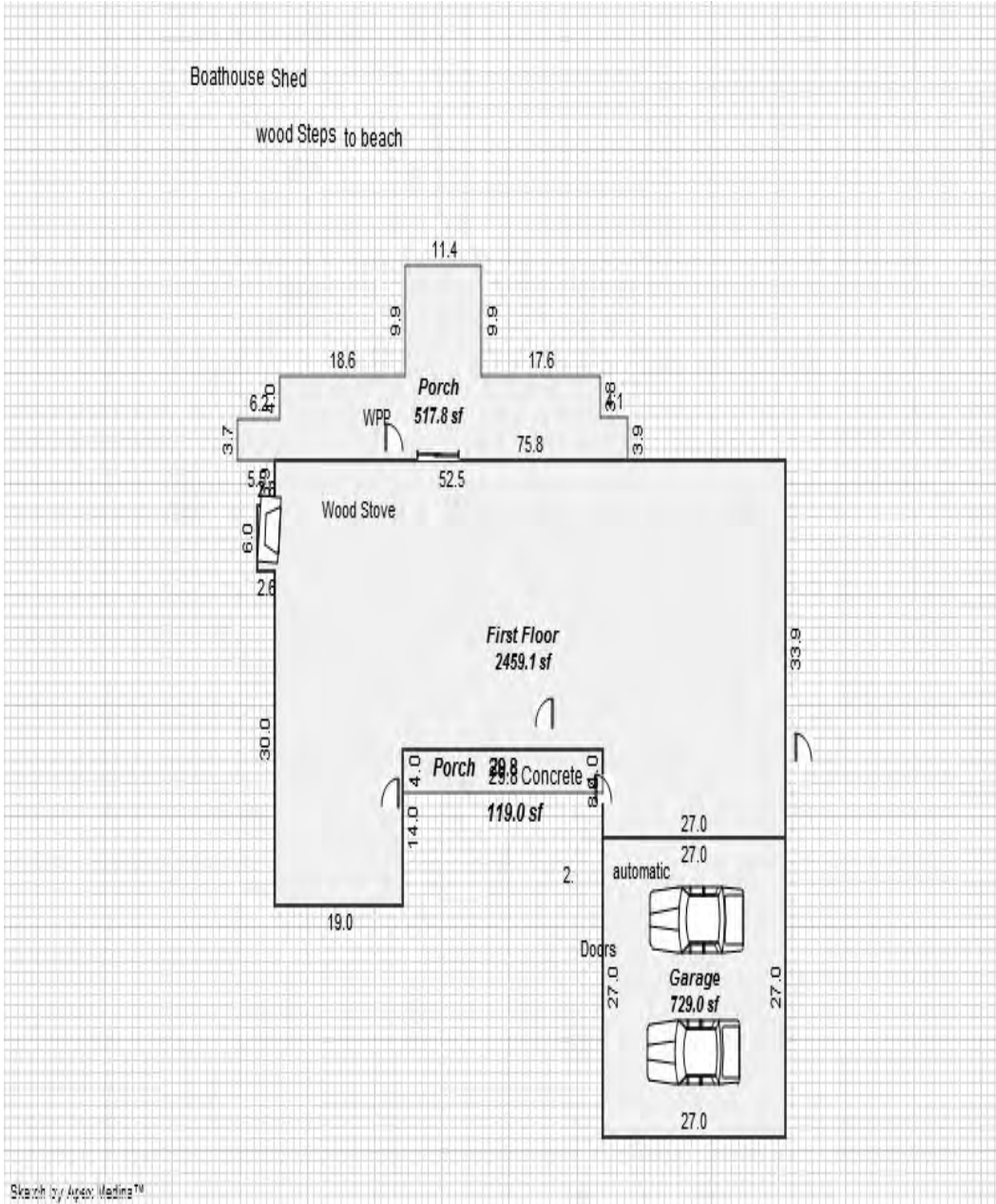
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2025	504,400	297,400	801,800			380,833C
			2024	469,800	292,600	762,400			369,383C
			2023	281,900	221,000	502,900			351,794C
			2022	259,500	181,500	441,000			335,042C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 517	Type WPP	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 729 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 2,459 Total Base New : 361,442 Total Depr Cost: 216,866 Estimated T.C.V: 585,538		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:												
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2459 SF Floor Area = 2459 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C		Blt 1965												
Yr Built 1965	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
Condition: Average		Size of Closets		Lg	X	Ord	Small	150 Amps Service			1 Story			Siding		Crawl Space		2,459		Total:		295,456		177,274		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Water/Sewer			Porches			Garages				
6	Basement	(5) Floors		Kitchen: Other: Carpeted Other:			Many			Average Fixture(s)			1000 Gal Septic			Water Well, 100 Feet			WPP			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
1	1st Floor	Kitchen:		Other: Carpeted			X			2			2 Fixture Bath			Separate Shower			Ceramic Tile Floor			Base Cost				
2	2nd Floor	Other:		Carpeted			X			1			2 Fixture Bath			Ceramic Tile Wains			Ceramic Tub Alcove			Common Wall: 1 Wall				
5	Bedrooms	No. of Elec. Outlets		Other:			X			1			2 Fixture Bath			Vent Fan			Door Opener			Door Opener				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			1			2 Fixture Bath			Ceramic Tub Alcove			Built-Ins			Fireplaces				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			X			1			2 Fixture Bath			Ceramic Tub Alcove			Appliance Allow.			Exterior 1 Story				
X	Insulation	(8) Basement		No. of Elec. Outlets			X			1			2 Fixture Bath			Ceramic Tub Alcove			Totals:			361,442		216,866		
(2) Windows		(9) Basement Finish		No. of Elec. Outlets			X			1			2 Fixture Bath			Ceramic Tub Alcove			Notes:			ECF (4080 BIG GLEN) 2.700 => TCY:		585,538		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2459 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			1			2 Fixture Bath			Ceramic Tub Alcove			Lump Sum Items:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			1			2 Fixture Bath			Ceramic Tub Alcove			Notes:							
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			1			2 Fixture Bath			Ceramic Tub Alcove			Notes:							
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			1			2 Fixture Bath			Ceramic Tub Alcove			Notes:						
X	Asphalt Shingle	(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			1			2 Fixture Bath			Ceramic Tub Alcove			Notes:							
Chimney: Brick		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			1			2 Fixture Bath			Ceramic Tub Alcove			Notes:							

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



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

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

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

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 49

Owner's Name/Address: PYRAMID POINT PARTNERS LLC
 6530 ADA DR SE
 ADA MI 49301

2025 Est TCV 59,118

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

Tax Description	Public Improvements	* Factors *						Rate %Adj. Reason	Value
		Description	Frontage	Depth	Front	Depth			
L306 P512/89 L573 P203/01 L192 P897 PRT GOVT LOT 6 SEC 25 COM AT E 1/4 COR TH S 3 DEG 20' E 521.53 FT FOR POB TH CONT S 3 DEG 20' E 120 FT TH W 309.51 FT TH N ALG C/L CO RD 675 120.74 FT TH E 309 FT M/L TO POB SEC 25 T29N R14W.	X	Dirt Road	100.00	309.00	0.9554	0.9375	600 100	53,744	
	X	Gravel Road	20.00	309.00	0.9554	0.9375	600 50 SURPLUS: ZONING 100 ft		
Comments/Influences		120 Actual Front Feet, 0.85 Total Acres Total Est. Land Value = 59,118							

- 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	29,600	0	29,600			16,904C
2024	26,500	0	26,500			16,396C
2023	21,200	0	21,200			15,616C
2022	15,500	0	15,500			14,873C

