
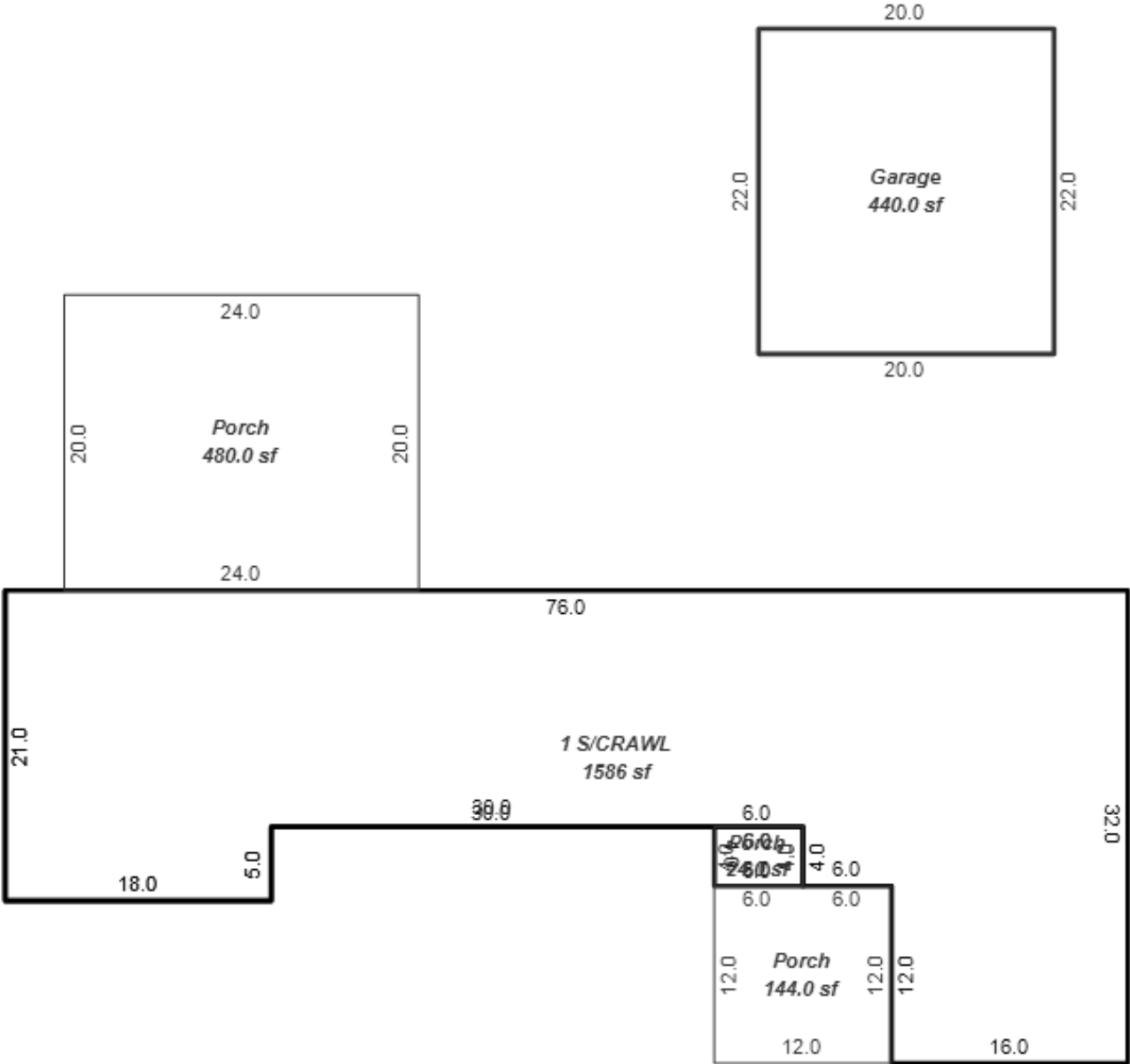


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CAMPBELL D L JR & CAMPBELL	CAMPBELL FAMILY COTTAGE L	1	05/15/2012	QC	09-FAMILY	1125P557 & 112	DEED	0.0				
CAMPBELL DAVID M ESTATE	CAMPBELL D L JR & CAMPBELL	0	12/12/2011	QC	08-ESTATE	1105P744	DEED	0.0				
CAMPBELL DAVID M	CAMPBELL DONNALD L JR	0	08/25/2009	CD	07-DEATH CERTIFICATE	1105/735-736	DEED	0.0				
CAMPBELL DONALD L JR	CAMPBELL DAVID M ESTATE	0	08/25/2009	OTH	08-ESTATE	1105P737	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
5327 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
CAMPBELL FAMILY COTTAGE LLC CAMPBELL DONALD L JR 9 COOLHURST ROAD LONDON N8 8EP UK		MAP #: 50		2025 Est TCV 2,604,385 TCV/TFA: 1642.1								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
DC L359 P762 L359 P767/93 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH S 00 DEG 11' 26" W ALG N-S 1/4 LN 1537.46 FT TO C/L NORTHWOOD DRIVE TH S 85 DEG 27' 00" E ALG C/L 769.72 FT TH N 82 DEG 20' 00" E ALG C/L 134.95 FT FOR POB TH CONT N 82 DEG 20' 00" E 124 FT M/L TH S 0 DEG 14' 30" W 684.15 FT TO SHR GLEN LAKE TH NWLY ALG SHR GLEN LAKE 124 FT M/L TH N 0 DEG 41' 26" E 620.18 FT TO POB SEC 26 T29N R14W.		Public Improvements		* Factors *								
DC L359 P762 L359 P767/93 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH S 00 DEG 11' 26" W ALG N-S 1/4 LN 1537.46 FT TO C/L NORTHWOOD DRIVE TH S 85 DEG 27' 00" E ALG C/L 769.72 FT TH N 82 DEG 20' 00" E ALG C/L 134.95 FT FOR POB TH CONT N 82 DEG 20' 00" E 124 FT M/L TH S 0 DEG 14' 30" W 684.15 FT TO SHR GLEN LAKE TH NWLY ALG SHR GLEN LAKE 124 FT M/L TH N 0 DEG 41' 26" E 620.18 FT TO POB SEC 26 T29N R14W.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 20000	100.00	630.00	1.0000	0.9740	20000	100		1,948,007
				GROUP A 20000	24.00	630.00	1.0000	0.9740	20000	50	SURPLUS: ZONING 100 ft	23
				124 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 2,181,768								
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	1,090,900	211,300	1,302,200				323,404C
					2024	1,068,300	207,800	1,276,100				313,680C
					2023	899,600	156,900	1,056,500				298,743C
					2022	804,600	128,800	933,400				284,518C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 24 480	Type WPP Treated Wood	Year Built: 1955 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 40 Floor Area: 1,586 Total Base New : 257,785 Total Depr Cost: 154,673 Estimated T.C.V: 417,617		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall	Plaster		Wood T&G		Trim & Decoration		Size of Closets		Ex X Ord Min		
Yr Built Remodeled 1935 198 1955		Condition: Average		Lg X Ord Small		Room List		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		
Basement 6 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 1586 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		
Wood/Shingle Aluminum/Vinyl Brick		X Insulation		(2) Windows		Many Avg. X Avg. Large Few Small		X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat		
X Asphalt Shingle		Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(11) Heating/Cooling		
X Wood/Brick		X Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
X Wood/Brick		X Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(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		No. of Elec. Outlets		Many X Ave. Few		
X Wood/Brick		X Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1586 SF Floor Area = 1586 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 1,586 Total: 200,964 120,580		
X Wood/Brick		X Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(15) Fireplaces		1		Class: C Effec. Age: 40 Floor Area: 1,586 Total Base New : 257,785 Total Depr Cost: 154,673 Estimated T.C.V: 417,617		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 892 2 Fixture Bath 1 3,130 1,878 Water/Sewer 2000 Gal Septic 1 9,735 5,841 Water Well, 100 Feet 1 5,849 3,509 Deck Treated Wood 480 7,406 4,444 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 18,590 11,154 Built-Ins Appliance Allow. 1 2,786 1,672 Fireplaces Exterior 1 Story 1 6,559 3,935 Porches WPP 24 1,280 768 Totals: 257,785 154,673		
X Wood/Brick		X Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(16) Porches/Decks		24 WPP 480 Treated Wood		E.C.F. X 2.700		Notes: SIDING IS OVER THE ORIGINAL 1935 EST LOGS (PER DON CAMPBELL). ECF (4080 BIG GLEN) 2.700 => TCV: 417,617		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GLOBAL CAPITAL INSIGHTS L	LATTO AARON B TRUST	1,850,000	12/11/2019	WD	03-ARM'S LENGTH	2019007362	PROPERTY TRANSFER	100.0				
WEIMER ANDREW	GLOBAL CAPITAL INSIGHTS L	1,570,000	04/24/2017	WD	03-ARM'S LENGTH	1293P268	PROPERTY TRANSFER	100.0				
MOORE ROBERT J & ANNABEL	WEIMER ANDREW	1,550,000	10/13/2006	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
HALEY MD LOUIS M & JANE G	MOORE ROBERT J & ANNABEL	1,500,000	09/02/2005	WD	03-ARM'S LENGTH	872:570	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
5333 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		08/15/2024	PE24-0571	60%				
Owner's Name/Address		P.R.E. 0%		Electrical		06/12/2024	PE24-0395	60%				
LATTO AARON B TRUST 1331 OBSERVATOR DR CINCINNATI OH 45208		MAP #: 50		Mechanical		04/23/2024	PM24-0294	60%				
		2025 Est TCV 2,776,264 TCV/TFA: 704.64		Plumbing		04/23/2024	PP24-0122	60%				
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	95.39	639.31	1.0000	0.9776	20000	100	1,865,033	
		Paved Road		95 Actual Front Feet, 1.40 Total Acres Total Est. Land Value =							1,865,033	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.63	40	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Curb		Total Estimated Land Improvements True Cash Value =								5,000
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	932,500	455,600	1,388,100			1,219,620C		
		Rolling		2024	963,600	394,000	1,357,600			1,055,393C		
		Low		2023	811,500	296,900	1,108,400			1,005,137C		
		High		2022	715,400	243,200	958,600			957,274C		
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2025	932,500	455,600	1,388,100		1,219,620C		
		TPC 11/15/2024 INSPECTED			2024	963,600	394,000	1,357,600		1,055,393C		
		TPC 04/16/2024 INSPECTED			2023	811,500	296,900	1,108,400		1,005,137C		
		TPC 04/27/2017 INSPECTED			2022	715,400	243,200	958,600		957,274C		

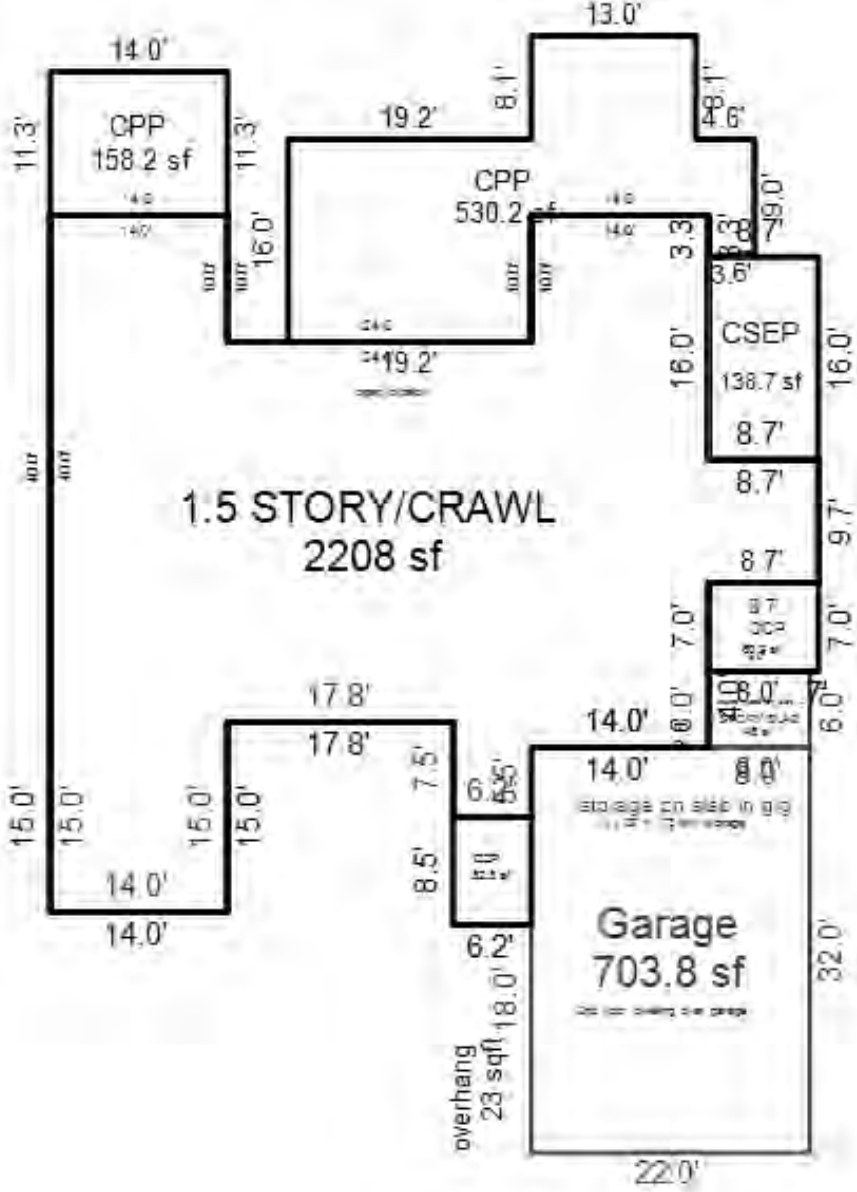


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single 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 138 60 48 52 158 530	Type CSEP (1 Story) WCP (1 Story) CGEP (1 Story) CCP (1 Story) CPP CPP	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 703 % 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	Central Air Wood Furnace	Class: C +10 Effec. Age: 1 Floor Area: 3,940 Total Base New : 565,065 Total Depr Cost: 559,402 Estimated T.C.V: 1,510,385			E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75 STORY		Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2208 SF Floor Area = 3940 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas			Cls C 10 Blt 2024			
Yr Built 2024	Remodeled 0	Ex	Ord	Min	(12) Electric 200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average Part. Construct.: 60%		Size of Closets Lg Ord Small		(13) Plumbing 1 Average Fixture(s) 5 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 2,208 1 Story Siding Overhang 628			Total: 457,063		452,480				
Room List		Doors Solid H.C.		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,471 3 Fixture Bath 4 18,714 18,527 Water/Sewer 2000 Gal Septic 1 9,735 9,638 Water Well, 150 Feet 1 8,655 8,568 Porches CSEP (1 Story) 138 6,316 6,253 WCP (1 Story) 60 3,545 3,510 CGEP (1 Story) 48 4,634 4,588 CCP (1 Story) 52 1,567 1,551 CPP 158 3,013 2,983 CPP 530 8,268 8,185									
Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Vinyl Other: Carpeted Other:		(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 703 34,749 34,402 Common Wall: 1 Wall 1 -2,705 -2,678 Door Opener 1 550 544									
(1) Exterior		(6) Ceilings X Drywall		(9) Basement Finish			Built-Ins Appliance Allow. 1 2,786 2,758									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 2208 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Insulation	(2) Windows Many Avg. X Large Avg. Small		(3) Roof Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof Gable Hip Flat 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.
DEAN HOWARD		0	03/25/2012	CD	07-DEATH CERTIFICATE	WWW.NNDB.COM/P	DEED	0.0
DEAN HOWARD & DIANE		0	12/30/2009	OTH	03-ARM'S LENGTH	2009 1037-83	DEED	0.0
DEAN HOWARD M JR REVOCABL	DEAN HOWARD & DIANE	0	03/30/2009	WD	03-ARM'S LENGTH	2009 1016-840W	DEED	0.0
HIBBS SCOTT F & REBECCA R	DEAN HOWARD M JR REVOCABL	155,000	08/29/2003	WD	03-ARM'S LENGTH	760:796	OTHER	100.0

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%					
DEAN DIANE N 3517 SPRING RD OAK BROOK IL 60523	MAP #: 50					
	2025 Est TCV 18,515					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *		CONSERVATION EASEMENT	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
E 200' @ 800/ 200 Actual Front Feet, 3.58 Total Acres	200.00	779.94	1.0000	1.1572	800 10	CONSERVATION EASEMENT 18
					Total Est. Land Value =	18,515

**Tax Description**  
 L290 P825 L320 P453 L416 P924&925/96 L636  
 P1/02 L760 P796/03 2002 INTEREST SPLIT  
 FROM 006-126-002-00 W 1/2 OF FOLLOWING  
 DESC PARCEL: PRT OF GOVT LOT 2 SEC 26 COM  
 N 1/4 COR SD SEC TH S 88 DEG 40'54" E ALG  
 N LN SD SEC 200.00 FT FOR POB TH CONT ALG  
 SD N LN S 88 DEG 40'54" E 200.00 FT TH S  
 02 DEG 07'40" W 1573.45 FT TO C/L  
 NORTHWOOD DR TH ALG SD C/L N 83 DEG  
 29'44" W 200.56 FT TH N 02 DEG 07'40" E  
 1555.32 FT TO POB SEC 26 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
  - 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	9,300	0	9,300			4,092C
2024	9,300	0	9,300			3,969C
2023	5,800	0	5,800			3,780C
2022	3,600	0	3,600			3,600S

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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.
DEAN HOWARD		0	03/25/2012	CD	07-DEATH CERTIFICATE	WWW.NNDB.COM/P	DEED	0.0
DEAN HOWARD & DIANE		0	12/30/2009	OTH	03-ARM'S LENGTH	2009 1037-83	DEED	0.0
DEAN HOWARD M JR REVOCABL	DEAN HOWARD & DIANE	0	03/30/2009	WD	03-ARM'S LENGTH	2009 1016-840W	DEED	0.0
BERLACHER ROBERT A & JULI	DEAN HOWARD M JR REVOCABL	150,000	03/14/2003	WD	03-ARM'S LENGTH	713:622	OTHER	100.0

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%					
DEAN DIANE N 3517 SPRING RD OAK BROOK IL 60523	MAP #: 50					
	2025 Est TCV 27,604					

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/	100.281565.32	0.9993	1.3773	2000	10	CONSERVATION EASEMENT	27
100 Actual Front Feet, 3.60 Total Acres						Total Est. Land Value =	27,604

**Tax Description**  
L636 P3/02 L713 P622/03 2002 SPLIT FROM 006-126-002-00 E 1/2 OF FOLLOWING DESC PARCEL: PRT OF GOVT LOT 2 SEC 26 COM AT N 1/4 COR SD SEC TH S 88 DEG 40'54" E ALG N SEC LN 200.00 FT TO POB TH CONT S 88 DEG 40'54" E ALG N SEC LN 200.00 FT TH S 02 DEG 07'40" W 1573.45 FT TO C/L NORTHWOOD DR TH ALG SD C/L N 83 DEG 29'44" W 200.56 FT TH N 02 DEG 07'40" E 1555.32 FT TO POB SEC 26 T29N R14W.

**Comments/Influences**  
CONSERVATION EASEMENT

- 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	13,800	0	13,800			4,107C
2024	8,200	0	8,200			3,984C
2023	6,600	0	6,600			3,795C
2022	6,000	0	6,000			3,615C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITTY'S VACATION RENTALS	SMITH DENICE K & JAMES M	0	10/31/2024	QC	21-NOT USED/OTHER	2024005579	DEED	0.0
SMITH DENICE K & JAMES M	SMITTY'S VACATION RENTALS	0	07/31/2024	WD	21-NOT USED/OTHER	2024004876	PROPERTY TRANSFER	0.0
SMITH DENICE K FKA RICHA	SMITH DENICE K & JAMES M	0	03/30/2001	QC	09-FAMILY	576P148	DEED	0.0
SELBY JAMES B	RICHARDSON DENICE K	268,000	05/30/1997	WD	03-ARM'S LENGTH	445:539	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5500 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	10/27/2004	2085	
	P.R.E. 81% 05/10/1997		ADDITION/ALTERATION	06/02/1999	1999-0299	100% FINIS

Owner's Name/Address	MAP #: 50	2025 Est TCV 1,408,288 TCV/TFA: 352.42
SMITH DENICE K & JAMES M 5500 W NORTHWOOD DR GLEN ARBOR MI 49636		

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/	200.56	1546.32	0.9993	1.3731	800 100 220,157
201 Actual Front Feet, 7.12 Total Acres					Total Est. Land Value = 220,157

Tax Description	X	Description	Rate	Size % Good	Cash Value
L392 P188 L445 P539/97 L576 P148/01 PRT GOVT LOT 2 SEC 26 BEG N 1/4 COR SD SEC TH ALG N-S 1/4 LN SD SEC S 02 DEG 07' 40" W1537.18 FT TO C/L NORTHWOOD DRIVE TH S 83 DEG 29' 44" E ALG SD C/L 200.56 FT TH N 02 DEG 07' 40" E PARALLEL TO SD N-S 1/4 LN 1555.32 FT TO N LN SD SEC TH ALG SD N SEC LN N 88 DEG 40' 54" W 200 FT TO POB SEC 26 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Topography of Site			
	X	Level			
		Rolling			
	X	Low			
		High			
		Landscaped			
	X	Swamp			
	X	Wooded			
		Pond			
		Waterfront			
		Ravine			
		Wetland			
		Flood Plain			



Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving	3.96	6800 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
Total Estimated Land Improvements True Cash Value =			10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	110,100	594,000	704,100			304,861C
2024	137,600	507,400	645,000			295,695C
2023	110,100	472,800	582,900			281,615C
2022	97,300	415,300	512,600			268,205C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single 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 128 27 32 304	Type WSEP (1 Story) WPP WCP (1 Story) Treated Wood	Year Built: 1993 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1020 % Good: 0 Storage Area: 688 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: 25 Floor Area: 3,996 Total Base New : 826,049 Total Depr Cost: 620,069 Estimated T.C.V: 1,178,131				Bsmnt Garage: Carport Area: Roof:				
	Building Style: 1 STORY	X	Drywall Paneled Plaster Wood T&G		(12) Electric		200										
	Yr Built 1993		Trim & Decoration		No./Qual. of Fixtures												
	Remodeled 1999	X	Ex Ord Min														
	Condition: Average		Size of Closets														
	Room List	X	Lg Ord Small														
	Basement 4 1st Floor 2nd Floor 2 Bedrooms		Doors Solid X H.C.		(5) Floors												
	(1) Exterior				Kitchen: Hardwood Other: Carpeted Other:												
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets												
X	Insulation	X	Drywall														
	(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few X Large Avg. Small		Basement: 0 S.F. Crawl: 3324 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2										
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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		Lump Sum Items:												
X	Asphalt Shingle		(10) Floor Support														
	Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B -5 Blt 1993

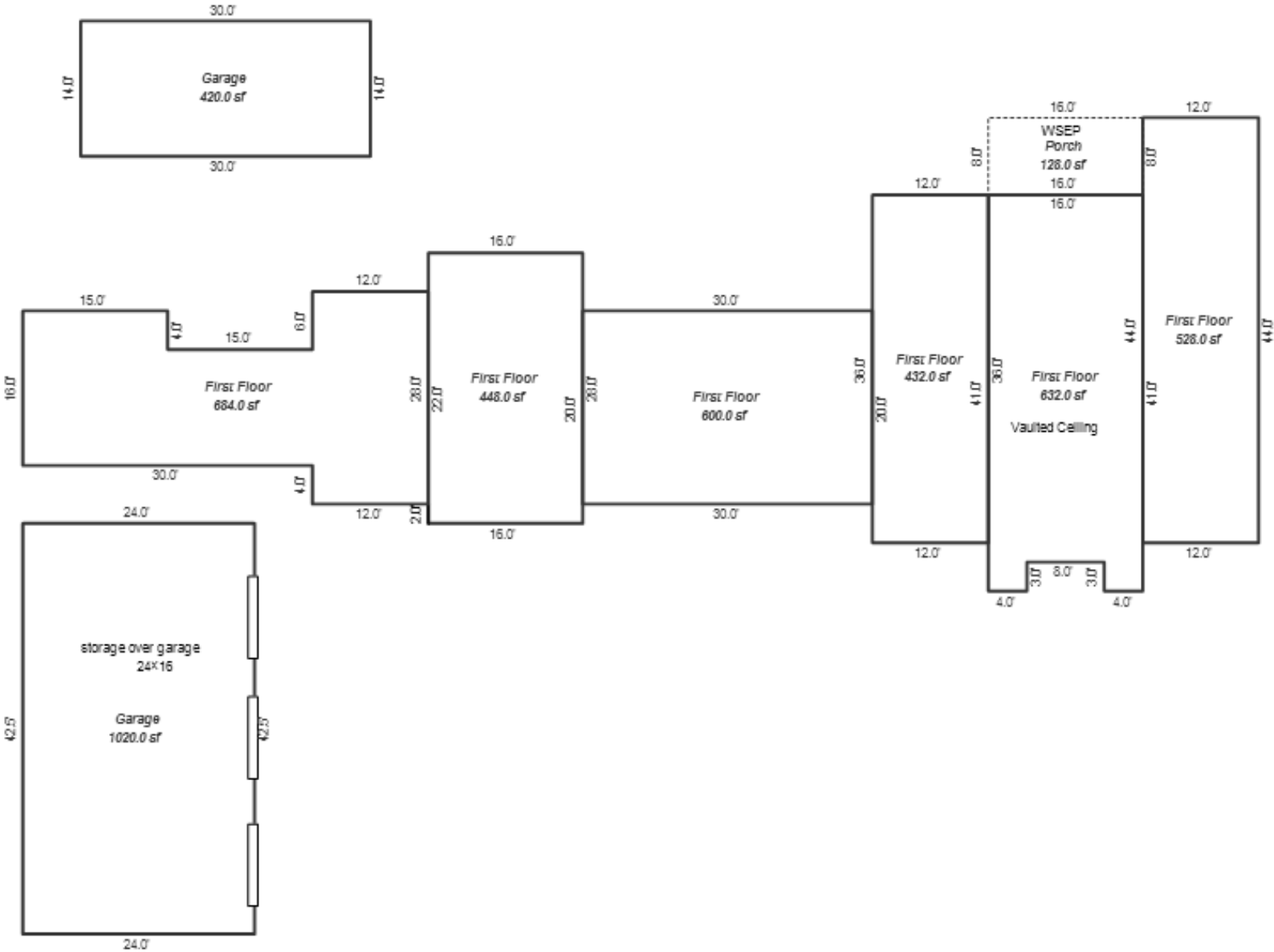
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 3324 SF Floor Area = 3996 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75  
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1	Siding	Crawl Space	632		
1	Siding	Crawl Space	432		
1	Siding	Crawl Space	528		
1	Siding	Crawl Space	600		
1	Siding	Crawl Space	448		
1	Siding	Crawl Space	684		
1	Siding	Overhang	672		
			<b>Total:</b>	658,745	494,043

Other Additions/Adjustments	Plumbing	Cost	Depr. Cost
3 Fixture Bath		10,527	7,895
Water/Sewer			
1000 Gal Septic		6,158	4,618
Water Well, 100 Feet		6,593	4,945
Porches			
WSEP (1 Story)		128	8,046
WPP		27	1,316
WCP (1 Story)		32	2,838
Deck			
Treated Wood		304	4,546
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost		1020	50,275
Storage Over Garage		688	11,254

<<<< 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.
SEWARD RICHARD R ESTATE	READ KIP & LESLIE	160,000	05/18/2020	WD	08-ESTATE	20200002985	DEED	78.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5324 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/04/2023	PM23-0884	100% FINIS
Owner's Name/Address	P.R.E. 100% 06/01/2024		Plumbing	09/25/2023	PP23-0307	100% FINIS
READ KIP & LESLIE 1343 E FOREST AVE YPSILANTI MI 48198	MAP #: 50		Mechanical	09/13/2023	PM23-0789	100% FINIS
	2025 Est TCV 788,171 TCV/TFA: 406.27		Electrical	07/11/2023	PE23-0470	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
			E 200' @ 800/	100.00	1058.51	0.7262	1.2490	800	100	72,561
			E 200' @ 800/	619.10	1368.51	0.7262	1.3318	800	50	SURPLUS: CONSERVATION EASE
			719 Actual Front Feet, 21.88 Total Acres Total Est. Land Value =							312,069

Tax Description  
 2020002985 A PART OF GOVERNMENT LOT 2, SECTION 26, TOWN 29 NORTH RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SECTION, SOUTH 88°40'54" EAST, 600.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°40'54" EAST, 719.10 FEET (RECORDED AS 719.29 FEET) TO THE EAST LINE OF GOVERNMENT LOT 2; THENCE ALONG SAID EAST LINE SOUTH 01°56'55"



X	Improved	Vacant	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
			D/W/P: Asphalt Paving	2.91	16000	50	23,280
			Wood Frame	21.27	288	50	3,063
			Total Estimated Land Improvements True Cash Value =				26,343