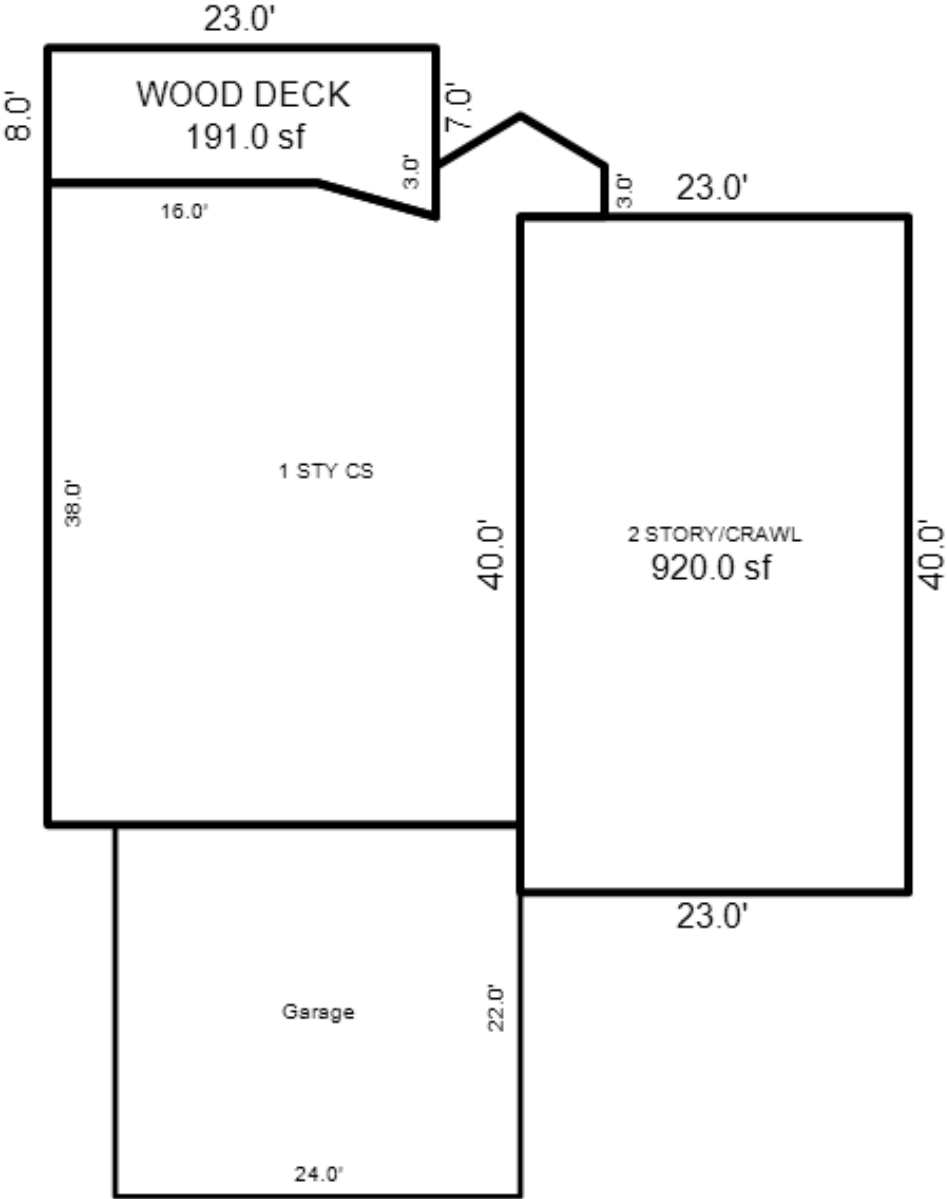
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6564 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/16/2014	PM14-0340					
Owner's Name/Address		P.R.E. 100% 05/10/1994		WELL/SEPTIC		05/15/2013	2012-196	100% FINIS				
ROSE MARCIA L TRUST 6564 S DUNNS FARM RD MAPLE CITY MI 49664		MAP #: 49		2025 Est TCV 1,940,615 TCV/TFA: 759.24								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L265 P956/86 L431 P928/96 PRT OF GOVT LOT 6 SEC 25 COM E 1/4 SEC COR TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD TH ALG SD C/L S 6 DEG 42' E 274 FT S 1 DEG 52'15" E 127.78 FT & S 10 DEG 57'30" W 101.75 FT TO POB TH ALG SD C/L S 10 DEG 57'15" W 101.75 FT TH S 89 DEG 40' W 277.48 FT TO SHR GLEN LAKE TH ALG SD SHR N 9 DEG 22'20" E 101.24 FT TH N 89 DEG 40' E 280.94 FT TO POB SEC 25 T29N R14W.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFERIOR 7000/	100.00	280.00	0.9960	1.4114	7000	100		984,027
		Paved Road		INFERIOR 7000/	1.00	280.00	0.9960	1.4114	7000	50	SURPLUS: ZONING 100 ft	
		Storm Sewer		101 Actual Front Feet, 0.65 Total Acres					Total Est. Land Value =	988,947		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description		Rate	Size	% Good	Cash Value			
		Sewer		D/W/P: Flagstone/Sand		26.31	140	0	0			
		X Electric		D/W/P: Asphalt Paving		3.64	2500	0	0			
		X Gas		Residential Local Cost Land Improvements								
		Curb		Description		Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVEMENTS 75		7,500.00	1	100	7,500			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 7,500								
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	494,500	475,800	970,300			378,851C		
		X Rolling		2024	449,000	467,900	916,900			367,460C		
		X Low		2023	269,400	352,800	622,200			349,962C		
		X High		2022	252,200	289,200	541,400			333,298C		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What	2025	494,500	475,800	970,300			378,851C	
		TPC 03/26/2018	INSPECTED		2024	449,000	467,900	916,900			367,460C	
		TPC 04/29/2015	INSPECTED		2023	269,400	352,800	622,200			349,962C	
		TPC 12/12/2013	INSPECTED		2022	252,200	289,200	541,400			333,298C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							583	Treated Wood			
Building Style: 1.25 STORY		X	Drywall									191	Treated Wood			
Yr Built 1975		X	Plaster Wood T&G									32	Wood Balcony			
Remodeled 1989			Trim & Decoration													
Condition: Average		X	Ex													
Room List		Ord	Min													
Basement 6 1st Floor 2 2nd Floor 4 Bedrooms		X	Lg													
(1) Exterior			Ord													
X	Wood/Shingle Aluminum/Vinyl Brick	(5) Floors														
X	Insulation	Kitchen: Other: Carpeted Other:														
(2) Windows		(6) Ceilings														
X	Many Avg. Few	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: 1935 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Gable Hip Flat	(8) Basement														
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Chimney: Brick		(9) Basement Finish														
		(10) Floor Support														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:														
		(11) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
		X	Ex.													
		No. of Elec. Outlets														
		X	Many													
		(12) 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														
		(13) Water/Sewer														
		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1935 SF Floor Area = 2556 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,314 2 Story Siding Crawl Space 621 Total: 385,708 289,280 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 1,641 3 Fixture Bath 2 13,760 10,320 Water/Sewer 1000 Gal Septic 1 5,676 4,257 Water Well, 100 Feet 1 6,289 4,717 Deck Treated Wood 583 8,914 6,685 Treated Wood 191 4,305 3,229 Balcony Wood Balcony 32 1,603 1,202 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 27,894 20,920 Common Wall: 1 Wall 1 -2,670 -2,002 Built-Ins Appliance Allow. 1 4,003 3,002 Fireplaces Exterior 1 Story 1 8,588 6,441 Totals: 466,258 349,692														
		Class: BC Effec. Age: 25 Floor Area: 2,556 Total Base New : 466,258 Total Depr Cost: 349,692 Estimated T.C.V: 944,168														
		E.C.F. X 2.700														
		Bsmnt Garage: Carport Area: Roof:														
		<<<<< 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.
COCHRAN	WILLE	655,000	09/27/1999	WD	03-ARM'S LENGTH	524:437	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6538 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	02/13/2018	PP18-0042	100% FINIS
	P.R.E. 0%		Electrical	02/06/2018	PE18-0054	100% FINIS
Owner's Name/Address	MAP #: 49		Res. Add/Alter/Repair	01/29/2018	PB18-0049	100% FINIS
WILLE THOMAS R & SALLY A 609 PARK AVE GLENCOE IL 60022-1547	2025 Est TCV 2,284,317 TCV/TFA: 747.24		DECK/PORCH	01/14/2018	LU18-01	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
			* Factors *						
L524 P437/99 PRT GOVT LOT 6 SEC 25 COM E 1/4 SEC COR TH S 3 DEG 20' E 641.53 FT TH S 89 DEG 40' W 309.02 FT TO C/L CO RD TH ALG C/L S 6 DEG 42' E 274.0 FT & S 1 DEG 52' 15" E 127.78 FT TO POB TH S 10 DEG 57' 30" W 101.75 FT ALG C/L TH S 89 DEG 40' W 280.94 FT TO SHR GLEN LAKE TH ALG SHR N 9 DEG 22' 20" E 101.24 FT TH N 89 DEG 40' E 283.4 FT TO POB SEC 25 T29N R14W.	X		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
			INFERIOR 7000/ 100.00 280.00 0.9960 1.4114 7000 100 984,027						
Comments/Influences	X		INFERIOR 7000/ 1.00 280.00 0.9960 1.4114 7000 50 SURPLUS: ZONING 100 ft						
			101 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 988,947						
	X		Land Improvement Cost Estimates						
			Description Rate Size % Good Cash Value						
	X		D/W/P: Asphalt Paving 3.64 200 0 0						
			D/W/P: Crushed Rock 2.50 2100 0 0						
	X		Wood Frame 50.59 38 50 961						
			Wood Frame 43.88 70 50 1,536						
			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 = 12,497						



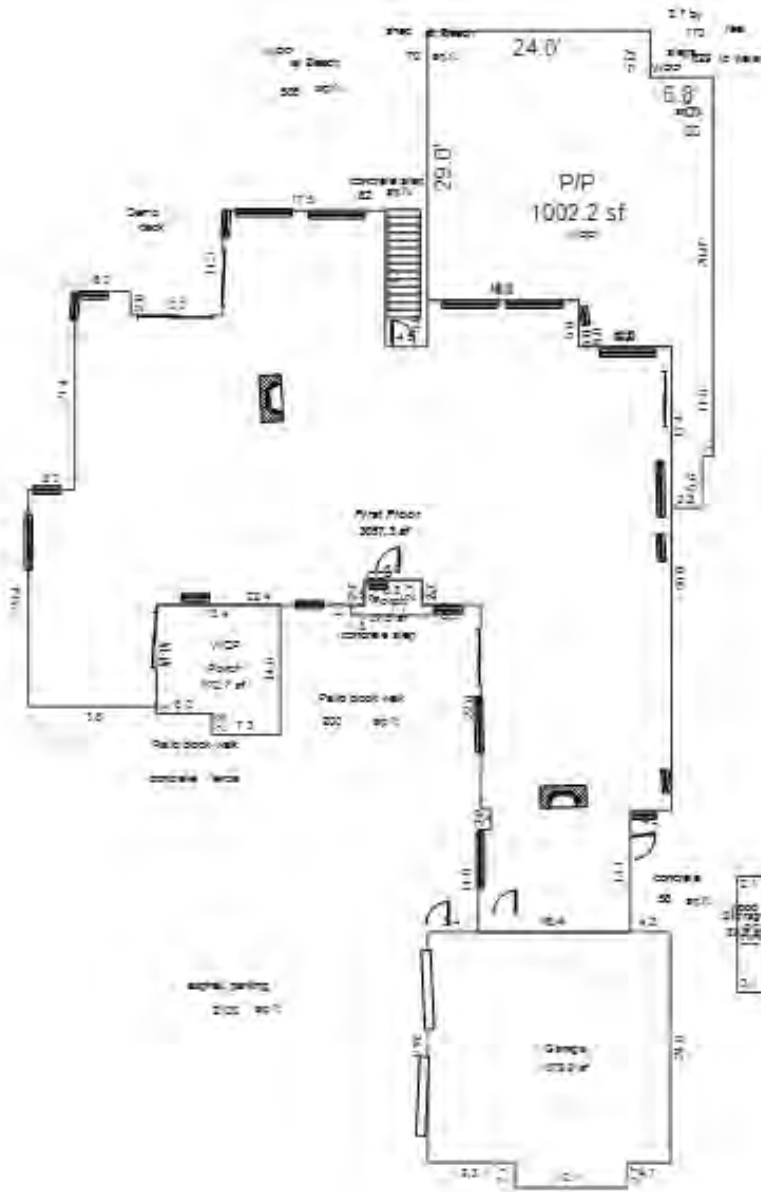
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	494,500	647,700	1,142,200			519,922C
Rolling	2024	449,000	637,000	1,086,000			504,290C
Low	2023	269,400	480,500	749,900			480,277C
High	2022	252,200	393,900	646,100			457,407C
Landscaped							
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	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: 1980 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 679 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior														
	Building Style: 1 STORY	X	Drywall Paneled													
	Yr Built 1971 198	Remodeled 1980	Ord	Min												
	Condition: Average															
	Room List	Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors														
	(1) Exterior	Kitchen: Other: Carpeted Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings														
	(2) Windows	(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 3057 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(9) Basement Finish														
	Chimney: Brick	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:													
		(11) Electric														
		400 Amps Service														
		No./Qual. of Fixtures														
		X Ex.	Ord.	Min												
		No. of Elec. Outlets														
		Many	X Ave.	Few												
		(13) Plumbing														
		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		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: Heat Pump Ground Area = 3057 SF Floor Area = 3057 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 Basement 3,057 Total: 532,840 372,988 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 1,532 3 Fixture Bath 2 13,760 9,632 Water/Sewer 1000 Gal Septic 1 5,676 3,973 Water Well, 100 Feet 1 6,289 4,402 Porches WCP (1 Story) 172 9,450 6,615 CCP (1 Story) 27 1,138 797 WPP 585 12,683 8,878 WPP 629 13,618 9,533 WPP 1002 20,661 14,463 Deck Treated Wood 629 9,372 6,560 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 679 36,299 25,409 Common Wall: 1 Wall 1 -3,139 -2,197 Built-Ins Appliance Allow. 1 4,003 2,802 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PATTON CHARLES LANPHIER I	PATTON CHARLES LANPHIER I	0	09/01/2022	WD	09-FAMILY	202205109	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6600 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 95% 04/26/2008					
PATTON CHARLES LANPHIER II	MAP #: 49					
6600 S DUNNS FARM RD	2025 Est TCV 1,863,903 TCV/TFA: 664.26					
MAPLE CITY MI 49664						