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

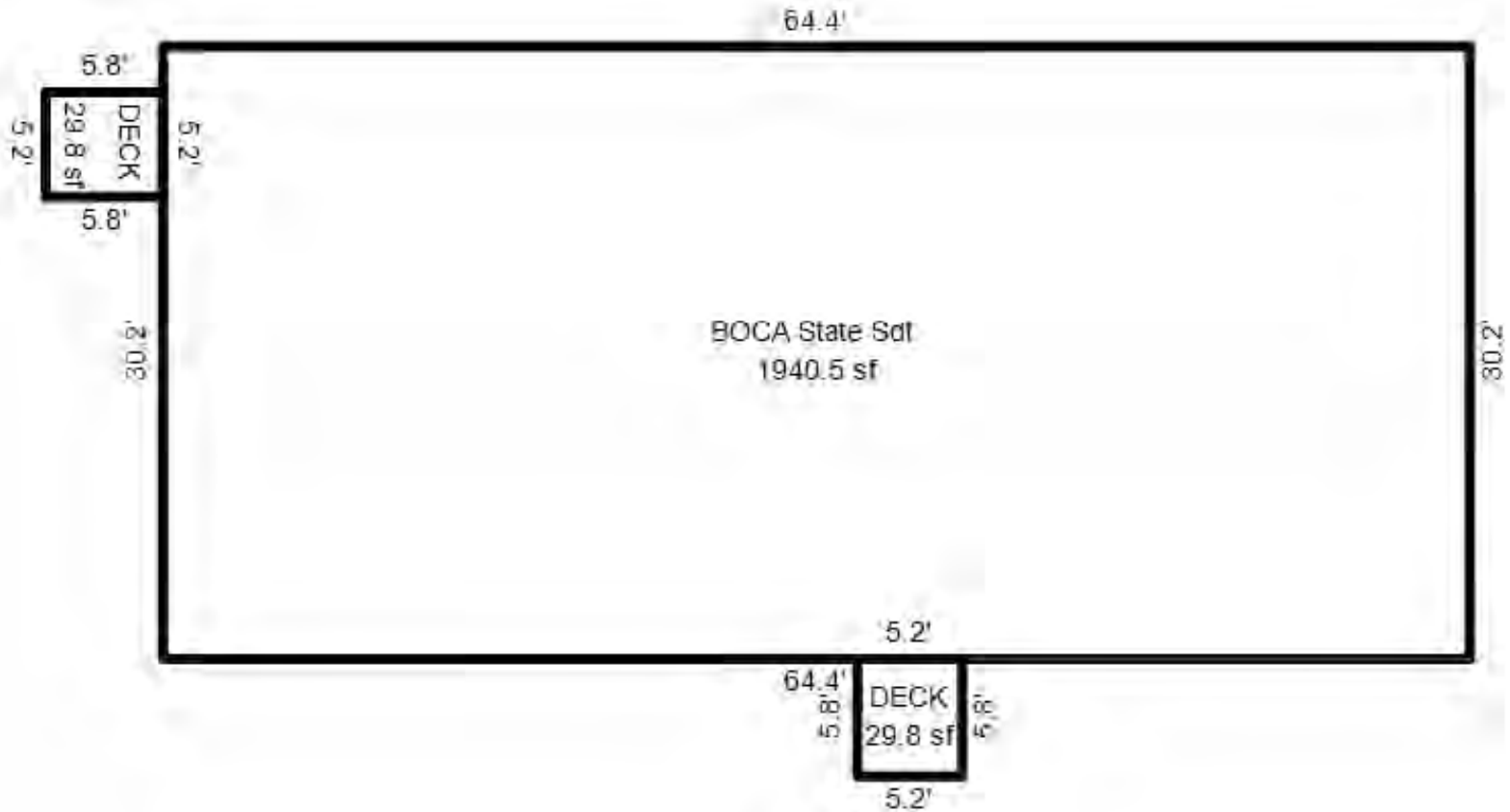
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	156,000	238,100	394,100			300,623C
2024	174,000	238,800	412,800		412,800A	291,584C
2023	108,800	0	108,800			94,271C
2022	0	0	0			0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 29 29	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 1 Floor Area: 1,940 Total Base New : 239,106 Total Depr Cost: 236,715 Estimated T.C.V: 449,759			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: MODULAR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures								
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family MODULAR								
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: Forced Heat & Cool								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 1940 SF Floor Area = 1940 SF.						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99									
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(7) Excavation		Many Ave. Few			Building Areas									
(2) Windows		(8) Basement		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1940 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,940									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Average Fixture(s) 3 Fixture Bath								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Water/Sewer									
Chimney:							Deck									
							Treated Wood Treated Wood Built-Ins Appliance Allow.									
							Totals: 239,106 236,715									
							Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 449,759									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCURTIES JANICE M	MCCURTIES JANICE M TRUST	0	02/01/2024	QC	09-FAMILY	2024000607	PROPERTY TRANSFER	0.0
MOORE ROBERT J & ANNABEL	MCCURTIES JANICE M	425,000	12/27/2005	WD	03-ARM'S LENGTH	886:308	OTHER	100.0
COCHRAN GRACE N (ESTATE)	MOORE ROBERT J & ANNABEL	120,000	04/02/2004	AFF	33-TO BE DETERMINED	796:941	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5338 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/24/2023	PE23-0257	100% FINIS
	P.R.E. 100% 01/03/2006		Mechanical	04/20/2023	PM23-0339	100% FINIS
Owner's Name/Address	MAP #: 50		Mechanical	05/09/2022	PM22-0371	100% FINIS
MCCURTIES JANICE M TRUST 5338 W NORTHWOOD DR GLEN ARBOR MI 49636	2025 Est TCV 770,102 TCV/TFA: 378.80		Mechanical	11/16/2016	PM16-0667	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI																																																											
L521 P828/99 DC L610 P726/01 DC L793 P101/04 L796 P941/04 L886 P308/05 2006 INTEREST REVISED (FROM COMBINATION OF 006-126-002-27) PRT OF GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH ALG N LN S 88 DEG 40'54" E 600 FT TH S 02 DEG 09'00" W 1470.91 FT TO POB TH S 85 DEG 33'05" E 145 FT TH N 02 DEG 09'00" E 97.81 FT TH N 63 DEG 29'40"E 207.65 FT TH S 01 DEG 56'55" W 303 FT TO C/L NORTHWOOD DR TH ALG SD LN S 84 DEG 18'50" W 161.92 FT TH ALG SD LN N 83 DEG 28'15" W 168.25 FT TH N 02 DEG 09' 00" E 120.65 FT TO POB	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>E 200' @ 800/</td> <td>100.00</td> <td>403.53</td> <td>1.0542</td> <td>0.9814</td> <td>800</td> <td>100</td> <td></td> <td>82,769</td> </tr> <tr> <td>E 200' @ 800/</td> <td>61.92</td> <td>403.53</td> <td>1.0542</td> <td>0.9814</td> <td>800</td> <td>50</td> <td>SURPLUS: ZONING</td> <td>25,625</td> </tr> <tr> <td colspan="8">162 Actual Front Feet, 1.50 Total Acres</td> <td></td> </tr> <tr> <td colspan="8">Total Est. Land Value =</td> <td>108,395</td> </tr> </tbody> </table>							* Factors *								Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	E 200' @ 800/	100.00	403.53	1.0542	0.9814	800	100		82,769	E 200' @ 800/	61.92	403.53	1.0542	0.9814	800	50	SURPLUS: ZONING	25,625	162 Actual Front Feet, 1.50 Total Acres									Total Est. Land Value =								108,395
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Description	Rate	Size	% Good	Cash Value																				
D/W/P: Asphalt Paving	3.64	3000	50	5,460																				
Total Estimated Land Improvements True Cash Value =				5,460																				

Tax Description	X Improved	Vacant	Topography of Site																																									
L521 P828/99 DC L610 P726/01 DC L793 P101/04 L796 P941/04 L886 P308/05 2006 INTEREST REVISED (FROM COMBINATION OF 006-126-002-27) PRT OF GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH ALG N LN S 88 DEG 40'54" E 600 FT TH S 02 DEG 09'00" W 1470.91 FT TO POB TH S 85 DEG 33'05" E 145 FT TH N 02 DEG 09'00" E 97.81 FT TH N 63 DEG 29'40"E 207.65 FT TH S 01 DEG 56'55" W 303 FT TO C/L NORTHWOOD DR TH ALG SD LN S 84 DEG 18'50" W 161.92 FT TH ALG SD LN N 83 DEG 28'15" W 168.25 FT TH N 02 DEG 09' 00" E 120.65 FT TO POB	X		<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>54,200</td> <td>330,900</td> <td>385,100</td> <td></td> <td></td> <td>295,554C</td> </tr> <tr> <td>2024</td> <td>67,700</td> <td>302,600</td> <td>370,300</td> <td></td> <td></td> <td>286,668C</td> </tr> <tr> <td>2023</td> <td>54,200</td> <td>281,700</td> <td>335,900</td> <td></td> <td></td> <td>273,018C</td> </tr> <tr> <td>2022</td> <td>45,300</td> <td>266,200</td> <td>311,500</td> <td></td> <td></td> <td>260,018C</td> </tr> </tbody> </table>							Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	2025	54,200	330,900	385,100			295,554C	2024	67,700	302,600	370,300			286,668C	2023	54,200	281,700	335,900			273,018C	2022	45,300	266,200	311,500			260,018C
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2023	54,200	281,700	335,900			273,018C																																						
2022	45,300	266,200	311,500			260,018C																																						



Who	When	What	2025	2024	2023	2022
TPC	04/27/2023	INSPECTED	54,200	67,700	54,200	45,300
TPC	05/24/2022	INSPECTED				
WAS	10/25/2007	INSPECTED				

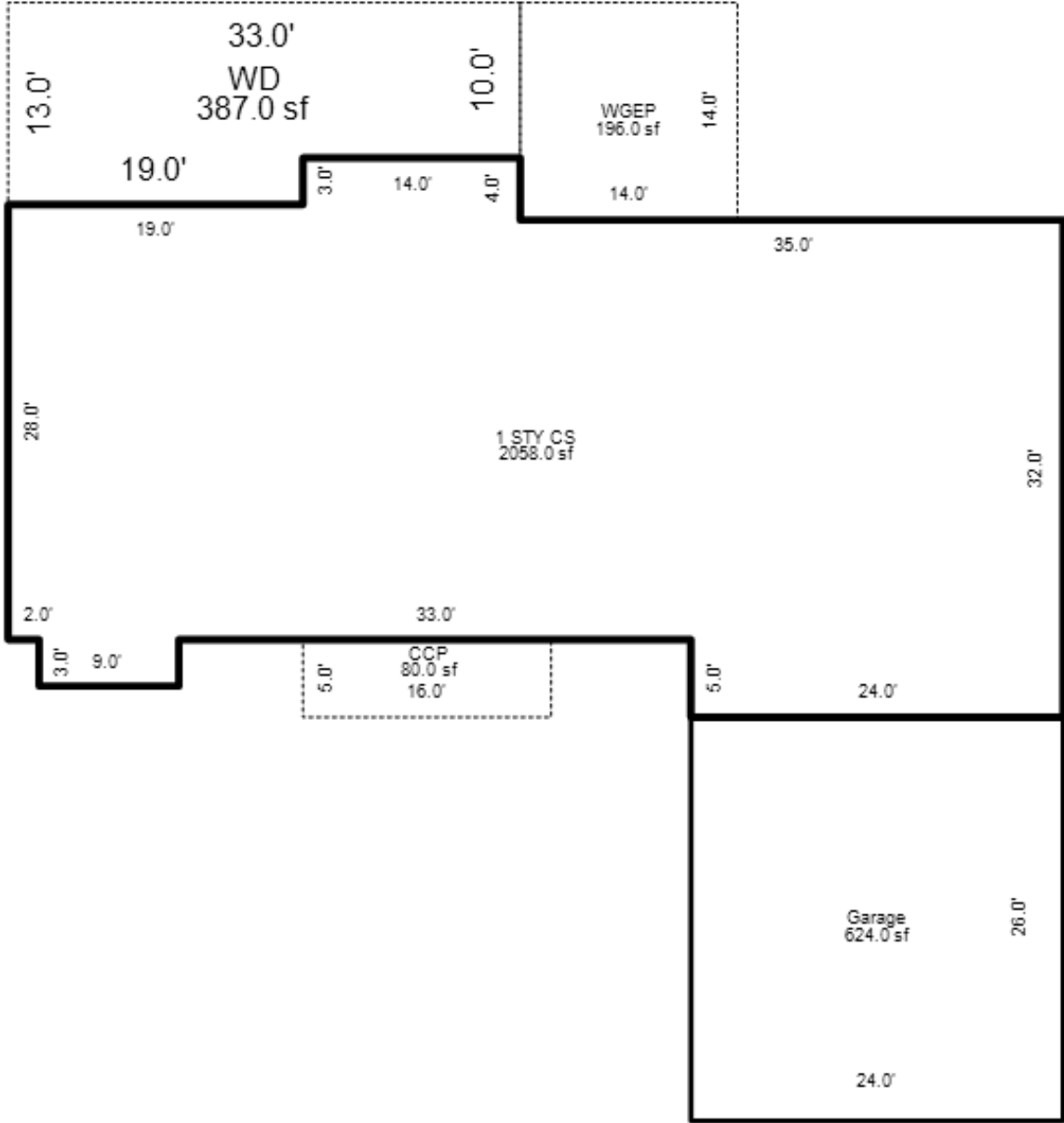
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County of Leelanau, Michigan

\*\*\* 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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area	Type	Year Built: 1999 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	80 196 387	CCP (1 Story) WGEP (1 Story) Treated Wood	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,033 Total Base New : 431,743 Total Depr Cost: 345,393 Estimated T.C.V: 656,247		E.C.F. X 1.900		Bsmnt Garage:
Yr Built 1999	Remodeled 0	Ex	X Ord	Min	Size of Closets			Trash Compactor Central Vacuum Security System					Carpport Area: Roof:	
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls BC	Blt 1999
Room List		Doors	Solid	X H.C.	(12) Electric			(11) Heating System: Forced Heat & Cool						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			100 Amps Service			Ground Area = 2033 SF Floor Area = 2033 SF.						
(1) Exterior		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			Building Areas						
	Insulation	X	Drywall		X Ave.			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation			X			1 Story Siding Crawl Space 2,033						
X	Many Avg. X Avg. Few	Basement: 0 S.F. Crawl: 2033 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Average Fixture(s)			Plumbing						
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone			3 Fixture Bath			Average Fixture(s)						
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor			2 Fixture Bath			3 Fixture Bath						
(3) Roof		(9) Basement Finish			No Plumbing			Water/Sewer						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Toilet			1000 Gal Septic						
X	Asphalt Shingle	(10) Floor Support			Extra Sink			Water Well, 100 Feet						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Separate Shower			Porches						
					Ceramic Tile Floor			CCP (1 Story)						
					Ceramic Tile Wains			WGEP (1 Story)						
					Ceramic Tub Alcove			Deck						
					Vent Fan			Treated Wood						
					(14) Water/Sewer			Garages						
					Public Water			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
					Public Sewer			Base Cost						
					Water Well			Door Opener						
					1000 Gal Septic			Built-Ins						
					2000 Gal Septic			Appliance Allow.						
					Lump Sum Items:			Dishwasher						
								Garbage Disposal						
								Microwave						
								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.
HALIK ROBERT M & LAURA L	NELSON MICHAEL & SUZANNE	145,000	03/25/2021	WD	03-ARM'S LENGTH	2021002623	PROPERTY TRANSFER	100.0
HALIK ROBERT M & LAURA L	HALIK ROBERT M & LAURA L	0	12/20/2013	QC	09-FAMILY	1188P370	OTHER	0.0
OVERBECK	HALIK	65,000	12/10/1999	WD	03-ARM'S LENGTH	531:328	PROPERTY TRANSFER	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 #: 50

Owner's Name/Address: NELSON MICHAEL & SUZANNE  
 135 MELROSE AVE  
 KENILWORTH IL 60043

2025 Est TCV 146,170

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/ 200.00 303.00 1.0000 0.9136 800 100 146,170  
 200 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = 146,170

Tax Description: L531 P328/99 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH ALG N LN SEC LN S 88 DEG 40'54" E 600 FT TH S 02 DEG 09'00" W 1591.56 FT TO C/L NORTHWOOD DR TH S 83 DEG 28'15" E 168.25 FT TH ALG SD C/L N 84 DEG 18'50" E 161.92 FT TO POB TH N 01 DEG 56'55" E 303 FT TH N 84 DEG 18'50" E 200 FT TH S 01 DEG 56'55" W 303 FT TO C/L NORTHWOOD DR TH ALG SD LN S 84 DEG 18'50" W 200 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 26 T29N R14W 1.38 A M/L.

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 73,100 0 73,100 67,745C

2024 91,400 0 91,400 65,709C

2023 73,100 0 73,100 62,580C

2022 59,600 0 59,600 59,600S

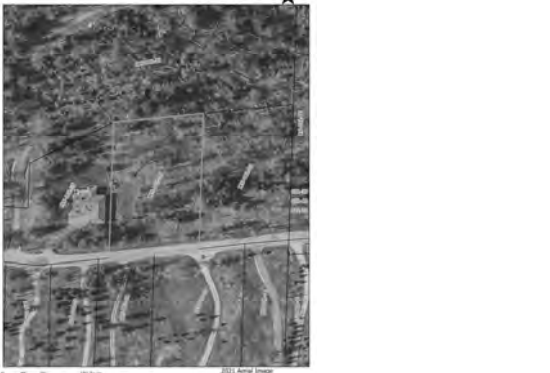
Who When What

TPC 01/26/2021 INSPECTED

TPC 05/06/2018 INSPECTED

WAS 02/04/2009 INSPECTED

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

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

Property Address: 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 #: 50

Owner's Name/Address: GORDON DANIEL A & MARGUERITE  
 2930 BONNELL AVE SE  
 GRAND RAPIDS MI 49506

2025 Est TCV 146,170

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/ 200.00 303.00 1.0000 0.9136 800 100 146,170  
 200 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = 146,170

Tax Description: L521 P994/99 PRT GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC S 88 DEG 40'54" E 1319.10 FT TO E LN GOVT LOT 2 TH S 01 DEG 56'55" W 1235.25 FT TO POB TH CONT S 01 DEG 56'55" W 303 FT TO C/L NORTHWOOD DR TH ALG SD LN S 84 DEG 18'50" W 200 FT TH N 01 DEG 56'55" E 303 FT TH N 84 DEG 18'50" E 200 FT TO POB SUBJECT TO EASEMENT SEC 26 T29N R14W.

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	73,100	0	73,100			46,731C
2024	68,500	0	68,500			45,326C
2023	54,800	0	54,800			43,168C
2022	44,700	0	44,700			41,113C

Who When What

TPC 01/26/2021 INSPECTED

TPC 05/06/2018 INSPECTED

WAS 08/19/2007 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEAN HOWARD		0	03/25/2012	CD	07-DEATH CERTIFICATE	WWW.NNDB.COM/P	DEED	0.0
DEAN HOWARD & DIANE		0	12/30/2009	OTH	03-ARM'S LENGTH	2009 1037-83	DEED	0.0
DEAN HOWARD M JR REVOCABL	DEAN HOWARD & DIANE	0	03/30/2009	WD	03-ARM'S LENGTH	2009 1016-840W	DEED	0.0
WHYBREW SCOTT A & GERRIAN	DEAN HOWARD M JR REVOCABL	320,000	08/08/2003	WD	03-ARM'S LENGTH	755:862	OTHER	100.0

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%					
DEAN HOWARD & DIANE 3517 SPRING RD OAK BROOK IL 60523	MAP #: 50					
	2025 Est TCV 18,574					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors * CONSERVATION EASEMENT			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			E 200' @ 800/	200.00	789.96	1.0000 1.1609 800 10 CONSERVATION EASEMENT 18
			200 Actual Front Feet, 3.63 Total Acres			Total Est. Land Value = 18,574

Tax Description	X	Topography of Site
L453 P792 L500 P418&419 L528 P863/99 L755 P862/03 PRT OF GOVT LOT 2 SEC 26 COM N 1/4 COR SD SEC TH S 88 DEG 40'54" E ALG LN SD SEC 400 FT TO POB TH CONT ALG SD N SEC LN S 88 DEG 40'54" E 200 FT TH S 02 DEG 07'40" W PARALLEL TO N-S 1/4 LN 1591.58 FT TO C/L NORTHWOOD DR TH N 83 DEG 29'44" W ALG SD C/L 200.56 FT TH N 02 DEG 07'40" E 1573.45 FT TO POB SEC 26 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
Comments/Influences		
CONSERVATION EASEMENT		



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	9,300	0	9,300			4,092C
		TPC 05/30/2021 INSPECTED	2024	9,300	0	9,300			3,969C
		TPC 05/06/2018 INSPECTED	2023	5,800	0	5,800			3,780C
		WAS 07/02/2009 INSPECTED	2022	3,600	0	3,600			3,600S

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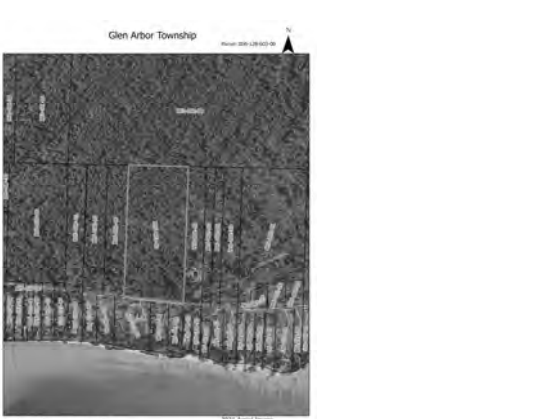
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON PETER F TRUST	ANDERSON PETER F TRUST	0	12/23/2021	OTH	07-DEATH CERTIFICATE	PRE RESCIND	DEED	0.0
ANDERSON PETER F	ANDERSON PETER F TRUST	1	01/11/2017	QC	09-FAMILY	1284P571	PROPERTY TRANSFER	0.0
KERBY MILLER SPROUSE & SH	ANDERSON PETER F	0	06/28/2011	WD	03-ARM'S LENGTH	2011 1093-477	DEED	0.0
KIRBY MILLER SPROUSE JAND	ANDERSON PETER F	0	06/16/2011	WD	03-ARM'S LENGTH	2011 1093-468	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. 100% 05/01/2022					
Owner's Name/Address	MAP #: 51					
ANDERSON PETER F TRUST ANDERSON FORD T TRUSTEE 5551 W NORTHWOOD DR GLEN ARBOR MI 49636	2025 Est TCV 524,972					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
	X		E 200' @ 800/	664.001377.65	0.7408	1.3340	800	100		524,972	
			664 Actual Front Feet, 21.00 Total Acres							Total Est. Land Value =	524,972

Tax Description		
E 1/2 OF NE 1/4 OF NW 1/4 & E 1/2 OF GOVT LOT 3 LYING N OF HWY SEC 26 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk
Comments/Influences		Water Sewer
CONSERVATION EASEMENT, 2 BUILDING SITES	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	262,500	0	262,500			119,350C
2024	190,500	0	190,500			115,762C
2023	119,100	0	119,100			110,250C
2022	105,000	0	105,000			105,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CALL PATRICK & PAMELA	HUFFSMITH JOSEPH & WHITNE	2,750,000	12/14/2018	WD	03-ARM'S LENGTH	1349P56	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5493 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Accessory Building	03/27/2022	LU22-05	EXPIRED
Owner's Name/Address	P.R.E. 0%		Mechanical	03/09/2021	PM21-0190	100% FINIS
HUFFSMITH JOSEPH & WHITNEY TRUST 1449 N ASTOR ST CHICAGO IL 60610	MAP #: 50		Mechanical	10/20/2014	PM14-0506	100% FINIS
	2025 Est TCV 4,142,096 TCV/TFA: 1327.5		Mechanical	08/19/2014	PM14-0383	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
PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR AND POB THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE. 100.54 FT THENCE SOUTH 00°47'49" EAST 527.26 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE 112.11 FT TO SAID NORTH-SOUTH 1/4 LINE THENCE NORTH 00°12'28" WEST	X		Dirt Road	100.00	486.50	1.0000	0.9131	20000	100	1,826,107
	X		Gravel Road	8.38	486.50	1.0000	0.9131	20000	50	SURPLUS: ZONING 100 ft 7
			108 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 1,902,593							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
	X		Fencing: Wrought iron	23.22	50	50	580			
	X		Dock: Light posts	50.41	756	50	19,055			
	X		D/W/P: Asphalt Paving	3.96	4875	0	0			
			D/W/P: 4in Ren. Conc.	11.69	1080	0	0			
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			LAND IMPROVEMENTS 10	10,000.00	2	100	20,000			
			Total Estimated Land Improvements True Cash Value = 39,635							



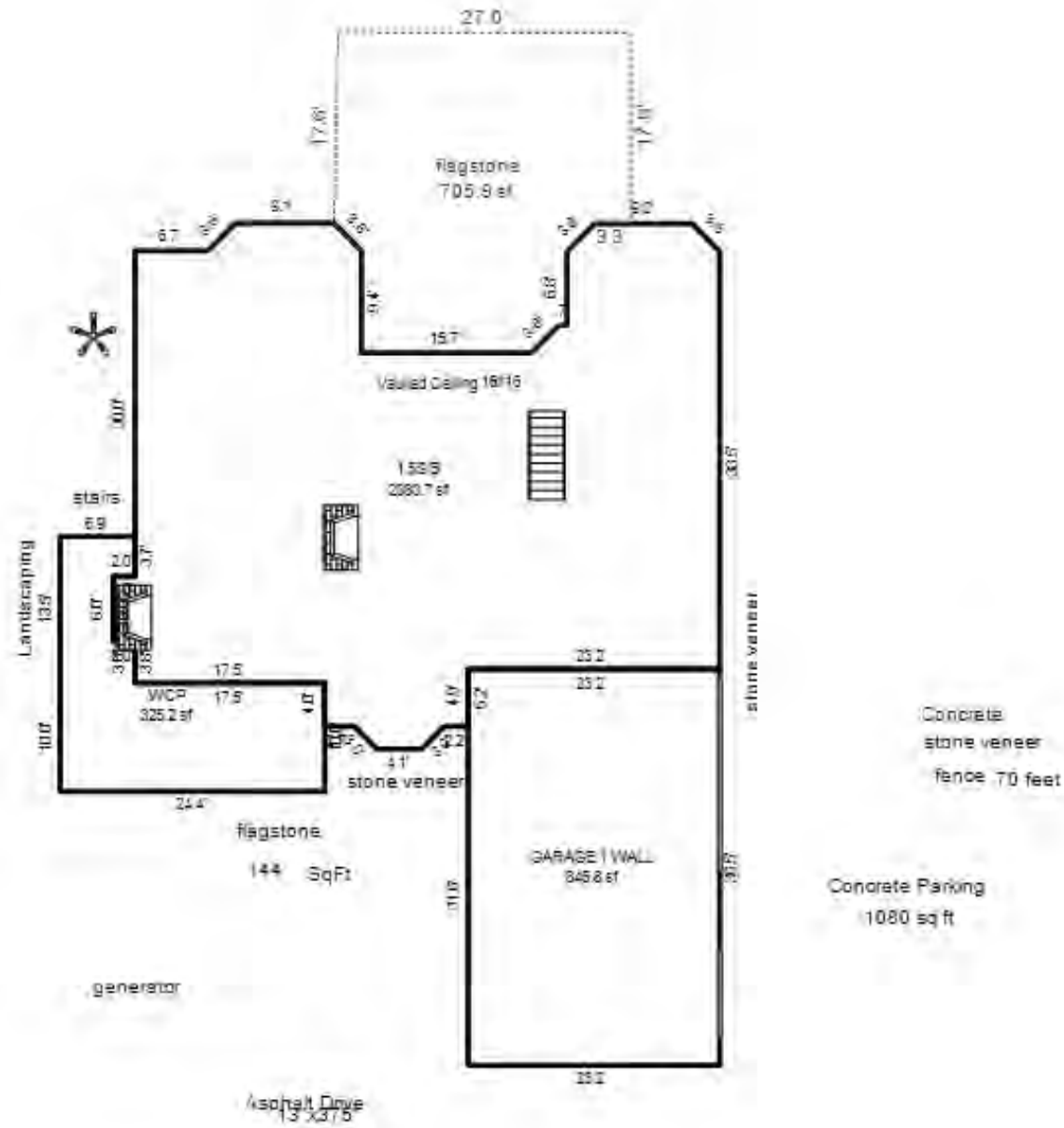
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	951,300	1,119,700	2,071,000			1,641,037C
Rolling	2024	963,500	1,125,600	2,089,100			1,591,695C
Low	2023	811,300	850,700	1,662,000			1,515,900C
High	2022	768,900	745,300	1,514,200			1,443,715C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage															
X	Single Family	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	325	WCP	(1 Story)	Year Built: 2014 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 846 % 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: 10 Floor Area: 3,120 Total Base New : 905,295 Total Depr Cost: 814,766 Estimated T.C.V: 2,199,868						
Town Home		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	0	Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	No./Qual. of Fixtures	Ex.	Ord.	Min												
Duplex																				Trim & Decoration			No. of Elec. Outlets			Building Areas			Stories		
A-Frame		Size of Closets			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Wood Frame		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Building Style: 1.5 STORY		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Yr Built 2015	Remodeled 0	Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Condition: Average		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Room List		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Basement		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
1st Floor		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
2nd Floor		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
5 Bedrooms		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
(1) Exterior		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Wood/Shingle		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Aluminum/Vinyl		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Brick		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Insulation		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
(2) Windows		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Many		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Avg.		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Few		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Large		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Avg.		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Small		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Wood Sash		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Metal Sash		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Vinyl Sash		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Double Hung		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Horiz. Slide		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Casement		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Double Glass		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Patio Doors		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Storms & Screens		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
(3) Roof		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Gable		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Hip		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Flat		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Asphalt Shingle		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Chimney:		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Joists: Unsupported Len: Cntr.Sup:		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
2000 1 1 1		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
(10) Floor Support		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Lump Sum Items:		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
1 1 1		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CALL PATRICK & PAMELA	SKOGSBERGH JAMES H TRUSTE	1,400,000	11/10/2010	WD	03-ARM'S LENGTH	2010-1069-793W	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5485 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/10/2014	PE14-0014	
Owner's Name/Address	P.R.E. 0%		Electrical	01/10/2014	PE14-0015	
SKOGSBERGH JAMES H TRUSTEE	MAP #: 50		Mechanical	09/30/2013	PM13-0459	
120 NORTH WASHINGTON ST	2025 Est TCV 4,825,970 TCV/TFA: 736.45		Plumbing	08/01/2013	PP13-0143	
HINSDALE IL 60521						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR; THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE 100.54 FT TO POB; THENCE CONTINUING SOUTH 85°27'00" EAST ALONG SAID CENTERLINE 100.19 FT; THENCE SOUTH 00°11'11" EAST 552.45 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE	Public Improvements		* Factors *							
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason

PART OF GOVERNMENT LOT 2. SECTION 26. TOWN 29 NORTH, RANGE 14 WEST: COMMENCING AT NORTH 1/4 CNR SECTION 26; THENCE SOUTH 00°12'28" E ALONG NORTH-SOUTH 1/4 LINE (ALSO BEING WEST LINE OF GOVERNMENT LOT 2), 1527.34 FT TO CENTERLINE OF NORTHWOOD DR; THENCE SOUTH 85°27'00" EAST ALONG SAID CENTERLINE 100.54 FT TO POB; THENCE CONTINUING SOUTH 85°27'00" EAST ALONG SAID CENTERLINE 100.19 FT; THENCE SOUTH 00°11'11" EAST 552.45 FT TO A POINT ALONG SHORE OF GLEN LAKE THENCE NORTH 70°37'02" WEST ALONG SAID SHORE	Topography of Site		GROUP A 20000 100.00 522.72 1.0000 0.9296 20000 100 100 Actual Front Feet, 1.20 Total Acres Total Est. Land Value = 1,859,186							
	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 50.41 144 50 3,629 D/W/P: 4in Ren. Conc. 11.69 800 0 0 D/W/P: Crushed Rock 2.64 1800 0 0 Wood Frame 46.55 84 50 1,955 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 10 10,000.00 1 100 10,000 Total Estimated Land Improvements True Cash Value = 15,584							



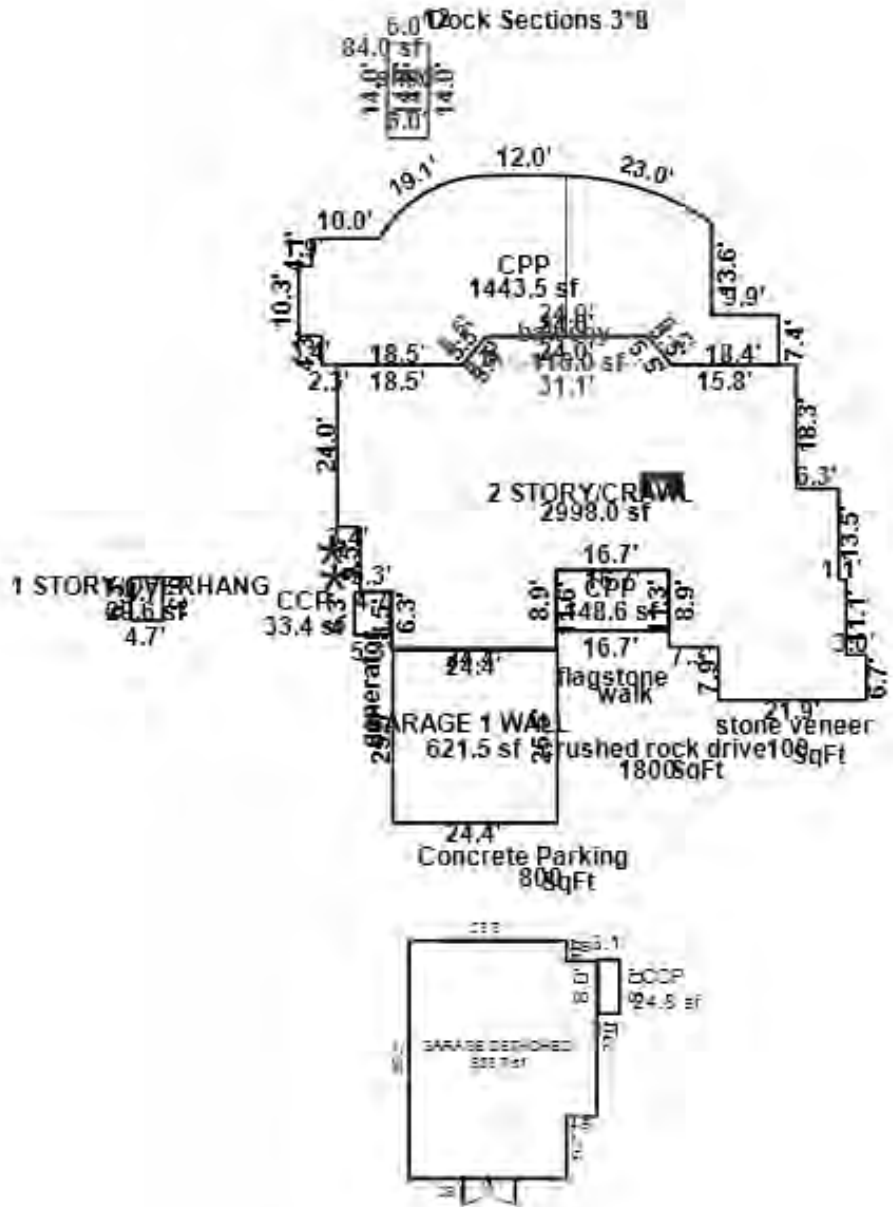
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	929,600	1,483,400	2,413,000			1,509,449C
2024	960,600	1,491,000	2,451,600			1,464,064C
2023	808,900	1,123,000	1,931,900			1,394,347C
2022	750,000	922,000	1,672,000			1,327,950C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	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 1 Wood Stove Direct-Vented Ga	Class: B Effec. Age: 10 Floor Area: 5,861 Total Base New : 1,063,619 Total Depr Cost: 957,256 Estimated T.C.V: 2,584,591	Area 148 CPP 1443 CPP 33 CCP (1 Story) 116 Wood Balcony	Type	Year Built: 2014 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: 621 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
	Mobile Home			(4) Interior	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
	Town Home					Drywall Paneled							Plaster Wood T&G					
	Duplex	Trim & Decoration			X	Central Air Wood Furnace							(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY	Cls B	Blt 2014
	A-Frame	Ex	Ord	Min														
	Wood Frame	Size of Closets			No. of Elec. Outlets	No. of Elec. Outlets							(13) Plumbing	1 Average Fixture(s) 6 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Building Areas	Stories Exterior Foundation Size Cost New Depr. Cost	Total: 864,087 777,679	
	Building Style: 1.75 STORY	Lg	Ord	Small														Many
	Yr Built 2014	Remodeled 0	Doors			(14) Water/Sewer							Lump Sum Items:	1 1000 Gal Septic 1 2000 Gal Septic	Balcony Wood Balcony	Garages	Class: B Exterior: Siding Foundation: 42 Inch (Finished)	Base Cost 621 47,711 42,940
	Condition: Average	Size of Closets			(10) Floor Support													
	Room List	Basement	(5) Floors			(8) Basement							Public Water Public Sewer	1 Water Well	1 Wood Balcony	116 6,482 5,834	Common Wall: 1 Wall 1 -3,672 -3,305	<<<< Calculations too long. See Valuation printout for complete pricing. >>>>
Basement	1st Floor	Kitchen:			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 1000 Gal Septic	1 2000 Gal Septic	116 6,482 5,834	4,058 3,652	47,711 42,940							
1st Floor	2nd Floor	Other:				(9) Basement Finish						1 1000 Gal Septic	1 2000 Gal Septic	116 6,482 5,834	4,058 3,652	47,711 42,940		
2nd Floor	5 Bedrooms	Other:			(3) Roof		1 1000 Gal Septic	1 2000 Gal Septic	116 6,482 5,834	4,058 3,652	47,711 42,940							
5 Bedrooms	(1) Exterior	Basement: 0 S.F. Crawl: 2998 S.F. Slab: 0 S.F. Height to Joists: 0.0				Gable Hip Flat						1 1000 Gal Septic	1 2000 Gal Septic	116 6,482 5,834	4,058 3,652	47,711 42,940		
(1) Exterior	Wood/Shingle	Basement			Gambrel Mansard Shed		1 1000 Gal Septic	1 2000 Gal Septic	116 6,482 5,834	4,058 3,652	47,711 42,940							
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings				Asphalt Shingle						1 1000 Gal Septic	1 2000 Gal Septic	116 6,482 5,834	4,058 3,652	47,711 42,940		
Aluminum/Vinyl	Brick	No. of Elec. Outlets			Chimney:		1 1000 Gal Septic	1 2000 Gal Septic	116 6,482 5,834	4,058 3,652	47,711 42,940							
Brick	Insulation	No. of Elec. Outlets				(2) Windows						1 1000 Gal Septic	1 2000 Gal Septic	116 6,482 5,834	4,058 3,652	47,711 42,940		
Insulation	(2) Windows	No. of Elec. Outlets			Many		Ave.	Few	116 6,482 5,834	4,058 3,652	47,711 42,940							
(2) Windows	Many	No. of Elec. Outlets				Avg.						Small	116 6,482 5,834	4,058 3,652	47,711 42,940			
Many	Avg.	No. of Elec. Outlets			Large		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Avg.	Large	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
Few	Small	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Wood Sash	Metal Sash	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
Metal Sash	Vinyl Sash	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Vinyl Sash	Double Hung	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
Double Hung	Horiz. Slide	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Horiz. Slide	Casement	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
Casement	Double Glass	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Double Glass	Patio Doors	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
Patio Doors	Storms & Screens	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Storms & Screens	(3) Roof	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
(3) Roof	Gable	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Gable	Hip	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
Hip	Flat	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Flat	Gambrel	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
Gambrel	Mansard	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Mansard	Shed	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
Shed	Asphalt Shingle	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								
Asphalt Shingle	Chimney:	No. of Elec. Outlets				Many					Small	116 6,482 5,834	4,058 3,652	47,711 42,940				
Chimney:	Joists: Unsupported Len: Cntr.Sup:	No. of Elec. Outlets			Many		Small	116 6,482 5,834	4,058 3,652	47,711 42,940								

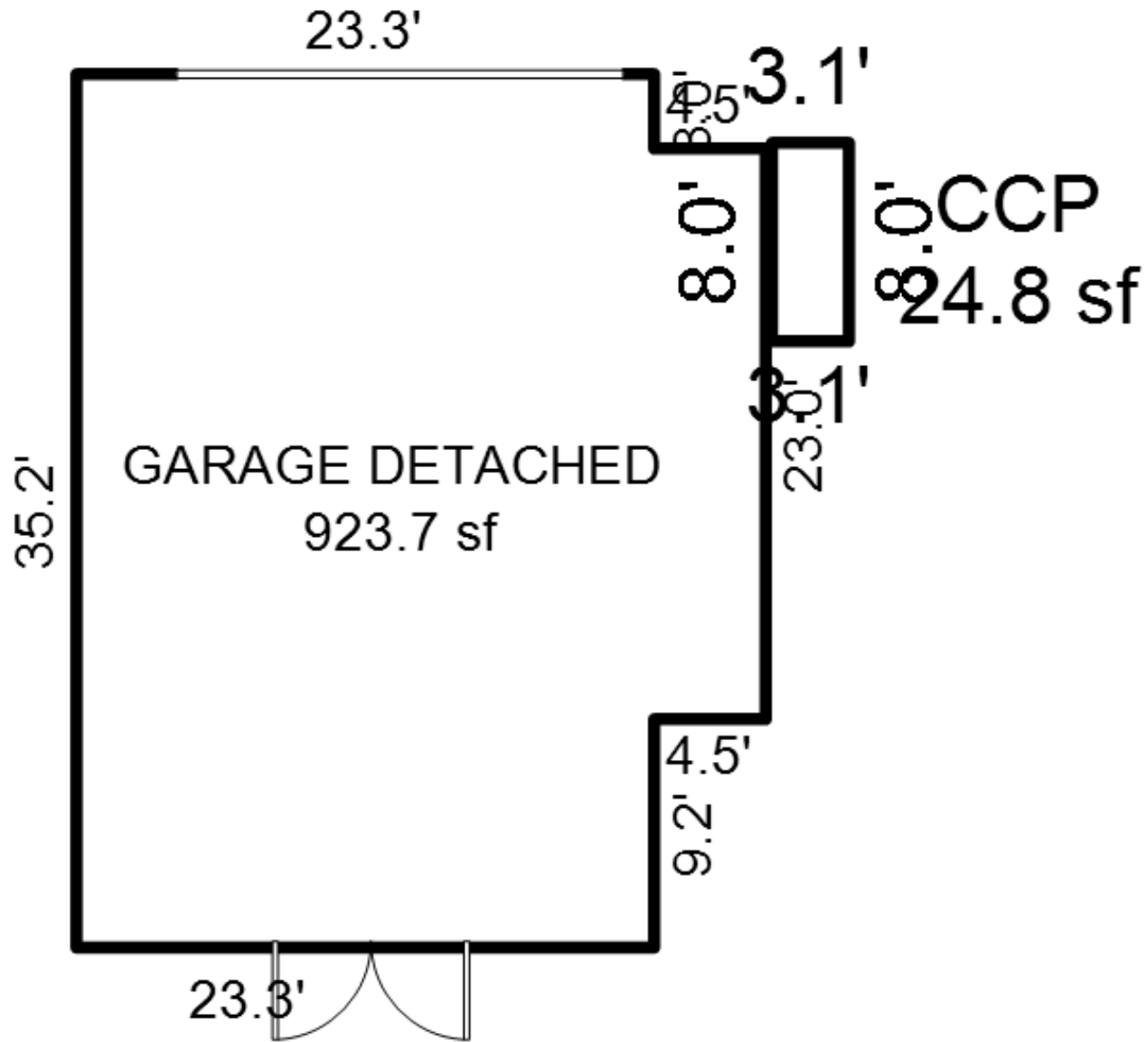
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



\*\*\* 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 24	Type CCP (1 Story)	Year Built: 2014 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 1 Area: 923 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	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	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Class: B Effec. Age: 10 Floor Area: 692 Total Base New : 150,867 Total Depr Cost: 135,781 Estimated T.C.V: 366,609	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																																						
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			Class: B Effec. Age: 10 Floor Area: 692 Total Base New : 150,867 Total Depr Cost: 135,781 Estimated T.C.V: 366,609			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Duplex		Plaster Wood T&G		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family GARAGE			E.C.F. X 2.700			Cls B Blt 2014																										
A-Frame		Trim & Decoration		No. of Elec. Outlets			Building Areas			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Building Style: GARAGE		Lg Ord Small		No. of Elec. Outlets			1 Story Siding Overhang 692			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Yr Built Remodeled 2014 LIV 0		Doors Solid H.C.		No. of Elec. Outlets			Total: 82,383 74,145			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Condition: Average		(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Room List		Kitchen: Other: Other:		No. of Elec. Outlets			Plumbing			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Basement 1 1st Floor 1 2nd Floor 1 Bedrooms		(6) Ceilings		No. of Elec. Outlets			Garages			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
(1) Exterior		(7) Excavation		No. of Elec. Outlets			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Base Cost 923 62,792 56,513			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Insulation		(8) Basement		No. of Elec. Outlets			Door Opener 1 771 694			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			Porches			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Many Avg. Few Large Avg. Small		(9) Basement Finish		No. of Elec. Outlets			CCP (1 Story) 24 1,584 1,426			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Totals: 150,867 135,781			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
(3) Roof		(10) Floor Support		No. of Elec. Outlets			Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM W ECF (4080 BIG GLEN) 2.700 => TCV: 366,609			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Gable Hip Flat Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets						E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										
Asphalt Shingle		Lump Sum Items:		No. of Elec. Outlets						E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																										

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



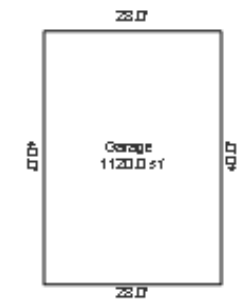
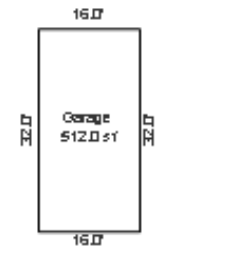
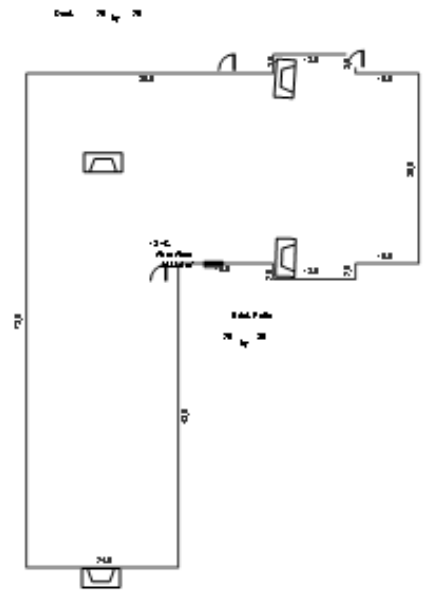
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ANDERSON PETER F TRUST	ANDERSON PETER F TRUST	0	12/23/2021	OTH	07-DEATH CERTIFICATE	PRE RESCIND	DEED	0.0			
ANDERSON PETER F	ANDERSON PETER F TRUST	1	01/11/2017	QC	09-FAMILY	1284P571	PROPERTY TRANSFER	0.0			
STEEGE DEBORAH ANDERSON	ANDERSON PETER F	0	08/12/2011	QC	09-FAMILY	2011 1093-748	DEED	75.0			
KERBY MILLER SPROUSE & SH	ANDERSON PETER F	1,360,000	06/28/2011	WD	03-ARM'S LENGTH	2011 1093-477	DEED	50.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status		
5551 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		08/07/2019	PE19-0424	100% FINIS			
		P.R.E. 100% 05/01/2022		Mechanical		07/31/2019	PM19-0540	100% FINIS			
Owner's Name/Address		MAP #: 51		2025 Est TCV 4,342,597 TCV/TFA: 1408.5							
ANDERSON PETER F TRUST ANDERSON FORD T TRUSTEE 5551 W NORTHWOOD DR GLEN ARBOR MI 49636		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
Tax Description		Public Improvements		* Factors *							
L275 P802 PRT GOVT LOT 3 SEC 26 BEG 1527.34 FT S & 166.56 FT W OF N 1/4 SEC COR TH ALG C/L CO RD N 85 DEG 27' W 200 FT TH S 569.64 FT TO SHR GLEN LAKE TH ALG SHR S 86 DEG E 200 FT TH N 0 DEG 02' W 567.1 FT M/L TO POB SEC 26 T29N R14W 2.62 A M/L.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	GROUP A 20000	200.00	570.00	0.8927	0.9499	20000 100		3,391,936
		X	Topography of Site	200 Actual Front Feet, 2.62 Total Acres Total Est. Land Value = 3,391,936							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond	Land Improvement Cost Estimates							
		X	Waterfront Ravine Wetland Flood Plain	Description	Rate	Size	% Good	Cash Value			
		X		D/W/P: Brick on Sand	18.15	780	0	0			
		X		Residential Local Cost Land Improvements							
		X		Description	Rate	Size	% Good	Cash Value			
		X		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000			
		X		Total Estimated Land Improvements True Cash Value = 10,000							
		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X		2025	1,696,000	475,300	2,171,300			1,636,101C	
		X		2024	1,650,900	467,600	2,118,500			1,586,907C	
		X		2023	1,390,200	352,800	1,743,000			1,511,340C	
		X		2022	1,305,800	292,200	1,598,000			1,439,372C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	4	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400	Type Treated Wood	Year Built: 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: 1008 % 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 +5 Effec. Age: 35 Floor Area: 3,083 Total Base New : 536,010 Total Depr Cost: 348,393 Estimated T.C.V: 940,661		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 1956					
Yr Built 1956	Remodeled 1977	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 3083 SF Floor Area = 3083 SF.						
Condition: Average		Size of Closets		Lg			X	Ord	Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
7	Basement	(5) Floors				100 Amps Service			1 Story Siding Crawl Space		3,083				
1st Floor	2nd Floor	Kitchen: Carpeted				No. of Elec. Outlets			Other Additions/Adjustments						
3	Bedrooms	Other: Hardwood				Many X Ave. Few			Plumbing		Average Fixture(s)		1 1,486 966		
(1) Exterior		Other:				(13) Plumbing			Water/Sewer		3 Fixture Bath		4,678 3,041		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				1 Average Fixture(s)			Deck		2 3 Fixture Bath		3,130 2,034		
X	Insulation	X Drywall				2 3 Fixture Bath			Garages		3 Fixture Bath		4,678 3,041		
(2) Windows		(7) Excavation				1 2 Fixture Bath			Treated Wood		2 Fixture Bath		3,130 2,034		
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 3083 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 2 Fixture Bath			Water Well, 100 Feet		Solar Water Heat		4,899 3,184		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				1 2 Fixture Bath			Deck		No Plumbing		5,849 3,802		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 2 Fixture Bath			Garages		Extra Toilet		6,568 4,269		
X	Gable Hip Flat	(9) Basement Finish				1 2 Fixture Bath			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Extra Sink		1008 33,919 22,047		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 1000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Separate Shower		512 20,685 13,445		
Chimney: Brick		(10) Floor Support				1 2000 Gal Septic			Class: C Exterior: Pole (Unfinished)		Ceramic Tile Floor		2016 48,989 31,843		
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:				Lump Sum Items:			Built-Ins		Ceramic Tile Wains		1 2,786 1,811		
									Fireplaces		Ceramic Tub Alcove		4 26,236 17,053		
									Local Cost Items		Vent Fan		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRANK EDMUND H & EUSTACIA	FRANK EDMUND H & EUSTACIA	1	02/22/2016	QC	09-FAMILY	1260P930	PROPERTY TRANSFER	0.0
FRANK HALBERT & SUZANNE W	FRANK EDMUND H	1	12/24/1999	QC	09-FAMILY	532P789	OTHER	100.0
FRANK ANN B ESTATE	HALBERT FRANK	1	07/22/1996	QC	09-FAMILY	427P335	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5383 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/19/2020	PM20-0200	100% FINIS
	P.R.E. 0%		Mechanical	02/06/2019	PM19-0096	100% FINIS
Owner's Name/Address	MAP #: 50		ELECTRICAL	04/25/2002	PE02-0192	
FRANK EDMUND H & EUSTACIA SU TRUST 300 NW 8TH AVE #103 PORTLAND OR 97209	2025 Est TCV 3,279,259 TCV/TFA: 1049.7		PLUMBING	04/17/2002	PP02-0114	

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	
1260P930 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0 DEG 32' 35" W 600.53 FT TO POB SEC 26 T29N R14W 2.06A M/L. FORMERLY A UND 5.9325% INT L427 P335 L532 P789/99 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0	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	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	
1260P930 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0 DEG 32' 35" W 600.53 FT TO POB SEC 26 T29N R14W 2.06A M/L. FORMERLY A UND 5.9325% INT L427 P335 L532 P789/99 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0	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 Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
1260P930 PRT GOVT LOT 2 SEC 26 BEG 400 FT E OF W LN GOVT LOT 2 ON C/L NORTHWOOD DR TH ALG C/L S 85 DEG 27' E 152.83 FT TH S 0 DEG 16' E 593.3 FT TO SHR GLEN LAKE TH ALG SHR N 88 DEG 07' W 149.65 FT TH N 0	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.								

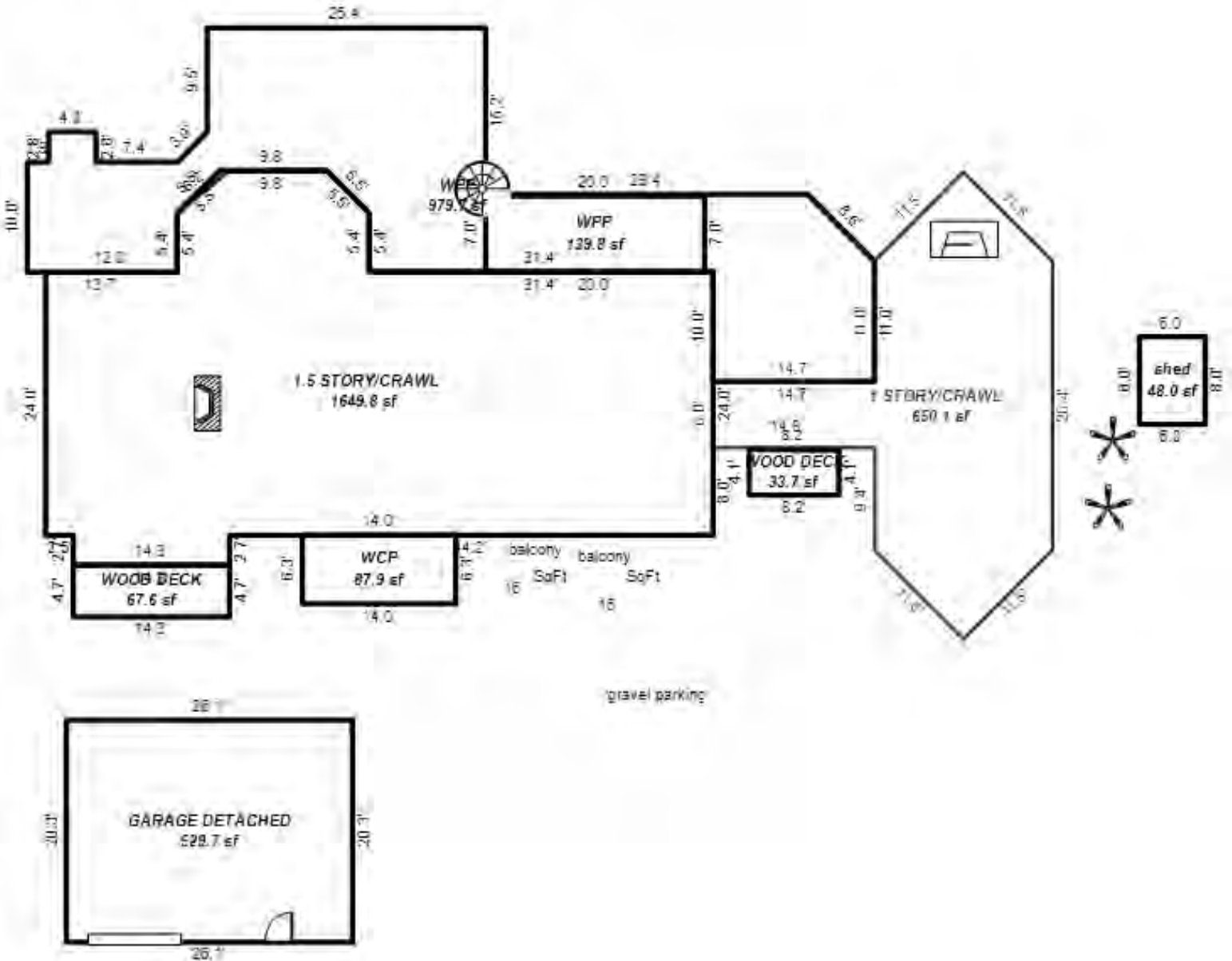
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,153,400	486,200	1,639,600			1,025,670C
2024	1,122,800	478,100	1,600,900			994,831C
2023	945,500	360,300	1,305,800			947,459C
2022	866,100	295,100	1,161,200			902,342C

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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 87 139 978 67 33 16 16	Type WCP (1 Story) WPP WPP Treated Wood Treated Wood Wood Balcony Wood Balcony	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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 35 Floor Area: 3,124 Total Base New : 550,576 Total Depr Cost: 357,873 Estimated T.C.V: 966,257			E.C.F. X 2.700		Bsmnt Garage: Carport Area: 240 Roof: Comp.Shingle			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2299 SF Floor Area = 3124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC		Blt 1960				
Yr Built 1960	Remodeled 1985	Ex	X Ord	Min	(12) Electric			Building Areas			Size		Cost New	Depr. Cost		
Condition: Average		Size of Closets		150 Amps Service			Stories Exterior Foundation			1,649		650		Total: 437,556 284,412		
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			1.5 Story Siding Crawl Space			650					
Basement 6 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:			Average Fixture(s)			1		2,188		1,422		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			1		6,880		4,472		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			2 Fixture Bath			1		4,610		2,996		
X	Insulation	(7) Excavation		(13) Plumbing			Extra Toilet			1		5,676		3,689		
(2) Windows		Basement: 0 S.F. Crawl: 2299 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Extra Sink			1		6,289		4,088		
X	Many Avg. X Avg. Few Small	(8) Basement		2 3 Fixture Bath			Separate Shower			1		5,712		3,713		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Ceramic Tile Floor			1		4,615		3,000		
(3) Roof		(9) Basement Finish		1 2 Fixture Bath			Ceramic Tile Wains			978		20,166		13,108		
X	Gable Hip Flat	Gambrel Mansard Shed		1000 Gal Septic Water Well, 100 Feet			Ceramic Tub Alcove Vent Fan			Deck		67		2,210 1,436		
X	Asphalt Shingle	(10) Floor Support		1 1000 Gal Septic 2000 Gal Septic			Public Water Public Sewer Water Well			Treated Wood		33		1,526 992		
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Balcony			16		802 521	
										Wood Balcony			16		802 521	
										Garages						
										Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost			528		27,894 18,131	
										<<<<< 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.
GREENMAN LESLIE	GLEN ARBOR & GRANDMAR LLC	0	06/14/2023	QC	21-NOT USED/OTHER	2023002514	PROPERTY TRANSFER	0.0
RINKER MARILYN POWELL TRU	GREENMAN LESLIE	0	05/02/2023	WD	09-FAMILY	2023002293	PROPERTY TRANSFER	0.0
RINKER MARILYN P TRUST	RINKER MARILYN POWELL PER	10	02/14/2007	WD	33-TO BE DETERMINED	931:287	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5365 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/14/2024	PM24-0914	100% FINIS
	P.R.E. 0%		Electrical	03/07/2005	PE05-0113	100% FINIS
Owner's Name/Address	MAP #: 50		PLUMBING	03/03/2005	PP05-0067	100% FINIS
GLEN ARBOR & GRANDMAR LLC PO BOX 5817 TRAVERSE CITY MI 49696-5817	2025 Est TCV 3,045,431 TCV/TFA: 858.35		HOUSE	11/05/2004	2088	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	588.00	1.0000	0.9573	20000	100	1,914,696
100 Actual Front Feet, 1.35 Total Acres						Total Est. Land Value =	1,914,696