	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			INFERIOR 7000/	104.00	980.10	0.9844 1.8133	7000 100	1,299,506
			104 Actual Front Feet, 2.34 Total Acres					Total Est. Land Value = 1,299,506

Tax Description	X	Dirt Road					
		Gravel Road					
L291 P325&326/88 PRT OF GOVT LOTS 6 & 7 SEC 25 BEG AT SE COR GOVT LOT 6 TH N 3 DEG 20' W 120.17 FT TH S 89 DEG 40' W 617.80 FT TO SHR GLEN LAKE TH ALG SHR S 21 DEG 48' W 21.62 FT & S 21 DEG 22' 30" W 82.61 FT TH S 87 DEG 36' 30" E 268.87 FT TO C/L CO RD 675 TH ALG C/L S 28 DEG 18' 50" W 12.18 FT & S 28 DEG 20' W 0.33 FT TH S 78 DEG 34' 10"E 415.80 FT TO E LN GOVT LOT 7 TH N 3 DEG 20' W ALG E LN 84.64 FT TO POB SEC 25 T29N R14W 2.6 A.	X	Paved Road					
		Storm Sewer					
	X	Sidewalk					
		Water					
	X	Sewer					
		Electric					
	X	Gas					
		Curb					
	X	Street Lights					
		Standard Utilities					
X	Underground Utils.						



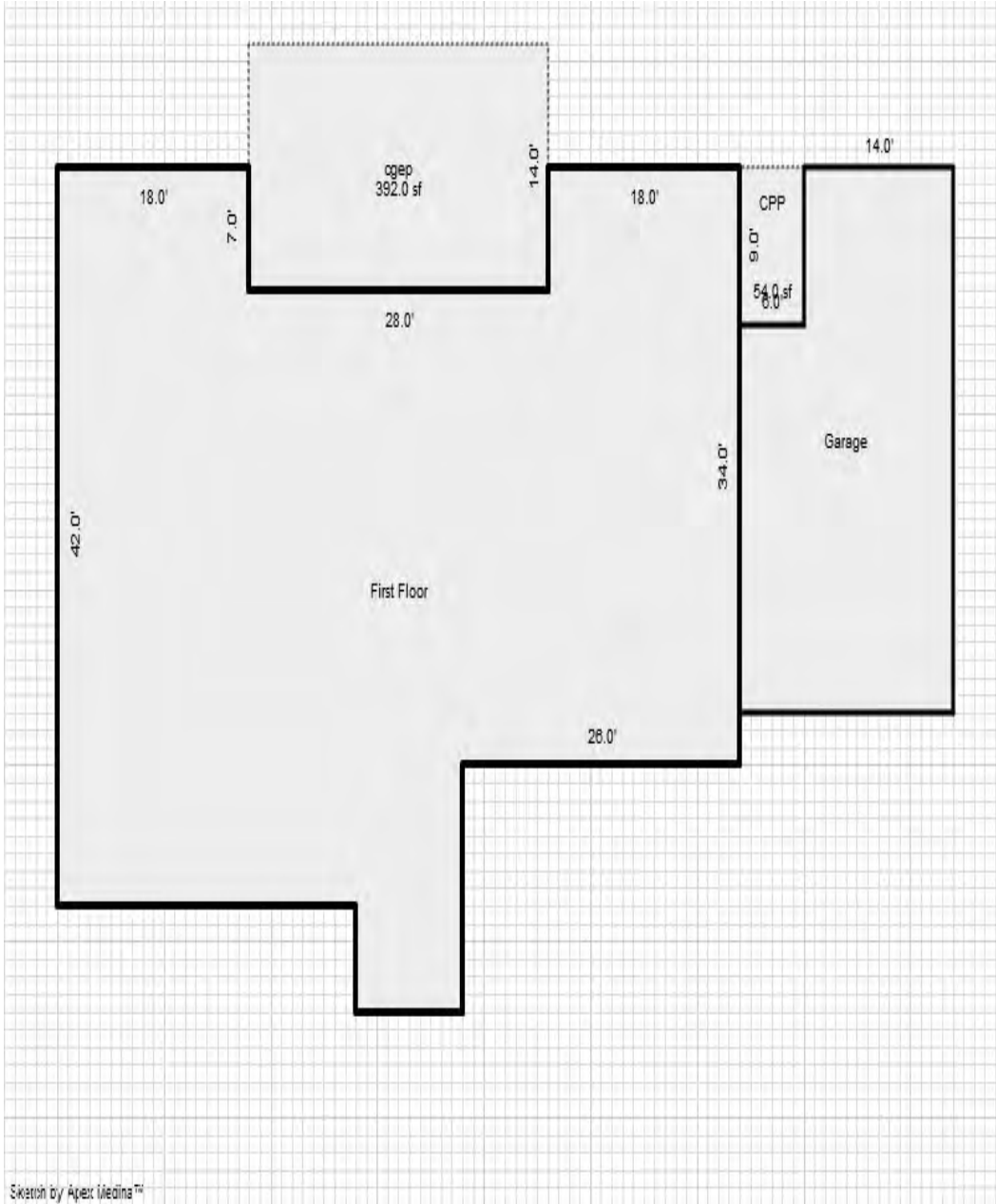
Comments/Influences
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Topography of Site								
Level								
Rolling								
Low								
High	X							
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								
Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Who	When	What	2025	649,800	282,200	932,000		297,465C
TPC	04/29/2015	INSPECTED	2024	630,900	277,500	908,400		288,521C
WAS	11/27/2007	INSPECTED	2023	378,500	209,300	587,800		274,782C
WAS	02/17/2008	INSPECTED	2022	272,900	171,600	444,500		261,698C