Tax Description		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		



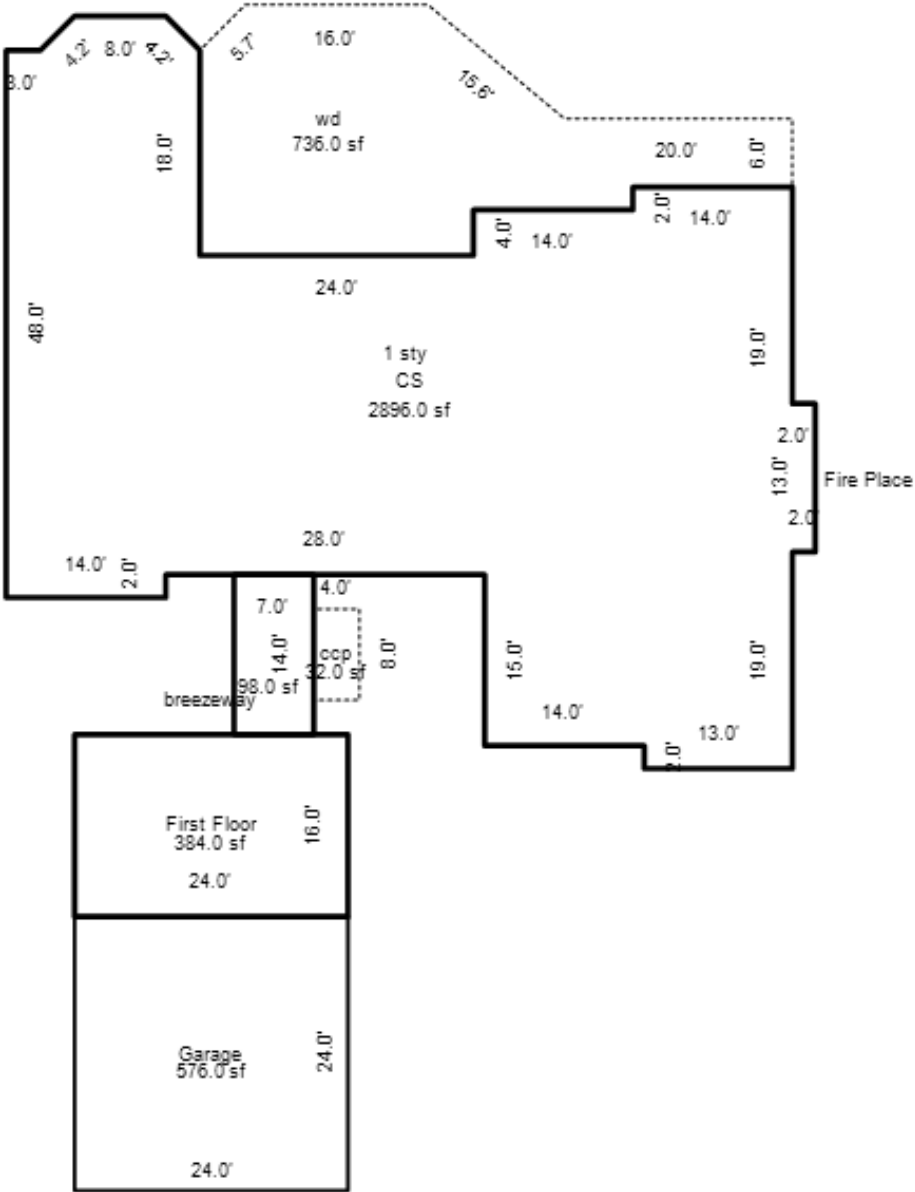
Comments/Influences		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Topography of Site								
X	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What	2025	957,300	565,400	1,522,700		518,638C
WAS	10/25/2007	INSPECTED	2024	989,300	556,000	1,545,300		503,044C
WAS	06/16/2007	INSPECTED	2023	833,100	419,400	1,252,500		479,090C
			2022	750,000	343,800	1,093,800		456,277C

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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 32 736 98	Type CPP Treated Wood Brzwy, FW	Year Built: 2004 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 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																																																																																																																																																				
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																				
Trim & Decoration		X	Ex		Ord		Min																																																																																																																																																		
Yr Built 1994	Remodeled 0	Size of Closets		X	Lg		Ord		Small																																																																																																																																																
Condition: Average		Doors			Solid	X	H.C.																																																																																																																																																		
Room List		(5) Floors		(12) Electric			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																													
	Basement 8 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Carpeted Other: Carpeted Other:		200 Amps Service			Class: C +10 Effec. Age: 25 Floor Area: 3,548 Total Base New : 553,162 Total Depr Cost: 415,087 Estimated T.C.V: 1,120,735			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																																																																																																																																													
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10		Blt 1994																																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X	Ex.		Ord.		Min	Ground Area = 3260 SF Floor Area = 3548 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas																																																																																																																																															
X	Insulation	X	Drywall	X	Many		Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost																																																																																																																																															
(2) Windows		(7) Excavation		(13) Plumbing			1+ Story Siding Crawl Space 2,896																																																																																																																																																		
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 3260 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)			1 Story Siding Crawl Space 364																																																																																																																																																	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		4	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 288																																																																																																																																																	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Other Additions/Adjustments																																																																																																																																																		
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing																																																																																																																																																		
(3) Roof		(10) Floor Support		Lump Sum Items:			Average Fixture(s)																																																																																																																																																		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic			3 Fixture Bath																																																																																																																																																		
X	Gambrel Mansard Shed	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Water/Sewer																																																																																																																																																		
Chimney: Brick				1000 Gal Septic 2000 Gal Septic			Water/Sewer																																																																																																																																																		
<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>2,896</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>364</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>288</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>469,492</td> <td>352,143</td> </tr> </tbody> </table>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Crawl Space	2,896				1 Story	Siding	Crawl Space	364				1 Story	Siding	Overhang	288				Total:					469,492	352,143																																																																																																									
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Total:					469,492	352,143																																																																																																																																																			
<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>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td></td> <td></td> <td>1,486</td> <td></td> <td>1,114</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3</td> <td></td> <td></td> <td>14,035</td> <td></td> <td>10,526</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td></td> <td></td> <td>4,899</td> <td></td> <td>3,674</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td></td> <td></td> <td>5,849</td> <td></td> <td>4,387</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>32</td> <td></td> <td></td> <td>885</td> <td></td> <td>858</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td>576</td> <td>30,067</td> <td>22,550</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td></td> <td></td> <td>550</td> <td></td> <td>412</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td></td> <td></td> <td>2,786</td> <td></td> <td>2,089</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 2 Story</td> <td>1</td> <td></td> <td></td> <td>6,694</td> <td></td> <td>5,020</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td></td> <td>736</td> <td>9,627</td> <td>7,220</td> </tr> <tr> <td>Breezeways</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing							Average Fixture(s)	1			1,486		1,114	3 Fixture Bath	3			14,035		10,526	Water/Sewer							1000 Gal Septic	1			4,899		3,674	Water Well, 100 Feet	1			5,849		4,387	Porches							CPP	32			885		858	Garages							Class: C Exterior: Siding Foundation: 42 Inch (Finished)							Base Cost				576	30,067	22,550	Door Opener	1			550		412	Built-Ins							Appliance Allow.	1			2,786		2,089	Fireplaces							Interior 2 Story	1			6,694		5,020	Deck							Treated Wood				736	9,627	7,220	Breezeways						
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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.
MOORE ANNABEL C & ROBERT	MOORE ANNABEL	0	04/25/2008	WD	03-ARM'S LENGTH	977/966	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5347 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/18/2008	PM08-0255	
	P.R.E. 89% 07/21/2008		Electrical	02/12/2008	PE08-0045	
Owner's Name/Address	MAP #: 50		Mechanical	02/05/2008	PM08-0075	
MOORE ANNABEL 5347 W NORTHWOOD DR GLEN ARBOR MI 49636	2025 Est TCV 4,781,263 TCV/TFA: 753.90		Plumbing	02/05/2008	PP08-0035	

	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	589.00	1.0000 0.9578 20000 100	1,915,510
			100 Actual Front Feet, 1.35 Total Acres Total Est. Land Value =				1,915,510

Tax Description							
L309 P447/90 L431 P178&180/96 L520 P786/99 L775 P682/03 PRT OF GOVT LOT 2 SEC 26 COM AT SE MEANDER POST ON SHR GLEN LAKE TH N 0 DEG 14' 30" E ON E LOT LN 655.05 FT TO C/L CO RD TH S 82 DEG 20' W ON C/L 533.05 FT TO POB TH ON C/L S 82 DEG 20' W 29.08 FT TH N 85 DEG 27' W ON C/L 71.33 FT TH S 0 DEG 16' E 588.58 FT TO SHR GLEN LAKE TH S 88 DEG 07' E ALG SHR 100 FT TH N 0 DEG 16' W 589.89 FT TO POB KNOWN AS TRACT D SEC 26 T29N R14W 1.35 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer					
	X	Electric					
	X	Gas					
		Curb Street Lights Standard Utilities Underground Utils.					
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 4in Ren. Conc.	8.24	594 0	0	
			D/W/P: Patio Blocks	15.72	196 0	0	
			D/W/P: Patio Blocks	15.72	21 0	0	
			D/W/P: Patio Blocks	15.72	400 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 High Landscaped Swamp							
	X Wooded Pond							
	X Waterfront Ravine Wetland Flood Plain							

Who	When	What	2025	2024	2023	2022
			957,800	989,700	833,400	750,000
			1,432,800	1,458,200	1,097,600	898,000
			2,390,600	2,447,900	1,931,000	1,648,000
			1,083,378C	1,050,804C	1,000,766C	953,111C

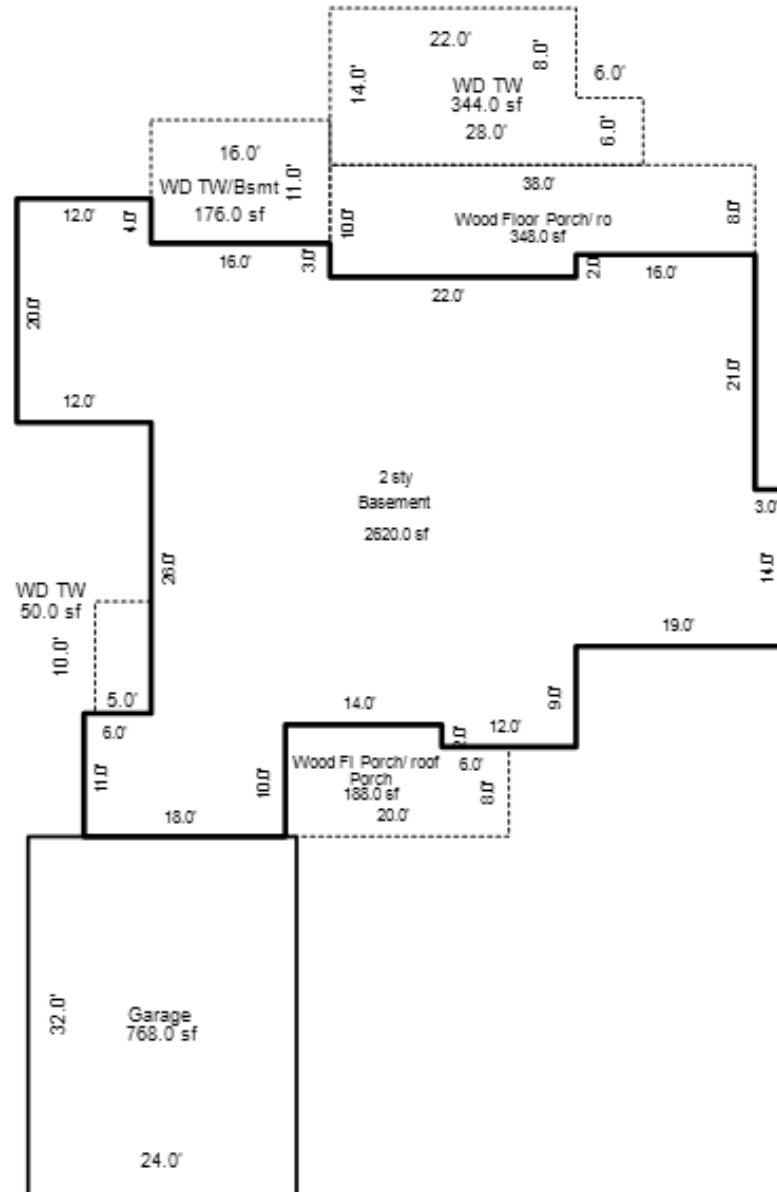
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other 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	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: 2004 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																												
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																					
Building Style: 2 STORY		Drywall Paneled	Plaster X Wood T&G	Trim & Decoration																																						
Yr Built 2003	Remodeled 0	X	Ex	Ord	Min																																					
Condition: Average		Size of Closets		X	Lg	Ord	Small																																			
Room List		Doors	X	Solid		H.C.																																				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Hardwood Other: Carpeted Other:																																					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																																							
X	Insulation	(7) Excavation			No. of Elec. Outlets																																					
(2) Windows					X	Many	Ave.	Few																																		
X	Many Avg. X Few		Large Avg. Small		Basement: 2620 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			(13) Plumbing																																					
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																					
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer																																					
X	Gable Hip Flat		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																					
X	Chimney: Stone	(10) Floor Support			Lump Sum Items:																																					
			Joists: I-BEAM Unsupported Len: Cntr.Sup:																																							
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2620 SF Floor Area = 5624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>2,620</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>384</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>875,145</td> <td>743,858</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	2,620			1 Story	Siding	Overhang	384			Total:				875,145	743,858	Class: B -5 Effec. Age: 15 Floor Area: 5,624 Total Base New : 1,062,255 Total Depr Cost: 902,901 Estimated T.C.V: 2,437,833		E.C.F. X 2.700		Cls B -5 Blt 2003	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																					
2 Story	Siding	Basement	2,620																																							
1 Story	Siding	Overhang	384																																							
Total:				875,145	743,858																																					
Other Additions/Adjustments Exterior Stone Veneer 80 4,166 3,541 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 Water/Sewer 1000 Gal Septic 1 6,158 5,234 Water Well, 200 Feet 1 12,442 10,576 Porches WCP (1 Story) 188 11,274 9,583 WCP (1 Story) 348 17,229 14,645 Deck Treated Wood 50 1,948 1,656 Treated Wood 344 6,577 5,590 Treated Wood 176 4,231 3,596 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 768 55,488 47,165 Common Wall: 1 Wall 1 -3,672 -3,121 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																										

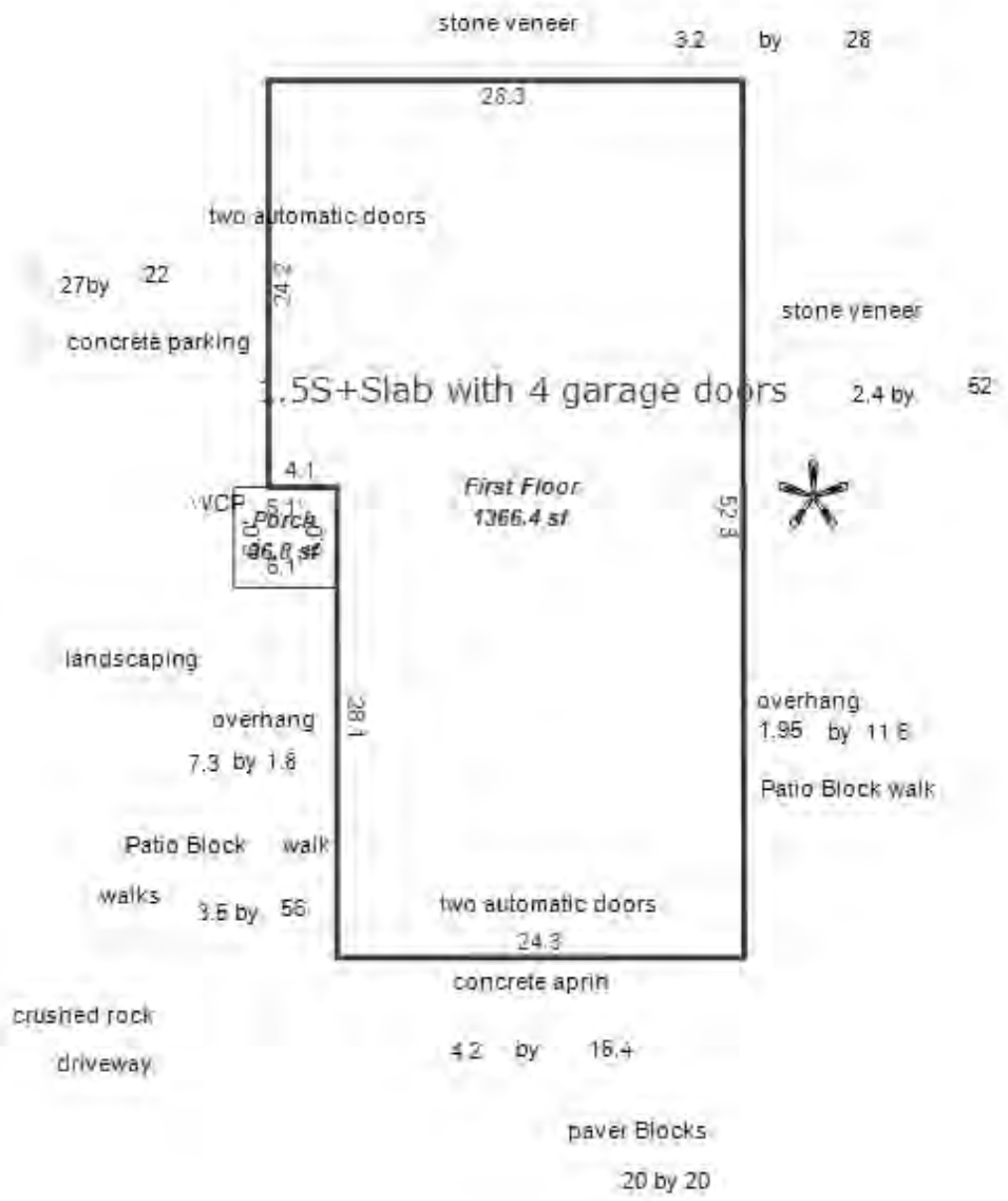
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage																																						
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook 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	36	WCP	(1 Story)	Year Built: 2008 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Area	Type	Bsmnt Garage:	Roof:																																						
	Mobile Home															0 Front Overhang 0 Other Overhang	X	Class: BC Effec. Age: 15 Floor Area: 718 Total Base New : 183,189 Total Depr Cost: 155,711 Estimated T.C.V: 420,420	E.C.F. X 2.700																																		
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			Central Air Wood Furnace		(12) Electric			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 718 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas		Cls BC				Blt 2008																																	
Duplex	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Size of Closets Lg Ord Small	No. of Elec. Outlets Many Ave. Few	(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	No. of Elec. Outlets Many Ave. Few	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	<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>683</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>13</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>22</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>75,742</td> <td>64,380</td> </tr> </tbody> </table>					Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Overhang	683			1 Story	Siding	Overhang	13			1 Story	Siding	Overhang	22			Total:				75,742	64,380	Total	75,742	64,380	Other Additions/Adjustments				
Stories											Exterior	Foundation	Size	Cost New	Depr. Cost																																						
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1 Story	Siding	Overhang	22																																																		
Total:				75,742	64,380																																																
A-Frame	Condition: Average	Ex	Ord	Min	Rooms	Doors	Solid	H.C.	(5) Floors Kitchen: Other: Other:	(6) Ceilings	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	Notes: 2ND_DWELLING WITH GARAGES	ECF (4080 BIG GLEN) 2.700 => TCY:	420,420																																				
Basement																		Room List	Yr Built	Remodeled	0	2008																															
1st Floor	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
2nd Floor	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Bedrooms	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
(1) Exterior	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Wood/Shingle	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Aluminum/Vinyl	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Brick	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Insulation	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
(2) Windows	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Many	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Avg.	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Few	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Wood Sash	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Metal Sash	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Vinyl Sash	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Double Hung	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Horiz. Slide	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Casement	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Double Glass	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Patio Doors	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Storms & Screens	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
(3) Roof	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Gable	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Hip	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Flat	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
Asphalt Shingle	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					
Chimney:	Condition: Average		Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																												
*** Information herein deemed reliable but not guaranteed***	Condition: Average									Lg	Ord	Small	Basement	1st Floor	2nd Floor	Bedrooms																																					



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOEPKE WILLIAM BROOKS	WINDWARD FAMILY COTTAGE L	0	08/29/2009	WD	03-ARM'S LENGTH	2009 1032-308W	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5301 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	11/02/2009	PE09-0372	
	P.R.E. 0%		Mechanical	03/25/2009	PM09-0080	
Owner's Name/Address	MAP #: 50		Plumbing	03/25/2009	PP09-0029	
WINDWARD FAMILY COTTAGE LLC 2934 WILSON LN GLENVIEW IL 60026	2025 Est TCV 4,550,049 TCV/TFA: 1220.8		Electrical	12/16/2008	PE08-0570	

	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	200.00	700.00	0.8894 1.0000 20000 100 3,557,435
			GROUP A 20000	3.00	700.00	0.8894 1.0000 20000 50 SURPLUS: ZONING 100 ft 2
			203 Actual Front Feet, 3.26 Total Acres Total Est. Land Value = 3,584,115			

Tax Description

2010 ROLL - COMBINED ALL INT SHARES - 10-10, 10-20, 10-30, 10-40 L295 P589/89 L532 P697 L533 P993/00 L587 P530/01 PRT OF GOVT LOT 2 SEC 26 COM AT SE COR SD GOVT LOT 2 TH S 46 DEG 20' 40" W ON SHR GLEN LAKE 107.71 FT TH S 83 DEG 31' 40" W ON SHR 22.56 FT FOR POB TH S 83 DEG 31' 40" W 116.14 FT TH N 76 DEG 23' W ON SHR 87.01 FT TH N 0 DEG 14' 30" E 684.15 FT TO C/L NORTHWOOD DR TH N 82 DEG 20' E ON C/L 201.90 FT TH S 0 DEG 14' 30" W 718.48 FT TO POB UND 25% INTEREST SEC 26 T29N R14W 3 2 A M/L



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

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

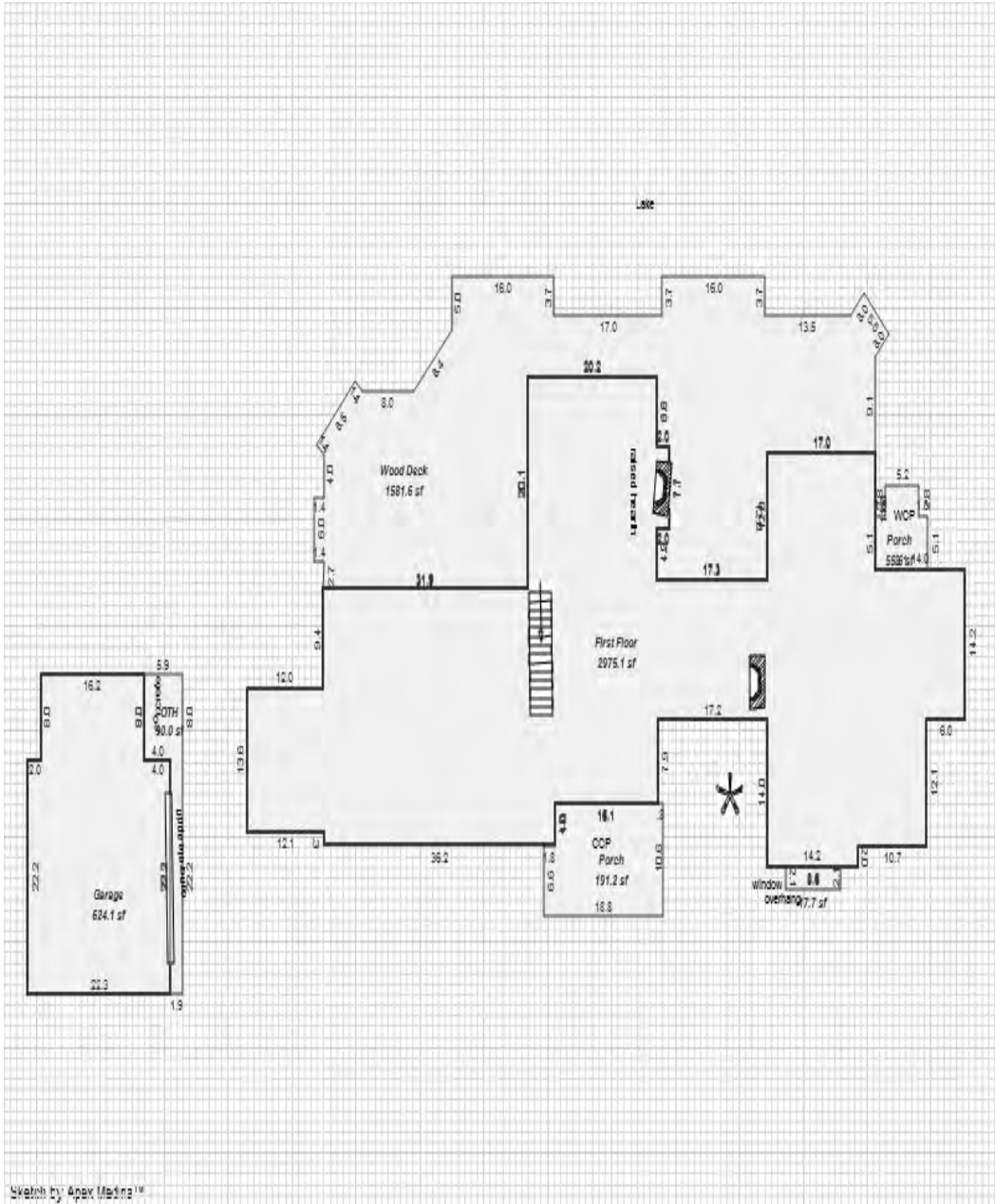
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2025	1,792,100	482,900	2,275,000			494,144C
		TPC 10/15/2009 INSPECTED	2024	1,744,400	475,200	2,219,600			479,287C
		WAS 01/16/2009 INSPECTED	2023	1,469,000	358,500	1,827,500			456,464C
		WAS 10/25/2008 INSPECTED	2022	1,311,700	293,800	1,605,500			434,728C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 191 55 1581	Type CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2009 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: 624 % Good: 0 Storage Area: 264 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	2	Class: C +10 Effec. Age: 35 Floor Area: 3,727 Total Base New : 542,952 Total Depr Cost: 352,930 Estimated T.C.V: 952,911	E.C.F. X 2.700	Bsmnt Garage:	Carpport Area: Roof:					
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 10 Blt 1965		(11) Heating System: Electric Baseboard					
Yr Built	Remodeled	Size of Closets		150 Amps Service		No./Qual. of Fixtures		Ground Area = 2975 SF Floor Area = 3727 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas					
1965	200	1981	Ex	X	Ord	Min	Many	X	Ave.	Few	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg		X	Ord	Small	1	Average Fixture(s)		0.5 Story Siding Overhang		17		Total: 440,326 286,225			
Room List		Doors		Solid		X	H.C.	3	3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		
Basement 8 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		Kitchen:		Other: Carpeted		Other:		No. of Elec. Outlets		Average Fixture(s)		Solar Water Heat		No Plumbing	
(1) Exterior		(6) Ceilings		X		Drywall		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F.		Crawl: 2975 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.	
X	Insulation	(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		(14) Water/Sewer	
(2) Windows		Many		X	Avg.	X	Avg.	Few		Small		Recreation SF		Living SF		Walkout Doors (B)	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
X	Gable Hip Flat	Gambrel Mansard Shed		1		1		2000 Gal Septic		1		1		1		1	
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16		Unsupported Len:		Cntr.Sup:		Deck		Treated Wood		1581		20,679 13,441	
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.
MORAN PATRICK T & LYNN D	MORAN HOLDINGS	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN HOLDINGS	MORAN HOLDINGSG LLLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN HOLDINGS LLLC	MORAN LYNN D	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN LYNN D	MORAN HOLDINGS LLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5287 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/19/2023	PM23-0529	100% FINIS
	P.R.E. 0%		Mechanical	06/21/2022	PM22-0510	100% FINIS
Owner's Name/Address	MAP #: 50		Mechanical	10/10/2008	PM08-0449	100% FINIS
MORAN HOLDINGS LLC PO BOX 189 NEW HUDSON MI 48165	2025 Est TCY 4,435,864 TCY/TFA: 1182.5		Mechanical	05/15/2008	PM08-0199	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	743.26	1.0000	1.0151	20000	100	2,030,208
GROUP A 20000	4.32	743.26	1.0000	1.0151	20000	50 SURPLUS: ZONING 100 ft	4
104 Actual Front Feet, 1.78 Total Acres							Total Est. Land Value = 2,074,060

Tax Description		Description	Rate	Size % Good	Cash Value
L710 P315/03 L923 P356/06 L940 P912/07 PRT OF GOVT LOT 2 SEC 26 COM AT SE COR GOVT LOT 2 TH S 46 DEG 20' 40" W ON SHR GLEN LAKE 107.91 FT TH S 83 DEG 31' 40" W ON SHR 32.26 FT TH N 0 DEG 14' 30" E 718.48 FT TO C/L NORTHWOOD DR TH N 82 DEG 20" E ON C/L 100.91 FT TO E SEC LN TH S 0 DEG 14'30" W 655.05 FT TO POB KNOWN AS TRACT NO 1 OF UNRECORDED PLAT SEC 26 T29N R14W 1.78 A M/L	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric	16.60	40 50	332
	X	Gas	43.23	306 50	6,614
	X	Curb	21.16	416 0	0
	X	Street Lights	15.72	1108 0	0
	X	Standard Utilities	8.24	5392 0	0
	X	Underground Utils.	2.29	5392 0	0

Topography of Site	Description	Rate	Size % Good	Cash Value
		0.00	1 100	0
X Level	Residential Local Cost Land Improvements			
X Rolling	Description	Rate	Size % Good	Cash Value
X Low	LAND IMPROVEMENTS 10	10,000.00	4 100	40,000
X High	BOAT HOIST	2,000.00	1 100	2,000
X Landscaped	Total Estimated Land Improvements True Cash Value = 48,946			
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	1,037,000	1,180,900	2,217,900			1,371,675C
2024	1,060,400	1,161,600	2,222,000			1,330,432C
2023	892,900	879,400	1,772,300			1,267,079C
2022	759,700	725,900	1,485,600			1,206,742C