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

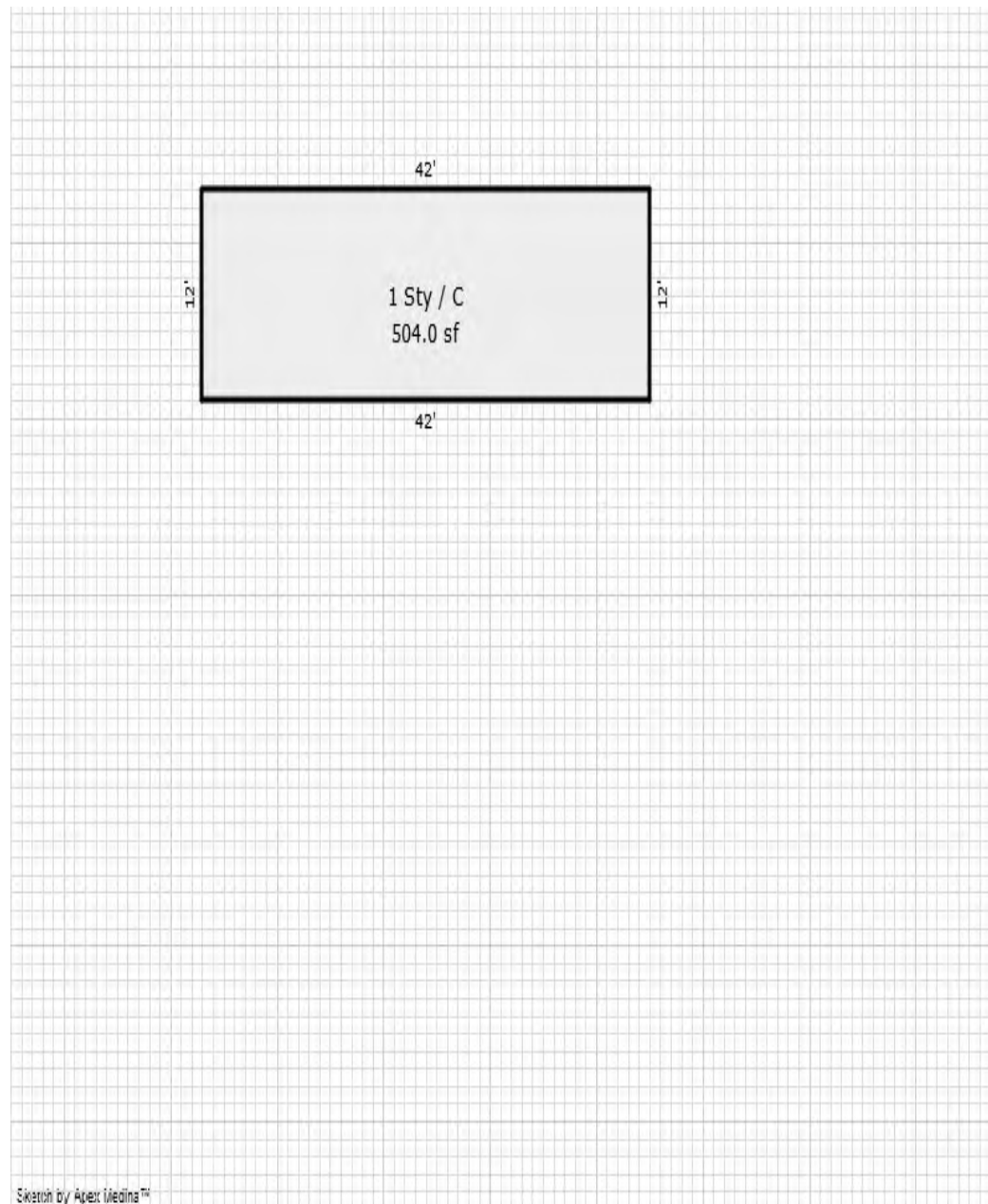
Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 392 50 54	Type CGEP (1 Story) CPP CPP	Year Built: 1928 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 45 Floor Area: 2,302 Total Base New : 312,279 Total Depr Cost: 171,754 Estimated T.C.V: 463,736				Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G				E.C.F. X 2.700						
Yr Built 1928		Remodeled 0	Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small							
Room List		Doors	Solid	X	H.C.									
8	Basement	(5) Floors		(12) Electric										
1	1st Floor	Kitchen:		150 Amps Service										
2	2nd Floor	Other: Hardwood		No./Qual. of Fixtures										
4	Bedrooms	Other:		Ex.	X	Ord.	Min							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets										
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Many	X	Ave.	Few							
X	Insulation	(7) Excavation		(13) Plumbing										
(2) Windows		Basement: 0 S.F. Crawl: 2302 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)									
X	Many Avg.	X	Large Avg.	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	Few Small	(8) Basement		(14) Water/Sewer										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
(3) Roof		(9) Basement Finish		Lump Sum Items:										
X	Gable Hip Flat	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									
X	Asphalt Shingle	(10) Floor Support		Notes:										
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Base Cost Common Wall: 1/2 Wall										
				Built-Ins Appliance Allow.										
				Fireplaces Exterior 1 Story										
				Totals:										
				ECF (4080 BIG GLEN) 2.700 => TCY:										

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



Sketched by Apex Medline™

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



Sketched by Apex Media™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANPHIER ROBERT C V	GREY GABLES LLC	0	08/24/2020	WD	09-FAMILY	2020006330	PROPERTY TRANSFER	0.0
LANPHIER IV ROBERT C TRUS	GREY GABLES LLC	0	08/24/2020	WD	09-FAMILY	2020006329	PROPERTY TRANSFER	0.0
GREY GABLES TRUST 2007	LANPHIER ROBERT C V	1	09/18/2019	QC	09-FAMILY	2019005485	OTHER	1.0
LANPHIER ROBERT C IV	LANPHIER ROBERT C IV TRUS	0	05/15/2008	WD	03-ARM'S LENGTH	978/688	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6630 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/21/2023	PM23-0132	100% FINIS
	P.R.E. 80% 10/30/2020		Electrical	08/05/2019	PE19-0440	100% FINIS
Owner's Name/Address	MAP #: 49		Mechanical	07/30/2019	PM19-0538	100% FINIS
GREY GABLES LLC & LANPHIER IV ROBERT C TRUST PO BOX 624 GLEN ARBOR MI 49636	2025 Est TCV 6,324,482 TCV/TFA: 529.69		Electrical	02/25/2010	PE10-0047	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value

			INFERIOR 7000/	400.00	717.00	0.5403 1.7034 7000 100 2,576,995
			GROUP A 20000	66.00	717.00	0.7225 1.0060 20000 50 SURPLUS: ZONING 100 ft 47
			466 Actual Front Feet, 7.67 Total Acres Total Est. Land Value = 3,056,732			

Tax Description		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: Crushed Rock	2.50	2400 0 0
			Wood Frame	41.64	80 50 1,665
			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 = 16,665		

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

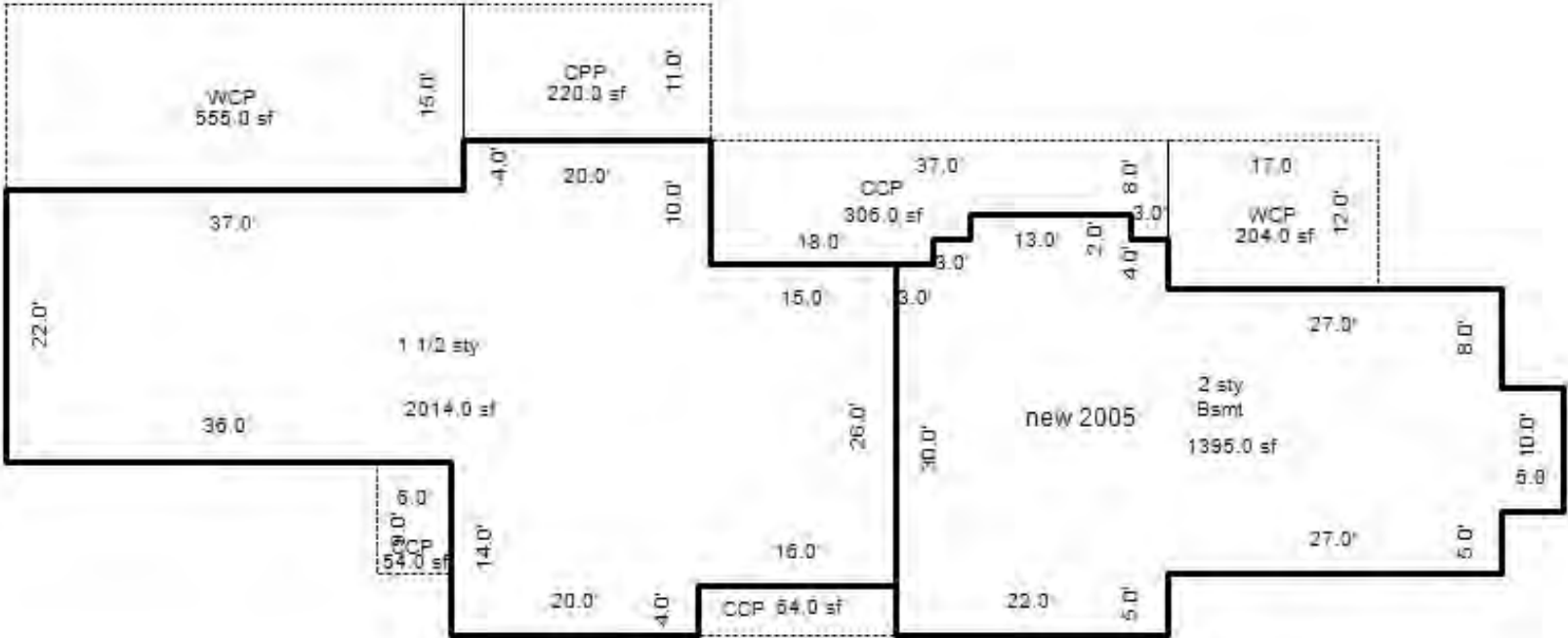
Who	When	What	2025	2024	2023	2022
			1,528,400	1,633,800	3,162,200	1,614,718C
	TPC 08/06/2019	INSPECTED	1,669,600	1,506,600	3,176,200	1,566,167C
	TPC 04/29/2015	INSPECTED	1,175,600	1,129,300	2,304,900	1,491,588C
	TPC 11/09/2009	INSPECTED	831,400	933,200	1,764,600	1,420,560C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: 2008 Car Capacity: Class: BC		
X	Wood Frame	(4) Interior	X Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water		1	Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	555	CGEP (1 Story)	Exterior 1 Story Exterior 2 Story Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1016 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Building Style: 1 STORY	Ex			X	Ord					Min	220		CPP	306
	Yr Built 1928	Remodeled 2005	Size of Closets		Lg	X	Ord	Small	Class: BC Effec. Age: 30 Floor Area: 6,314 Total Base New : 986,830 Total Depr Cost: 690,780 Estimated T.C.V: 1,865,106		E.C.F. X 2.700		Bsmnt Garage:		
	Condition: Average	Doors		Solid	X	H.C.	Central Air Wood Furnace						Roof:		
	Room List Basement 6 1st Floor 4 2nd Floor 9 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:		(12) Electric									
	(1) Exterior	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 = 3409 SF Floor Area = 6314 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls BC		Blt 1928			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
X	Insulation	X Tile		(13) Plumbing		1	Average Fixture(s)		1.75 Story Siding Crawl Space 2,014		2 Story Siding Basement 1,395		Total: 792,439	554,708	
	(2) Windows	(7) Excavation		Basement: 1395 S.F. Crawl: 2014 S.F. Slab: 0 S.F. Height to Joists: 0.0		3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 1,532 3 Fixture Bath 2 13,760 9,632 Water/Sewer 1000 Gal Septic 1 5,676 3,973 2000 Gal Septic 1 11,146 7,802 Water Well, 100 Feet 1 6,289 4,402						
X	Many Avg. X Avg. Few Large Avg. Small	(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		Porches CGEP (1 Story) 555 40,065 28,045 CPP 220 4,917 3,442 CCP (1 Story) 306 9,924 6,947 WCP (1 Story) 204 10,645 7,451 CCP (1 Story) 54 2,062 1,443 CCP (1 Story) 64 2,416 1,691					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 1016 58,044 40,631 Door Opener 3 2,064 1,445							
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Built-Ins Appliance Allow. 1 4,003 2,802							
X	Gable Hip Flat Gambrel Mansard Shed	Joists: 2X8X10 Unsupported Len: Cntr.Sup:						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