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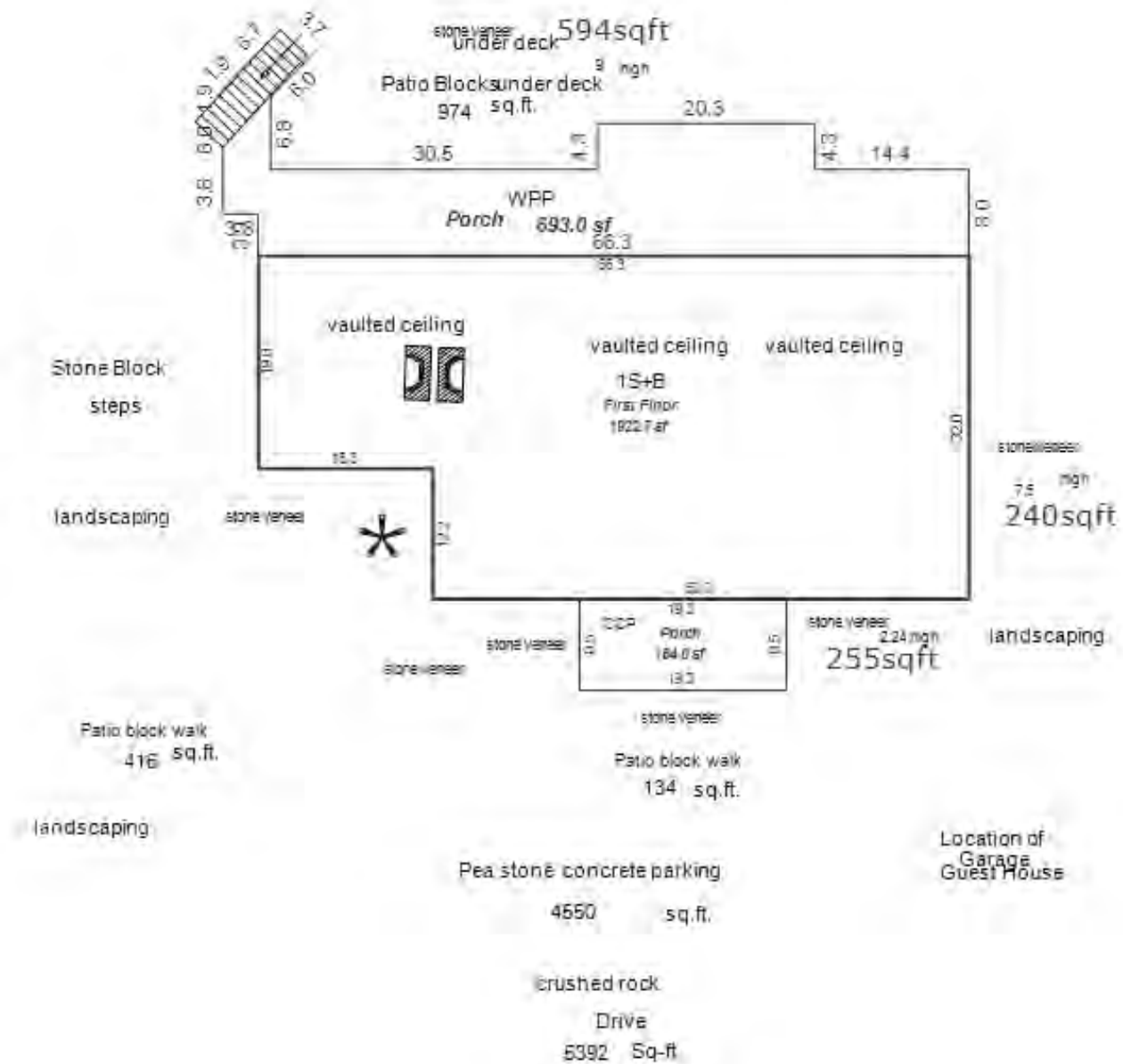
TPC 08/24/2023 INSPECTED  
TPC 12/07/2011 INSPECTED  
TPC 05/01/2011 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	1	Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 164 693	Type CCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:							
	Mobile Home																0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: B Effec. Age: 10 Floor Area: 1,922 Total Base New : 637,483 Total Depr Cost: 550,283 Estimated T.C.V: 1,485,764				
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family LOG			Cls B			Blt 2009										
Duplex		Drywall Paneled	Plaster Wood T&G			(12) Electric			Ground Area = 1922 SF Floor Area = 1922 SF.			Building Areas			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
A-Frame		Trim & Decoration			0 Amps Service			No./Qual. of Fixtures			Exterior Siding			Foundation Basement			Size 1,922						
Wood Frame		Ex	Ord	Min	No. of Elec. Outlets			Many			Ave.			Few			Total: 408,917 368,025						
Building Style: LOG		Size of Closets			(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Recreation Room			1922 58,621 29,310						
Yr Built 2009	Remodeled 0	Lg	Ord	Small	(14) Water/Sewer			1			Exterior Stone Veneer			1089 56,715 51,043			Basement, Outside Entrance, Below Grade						
Condition: Average		Doors			Public Water			4			Plumbing			2			8,575 7,717			Plumbing			
Room List		Solid			Public Sewer			3			Average Fixture(s)			3			31,580 28,422			Water/Sewer			
Basement	1st Floor	(5) Floors			Water Well			1			3 Fixture Bath			1			12,006 10,805			2000 Gal Septic			
2nd Floor	7 Bedrooms	Kitchen:			Ceramic Tile Floor			1			2 Fixture Bath			1			6,593 5,934			Water Well, 100 Feet			
(1) Exterior		Other:			Ceramic Tile Wains			1			Softener, Auto			1			6,375 5,737			Porches			
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings			Ceramic Tub Alcove			1			Softener, Manual			1			17,006 15,305			Built-Ins			
Brick	Insulation	(7) Excavation			Vent Fan			1			Solar Water Heat			1			9,670 8,703			Appliance Allow.			
(2) Windows		Basement: 1922 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1			No Plumbing			1			11,191 10,072			Fireplaces			
Many Avg. Few	Large Avg. Small	(9) Basement Finish			Extra Toilet			1			Extra Sink			1			6,375 5,737			Interior 2 Story			
Wood Sash	Metal Sash	Recreation SF			Extra Shower			1			No Plumbing			1			6,375 5,737			Two Sided			
Vinyl Sash	Vinyl Sash	Living SF			Separate Shower			1			No Plumbing			1			6,375 5,737						
Double Hung	Horiz. Slide Casement	Walkout Doors (B)			Ceramic Tile Floor			1			No Plumbing			1			6,375 5,737						
Double Glass	Patio Doors	No Floor SF			Ceramic Tile Wains			1			No Plumbing			1			6,375 5,737						
Storms & Screens		Walkout Doors (A)			Ceramic Tub Alcove			1			No Plumbing			1			6,375 5,737						
(3) Roof		(10) Floor Support			Vent Fan			1			No Plumbing			1			6,375 5,737						
Gable	Gambrel	Joists:			Lump Sum Items:			1			No Plumbing			1			6,375 5,737						
Hip	Mansard	Unsupported Len:						1			No Plumbing			1			6,375 5,737						
Flat	Shed	Cntr.Sup:						1			No Plumbing			1			6,375 5,737						
Asphalt Shingle								1			No Plumbing			1			6,375 5,737						
Chimney:								1			No Plumbing			1			6,375 5,737						
Totals:															637,483 550,283			Notes: RESIDENCE			ECF (4080 BIG GLEN) 2.700 => TCY: 1,485,764		

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

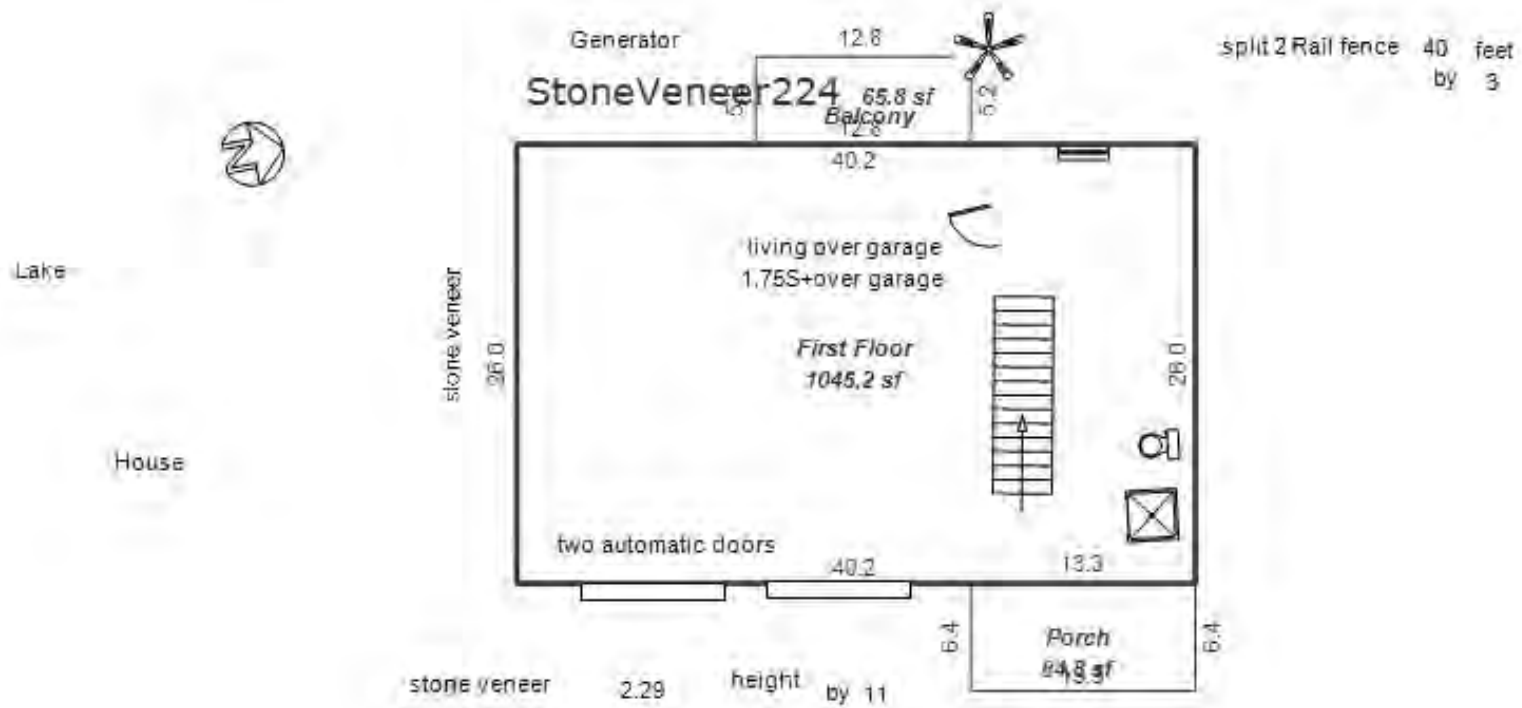




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 84 65	Type CCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	84	CCP (1 Story)	Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	Bsmnt Garage: 2 Car	Carport Area: Roof:																	
	Mobile Home																0 Front Overhang	0 Other Overhang	Wood Frame	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
Building Style: LOG		(4) Interior		X			Class: B Effec. Age: 10 Floor Area: 1,829 Total Base New : 340,368 Total Depr Cost: 306,331 Estimated T.C.V: 827,094			E.C.F. X 2.700		Cls B		Blt 2009		Cost Est. for Res. Bldg: 2 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1045 SF Floor Area = 1829 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.75 Story Siding Slab 1,045 Total: 312,350 281,115		Other Additions/Adjustments		Exterior Stone Veneer 224 11,666 10,499 Plumbing Average Fixture(s) 1 3,337 3,003 Porches CCP (1 Story) 84 3,431 3,088 Balcony Wood Balcony 65 3,632 3,269 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Basement Garage: 2 Car 1 4,410 3,969 Door Opener 2 1,541 1,387 Local Cost Items GENERATOR 1 1 1 *		Totals: 340,368 306,331		Notes: GARAGE WITH STUDIO APT ECF (4080 BIG GLEN) 2.700 => TCv: 827,094					
Yr Built 2009	Remodeled 0	Condition: Average		Room List			(5) Floors			(6) Ceilings			(7) Excavation		(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									
Basement 1st Floor 2 2nd Floor 1 Bedrooms		Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1045 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Asphalt Shingle			Chimney:											
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation			(2) Windows			Many Avg. Few Large Avg. Small			Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof			Gable Hip Flat			Gambrel Mansard Shed											

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCAER VIRGINIA E TRUST	REAY HOLLY H & THOMAS D I	547,500	04/15/2015	WD	03-ARM'S LENGTH	1226P792	PROPERTY TRANSFER	100.0
BAXTER	SCAER	43,000	07/22/1994	WD	03-ARM'S LENGTH	398:274	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5714 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	10/26/2021	PB21-0512	100% FINIS
	P.R.E. 100% 04/22/2015		COVERED PORCH	09/30/2021	LU21-41	100% FINIS
Owner's Name/Address	MAP #: 51		Electrical	08/31/2021	PE21-0582	100% FINIS
REAY HOLLY H & THOMAS D II 5714 W NORTHWOOD DR GLEN ARBOR MI 49636	2025 Est TCV 974,014 TCV/TFA: 279.33					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L258 P781 L310 P508 L398 P271-275/94 L534 P788/00 PRT W 1/2 OF NE 1/4 OF NW 1/4 & PRT OF W 1/2 OF GOVT LOT 3 SEC 26 COM N 1/4 COR SD SEC TH S 89 DEG 14' 00" W ALG N LN SD SEC 662.18 FT TO POB TH S 00 DEG 05' 16" W ALG E LN OF W 1/2 SD NE 1/4 OF NW 1/4 & E LN OF W 1/2 OF SD GOVT LOT 3 1473.09 FT TO C/L NORTHWOOD DR TH N 85 DEG 25' 25" W ALG SD C/L 230.67 FT TH N 00 DEG 02' 40" E 1451.60 FT TO SD N SEC LN TH N89 DEG 14' 00" E ALG SD SEC LN 231.09 FT TO POB SEC 26 T29N R14W 7 73 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.								
				Land Improvement Cost Estimates								
				Description					Rate	Size	% Good	Cash Value
				D/W/P: 3.5 Concrete					7.64	840	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								

L258 P781 L310 P508 L398 P271-275/94 L534 P788/00 PRT W 1/2 OF NE 1/4 OF NW 1/4 & PRT OF W 1/2 OF GOVT LOT 3 SEC 26 COM N 1/4 COR SD SEC TH S 89 DEG 14' 00" W ALG N LN SD SEC 662.18 FT TO POB TH S 00 DEG 05' 16" W ALG E LN OF W 1/2 SD NE 1/4 OF NW 1/4 & E LN OF W 1/2 OF SD GOVT LOT 3 1473.09 FT TO C/L NORTHWOOD DR TH N 85 DEG 25' 25" W ALG SD C/L 230.67 FT TH N 00 DEG 02' 40" E 1451.60 FT TO SD N SEC LN TH N89 DEG 14' 00" E ALG SD SEC LN 231.09 FT TO POB SEC 26 T29N R14W 7 73 A



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

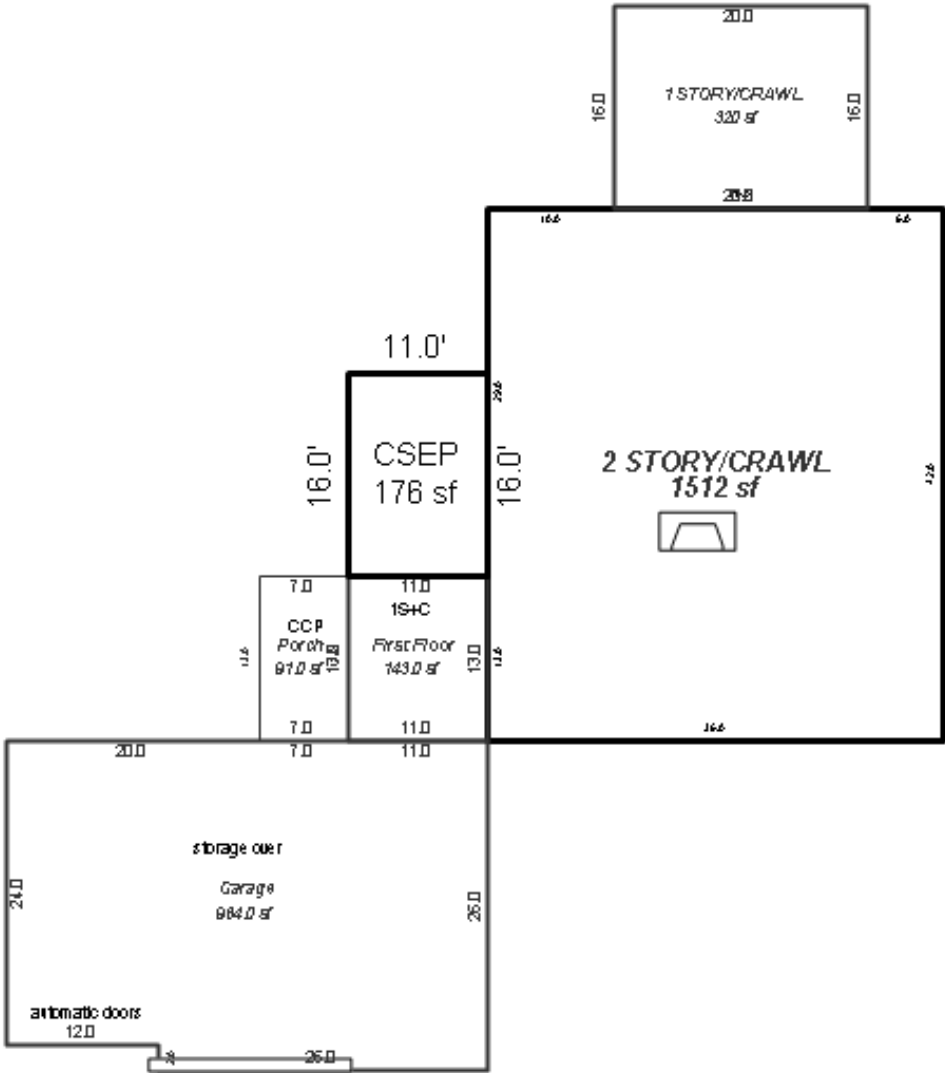
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	86,300	400,700	487,000			352,030C
TPC	11/16/2021	INSPECTED	2024	86,300	392,300	478,600			341,446C
WAS	07/11/2008	DATA ENTER	2023	54,000	365,300	419,300			325,187C
WAS	10/24/2007	INSPECTED	2022	75,600	320,800	396,400			309,702C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single 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 2 Direct-Vented Ga	Area 91 176	Type CCP (1 Story) CSEP (1 Story)	Year Built: 1998 Car Capacity: 3 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: 964 % Good: 0 Storage Area: 458 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G									
Building Style: 2 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 30 Floor Area: 3,487 Total Base New : 598,770 Total Depr Cost: 419,140 Estimated T.C.V: 796,366		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1998	Remodeled 0	Ex	X Ord	Min											
Condition: Average		Lg		X Ord	Small										
Room List		Doors	Solid	X H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Tile Other: Carpeted			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1975 SF Floor Area = 3487 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls BC		Blt 1998	
(1) Exterior							200 Amps Service			Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Insulation	X	Drywall	Ex. X Ord. Min			Many X Ave. Few			2 Story Siding Crawl Space 1,512 1 Story Siding Crawl Space 320 1 Story Siding Crawl Space 143					
(2) Windows		(7) Excavation		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) Plumbing			Total: 474,481 332,137					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1975 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) CSEP (1 Story)		2,188 1,532 13,760 9,632 5,676 3,973 6,289 4,402 3,331 2,332 9,773 6,841			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 964 52,191 36,534 Storage Over Garage 458 8,290 5,803 Door Opener 2 1,376 963					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 4,003 2,802			Fireplaces Interior 2 Story 1 8,554 5,988 Direct-Vented Gas 2 8,858 6,201					
(3) Roof		(9) Basement Finish		Lump Sum Items:						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
Chimney: Brick															

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



concrete  
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.
BAXTER DAVID G & VICKIE M	BAXTER FAMILY TRUST	0	11/14/2016	QC	09-FAMILY	1282P41	OTHER	0.0

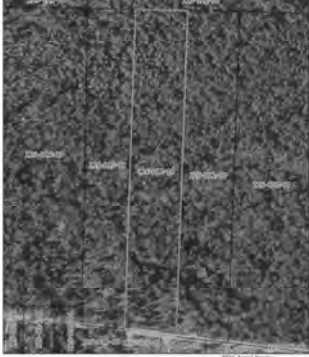
Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/10/1994					
BAXTER FAMILY TRUST 5725 W NORTHWOOD DR GLEN ARBOR MI 49636	MAP #: 51					
	2025 Est TCV 239,643					

	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/	230.001439.37	0.9657	1.3487	800	100	239,643
				230 Actual Front Feet, 7.60 Total Acres				Total Est. Land Value =		239,643

Tax Description	X	Dirt Road	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
L258 P781 L310 P508 L398 P271-273/94 L239 P330 PRT W 1/2 OF NE 1/4 OF NW 1/4 & PRT W 1/2 GOVT LOT 3 COM N 1/4 COR SD SEC TH S 89 DEG 14' 00" W 893.27 FT FOR POB TH S 00 DEG 02' 40" W 1451.60 FT TO C/L NORTHWOOD DR TH N 85 DEG 25' 25" W ALG SD C/L 230.68 FT TH N PARALLEL TO & 200 FT ELY OF W 1/8 LN SD SEC 1430.11 FT TO SD N SEC LN TH N 89 DEG 14' 00" E ALG SD SEC LN 231.09 FT TO POB SEC 26 T29N R14W 7.62 A.		Gravel Road							

Comments/Influences

NO INCREASE IN ASSESSMENT RATE NO INCREASE IN FRONT FOOT FOR



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	119,800	0	119,800			7,592C
2024	119,800	0	119,800			7,364C
2023	74,900	0	74,900			7,014C
2022	75,000	0	75,000			6,680C

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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.
HOGEBOOM GARY K & KRISTI	BERLACHER ROBERT A & JULI	2,100,000	04/14/2003	WD	03-ARM'S LENGTH	721P577&580	DEED	100.0
GRUMHAUS HAROLD F	HOGEBOOM GARY K & KRISTI	750,000	01/02/1997	WD	03-ARM'S LENGTH	436:697	OTHER	0.0
ROCKWOOD JOHN & PATRICIA	GRUMHAUS HAROLD F & HELEN	280,000	07/20/1983	WD	03-ARM'S LENGTH	239P998	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5751 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		DECK/PORCH	09/24/2024	LU24-84	0%
	P.R.E. 100% 04/27/2011		ELECTRICAL	05/07/2004	PE04-0227	
Owner's Name/Address	MAP #: 51		ADDITION/ALTERATION	04/16/1998	1998-0170	100% FINIS
BERLACHER JULIE T 5751 W NORTHWOOD DR GLEN ARBOR MI 49636	2025 Est TCY 3,945,423 TCY/TFA: 634.52		GARAGE	03/19/1998	1998-0089	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	500.00	0.9439	0.9193	20000	100	1,735,477
GROUP A 20000	60.00	500.00	0.9439	0.9193	20000	50	SURPLUS: ZONING 100 ft 52
160 Actual Front Feet, 1.84 Total Acres							Total Est. Land Value = 2,256,120

**Tax Description**  
 L239 P998 L247 P351 L721 P579/03 2003  
 DESC REVISED DUE TO SPLIT PARCEL A- PRT  
 OF GOVT LOT 3 SEC 26 COM AT IRON PIPE AT  
 NW COR OF NE 1/4 OF NW 1/4 SD SEC TH S  
 1413.9 FT TO C/L NORTHWOOD DR TH ALG SD  
 C/L S 85 DEG 43'00" E 40.11 FT FOR POB TH  
 S PARALLEL TO W LN OF GOVT LOT 3 SD SEC  
 548.67 FT TO IRON PIPE ON SHR GLEN LAKE  
 TH S 88 DEG 40'00" E ALG SD SHR 160.04 FT  
 TH N PARALLEL TO SD W LN GOVT LOT 3  
 540.41 FT TO C/L NORTHWOOD DR TH ALG SD  
 C/L N 85 DEG 43'00" W 160.44 FT TO POB  
 SEC 26 T29N R14W



Description	Rate	Size % Good	Cash Value
D/W/P: Brick on Sand	18.15	596 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
Total Estimated Land Improvements True Cash Value =			7,500

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	1,128,100	844,600	1,972,700			1,356,056C
X Rolling		2024	1,098,100	830,600	1,928,700			1,315,283C
X Low		2023	924,700	625,600	1,550,300			1,252,651C
X High		2022	887,500	514,900	1,402,400			1,193,001C
X Landscaped								
X Swamp								
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								

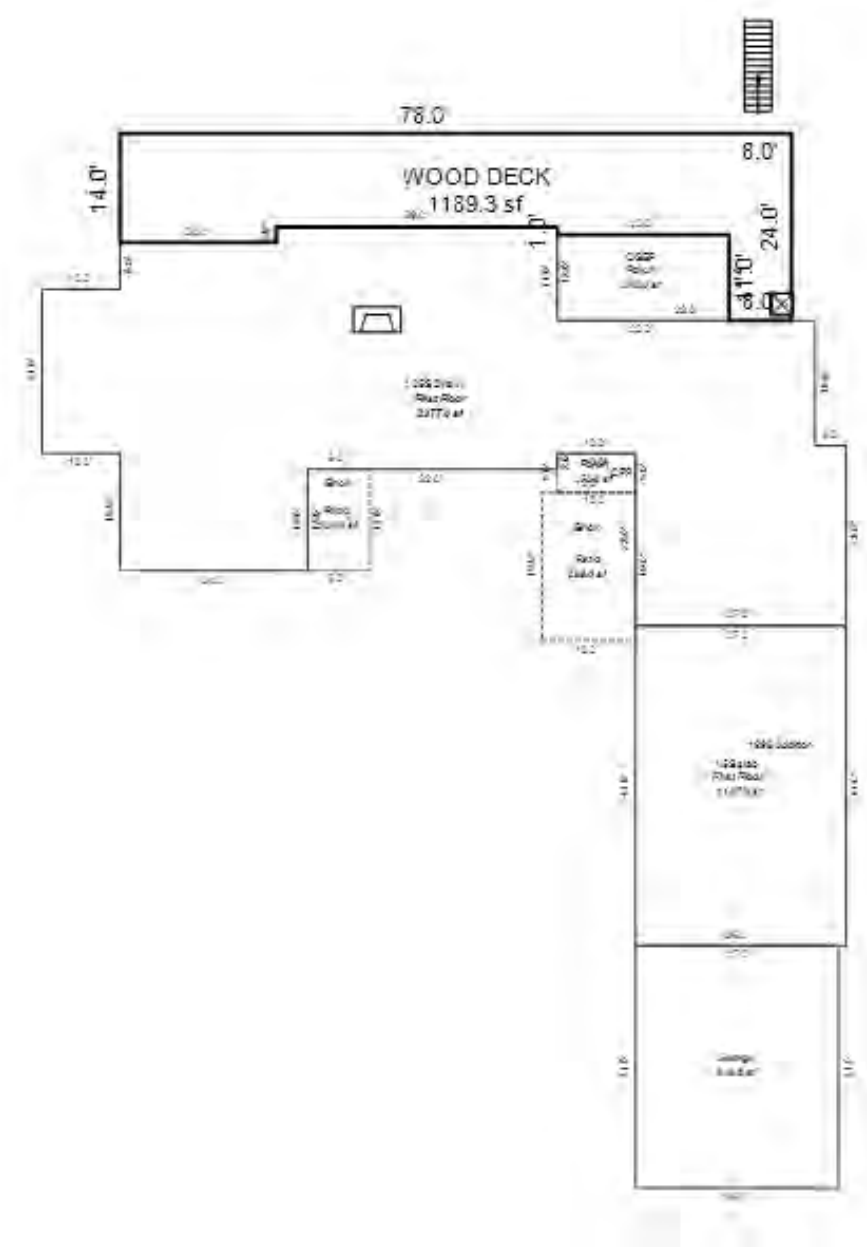
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	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 242 50 1200	Type CGEP (1 Story) CPP Treated Wood	Year Built: 1965 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 806 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X Ex Ord Min		Size of Closets		X Lg Ord Small	Doors X Solid H.C.				
Building Style: 1.25 STORY		Yr Built 1965		Remodeled 1998		Condition: Average		Room List		Basement 6 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			
(1) Exterior		(6) Ceilings		X Drywall			(7) Excavation		Basement: 0 S.F. Crawl: 3377 S.F. Slab: 1107 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows		Many Avg. Few		Large Avg. Small		X		X		X		X		X	
X	Insulation	(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer	
No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(12) Electric		200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Hot Water Ground Area = 4484 SF Floor Area = 5882 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas	
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		1.25 Story Siding		Crawl Space		3,377	
1.5 Story		Siding		Slab		1,107		780,772		507,501		Total:					
Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,188		1,422		3 Fixture Bath		1		6,880	
Separate Shower		1		2,786		1,811		Water/Sewer		1000 Gal Septic		1		5,676		3,689	
Water Well, 100 Feet		1		6,289		4,088		Porches		CGEP (1 Story)		242		18,910		12,291	
CPP		50		1,429		929		Garages		Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		806		37,503	
Common Wall: 1 Wall		1		-2,670		-1,735		Door Opener		2		1,376		894			
Built-Ins		Appliance Allow.		1		4,003		2,602		Fireplaces		Exterior 2 Story		2		20,827	
Deck		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>															

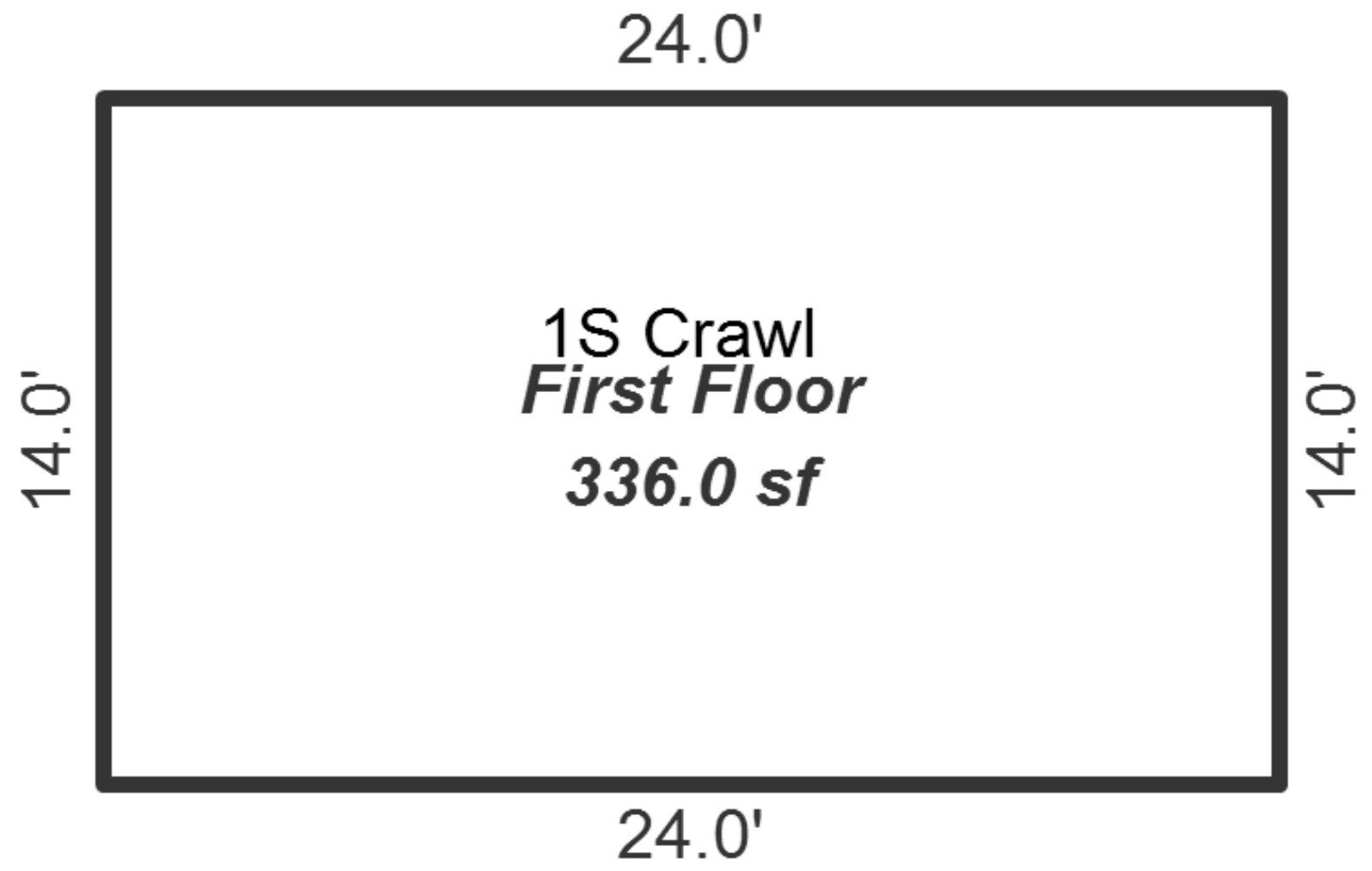
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts 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: C Effec. Age: 35 Floor Area: 336 Total Base New : 55,693 Total Depr Cost: 36,199 Estimated T.C.V: 97,737		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 = 336 SF Floor Area = 336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1950	
Yr Built 1950	Remodeled 1997	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Lg	X	Ord		Small	X Ex. Ord. Min			1 Story Siding Crawl Space		Total: 46,522 30,238			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments		Plumbing			
	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 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		Notes: BUNK HOUSE ECF (4080 BIG GLEN) 2.700 => TCV: 97,737	
(1) Exterior		(6) Ceilings		(12) Electric			0 Amps Service			Plumbing		Average Fixture(s)			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 336 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath			Water/Sewer		Average Fixture(s)			
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Average Fixture(s)			
(2) Windows		Many Avg.	X	Large Avg.		Small	1 Average Fixture(s) 1 3 Fixture Bath			Water/Sewer		Average Fixture(s)			
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 2000 Gal Septic			Water/Sewer		Average Fixture(s)			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer		Average Fixture(s)			
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Water/Sewer				
X	Asphalt Shingle	(15) Fireplaces		Chimney: Brick						Water/Sewer		Average Fixture(s)			