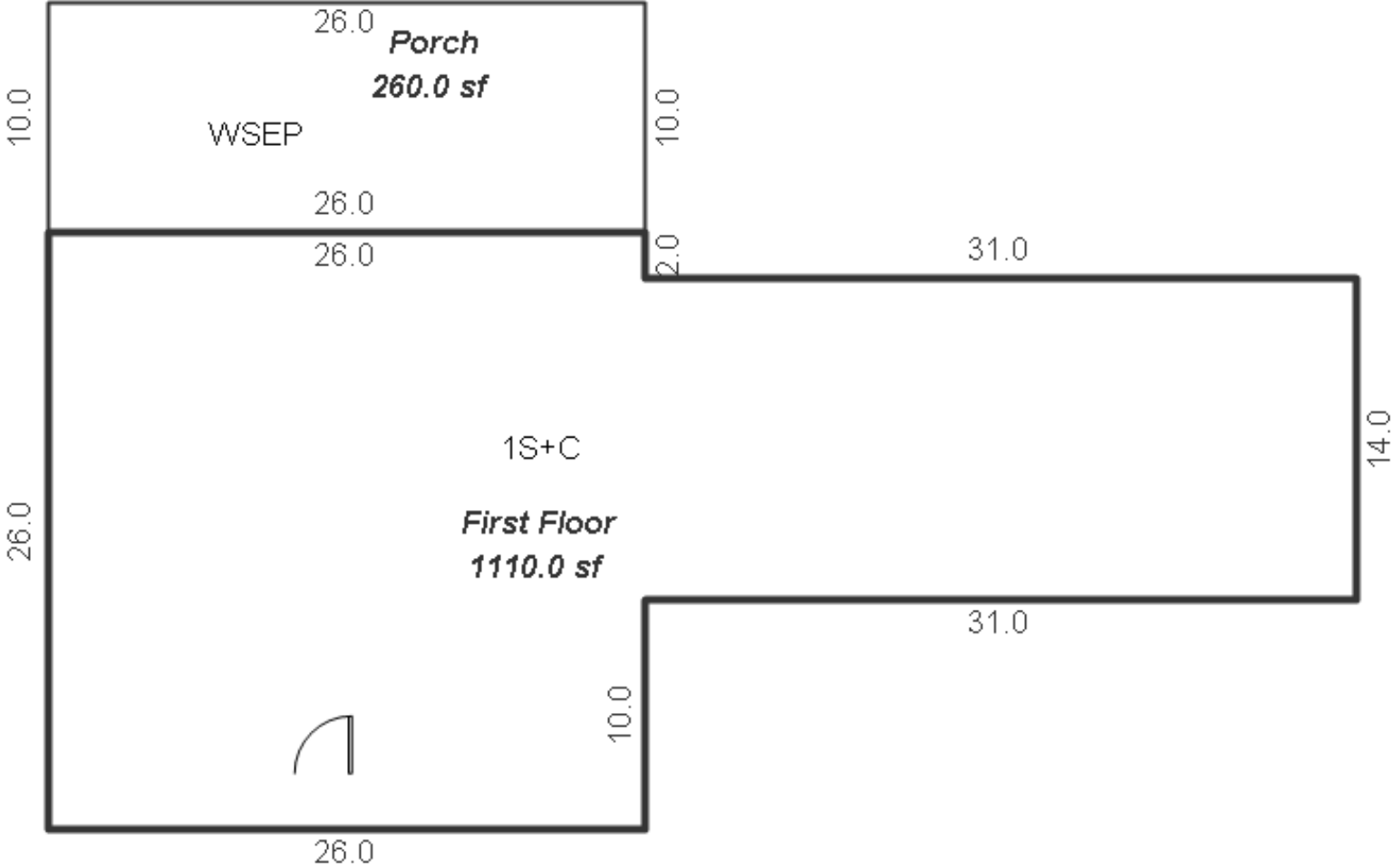
*** Information herein deemed reliable but not guaranteed***