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



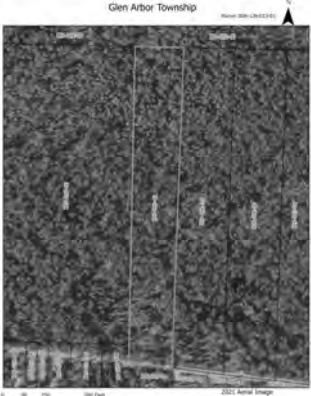
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERLACHER JULIE T	PIERCE HEIDI BERLACHER	0	09/19/2023	QC	09-FAMILY	2023004061	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
5742 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Single Family Dwellin	11/22/2024	PB24-0565	20%
Owner's Name/Address	P.R.E. 0%		Plumbing	11/19/2024	PP24-0388	0%
PIERCE HEIDI BERLACHER 5751 W NORTHWOOD DR GLEN ARBOR MI 49636	MAP #: 51		Electrical	08/30/2024	PE24-0614	0%
	2025 Est TCV 333,864 TCV/TFA: 128.56					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
	Public Improvements			* Factors *							
COMBINED DESCRIPTION: (OVERALL BOUNDARY OF PARCELS #013-10 AND #013-20 AS SURVEYED) A PARCEL OF LAND IN THE NORTHWEST 1/4 OF OF SECTION 26, TOWN 29 N011H, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE N011HWEST COMER OF SAID SECTION, THENCE SOUTH 88°46'27"E, 1323 .69 FEET ALONG THE N011H LINE OF SECTION 26 TO NATIONAL PARK SERVICE MONUMENT BL93 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SECTION 26 SOUTH 88°45'49" E SOUTH 02°00'36" E CENTERLINE E ALONG SAID 1" WEST, 200.58 E; THENCE ALONG " EAST, 1411.84 INNING. RE OR LESS. N ON FILE***	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Topography of Site			E 200' @ 800/	200.58	1415.95	0.9993	1.3432	800	100	
3 completed E BERLACHER			Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			201 Actual Front Feet, 6.52 Total Acres Total Est. Land Value = 215,379					

6-013-10,  
-013-01;  
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County of Leelanau, Michigan



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	107,700	59,200	166,900			96,883C
2024	107,700	0	107,700			36,550C
2023	0	0	0			0
2022	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
X	Wood Frame		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																								
	Building Style: 1.75 STORY		Drywall Paneled																												
	Yr Built 2025	Remodeled 0	Trim & Decoration																												
	Condition: Average Part. Construct.: 20%		Ex	Ord	Min																										
	Room List		Lg	Ord	Small																										
	Basement 1st Floor 2nd Floor 4 Bedrooms		Doors	Solid	H.C.		Central Air Wood Furnace																								
	(1) Exterior		(5) Floors				(12) Electric																								
	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:				0 Amps Service																								
	Insulation		(6) Ceilings				No./Qual. of Fixtures																								
	(2) Windows						Ex.	Ord.	Min																						
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2597 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		(7) Excavation				Many	Ave.	Few																						
	(3) Roof		(8) Basement				(13) Plumbing																								
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																								
X	Asphalt Shingle		(9) Basement Finish				(14) Water/Sewer																								
	Chimney:		(10) Floor Support				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																								
			Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																								
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C Blt 2025                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 2597 SF Floor Area = 2597 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,597</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>319,629</td> <td>316,433</td> </tr> </tbody> </table> <p>Other Additions/Adjustments                  Plumbing                  3 Fixture Bath 1 -4,678 -4,631                  Totals: 314,951 311,802</p> <p>Notes:                  ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 1.900 =&gt; TCv: 592,424                  20% Completed =&gt; Est. True Cash Value 2025 =</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	2,597						Total:	319,629	316,433
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	2,597																												
			Total:	319,629	316,433																										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VEVANG & WITLER & BOSEN	WITLER FAMILY COTTAGE TRU	0	04/28/2020	QC	09-FAMILY	2020003713	PROPERTY TRANSFER	0.0
WITLER WILLIAM R & ELVA H	VEVANG & WITLER & BOSEN	0	04/27/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
WITLER WILLIAM R & ELVA H	WILTER IRREVOCABLE TRUST	1	01/04/2001	QC	09-FAMILY	565P419	OTHER	0.0
WITLER WILLIAM R & ELVA H	WITLER WILLIAM R & ELVA H	0	10/19/2000	QC	09-FAMILY	563P975	OTHER	0.0

Property Address: 5801 W NORTHWOOD DR  
 Class: RESIDENTIAL-IMPRO Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 51

Owner's Name/Address: WITLER FAMILY COTTAGE TRUST  
 PO BOX 95  
 GLEN ARBOR MI 49636  
 2025 Est TCV 3,012,486 TCV/TFA: 1280.2

X Improved Vacant Land Value Estimates for Land Table 4080.4080 BIG GLEN

Public Improvements		* Factors *							Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 20000	100.00	600.00	0.9567	0.9622	20000	100		1,841,006	
GROUP A 20000	35.00	600.00	0.9567	0.9622	20000	50	SURPLUS: ZONING 100 ft	32	
GROUP A 20000	16.62	585.33	0.9567	0.9563	20000	50	ZONING: SURPLUS' 100' MIN		
152 Actual Front Feet, 2.08 Total Acres Total Est. Land Value =								2,315,225	

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Electric	D/W/P: Asphalt Paving	3.12	5400	0	0
X	Gas	D/W/P: Crushed Rock	2.29	288	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	1,157,600	348,600	1,506,200			302,105C
2024	1,126,900	342,800	1,469,700			293,022C
2023	948,900	258,500	1,207,400			279,069C
2022	829,900	211,800	1,041,700			265,780C

Who When What

TPC 10/08/2015 INSPECTED  
 TPC 05/30/2013 DATA ENTER  
 WAS 10/23/2007 INSPECTED

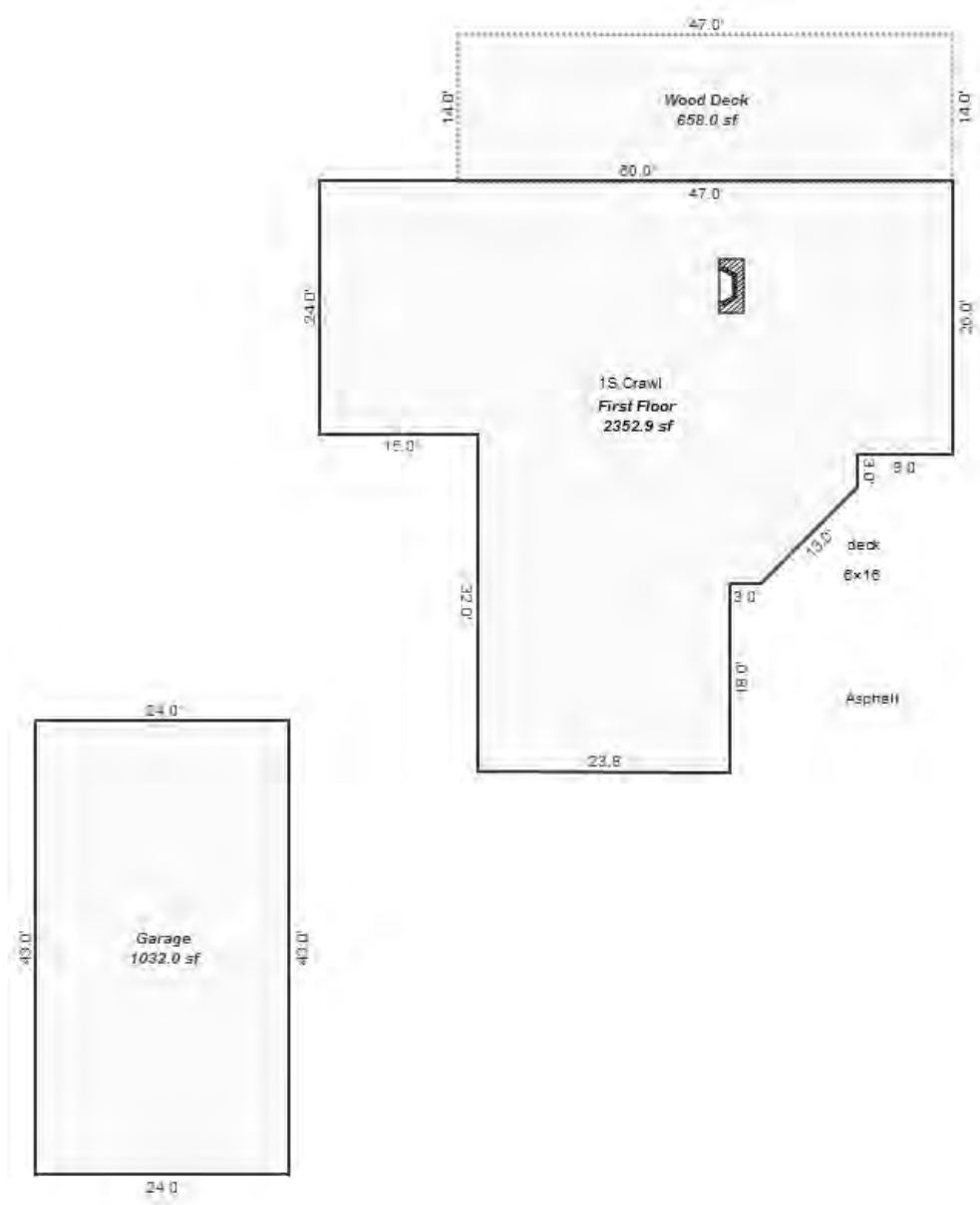
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 County of Leelanau, Michigan

\*\*\* 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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 658 96	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1032 % 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: 2,353 Total Base New : 394,472 Total Depr Cost: 256,393 Estimated T.C.V: 692,261		E.C.F. X 2.700		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 Hot Water Ground Area = 2353 SF Floor Area = 2353 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1956		Building Areas				
Yr Built 1956	Remodeled 1985	Ex	X Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 323,031 209,956					
Condition: Average		Size of Closets		200 Amps Service			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,486 966				
Room List		Doors		Solid X H.C.			Plumbing			Water/Sewer		3 Fixture Bath 2 4,678 3,041				
Basement 6 1st Floor 1 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric			Plumbing			Water/Sewer		1000 Gal Septic 1 4,899 3,184				
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile		200 Amps Service			Plumbing			Water/Sewer		Water Well, 100 Feet 1 5,849 3,802				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Plumbing			Deck		Treated Wood 658 9,100 5,915				
X	Insulation	X	Drywall	Many X Ave. Few			Plumbing			Deck		Treated Wood 96 2,523 1,640				
(2) Windows		(7) Excavation		(13) Plumbing			Plumbing			Fireplaces		Interior 2 Story 1 6,694 4,351				
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 2353 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			Plumbing			Fireplaces		Interior 2 Story 1 6,694 4,351				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1032 33,426 21,727				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Plumbing			Garages		Totals: 394,472 256,393				
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1000 Gal Septic 2000 Gal Septic			Plumbing			Garages		Notes: ECF (4080 BIG GLEN) 2.700 => TCv: 692,261			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Plumbing			Garages		Notes: ECF (4080 BIG GLEN) 2.700 => TCv: 692,261				
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing			Garages		Notes: ECF (4080 BIG GLEN) 2.700 => TCv: 692,261				


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





Sketch by Apex Sketch

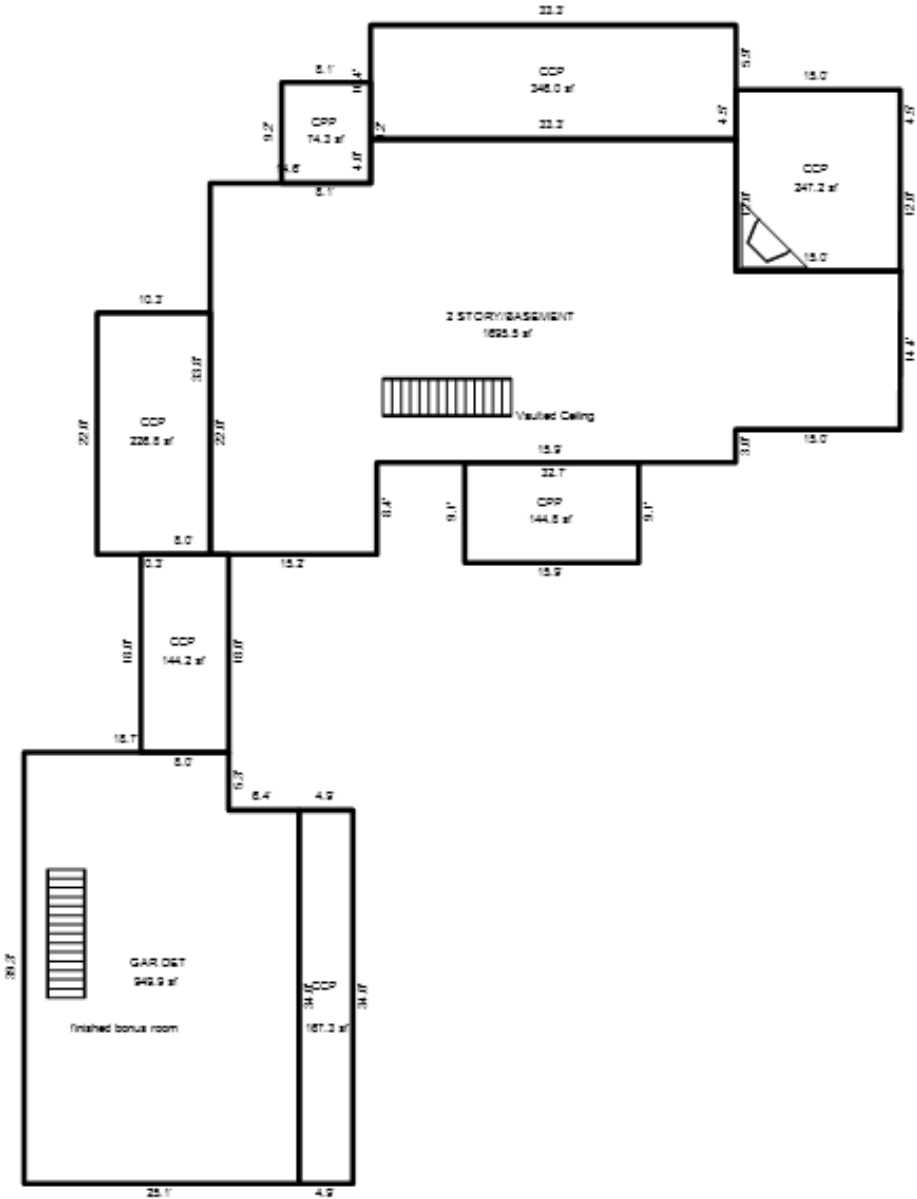
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MATSCHKE DONALD E & SUZAN	BEAUREGARD MARY F TRUST	1,900,000	04/24/2015	WD	03-ARM'S LENGTH	1228P162	PROPERTY TRANSFER	100.0				
HAUTER IDA R TRUST	MATSCHKE DONALD E & SUZAN	0	01/11/2001	WD	03-ARM'S LENGTH	565P234	OTHER	0.0				
HAUTER IDA R TRUST	HAUTER IDA R TRUST	0	07/22/1999	QC	03-ARM'S LENGTH	519P500	DEED	0.0				
HAUTER IDA R	HAUTER IDA R TRUST	0	02/10/1996	QC	09-FAMILY	517P723	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
5769 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/29/2017	PM17-0839	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		12/02/2017	PE17-0681	100% FINIS				
BEAUREGARD MARY F TRUST 2224 YARMOUTH RD BLOOMFIELD HILLS MI 48301		MAP #: 51		Mechanical		05/31/2016	PM16-0312	100% FINIS				
		2025 Est TCV 4,327,527 TCV/TFA: 1273.5		Mechanical		04/22/2016	PM16-0243	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L517 P723 L519 P500/99 L565 P234/01 PRT GOVT LOT 4 SEC 29 BEG AT PT 1413.9 FT S OF NE COR OF NW FRL 1/4 OF NW 1/4 TH S 550.71 FT TO SHR GLEN LAKE TH N 88 DEG40' W ALG SHR 110 FT TH N 557.43 FT TO C/L OF HWY TH S 85 DEG 43' E ALG C/L 110.27 FT TO POB ALSO W 40.01 FT OF GOVT LOT 3 LYING S OF HWY SEC 29 T29N R14W. 1.89 A M/L		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 20000	100.00	550.00	0.9592	0.9415	20000	100		1,806,235
		Paved Road		GROUP A 20000	50.00	550.00	0.9592	0.9415	20000	50	SURPLUS: ZONING 100 ft	45
		Storm Sewer		150 Actual Front Feet, 1.89 Total Acres Total Est. Land Value = 2,257,794								
		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	7,500.00	1	100	7,500				
		Curb		Total Estimated Land Improvements True Cash Value = 7,500								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	1,128,900	1,034,900	2,163,800			1,547,510C		
		X Rolling		2024	1,098,900	1,039,600	2,138,500			1,500,980C		
		X Low		2023	925,400	782,700	1,708,100			1,429,505C		
		X High		2022	864,500	643,500	1,508,000			1,361,434C		
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What	2025	1,128,900	1,034,900	2,163,800		1,547,510C		
		TPC 11/14/2018 INSPECTED			2024	1,098,900	1,039,600	2,138,500		1,500,980C		
		TPC 09/21/2017 INSPECTED			2023	925,400	782,700	1,708,100		1,429,505C		
		TPC 12/22/2016 INSPECTED			2022	864,500	643,500	1,508,000		1,361,434C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 949 % Good: 0 Storage Area: 725 No Conc. Floor: 0	144	CPP	144	CPP
	Mobile Home															
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			Class: B Effec. Age: 8 Floor Area: 3,398 Total Base New : 830,207 Total Depr Cost: 763,790 Estimated T.C.V: 2,062,233			E.C.F. X 2.700		Bsmnt Garage:				
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			Building Areas		Cls B		Blt 2017		
A-Frame		Trim & Decoration		X			Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost		2 Story Siding Basement 1,699		602,923 554,688		
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Average Fixture(s)			Plumbing		Average Fixture(s)		1 3,337 3,070		
Building Style: 2 STORY		Lg Ord Small		(12) Electric			3 Fixture Bath			Water/Sewer		3 Fixture Bath		3 31,580 29,054		
Yr Built Remodeled 2017 0		Size of Closets		0 Amps Service			2 Fixture Bath			Porches		2 Fixture Bath		2 14,035 12,912		
Condition: Average		Doors Solid H.C.		No./Qual. of Fixtures			No Plumbing			Water/Sewer		1000 Gal Septic		1 6,158 5,665		
Room List		(5) Floors		Ex. Ord. Min			Extra Toilet			Garages		2000 Gal Septic		1 12,006 11,046		
Basement		Kitchen:		Many Ave. Few			Extra Sink			Wood Shingle		Water Well, 50 Feet		1 3,110 2,861		
1st Floor		Other:		(13) Plumbing			Separate Shower			Aluminum/Vinyl		Ceramic Tile Floor		1 8,511 7,830		
2nd Floor		Other:		Average Fixture(s)			Ceramic Tile Wains			Brick		Ceramic Tub Alcove		1 2,229 2,051		
5 Bedrooms		No./Qual. of Fixtures		3 Fixture Bath			Vent Fan			Insulation		Ceramic Tile Floor		1 5,653 5,201		
(1) Exterior		Ex. Ord. Min		2 Fixture Bath			Public Water			Wood Sash		Ceramic Tile Floor		1 6,481 5,963		
Wood/Shingle		No. of Elec. Outlets		Softener, Auto			Public Sewer			Metal Sash		Ceramic Tile Floor		1 2,229 2,051		
Aluminum/Vinyl		Many Ave. Few		Softener, Manual			Water Well			Vinyl Sash		Ceramic Tile Floor		1 5,653 5,201		
Brick		(6) Ceilings		Solar Water Heat			1000 Gal Septic			Double Hung		Ceramic Tile Floor		1 6,481 5,963		
Insulation		No. of Elec. Outlets		No Plumbing			2000 Gal Septic			Horiz. Slide		Ceramic Tile Floor		1 6,481 5,963		
(2) Windows		Many Ave. Few		Extra Toilet			Water Well, 50 Feet			Casement		Ceramic Tile Floor		1 6,481 5,963		
Many Avg. Few		Large Avg. Small		Extra Sink			Porches			Double Glass		Ceramic Tile Floor		1 6,481 5,963		
Wood Sash		(7) Excavation		Separate Shower			Balcony			Patio Doors		Ceramic Tile Floor		1 6,481 5,963		
Metal Sash		Basement: 1699 S.F.		Ceramic Tile Floor			Wood Balcony			Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
Vinyl Sash		Crawl: 0 S.F.		Ceramic Tub Alcove			Garages			Double Hung		Ceramic Tile Floor		1 6,481 5,963		
Double Hung		Slab: 0 S.F.		Vent Fan			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Casement		Ceramic Tile Floor		1 6,481 5,963		
Horiz. Slide		Height to Joists: 0.0		Public Water			Base Cost			Double Glass		Ceramic Tile Floor		1 6,481 5,963		
Casement		(8) Basement		Public Sewer			Storage Over Garage			Double Glass		Ceramic Tile Floor		1 6,481 5,963		
Double Glass		Conc. Block		Water Well			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Patio Doors		Ceramic Tile Floor		1 6,481 5,963		
Patio Doors		Poured Conc.		1000 Gal Septic						Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
Storms & Screens		Stone		2000 Gal Septic						Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
(3) Roof		Treated Wood		Lump Sum Items:						Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
Gable		Concrete Floor								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
Hip		(9) Basement Finish								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
Flat		Recreation SF								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
Asphalt Shingle		Living SF								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
Chimney:		Walkout Doors (B)								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
		No Floor SF								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
		Walkout Doors (A)								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
		(10) Floor Support								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
		Joists:								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
		Unsupported Len:								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		
		Cntr.Sup:								Storms & Screens		Ceramic Tile Floor		1 6,481 5,963		

\*\*\* 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.
WITLER WILLIAM R & ELVA H	VEVANG & WITLER & BOSEN	0	04/27/2020	QC	09-FAMILY	2020003184	PROPERTY TRANSFER	0.0
VEVANG & WITLER & BOSEN	WITLER FAMILY COTTAGE TRU	0	04/25/2020	QC	09-FAMILY	20200003713	PROPERTY TRANSFER	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%					
WITLER FAMILY COTTAGE TRUST PO BOX 95 GLEN ARBOR MI 49636	MAP #: 51					
	2025 Est TCV 1,011,637					

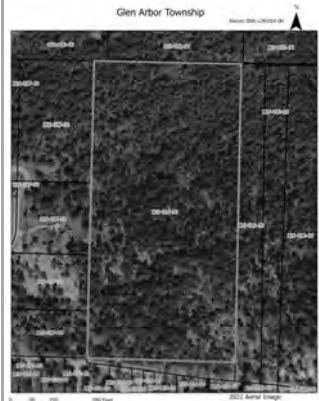
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI
L570 P853 L399 P461/95 L498P631 L563 P973&5/00 L565 P419/01 E 1/2 OF NW 1/4 OF NW 1/4 SEC 26 T29N R14W.		X		
Comments/Influences				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	600.00	1320.00	0.6239	1.3198	2000	100		988,135
X	Gravel Road	60.00	1320.00	0.7419	1.3198	800	50	SURPLUS: ZONING 100' MIN	
	Paved Road			660 Actual Front Feet, 20.00 Total Acres		Total Est. Land Value =		1,011,637	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	505,800	0	505,800			17,609C
2024	323,200	0	323,200			17,080C
2023	258,500	0	258,500			16,267C
2022	115,000	0	115,000			15,493C

\*\*\* 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.
KRAMPS KATHERINE A ET AL	TATHAM CHARLES H 1I & MAR	0	04/04/2003	QC	09-FAMILY	719:251	OTHER	83.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TATHAM CHARLES H IV & MARY 990 LANGLEY RD ROCHESTER HILLS MI 48309	MAP #: 51					
		2025 Est TCV 166,390				

	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/	211.44	430.57	0.9862	0.9974	800 100	166,390
				211 Actual Front Feet, 2.09 Total Acres				Total Est. Land Value =		166,390

Tax Description  
 L365 P883 L517 P911/99 L598 P923 L719  
 P251/03 L782 P423&424/03 2003 DESC  
 REVISED DUE TO SPLITS PARCEL 1- PRT OF NW  
 1/4 OF NW 1/4 SEC 26 COM NW COR SD SEC TH  
 S 88 DEG 45'31" E 661.76 FT ALG N LN SD  
 SEC TH S 01 DEG 20'56" W 1112.60 FT TO  
 POB TH CONT S 01 DEG 20'56" W 211.44 FT  
 TO PT ON N 1/8 LN SD SEC TH N 88 DEG  
 35'23" W 432.79 FT ALG SD 1/8 LN TH N 01  
 DEG 20'56" E 210.16 FT TH S 88 DEG 45'31"  
 E 432.79 FT TO POB SUBJECT TO EASEMENT  
 SEC 26 T29N R14W 2.09 A.

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

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	83,200	0	83,200			5,605C
2024	83,200	0	83,200			5,437C
2023	52,000	0	52,000			5,179C
2022	50,700	0	50,700			4,933C

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 County of Leelanau, Michigan

Who	When	What
TPC	12/08/2022	INSPECTED
TPC	11/03/2016	INSPECTED
TPC	05/07/2015	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.
BETZIG SUSAN ESCOTT TRUST	SERRA KEVIN & TRACY L	125,000	12/22/2016	WD	03-ARM'S LENGTH	1283P520	PROPERTY TRANSFER	100.0
GLEN ARBOR LAND COMPANY L	BETZIG SUSAN ESCOTT TRUST	160,500	12/12/2003	WD	03-ARM'S LENGTH	782:419	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: REC O	Building Permit(s)	Date	Number	Status
5961 S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/10/2024	PE24-0865	0%
	P.R.E. 0%		Plumbing	11/13/2024	PP24-0382	0%
Owner's Name/Address	MAP #: 51		Mechanical	10/11/2024	PM24-0788	0%
SERRA KEVIN & TRACY L 1034 ST ANDREWS CIR GENEVA IL 60134	2025 Est TCV 744,046 TCV/TFA: 279.09		Mechanical	09/19/2024	PM24-0711	0%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			E 200' @ 800/	261.23	395.20	0.9354	0.9763	800	100	190,852	
			261 Actual Front Feet, 2.37 Total Acres							Total Est. Land Value =	190,852

L719 P256/03 SURVEY L8 P107 AFF L755  
P794/03 L782 P419 L782 P423&424/03 2003  
SPLIT FROM 006-126-017-00/-01/-02 PARCEL  
2- PRT OF NW 1/4 OF NW 1/4 SEC 26 COM NW  
COR SD SEC TH S 88 DEG 45'31" E 661.76 FT  
ALG N LN SD SEC TH S 01 DEG 20'56" W  
865.60 FT TO POB TH CONT S 01 DEG 20'56"  
W 247.00 FT TH N 88 DEG 45'31" W 432.79  
FT TH N 01 DEG 20'56" E 83.55 FT TH ALG  
215.00 FT RAD CRV TO RIGHT 114.64 FT  
(CHORD=N 16 DEG 37'27" E 113.29 FT) TH N  
31 DEG 53'59" E 63.04 FT TH S 88 DEG  
45'31" E 370.91 FT TO POB TOGETHER WITH &

- 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.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	95,400	276,600	372,000			329,054C
2024	95,400	14,400	109,800			71,343C
2023	59,600	0	59,600			54,232C
2022	56,400	0	56,400			51,650C



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

Who	When	What	2025	2024	2023	2022
TPC	11/07/2024	INSPECTED				
TPC	04/15/2024	INSPECTED				
TPC	12/20/2023	INSPECTED				

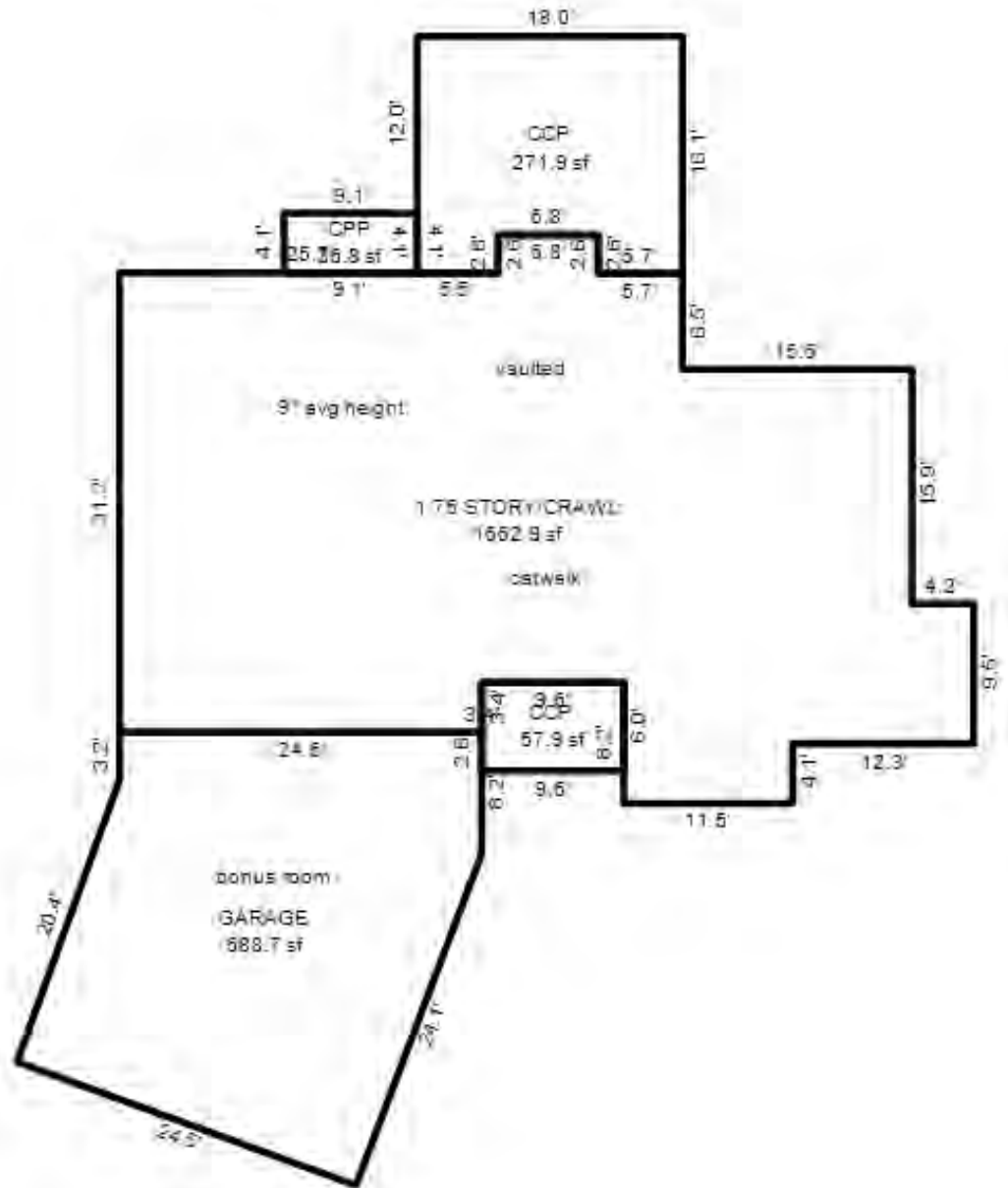
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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 57 271 36	Type CCP (1 Story) CCP (1 Story) CPP	Year Built: 2024 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 688 % Good: 0 Storage Area: 462 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: 1 Floor Area: 2,666 Total Base New : 490,161 Total Depr Cost: 485,258 Estimated T.C.V: 921,990			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1662 SF Floor Area = 2666 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls BC Blt 2024				
Yr Built 2024	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average Part. Construct.: 60%		Size of Closets		X			1.5 Story Siding Crawl Space 1,662			173		Total: 376,791 373,022					
Room List		Doors	Solid	H.C.	(12) Electric 0 Amps Service			Other Additions/Adjustments									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(6) Ceilings			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 3 Fixture Bath		1 2,188 2,166 3 20,640 20,434			
(1) Exterior		(6) Ceilings		(7) Excavation			(13) Plumbing			Water/Sewer		2000 Gal Septic Water Well, 150 Feet		Porches CCP (1 Story) CCP (1 Story) CPP			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation			(13) Plumbing			Porches		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
(2) Windows		(7) Excavation		(8) Basement			(14) Water/Sewer			Garages		Base Cost		43,399 42,965			
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1662 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing		Storage Over Garage		8,362 8,278			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			Lump Sum Items:			Water/Sewer		Common Wall: 1 Wall		-3,139 -3,108				
(3) Roof		(9) Basement Finish		(10) Floor Support			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well		Door Opener		1 688 681			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support			Ceramic Tub Alcove Vent Fan			Built-Ins		Appliance Allow.		1 4,003 3,963			
X	Asphalt Shingle	(10) Floor Support		(11) Heating/Cooling			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces		Prefab 2 Story		1 4,564 4,518			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(12) Electric			No Heating/Cooling			Fireplaces		1		4,564 4,518			

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERLWOODS PARTNERS LP & B	HOUGHTON GRETCHEN B	550,000	07/29/2020	WD	09-FAMILY	2020004824	PROPERTY TRANSFER	99.0
BERLWOODS PARTNERS LP	BERLACHER AUDREY	0	01/01/2008	QC	09-FAMILY	986/564	DEED	0.0
BERLACHER AUDREY E REVOCA	BERLWOODS PARTNERS LP	0	06/08/2007	QC	09-FAMILY	944:495	OTHER	100.0
GLEN ARBOR LAND COMPANY L	BERLACHER AUDREY E REVOCA	170,000	03/15/2004	WD	03-ARM'S LENGTH	793:55	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: REC O	Building Permit(s)	Date	Number	Status
5947 S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/20/2006	PE06-0038	
	P.R.E. 100% 08/05/2020		Mechanical	04/29/2005	PM05-0267	
Owner's Name/Address	MAP #: 51		Plumbing	04/29/2005	PP05-0119	
HOUGHTON GRETCHEN B 5947 S GLEN WOODS DR GLEN ARBOR MI 49636	2025 Est TCV 1,580,999 TCV/TFA: 376.61		Electrical	04/18/2005	PE05-0178	

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/	318.00	334.23	0.8905	0.9362	800	100		212,109	
318 Actual Front Feet, 2.44 Total Acres			Total Est. Land Value =					212,109	

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water	21.16	217	0	0	
Sewer					
Electric					
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					
Residential Local Cost Land Improvements		Total Estimated Land Improvements		True Cash Value =	7,500



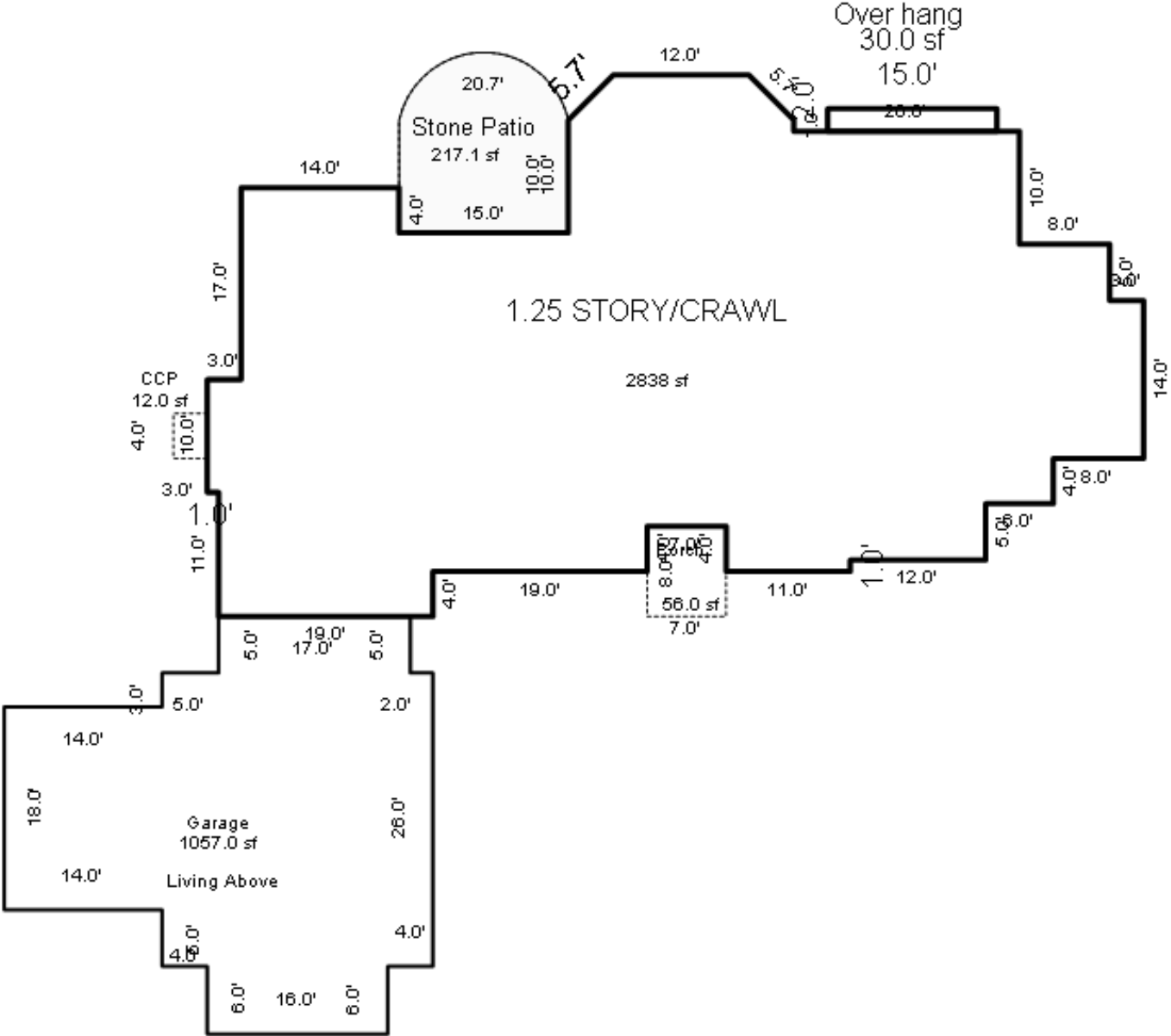
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	106,100	684,400	790,500			626,023C
	Rolling		2024	106,100	625,600	731,700			607,200C
	Low		2023	66,300	582,700	649,000			578,286C
	High		2022	60,500	514,000	574,500			550,749C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	05/07/2015	INSPECTED							
WAS	10/06/2007	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 56 12	Type CCP (1 Story) CCP (1 Story)	Year Built: 2004 Car Capacity: 2 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1057 % 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: 18 Floor Area: 4,198 Total Base New : 873,789 Total Depr Cost: 716,521 Estimated T.C.V: 1,361,390			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																														
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace																																			
Yr Built 2004	Remodeled 0	Ex	X		Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls B 10	Blt 2004																													
Condition: Average		Lg	X		Ord	Small	No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool Ground Area = 2838 SF Floor Area = 4198 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,838</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>150</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>500</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>761,643</td> <td>624,562</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	2,838			1 Story	Siding	Overhang	150			1 Story	Siding	Overhang	500			Total:				761,643	624,562	Other Additions/Adjustments Exterior Brick Veneer 31 696 571 Stone Veneer 42 2,187 1,793 Plumbing Average Fixture(s) 1 3,337 2,736 3 Fixture Bath 1 10,527 8,632 Water/Sewer 2000 Gal Septic 1 12,006 9,845 Water Well, 100 Feet 1 6,593 5,406 Porches CCP (1 Story) 56 2,359 1,934 CCP (1 Story) 12 792 649 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1/2 Wall 1 -1,836 -1,506 Door Opener 2 1,541 1,264 Base Cost 1057 67,046 54,978 Built-Ins Appliance Allow. 1 6,897 5,656
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
1.25 Story	Siding	Crawl Space	2,838																																								
1 Story	Siding	Overhang	150																																								
1 Story	Siding	Overhang	500																																								
Total:				761,643	624,562																																						
Room List		Doors	Solid	X	H.C.	(12) Electric			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service																																				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min																																				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 2838 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few																																				
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer																																				
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic																																				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:																																							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																							
X	Gable Hip Flat	X	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.
KOEHLER BRYAN & KATHERINE	BERLACHER KATHRYN & WHITA	197,500	02/01/2021	WD	03-ARM'S LENGTH	2021000948	PROPERTY TRANSFER	100.0
BOOMER CLIFFORD J & ELIZA	KOEHLER BRYAN & KATHERINE	180,000	06/17/2005	WD	03-ARM'S LENGTH	860:754	OTHER	100.0
GLEN ARBOR LAND COMPANY L	BOOMER CLIFFORD J & ELIZA	138,375	06/22/2004	WD	03-ARM'S LENGTH	810:428	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: REC O	Building Permit(s)	Date	Number	Status
5935 S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/26/2024	PM24-0964	0%
	P.R.E. 0%		Res. Single Family Dwellin	01/24/2024	PB23-0632	20%
Owner's Name/Address	MAP #: 51		HOUSE	11/09/2023	LU23-35	20%
BERLACHER KATHRYN & WHITACRE JAY F 6823 MCPHERSON BLVD PITTSBURGH PA 15208	2025 Est TCV 430,574 TCV/TFA: 154.22		Electrical	09/06/2023	PE23-0629	0%

X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *		CUL DE SAC	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
E 200' @ 800/	329.00	547.60	0.8830	1.0592	800 100	246,172
329 Actual Front Feet, 4.14 Total Acres					Total Est. Land Value =	246,172

Tax Description  
 L719 P256/03 SURVEY L8 P107 L755 P794/03  
 L782 P423&424/03 L810 P428/04 L860  
 P754/05 2003 SPLIT FROM 006-126-017-00,  
 017-01, 017-02 PARCEL 4- PRT OF NW 1/4 OF  
 NW 1/4 SEC 26 COM NW COR SD SEC TH S 88  
 DEG 45'31" E 332.76 FT ALG N LN SD SEC TO  
 POB TH CONT S 88 DEG 45'31" E 329.00 FT  
 TH S 01 DEG 20'56" W 547.60 FT TH N 88  
 DEG 45'31" W 329.00 FT TH N 01 DEG 20'56"  
 E 547.60 FT TO POB TOGETHER WITH &  
 SUBJECT TO EASEMENTS SEC 26 T29N R14W  
 4.14 A.



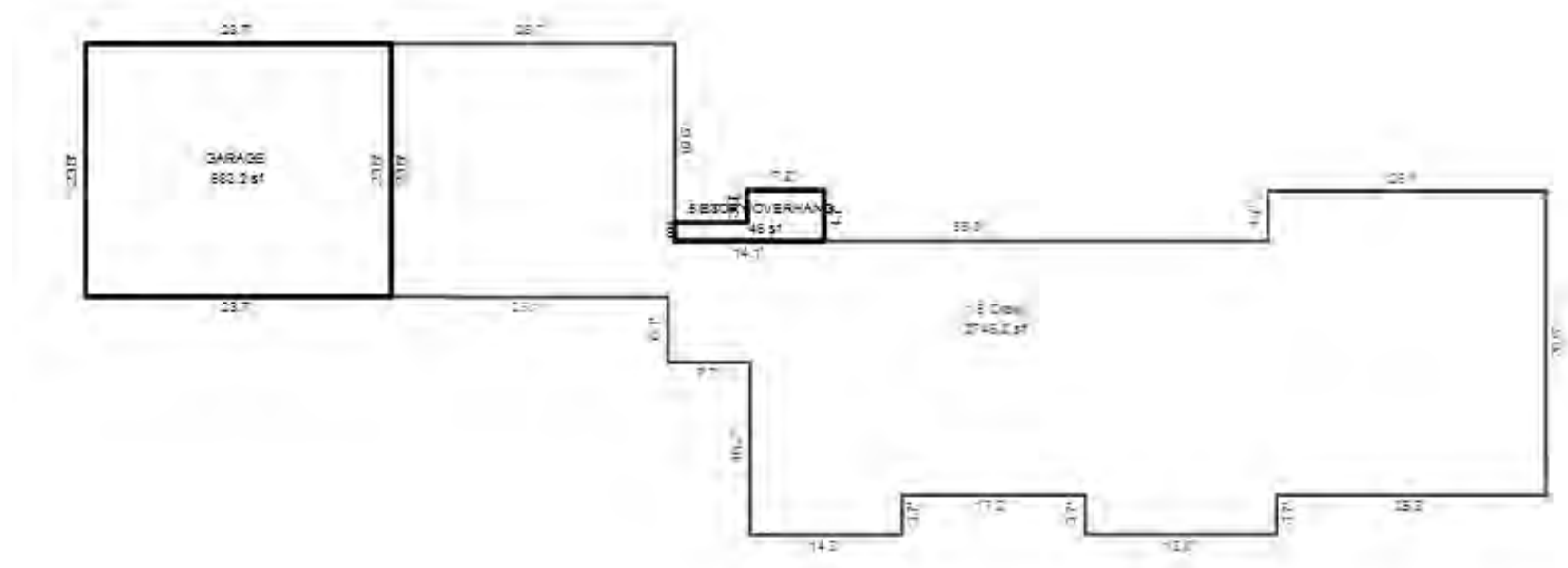
Comments/Influences  
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 County of Leelanau, Michigan

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	123,100	92,200	215,300			175,448C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded		2024	123,100	0	123,100			80,745C
	Pond								
	Waterfront								
	Ravine		2023	76,900	0	76,900			76,900S
	Wetland								
	Flood Plain		2022	73,500	0	73,500			73,500S
Who	When	What							
TPC	11/07/2024	INSPECTED							
TPC	04/15/2024	INSPECTED							
TPC	12/20/2023	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2025 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 683 % 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: 1 Floor Area: 2,792 Total Base New : 490,172 Total Depr Cost: 485,269 Estimated T.C.V: 922,011																																																																										
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G																																																																														
Yr Built 2025		Remodeled 0		Ex	Ord	Min																																																																											
Condition: Average Part. Construct.: 20%		Size of Closets		Lg	Ord	Small																																																																											
Room List		Doors	Solid	H.C.																																																																													
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric																																																																													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																													
Wood/Shingle Aluminum/Vinyl Brick Metal Insulation		(6) Ceilings		No./Qual. of Fixtures																																																																													
		Ex.	Ord.	Min																																																																													
		No. of Elec. Outlets		Many	Ave.	Few																																																																											
		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																													
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 2746 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																													
Many Avg. Few	Large Avg. 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																																																																															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																															
X	Gable Hip Flat	Gambrel Mansard Shed																																																																															
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																													
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2025                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 2746 SF Floor Area = 2792 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,746</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>46</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>443,302</td> <td>438,867</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>3 Fixture Bath</td> <td>1</td> <td>-6,880</td> <td>-6,811</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2000 Gal Septic</td> <td>1</td> <td>11,146</td> <td>11,035</td> </tr> <tr> <td>Water Well, 150 Feet</td> <td>1</td> <td>9,298</td> <td>9,205</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>683</td> <td>36,445</td> <td>36,081</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,139</td> <td>-3,108</td> </tr> <tr> <td>Totals:</td> <td></td> <td>490,172</td> <td>485,269</td> </tr> </tbody> </table> <p>Notes:                  ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 1.900 =&gt; TCV: 922,011                  20% Completed =&gt; Est. True Cash Value 2025 =</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	2,746			1 Story	Siding	Overhang	46			Total:				443,302	438,867	Item	Quantity	Cost	Depr. Cost	Plumbing				3 Fixture Bath	1	-6,880	-6,811	Water/Sewer				2000 Gal Septic	1	11,146	11,035	Water Well, 150 Feet	1	9,298	9,205	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	683	36,445	36,081	Common Wall: 1 Wall	1	-3,139	-3,108	Totals:		490,172	485,269
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ULISSE EDWARD	ULISSE EDWARD & ULISSE AN	0	04/14/2015	WD	03-ARM'S LENGTH	1227P583	DEED	0.0
SUTHERLAND MICHAEL	EDWARD ULISSE	80,000	07/29/2010	WD	03-ARM'S LENGTH	2010 1055_532W	PROPERTY TRANSFER	100.0
GLEN ARBOR LAND COMPANY L	SUTHERLAND MICHAEL	1	10/21/2004	QC	09-FAMILY	828:270	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: REC O	Building Permit(s)	Date	Number	Status
5930 S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2022	PM22-0338	100% FINIS
	P.R.E. 0%		Plumbing	04/25/2022	PP22-0120	100% FINIS
Owner's Name/Address	MAP #: 51		Res. Single Family Dwellin	01/13/2021	PB20-0459	100% FINIS
ULISSE EDWARD & ULISSE ANTONIO 69751 HENRY ROSS DR ROMEO MI 48065	2025 Est TCV 766,378 TCV/TFA: 403.36		Electrical	11/18/2020	PE20-0640	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
E 200' @ 800/	330.71	549.26	0.8819	1.0600	800	100	247,317
331 Actual Front Feet, 4.17 Total Acres						Total Est. Land Value =	247,317

Tax Description

L719 P256/03 SURVEY L8 P107 AFF L755  
P794/03 L782 P423&424/03 L828 P270/04  
2003 SPLIT FROM 006-126-017-00 / 017-01 /  
017-02 PARCEL 5- PRT OF NW 1/4 OF NW 1/4  
SEC 26 BEG AT NW COR SD SEC TH S 88 DEG  
45'31" E 332.76 FT ALG N LN SD SEC TH S  
01 DEG 20'56" W 547.60 FT THE N 88 DEG  
45'31" W 330.71 FT TO PT ON W SEC LN TH N  
01 DEG 08'05" E 547.60 FT ALG SD W SEC LN  
TO POB TOGETHER WITH & SUBJECT TO  
EASEMENTS SEC 26 T29N R14W  
4.17 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.



- Comments/Influences
- 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	123,700	259,500	383,200			300,823C
2024	123,700	220,800	344,500			274,514C
2023	77,300	178,100	255,400			233,347C
2022	73,800	114,700	188,500			177,093C

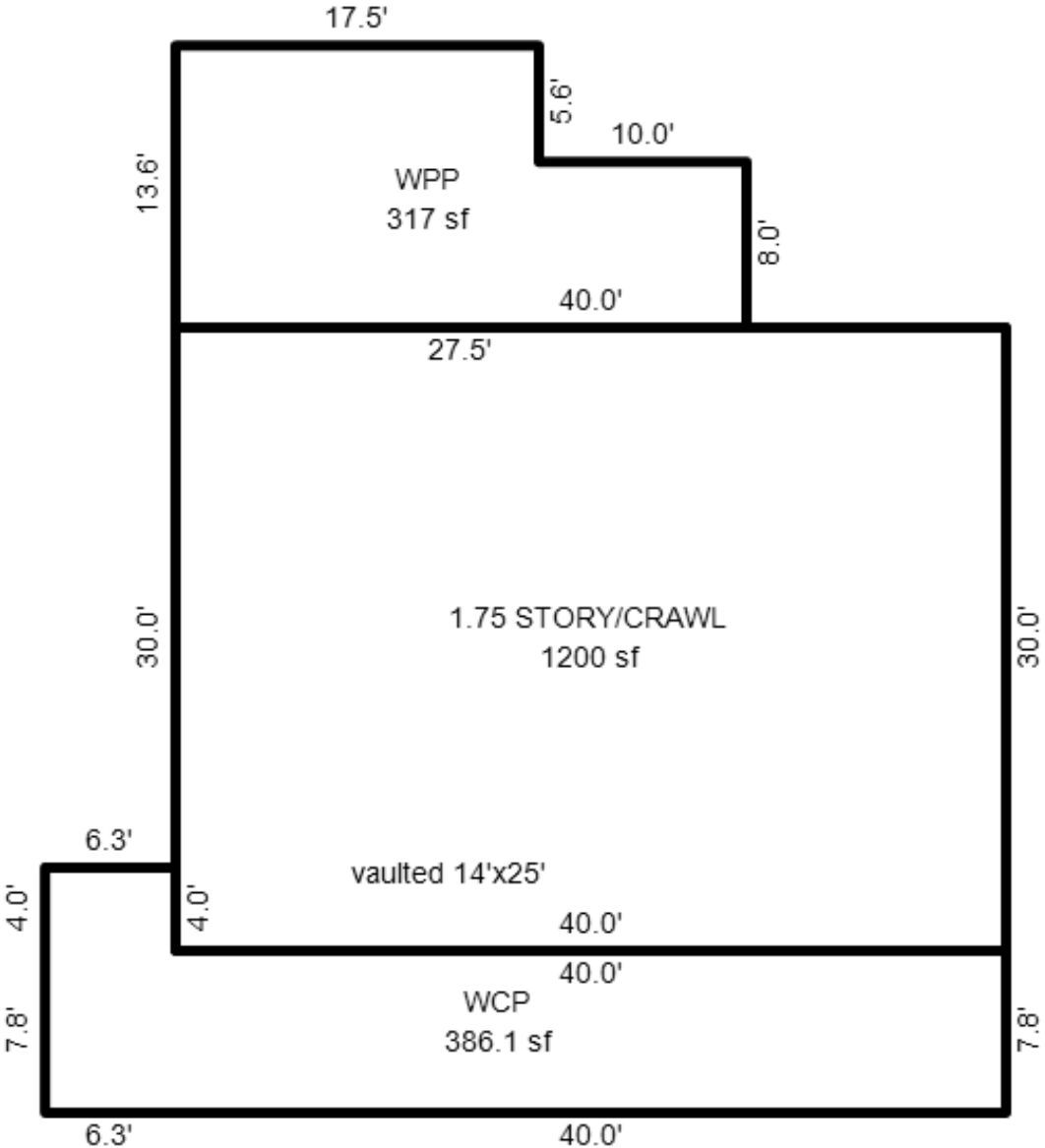
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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 386 317	Type WCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 1 Floor Area: 1,900 Total Base New : 275,947 Total Depr Cost: 273,190 Estimated T.C.V: 519,061			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls C 5 Blt 2024			
Yr Built 2024	Remodeled 0	Ex	Ord		Min	No. of Elec. Outlets			Ground Area = 1200 SF Floor Area = 1900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas					
Condition: Average		Lg	Ord		Small	Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors	Solid	H.C.	(5) Floors			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			1.5 Story Siding Crawl Space 1,200 1 Story Siding Overhang 100			Total: 231,526 229,214			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments							
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0			0 Amps Service			Exterior Stone Veneer 100 3,823 3,785 Plumbing Average Fixture(s) 1 1,486 1,471 3 Fixture Bath 1 4,678 4,631 Water/Sewer 1000 Gal Septic 1 4,899 4,850 Water Well, 150 Feet 1 8,655 8,568 Porches WCP (1 Story) 386 12,715 12,588 WPP 317 5,379 5,325							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Built-Ins Appliance Allow. 1 2,786 2,758							
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals: 275,947 273,190							
	Many Avg. Few Large Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 519,061							
X	Gable Hip Flat	Gambrel Mansard Shed	(3) Roof		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BETZIG SUSAN ESCOTT TRUST	HEMMING KATHERINE B	125,000	01/08/2021	WD	03-ARM'S LENGTH	2021000303	PROPERTY TRANSFER	100.0
GOSSETT STEPHEN	BETZIG SUSAN ESCOTT TRUST	105,000	12/28/2012	WD	03-ARM'S LENGTH	1149P967	PROPERTY TRANSFER	100.0
GLEN ARBOR LAND COMPANY L	GOSSETT STEPHEN	173,000	02/05/2004	WD	03-ARM'S LENGTH	787:899	OTHER	100.0

Property Address: S GLEN WOODS DR  
 Class: RESIDENTIAL-VACAN Zoning: R-4 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 51

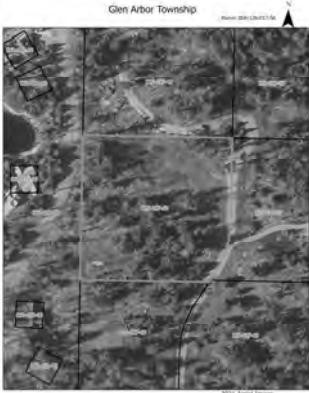
Owner's Name/Address: HEMMING KATHERINE B  
 1224 BRIGHAM WAY  
 GENEVA IL 60134  
 2025 Est TCV 212,964

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/	323.23	323.44	0.8869	0.9286	800	100	212,964
			323 Actual Front Feet, 2.40 Total Acres Total Est. Land Value =							212,964

Tax Description: L1149P967 LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU AND STATE OF MICHIGAN, FURTHER DESCRIBED AS: PARCEL6 PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 26, TOWN 29

NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 01 °08'05" WEST, 547.60 FEET ALONG THE WEST LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE SOUTH	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Topography of Site X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	

EET; THENCE SOUTH FEET; THENCE US CURVE TO THE 98.64 FEET 2", CHORD BEARING HORD DIST. = H 31°53'59" WEST, H 88°51 '55' WEST N ON FILE\*\*\*



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	106,500	0	106,500			68,655C
2024	106,500	0	106,500			66,591C
2023	66,600	0	66,600			63,420C
2022	60,400	0	60,400			60,400S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TANIELIAN INVESTMENTS LLC	GLEN ARBOR TRUST	200,000	08/11/2023	WD	03-ARM'S LENGTH	2023003543	PROPERTY TRANSFER	100.0
GLEN ARBOR LAND COMPANY L	TANIELIAN INVESTMENTS LLC	1	10/21/2004	QC	09-FAMILY	828:266	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-4 (	Building Permit(s)	Date	Number	Status
S GLEN WOODS DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GLEN ARBOR TRUST 222 N LASALLE ST SUITE 2000 CHICAGO IL 60601	MAP #: 51					
	2025 Est TCV 177,482					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			* Factors *		SEPTIC ESMT	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
E 200' @ 800/	224.02	468.66	0.9720	1.0188	800 100	177,482
224 Actual Front Feet, 2.41 Total Acres					Total Est. Land Value =	177,482

**Tax Description**  
 L719 P256/03 SURVEY L8 P107 AFF L755  
 P794/03 L782 P423&424/03 L828 P266/04  
 2003 SPLIT FROM 006-126-017-00 / 017-01 /  
 017-02 PARCEL 7- PRT OF NW 1/4 OF NW 1/4  
 SEC 26 COM AT NW COR SD SEC TH S 01 DEG  
 08'05" W 870.83 FT ALG W SEC LN TO POB TH  
 S 88 DEG 51'55" E 284.82 FT TH S 31 DEG  
 53'59" W 57.57 FT TH ALG A 215.00 FT RAD  
 CRV TO LEFT 114.64 FT (CHORD=S 16 DEG  
 37'27" W 113.29 FT) TH S 01 DEG 20'56" W  
 293.71 FT TO PT ON N 1/8 LN SD SEC TH N  
 88 DEG 35'23" W 224.02 FT ALG SD 1/8 LN  
 TO PT ON W SEC LN TH N 01 DEG 08'05" E  
 O POB TOGETHER  
 NTS SEC 26 T29N