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

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 Interior 2 Story 2nd/Same Stack Two Sided Exterior 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:	24	WCP	(1 Story)																																																																																																													
	Town Home				Drywall	Plaster	Forced Air w/o Ducts											Interior 1 Story																																																																																																												
	Duplex	Paneled	Wood T&G		Forced Air w/ Ducts	Exterior 1 Story																																																																																																																								
	A-Frame	(4) Interior			Forced Hot Water	Exterior 2 Story																																																																																																																								
	Wood Frame	Trim & Decoration			Electric Baseboard	Prefab 1 Story																																																																																																																								
	Building Style: 1 STORY	Ex	Ord		Min	Electric Ceil. Radiant	Prefab 2 Story																																																																																																																							
	Yr Built	Remodeled	Size of Closets		Radiant (in-floor)	Heat Circulator																																																																																																																								
	1972	2006	Lg		Ord	Electric Wall Heat	Raised Hearth																																																																																																																							
	Condition: Average	Lump Sum Items:			Space Heater	Wood Stove																																																																																																																								
	Room List	Doors	Solid		H.C.	Wall/Floor Furnace	Direct-Vented Ga																																																																																																																							
Basement	(5) Floors		Forced Heat & Cool	Class: C																																																																																																																										
5 1st Floor	Kitchen:		Heat Pump	Effec. Age: 35																																																																																																																										
2nd Floor	Other:		No Heating/Cooling	Floor Area: 1,110																																																																																																																										
3 Bedrooms	Other:		Central Air	Total Base New : 179,423																																																																																																																										
(1) Exterior	No./Qual. of Fixtures		Wood Furnace	Total Depr Cost: 116,624																																																																																																																										
Wood/Shingle	Ex. Ord. Min		(12) Electric	Estimated T.C.V: 314,885																																																																																																																										
Aluminum/Vinyl	No. of Elec. Outlets		0 Amps Service																																																																																																																											
Brick	Many Ave. Few																																																																																																																													
Insulation	(13) Plumbing																																																																																																																													
(2) Windows	(7) Excavation		1 Average Fixture(s)																																																																																																																											
Many Avg. Few	Basement: 0 S.F. Crawl: 1110 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath																																																																																																																											
Wood Sash	(8) Basement		2 Fixture Bath																																																																																																																											
Metal Sash	Conc. Block		Softener, Auto																																																																																																																											
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Patio Doors	Recreation SF		Separate Shower																																																																																																																											
Storms & Screens	Living SF		Ceramic Tile Floor																																																																																																																											
(3) Roof	Walkout Doors (B)		Ceramic Tile Wains																																																																																																																											
Gable	No Floor SF		Ceramic Tub Alcove																																																																																																																											
Hip	Walkout Doors (A)		Vent Fan																																																																																																																											
Gambrel	(10) Floor Support		(14) Water/Sewer																																																																																																																											
Mansard	Joists:		Public Water																																																																																																																											
Shed	Unsupported Len:		Public Sewer																																																																																																																											
Asphalt Shingle	Cntr.Sup:		Water Well																																																																																																																											
Chimney:			1 1000 Gal Septic																																																																																																																											
			1 2000 Gal Septic																																																																																																																											
			Lump Sum Items:																																																																																																																											
<p>Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1972</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1110 SF Floor Area = 1110 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</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>1,110</td> <td>Total:</td> <td>147,555</td> <td>95,910</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,486</td> <td>966</td> <td colspan="3"></td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,678</td> <td>3,041</td> <td colspan="3"></td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,899</td> <td>3,184</td> <td colspan="3"></td> </tr> <tr> <td>Water Well, 200 Feet</td> <td>1</td> <td>10,819</td> <td>7,032</td> <td colspan="3"></td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,786</td> <td>1,811</td> <td colspan="3"></td> </tr> <tr> <td colspan="7">Fireplaces</td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>5,376</td> <td>3,494</td> <td colspan="3"></td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>24</td> <td>1,824</td> <td>1,186</td> <td colspan="3"></td> </tr> <tr> <td>Totals:</td> <td></td> <td>179,423</td> <td>116,624</td> <td colspan="3"></td> </tr> </tbody> </table> <p>Notes: SOUTH HOUSE AT ROAD</p> <p>ECF (4080 BIG GLEN) 2.700 => TCV: 314,885</p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,110	Total:	147,555	95,910	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, 200 Feet	1	10,819	7,032				Built-Ins							Appliance Allow.	1	2,786	1,811				Fireplaces							Interior 1 Story	1	5,376	3,494				Porches							WCP (1 Story)	24	1,824	1,186				Totals:		179,423	116,624			
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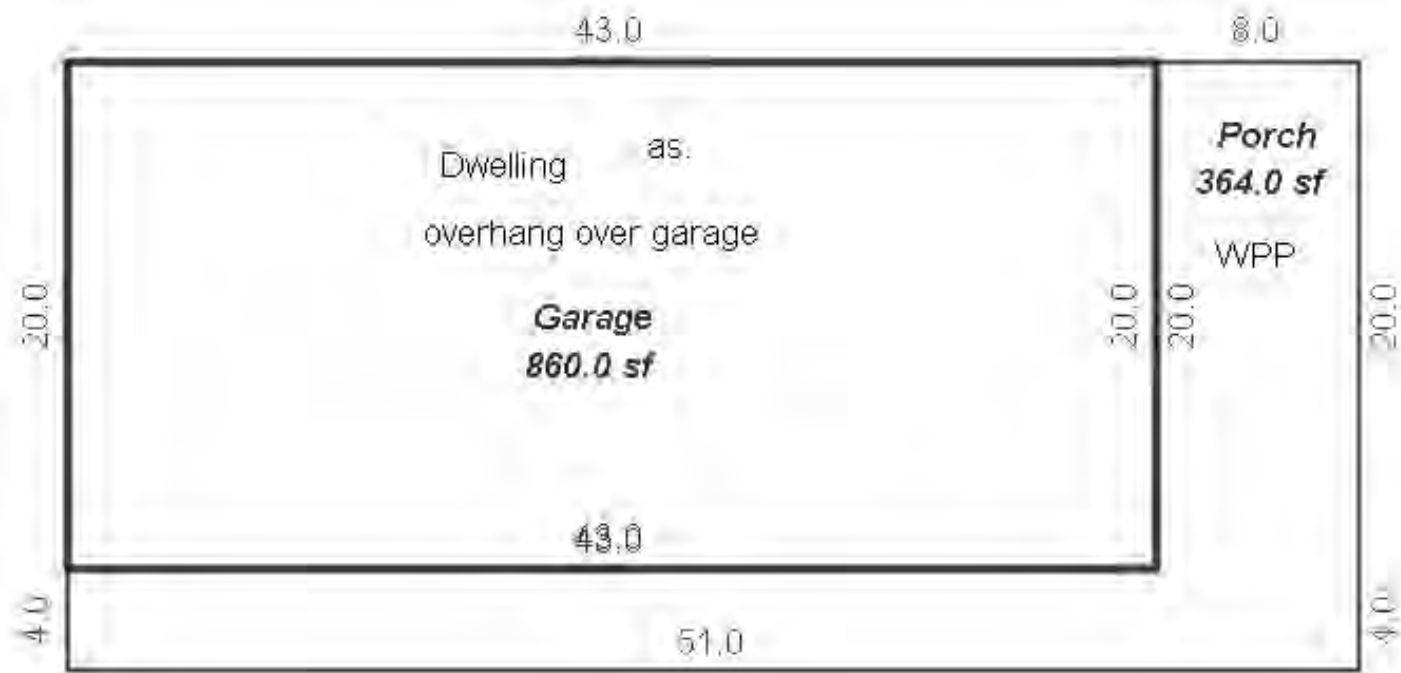
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 860 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:																		
	Mobile Home				Wood	Coal	Steam							364	WPP																
	Town Home				(4) Interior		Forced Air w/o Ducts			364				Treated Wood																	
	Duplex	Drywall	Plaster		Forced Air w/ Ducts																										
	A-Frame	Paneled	Wood T&G		Forced Hot Water																										
	Wood Frame	Trim & Decoration			Electric Baseboard																										
	Building Style: 1 STORY	Ex	Ord		Elec. Ceil. Radiant																										
	Yr Built 1933	Remodeled 2006	Min		Radiant (in-floor)																										
	Condition: Average	Size of Closets			Electric Wall Heat																										
	Room List	Lg	Ord		Space Heater																										
Basement	Doors	Solid	Wall/Floor Furnace																												
1st Floor	(5) Floors		Forced Heat & Cool																												
2nd Floor	Kitchen:		Heat Pump																												
Bedrooms	Other:		No Heating/Cooling																												
(1) Exterior	Other:		Central Air																												
Wood/Shingle	(6) Ceilings		Wood Furnace																												
Aluminum/Vinyl	No./Qual. of Fixtures		(12) Electric																												
Brick	Ex.	Ord.	0 Amps Service																												
Insulation	Min		No. of Elec. Outlets																												
(2) Windows	(7) Excavation		Many	Ave.	Few																										
Many	Basement: 0 S.F.		(13) Plumbing																												
Avg.	Crawl: 0 S.F.		1 Average Fixture(s)																												
Few	Slab: 0 S.F.		1 3 Fixture Bath																												
Large	Height to Joists: 0.0		2 Fixture Bath																												
Small	(8) Basement		Softener, Auto																												
Wood Sash	Conc. Block		Softener, Manual																												
Metal Sash	Poured Conc.		Solar Water Heat																												
Vinyl Sash	Stone		No Plumbing																												
Double Hung	Treated Wood		Extra Toilet																												
Horiz. Slide	Concrete Floor		Extra Sink																												
Casement	(9) Basement Finish		Separate Shower																												
Double Glass	Recreation SF		Ceramic Tile Floor																												
Patio Doors	Living SF		Ceramic Tile Wains																												
Storms & Screens	Walkout Doors (B)		Ceramic Tub Alcove																												
(3) Roof	No Floor SF		Vent Fan																												
Gable	Walkout Doors (A)		(14) Water/Sewer																												
Hip	(10) Floor Support		Public Water																												
Flat	Joists:		Public Sewer																												
Asphalt Shingle	Unsupported Len:		Water Well																												
Chimney:	Cntr.Sup:		1000 Gal Septic																												
			2000 Gal Septic																												
			Lump Sum Items:																												
Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls C Blt 1933 (11) Heating System: Forced Air w/o Ducts Ground Area = 0 SF Floor Area = 860 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>860</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>75,276</td> <td>48,929</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 966 Porches WPP 364 6,170 4,010 Deck Treated Wood 400 6,568 4,269 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 860 40,179 26,116 Totals: 129,679 84,290 Notes: BOAT HOUSE WITH BUNK HOUSE ECF (4080 BIG GLEN) 2.700 => TCY: 227,583														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Overhang	860			Total:				75,276	48,929
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Overhang	860																												
Total:				75,276	48,929																										

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Wood Deck
Stairs

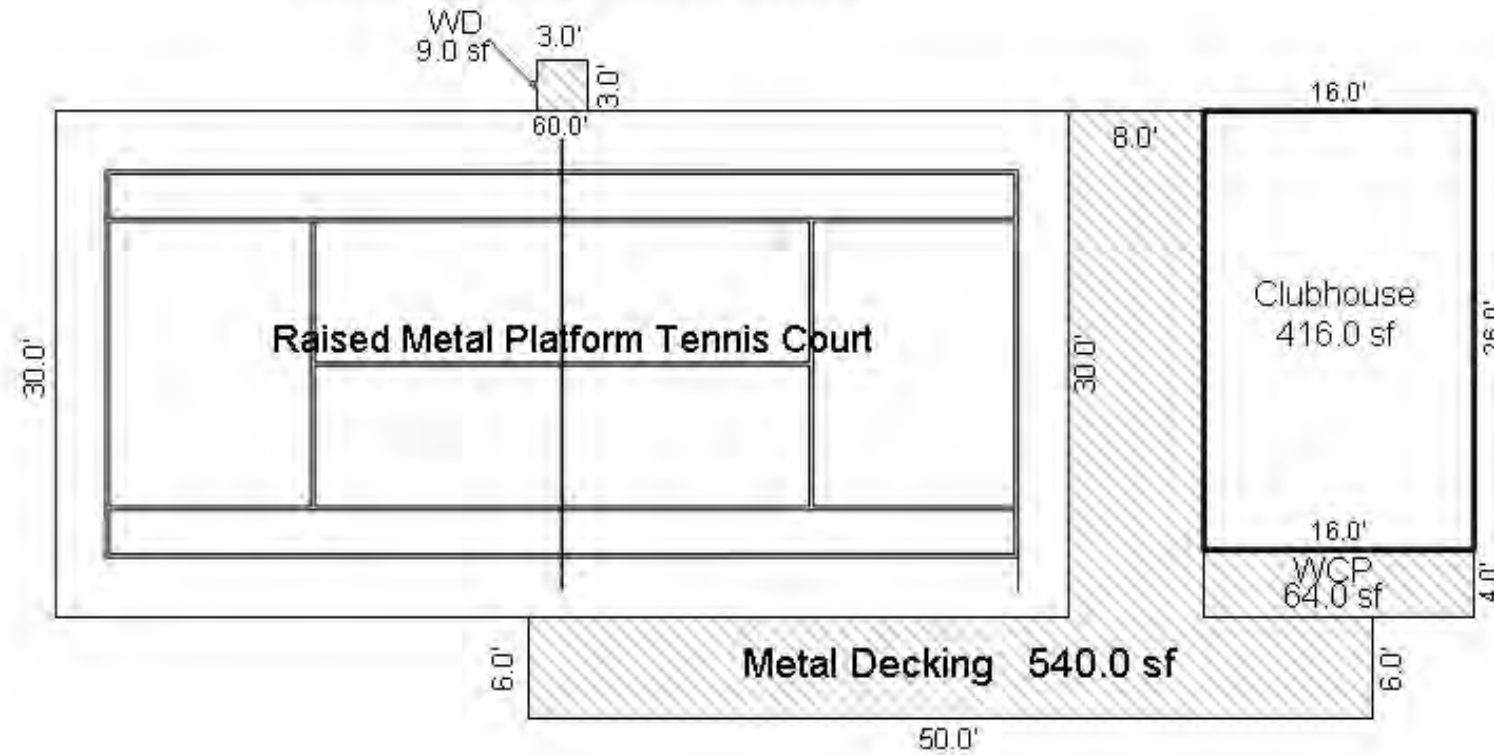
Desc. of Bldg/Section: NEW SPORTS COURT 2007	
Calculator Occupancy: Tennis Clubs - Indoor	
Class: S	Construction Cost
Floor Area	High
Gross Bldg Area: 3,656	Above Ave.
Stories Above Grd	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
Depr. Table : 2.5%	** ** Calculator Cost Data ** **
Effective Age : 10	Quality: Excellent
Physical %Good: 78	Heat#1: No Heating or Cooling 0%
Func. %Good : 100	Heat#2: No Heating or Cooling 0%
Economic %Good: 100	Ave. SqFt/Story
	Ave. Perimeter
	Has Elevators:
2007 Year Built	*** Basement Info ***
Remodeled	Area:
	Perimeter:
	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
APEX SKETCH OF SPORTS COURT ON PAGE TWO OF RESIDENTIAL BUILDING	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/PLATP/METOWDMSFLH	96495.23	1	1.00	100	96,495
ECF (4080 BIG GLEN)	2.700	=>	TCV of Bldg:	1	= 260,537

(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***

Chicken wire fencing around court



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

Desc. of Bldg/Section: NEW 2007 - ATTACHED TO COURT
 Calculator Occupancy: Clubhouses

Class: D	Construction Cost					
Floor Area: 416	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 3,656	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Good					
Average Sty Hght : 12	Heat#1: No Heating or Cooling 0%					
Bsmnt Wall Hght	Heat#2: Zoned A.C. Warm & Cooled Air 0%					
Depr. Table : 2.5%	Ave. SqFt/Story: 416					
Effective Age : 10	Ave. Perimeter: 84					
Physical %Good: 78	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: APEX SKETCH OF SPORTS COURT ON PAGE TWO OF RESIDENTIAL BUILDING	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type: Good						

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

Class: D Quality: Good
 Stories: 1 Story Height: 12 Perimeter: 84

Base Rate for Upper Floors = 232.59

Adjusted Square Foot Cost for Upper Floors = 232.59

Total Floor Area: 416 Base Cost New of Upper Floors = 96,757

Reproduction/Replacement Cost = 96,757

Eff. Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 75,470

ECF (4080 BIG GLEN) 2.700 => TCV of Bldg: 2 = 203,770
 Replacement Cost/Floor Area= 232.59 Est. TCV/Floor Area= 489.83

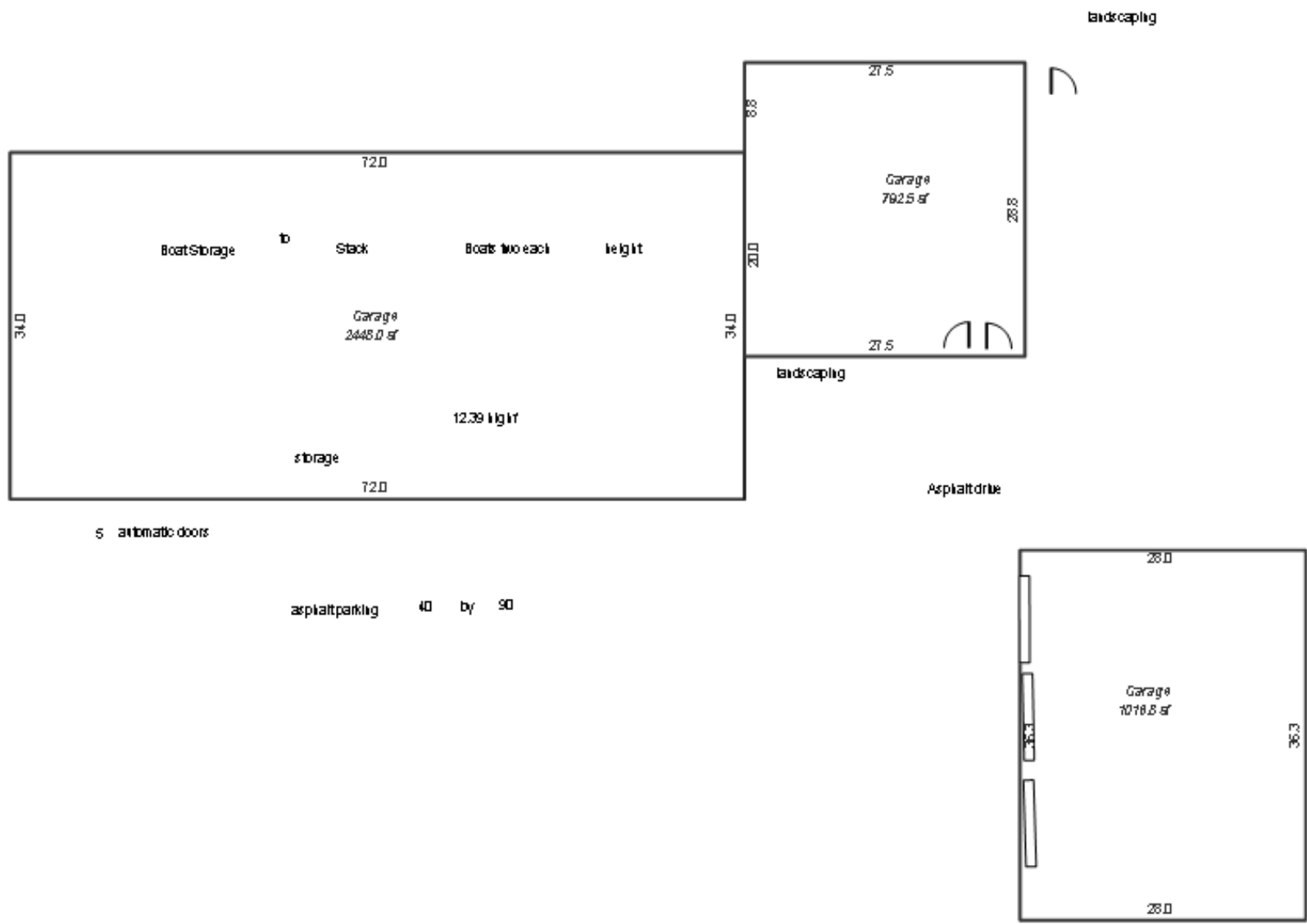
(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:	
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical		Bsmnt Insul.
Block	Few None	Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
(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: BOAT STORAGE WITH 5 DOORS Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 212 Base Rate for Upper Floors = 33.72 Adjusted Square Foot Cost for Upper Floors = 33.72 Total Floor Area: 2,448 Base Cost New of Upper Floors = 82,547 Reproduction/Replacement Cost = 82,547 Eff. Age:10 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 64,387 ECF (4080 BIG GLEN) 2.700 => TCV of Bldg: 3 = 173,844 Replacement Cost/Floor Area= 33.72 Est. TCV/Floor Area= 71.01						
Class: D,Pole Floor Area: 2,448 Gross Bldg Area: 3,656 Stories Above Grd: 1 Average Sty Hght : 12 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: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2448 Ave. Perimeter: 212 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
2007 Year Built Remodeled Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments: 2008 COMPLETED 12/2007 STARTED CONSTRUCTION - BLOCKS ONLY -TIM		* 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	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:		(13) Roof Structure: Slope=0		Thickness	Bsmnt Insul.
(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***



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

Desc. of Bldg/Section: STORAGE-PLANNED AS TRAIN ROOM
 Calculator Occupancy: Warehouses - Storage

Class: D,Pole
 Floor Area: 792
 Gross Bldg Area: 3,656
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 10
 Physical %Good: 78
 Func. %Good : 100
 Economic %Good: 100

2008 Year Built Remodeled

12 Overall Bldg Height

Comments:
 2008/12/31WIP60% ON
 TRAIN ROOM/STORAGE AT
 SOUTH OF GARAGE.
 INTERIOR IS STUD ONLY
 ELECTRICAL IS BACK
 BOXES WITH WIRE.

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: 792					
Ave. Perimeter: 112					
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: 112
 Overall Building Height: 12

Base Rate for Upper Floors = 40.41

Adjusted Square Foot Cost for Upper Floors = 40.41

Total Floor Area: 792 Base Cost New of Upper Floors = 32,005

Reproduction/Replacement Cost = 32,005

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 24,964

ECF (4080 BIG GLEN) 2.700 => TCV of Bldg: 4 = 67,403
 Replacement Cost/Floor Area= 40.41 Est. TCV/Floor Area= 85.10

(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		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***

Desc. of Bldg/Section: TENNIS COURT Calculator Occupancy: Tennis Clubs - Indoor						Unit in Place Items /CI17/SPOC/TENC/ASPCA		Rate	Quantity	Arch	%Good	Depr.Cost	
Class: C						Construction Cost		7.47	7200	1.00	95	51,095	
Floor Area						High		Above Ave.		Ave.		X	Low
Gross Bldg Area: 3,656						** ** Calculator Cost Data ** **		ECF (4080 BIG GLEN)					2.700 => TCV of Bldg: 5 = 137,957
Stories Above Grd						Quality: Excellent							
Average Sty Hght						Heat#1: No Heating or Cooling		0%					
Bsmnt Wall Hght						Heat#2: No Heating or Cooling		0%					
Depr. Table : 2.25%						Ave. SqFt/Story							
Effective Age : 10						Ave. Perimeter							
Physical %Good: 80						Has Elevators:							
Func. %Good : 100						*** Basement Info ***							
Economic %Good: 100						Area:							
Year Built						Perimeter:							
Remodeled						Type:							
Overall Bldg Height						Heat: Hot Water, Radiant Floor							
Comments:						* Mezzanine Info *							
						Area #1:							
						Type #1:							
						Area #2:							
						Type #2:							
						* Sprinkler Info *							
						Area:							
						Type:							

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

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6684 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	06/30/2011	11-099	100% FINIS
Owner's Name/Address	P.R.E. 0%					
GLEN CREST LLC % JANE IRELAND 4323 W BURDICKVILLE RD MAPLE CITY MI 49664	MAP #: 49					
	2025 Est TCV 1,931,807 TCV/TFA: 1756.1					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
L213 P401/79 L306 P708/90 L593 P088/01 L652 P613 L652 P619&625/02 PRT OF GOVT LOT 7 SEC 25 COM AT NE COR SD GOVT LOT TH S 89 DEG 40' W ALG N LN OF SD GOVT LOT 695.03 FT TO SHR GLEN LAKE TH S 24 DEG 26'40" W ALG SHR 456.15 FT FOR POB TH S 32 DEG 12'50" W ALG SD SHR 120.11 FT TH N 86 DEG 51'20" E 297.67 FT TO C/L CO RD 675 IN ARC OF A 14 DEG 40' CURVE TH NELY ALG SD ARC ON C/L 97.49 FT (CHORD=N 10 DEG 29'50" E 87.28 FT) TH S 89 DEG 40' W 251.64 FT TO POB SEC 25 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.		GROUP A 20000	100.00	260.00	1.0000	0.7807	20000	100		1,561,345
				INFERIOR 7000/	20.00	260.00	0.9297	1.3906	7000	50	SURPLUS: ZONING 100 ft	9
				120 Actual Front Feet, 0.72 Total Acres				Total Est. Land Value =			1,651,840	
				Land Improvement Cost Estimates								
				Description				Rate	Size	% Good	Cash Value	
				Residential Local Cost Land Improvements								
				Description				Rate	Size	% Good	Cash Value	
				LAND IMPROVEMENTS 5				5,000.00	1	100	5,000	
				Total Estimated Land Improvements True Cash Value =								5,000



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

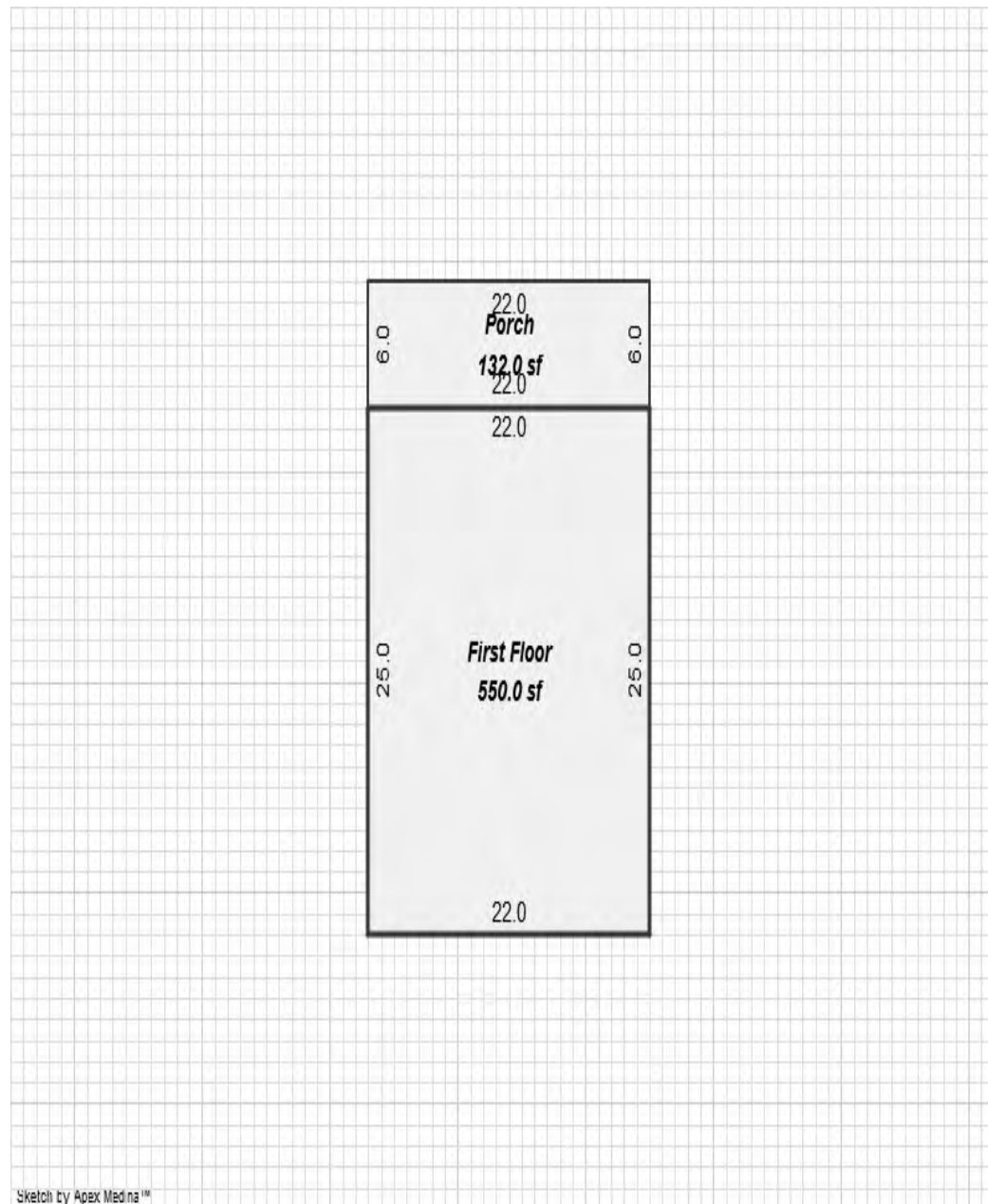
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who	When	What	2025			270,475C
			2024			262,343C
			2023			249,851C
			2022			237,954C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 132	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,100 Total Base New : 169,733 Total Depr Cost: 101,840 Estimated T.C.V: 274,967		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord		Small		
Yr Built 1930	Remodeled 1984	Ex	X Ord	Min		No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		
Condition: Average		Size of Closets		Lg X Ord Small			No. of Elec. Outlets			Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few	
Room List		Doors		Solid X H.C.		(12) Electric			150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			150 Amps Service			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets	
(1) Exterior		(6) Ceilings		X Drywall			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 550 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Joists: 2X8X16 Unsupported Len: Cntr.Sup:	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
X Many Avg. X Avg. Few Small		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Chimney:		*** Information herein deemed reliable but not guaranteed***	
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			Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 274,967		Totals: 169,733 101,840		Totals: 135,487 81,293	
X Asphalt Shingle		(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			Chimney:			Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 274,967		Totals: 135,487 81,293		Totals: 169,733 101,840	
Chimney:		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 274,967			Totals: 135,487 81,293		Totals: 169,733 101,840		Totals: 135,487 81,293	

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



Sketch by Apex Med na™

*** 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
4475 W GLEN EDEN DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/04/2022	PE22-0294	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	03/11/2022	PP22-0064	100% FINIS
HALEY FAMILY LTD PARTNERSHIP 240 W DIXON AVE DAYTON OH 45419	MAP #: 47		Mechanical	03/08/2022	PM22-0186	100% FINIS
	2025 Est TCV 2,768,980 TCV/TFA: 837.56		Mechanical	03/19/2021	PM21-0222	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 20000	93.33	290.30	1.0000	0.8025	20000	100	1,497,964
93 Actual Front Feet, 0.62 Total Acres						Total Est. Land Value =	1,497,964

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water	2.50	1500	0	0			
Sewer	48.80	48	50	1,171			
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
LAND IMPROVEMENTS 5				5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =						6,171	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	749,000	635,500	1,384,500			480,018C
2024	774,000	624,900	1,398,900			465,585C
2023	651,800	470,700	1,122,500			443,415C
2022	700,000	374,700	1,074,700			409,824C

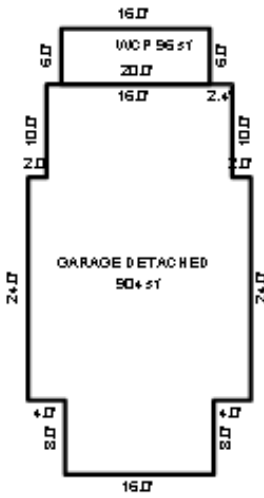
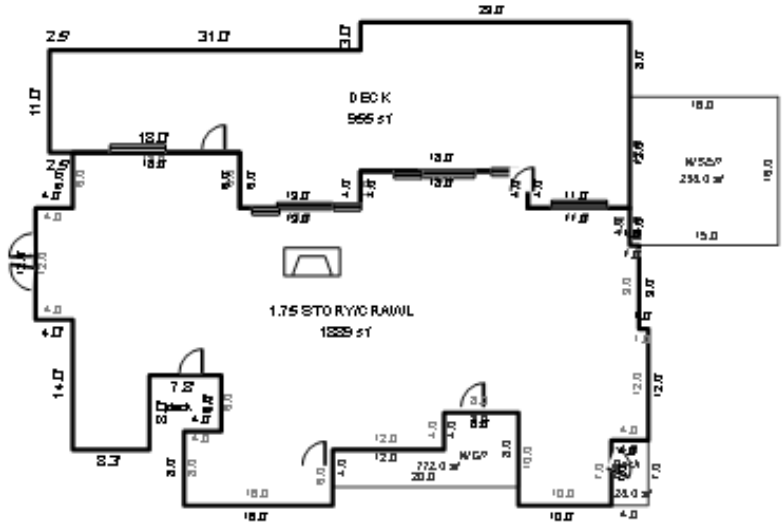
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 904 % 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							256 112 96 955 28 64 144	WSEP (1 Story) WCP (1 Story) WCP (1 Story) Treated Wood Treated Wood Treated Wood Treated Wood			
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 3,306 Total Base New : 585,576 Total Depr Cost: 468,461 Estimated T.C.V: 1,264,845			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1997	Remodeled 2021	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1889 SF Floor Area = 3306 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 1997			
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost			X		448,034		358,427		
Room List		Doors Solid X H.C.		(12) Electric 200 Amps Service			1.75 Story Siding Crawl Space 1,889			Total:		448,034		358,427		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Hardwood Other: Carpeted Other:		(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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 2,188 1,750 3 Fixture Bath 2 13,760 11,008 Separate Shower 1 2,786 2,229 Water/Sewer 1000 Gal Septic 1 5,676 4,541 Water Well, 100 Feet 1 6,289 5,031									
(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WSEP (1 Story) 256 16,026 12,821 WCP (1 Story) 112 6,731 5,385 WCP (1 Story) 96 6,002 4,802						
(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 1889 S.F. Slab: 0 S.F. Height to Joists: 0.0					Deck Treated Wood 28 1,367 1,094 Treated Wood 64 2,161 1,729 Treated Wood 144 3,561 2,849 Treated Wood 955 13,236 10,589									
X	Many Avg. X Avg. Few Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 904 44,513 35,610 Door Opener 1 688 550									
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish					Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof																
X	Gable Hip Flat Gambrel Mansard Shed															
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														

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

Deck & Ramp



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