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	88,700	0	88,700			88,700S
2024	88,700	0	88,700			88,700S
2023	55,500	0	55,500			38,809C
2022	54,200	0	54,200			36,961C



SEMENT  
 7-60 - NEW  
 0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSIEK JOSEPH K & CYNTHIA		0	11/08/2010	OTH	33-TO BE DETERMINED	2010 1068-226E	DEED	0.0
STEWART RUTH (ESTATE)	STEWART ARTHUR C JR ET AL	0	06/22/1994	AFF	33-TO BE DETERMINED	388:654	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5919 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	07/12/2010	L10-099	100% FINIS
Owner's Name/Address	P.R.E. 0%					
STEWART ARTHUR C JR ET AL C/O PAYMENT SUZANNE M 7476 SENECA TRL TEMPERANCE MI 48182	MAP #: 51					
	2025 Est TCV 2,715,389 TCV/TFA: 2270.3					

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
L534 P406/00 DC L719 P195/03 PRT GOVT LOT 4 SEC 26 BEG 260 FT W OF SE LOT COR ON SHR GLEN LK TH N 2 DEG E 656.7 FT TH W 100 FT TH S 2 DEG W 656.7 FT TO SD SHR TH E ON SHR TO POB SEC 26 T29N R14W. 1.5 A.	X			Dirt Road	100.00	700.00	0.9439	1.0000	20000	100		1,887,778
Comments/Influences	X			Gravel Road	60.00	700.00	0.9439	1.0000	20000	50	SURPLUS: ZONING 100 ft	56
				Paved Road	160 Actual Front Feet, 2.57 Total Acres Total Est. Land Value = 2,454,111							
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								



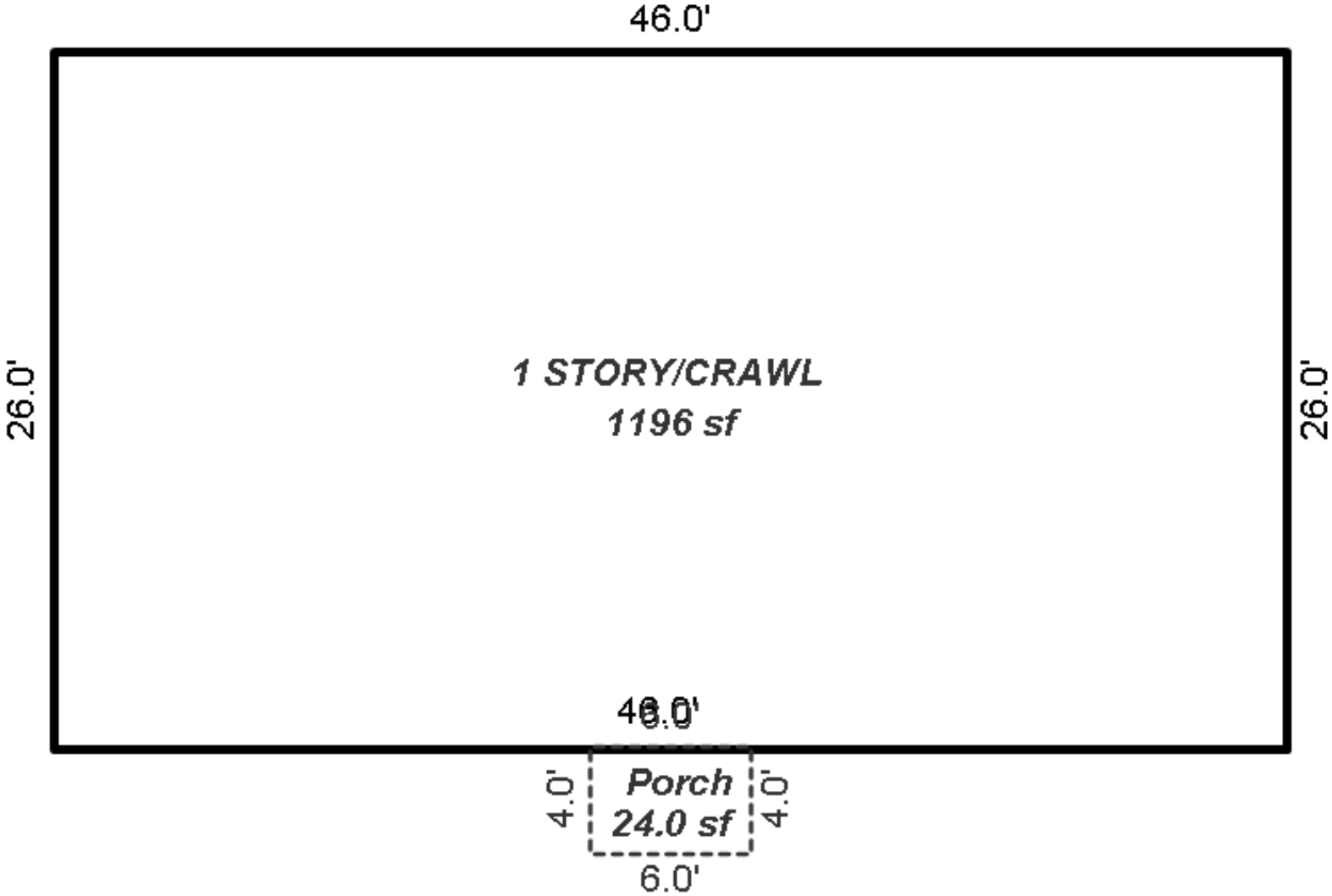
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling			2025	1,227,100	130,600	1,357,700			342,798C
	Low			2024	1,194,500	128,400	1,322,900			332,491C
	High			2023	1,005,900	96,700	1,102,600			316,659C
	Landscaped			2022	887,500	79,300	966,800			301,580C
	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	X	Eavestrough	X	Gas	1	Appliance Allow.	1	Interior 1 Story	24	Type	Year Built:	
	Mobile Home		Insulation		Wood				Oil				X
	Town Home	0	Front Overhang				Dishwasher		2nd/Same Stack	100	Treated Wood	Class:	
	Duplex	0	Other Overhang				Garbage Disposal		Two Sided			Exterior:	
	A-Frame						Bath Heater		Exterior 1 Story			Brick Ven.:	
							Vent Fan		Exterior 2 Story			Stone Ven.:	
X	Wood Frame			X			Hot Tub		Prefab 1 Story			Common Wall:	
		X	Drywall				Unvented Hood		Prefab 2 Story			Foundation:	
		X	Paneled				Vented Hood		Heat Circulator			Finished ?	
	Building Style:		Plaster				Intercom		Raised Hearth			Auto. Doors:	
	1 STORY		Wood T&G				Jacuzzi Tub		Wood Stove			Mech. Doors:	
			Trim & Decoration				Jacuzzi repl.Tub		Direct-Vented Ga			Area:	
	Yr Built		Ex	X	Ord		Oven		Class: CD			% Good:	
	1965		Min				Microwave		Effec. Age: 40			Storage Area:	
	Remodeled						Standard Range		Floor Area: 1,196			No Conc. Floor:	
	0						Self Clean Range		Total Base New : 160,356		E.C.F.		
	Condition:						Sauna		Total Depr Cost: 96,214		X	2.700	
	Average						Central Vacuum		Estimated T.C.V: 259,778				Bsmnt Garage:
							Security System						Carpport Area:
	Room List												Roof:
	Basement												
	5 1st Floor												
	2nd Floor												
	3 Bedrooms												
	(1) Exterior												
X	Wood/Shingle												
	Aluminum/Vinyl												
	Brick												
X	Insulation												
	(2) Windows												
X	Many												
	Avg.	X											
	Few												
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\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KILLEN CALVIN B & NANCY	KILLEN CALVIN B & NANCY T	0	09/30/2022	QC	09-FAMILY	2022005721	PROPERTY TRANSFER	0.0
ARING EDWARD	KILLEN CALVIN B & NANCY	1,450,000	01/07/2005	WD	03-ARM'S LENGTH	839:223	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5897 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	06/22/2007	PB07-0228	INSPECTED
	P.R.E. 96% 04/30/2008		Electrical	09/16/2005	PE05-0553	
	MAP #: 51		Plumbing	09/07/2005	PP05-0328	
	2025 Est TCV 3,930,168 TCV/TFA: 540.45		Mechanical	08/09/2005	PM05-0487	

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
KILLEN CALVIN B & NANCY TRUST 5897 W NORTHWOOD DR GLEN ARBOR MI 49636-9743			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	GROUP A 20000 98.00 670.00 1.0000 0.9891 20000 100							1,938,654
		Gravel Road	98 Actual Front Feet, 1.51 Total Acres Total Est. Land Value =							1,938,654
DC L389 P542 L408 P898&899/95 DC L839 P200&201/05 L839 P223/05 PRT OF GOVT LOT 4 SEC 26 COM AT NW COR SEC TH S 0 DEG 27'55" E 1323.30 FT TO NW COR LOT 4 TH S 89 DEG 48' E 357.40 FT TO POB TH S 89 DEG 48' E 95 FT TH S 0 DEG 01'48" E 658.95 FT TO SHR GLEN LAKE TH S 74 DEG 11'30" W ON SHR 98.72 FT TH N 0 DEG 01'48" W 680.14 FT TO POB SEC 26 T29N R14W.	X	Paved Road	Land Improvement Cost Estimates							
		Storm Sewer	Description	Rate	Size	% Good	Cash Value			
Comments/Influences	X	Sidewalk	D/W/P: 3.5 Concrete	7.64	1600	0	0			
		Water	D/W/P: Crushed Rock	2.50	1000	0	0			
	X	Sewer	Residential Local Cost Land Improvements							
		Electric	Description	Rate	Size	% Good	Cash Value			
	X	Gas	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500			
		Curb	Total Estimated Land Improvements True Cash Value =						7,500	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	969,300	995,800	1,965,100			1,253,159C
Rolling	WAS 11/05/2007 INSPECTED	1,001,700	979,100	1,980,800			1,215,480C
Low		843,500	737,300	1,580,800			1,157,600C
High		735,000	603,500	1,338,500			1,102,477C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



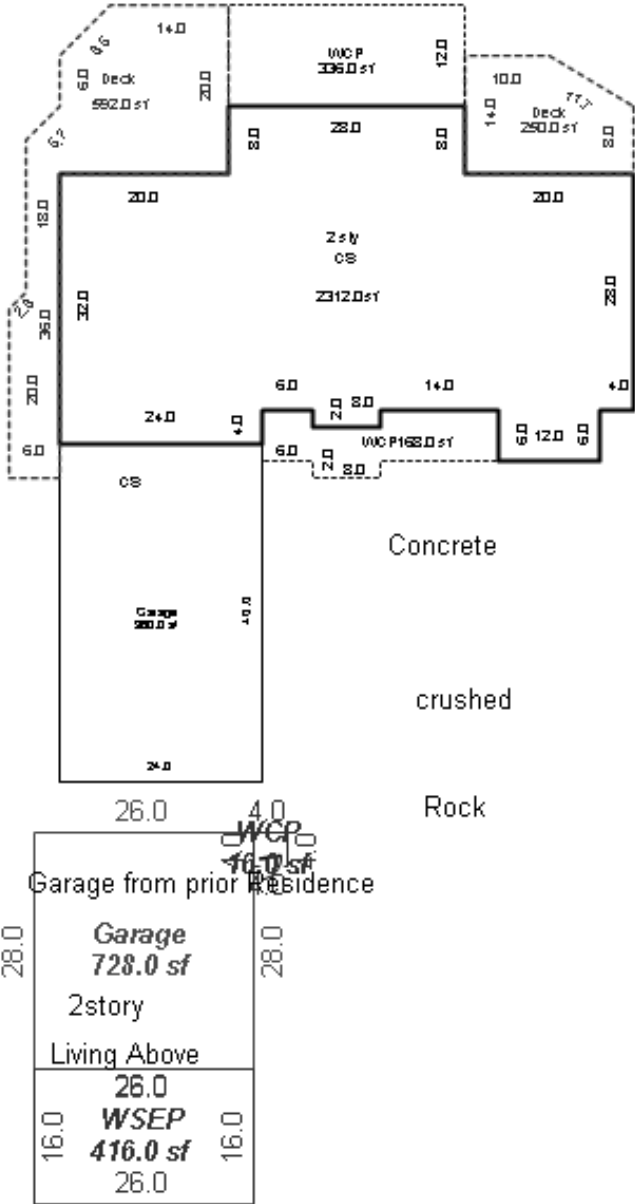
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 2 Front Overhang 2 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 6,544 Total Base New : 853,042 Total Depr Cost: 639,780 Estimated T.C.V: 1,727,406			E.C.F. X 2.700		
Building Style: 2 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 6,544 Total Base New : 853,042 Total Depr Cost: 639,780 Estimated T.C.V: 1,727,406			E.C.F. X 2.700			
Yr Built	Remodeled	Ex		X	Ord	Min	100 Amps Service			Total Base New : 853,042 Total Depr Cost: 639,780 Estimated T.C.V: 1,727,406			E.C.F. X 2.700			
1967	2005	Lg		X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC Blt 1967			
Condition: Average		Doors		Solid	X	H.C.	Ex. X Ord. Min			Building Areas			Depr. Cost			
Room List		(5) Floors		Kitchen: Other: Carpeted Other: Tile			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 699,814 524,860			
5	Basement	Kitchens:		Other: Carpeted			Many X Ave. Few			2 Story Siding Crawl Space 2,312 960			Total: 699,814 524,860			
2	1st Floor	Other: Tile		Other: Carpeted			(13) Plumbing			2 Story Siding Overhang 960			Total: 699,814 524,860			
7	2nd Floor	Other: Tile		Other: Carpeted			Average Fixture(s)			Other Additions/Adjustments			Total: 699,814 524,860			
	Bedrooms	Other: Tile		Other: Carpeted			3 Fixture Bath			Exterior			Total: 699,814 524,860			
(1) Exterior		Other: Tile		Other: Carpeted			2 Fixture Bath			Stone Veneer			Total: 699,814 524,860			
Wood/Shingle		Other: Tile		Other: Carpeted			Softener, Auto			Plumbing			Total: 699,814 524,860			
Aluminum/Vinyl		Other: Tile		Other: Carpeted			Softener, Manual			Average Fixture(s)			Total: 699,814 524,860			
Brick		Other: Tile		Other: Carpeted			Solar Water Heat			3 Fixture Bath			Total: 699,814 524,860			
X	Pine/Cedar	Other: Tile		Other: Carpeted			No Plumbing			2 Fixture Bath			Total: 699,814 524,860			
X	Insulation	Other: Tile		Other: Carpeted			Extra Toilet			Water/Sewer			Total: 699,814 524,860			
(2) Windows		Other: Tile		Other: Carpeted			Extra Sink			1000 Gal Septic			Total: 699,814 524,860			
Many	Large	Other: Tile		Other: Carpeted			Separate Shower			2000 Gal Septic			Total: 699,814 524,860			
X	Avg.	X	Avg.	Other: Carpeted			Ceramic Tile Floor			Water Well, 100 Feet			Total: 699,814 524,860			
Few	Small	Other: Tile		Other: Carpeted			Ceramic Tile Wains			Porches			Total: 699,814 524,860			
Wood Sash		Other: Tile		Other: Carpeted			Ceramic Tub Alcove			WCP (1 Story)			Total: 699,814 524,860			
Metal Sash		Other: Tile		Other: Carpeted			Vent Fan			WCP (1 Story)			Total: 699,814 524,860			
Vinyl Sash		Other: Tile		Other: Carpeted			(14) Water/Sewer			Deck			Total: 699,814 524,860			
Double Hung		Other: Tile		Other: Carpeted			Public Water			Treated Wood			Total: 699,814 524,860			
Horiz. Slide		Other: Tile		Other: Carpeted			Public Sewer			Treated Wood			Total: 699,814 524,860			
Casement		Other: Tile		Other: Carpeted			Water Well			Garages			Total: 699,814 524,860			
Double Glass		Other: Tile		Other: Carpeted			1000 Gal Septic			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 699,814 524,860			
Patio Doors		Other: Tile		Other: Carpeted			2000 Gal Septic			Base Cost			Total: 699,814 524,860			
Storms & Screens		Other: Tile		Other: Carpeted			Ceramic Tub Alcove			Common Wall: 1 Wall			Total: 699,814 524,860			
(3) Roof		Other: Tile		Other: Carpeted			Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Total: 699,814 524,860			
X	Gable	Gambrel	Recreation SF	Other: Carpeted			(15) Fireplaces			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 699,814 524,860			
X	Hip	Mansard	Living SF	Other: Carpeted			1			Base Cost			Total: 699,814 524,860			
X	Flat	Shed	Walkout Doors (B)	Other: Carpeted			1			Common Wall: 1 Wall			Total: 699,814 524,860			
X	Asphalt Shingle		No Floor SF	Other: Carpeted			1			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Total: 699,814 524,860			
			Walkout Doors (A)	Other: Carpeted			1						Total: 699,814 524,860			
			Concrete Floor	Other: Carpeted			Lump Sum Items:						Total: 699,814 524,860			
			(9) Basement Finish	Other: Carpeted									Total: 699,814 524,860			
			(10) Floor Support	Other: Carpeted									Total: 699,814 524,860			
			Joists: 2X8X16	Other: Carpeted									Total: 699,814 524,860			
			Unsupported Len:	Other: Carpeted									Total: 699,814 524,860			
			Cntr.Sup:	Other: Carpeted									Total: 699,814 524,860			

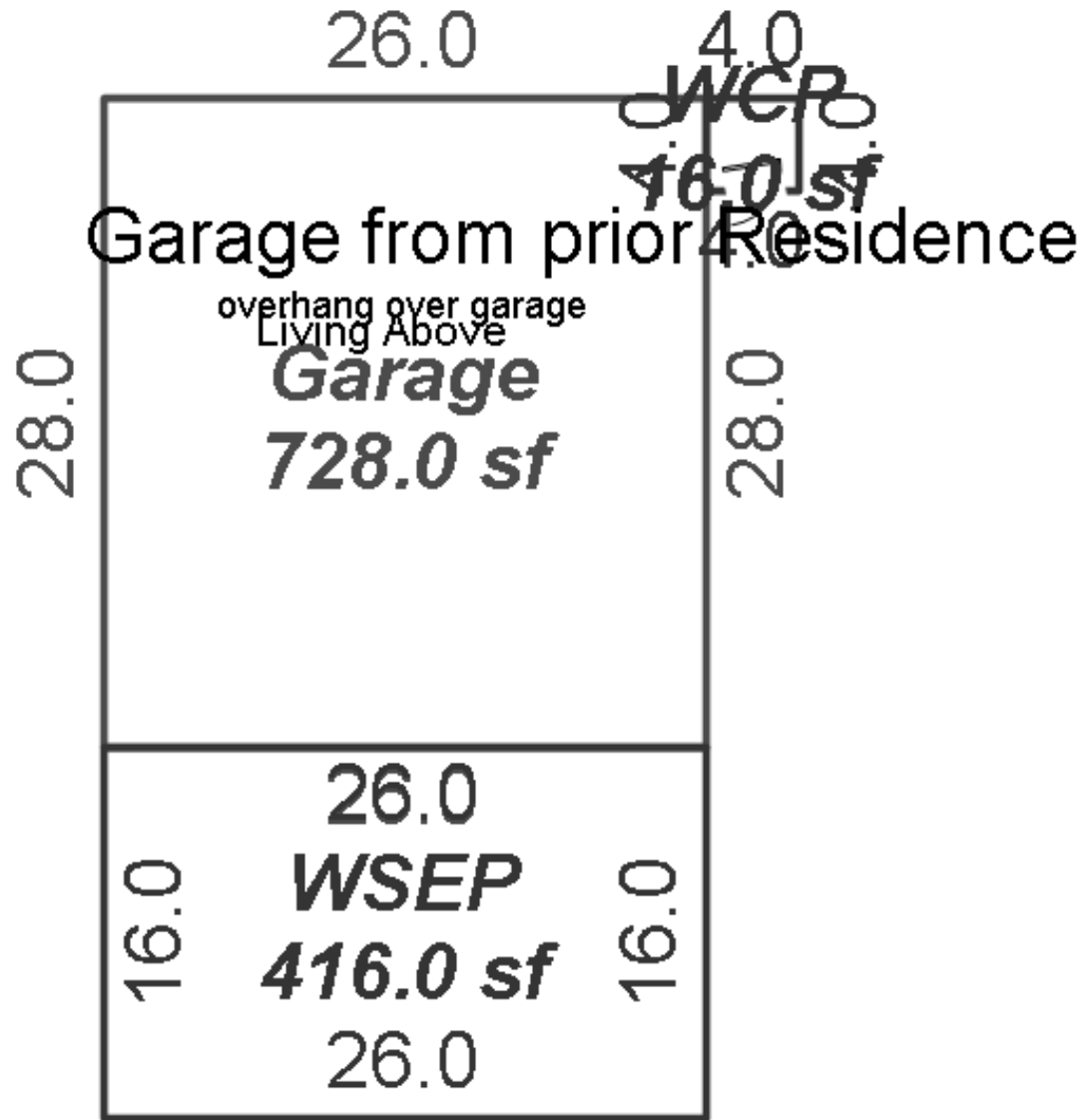
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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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 16 416	Type WCP (1 Story) WSEP (2 Story)	Year Built: 1985 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: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	16	WCP (1 Story) WSEP (2 Story)	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Cls C Blt 1985		
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas			1 Story Siding Overhang		728		Total: 63,722 47,791		
A-Frame		Plaster Wood T&G		Ex. Ord. Min			Other Additions/Adjustments			Average Fixture(s)		1		1,486 1,114		
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Plumbing			Porches		WSEP (2 Story) WCP (1 Story)		30,293 22,720 1,216 912		
Building Style: 2 STORY		Ex Ord Min		Many Ave. Few			(13) Plumbing			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		22,091 412		
Yr Built 1985		Size of Closets		(12) Electric			Average Fixture(s)			Totals:		126,722 95,040		256,608		
Remodeled 0		Lg Ord Small		0 Amps Service			3 Fixture Bath			Notes: D.G. WITH LIVING		ECF (4080 BIG GLEN) 2.700 => TCY:		256,608		
Condition: Average		Doors Solid H.C.		No. of Elec. Outlets			2 Fixture Bath									
Room List		(5) Floors		No. of Elec. Outlets			Softener, Auto									
Basement		Kitchen:		Many Ave. Few			Softener, Manual									
1st Floor		Other:		(14) Water/Sewer			No Plumbing									
2 2nd Floor		Other:		Public Water			Extra Toilet									
2 Bedrooms		Other:		Public Sewer			Extra Sink									
(1) Exterior		(6) Ceilings		Water Well			Separate Shower									
Wood/Shingle		No. of Elec. Outlets		1000 Gal Septic			Ceramic Tile Floor									
Aluminum/Vinyl		Many Ave. Few		2000 Gal Septic			Ceramic Tile Wains									
Brick		Lump Sum Items:					Ceramic Tub Alcove									
Insulation		Lump Sum Items:					Vent Fan									
(2) Windows		(7) Excavation														
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Large Avg. Small		(8) Basement														
Wood Sash		Conc. Block														
Metal Sash		Poured Conc.														
Vinyl Sash		Stone														
Double Hung		Treated Wood														
Horiz. Slide		Concrete Floor														
Casement		(9) Basement Finish														
Double Glass		Recreation SF														
Patio Doors		Living SF														
Storms & Screens		Walkout Doors (B)														
(3) Roof		No Floor SF														
Gable		Walkout Doors (A)														
Hip		(10) Floor Support														
Flat		Joists:														
Asphalt Shingle		Unsupported Len:														
Chimney:		Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		134,000	04/20/1992	WD	03-ARM'S LENGTH	340:583	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5953 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/20/2016	PM16-0350	
Owner's Name/Address	P.R.E. 100% 03/01/2008		Electrical	05/12/2016	PE16-0205	
ROSIEK JOSEPH K & CYNTHIA F PO BOX 441 GLEN ARBOR MI 49636	MAP #: 51		MECHANICAL	11/14/2002	PM02-0853	
	2025 Est TCV 721,585 TCV/TFA: 259.38		ELECTRICAL	09/19/2002	PE02-0581	

	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			C 100' @ 2000/	95.68	313.68	1.0111 0.9215 2000 100	178,297
			96 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value = 178,297

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
L269 P320 L340 P583-584/92 GA327-3 PART OF GOVT LOT 4 COM AT NW COR SEC TH S 0 DEG 27' 55" E 1542.19 FT ALG W LN FOR POB TH S 0 DEG 27' 55" E 232 FT TH S5 DEG 24' 04" E 75 FT TH N 89 DEG 32' 05" E 93.55 FT TH N 0 DEG 27' 55" W 306.72 FT PARALLEL WITH W LN TH S 89 DEG 32' 05" W 100 FT TO POB TOGETHER WITH EASEMENT SEC 26 T29N R14W.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	D/W/P: Crushed Rock	2.29	500 0	0
		Sewer	Wood Frame	39.52	24 50	474
	X	Electric	Wood Frame	39.52	40 50	790
		Gas	Residential Local Cost Land Improvements			
		Curb	Description	Rate	Size % Good	Cash Value
		Street Lights	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 6,264			
		Underground Utils.				



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

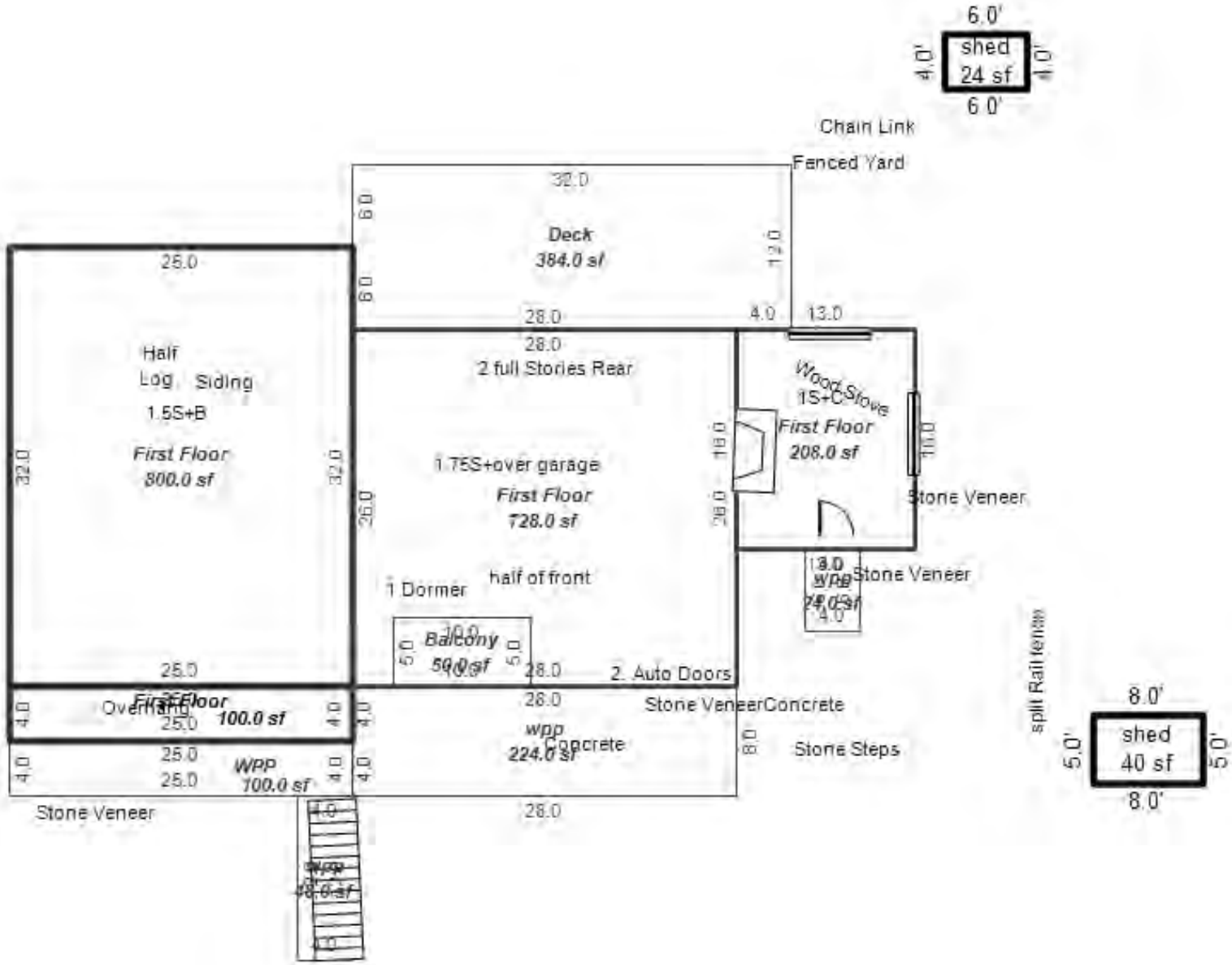
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	89,100	271,700	360,800			207,238C
2024	89,100	300,600	389,700			201,007C
2023	71,300	280,100	351,400			191,436C
2022	52,600	246,000	298,600			182,320C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100 224 48 24 384 50	Type WPP WPP WPP WPP Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X			1	Class: C +10 Effec. Age: 35 Floor Area: 2,782 Total Base New : 434,841 Total Depr Cost: 282,644 Estimated T.C.V: 537,024			E.C.F. X 1.900	Bsmnt Garage: 3 Car Carport Area: Roof:
Building Style: LOG		Trim & Decoration	Ex	Central Air Wood Furnace	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Electric Baseboard Ground Area = 1736 SF Floor Area = 2782 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls C 10 Blt 1983	
Yr Built 1983	Remodeled 0	Size of Closets	Ex	150	Amps Service			Building Areas					
Condition: Average		Lg	X	No./Qual. of Fixtures	Ex.		X	Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Ord	Min	Ex.	X		Ord.	1.75 Story Pine Logs Basement 728					
Basement 4 1st Floor 3 2nd Floor 2 Bedrooms	(5) Floors	Solid	X	Many	X		Ave.	1.5 Story Pine Logs Basement 800					
(1) Exterior	Kitchen: Hardwood Other: Carpeted Other:	H.C.		(13) Plumbing	1		Average Fixture(s)	1 Story Siding Crawl Space 208					
Wood/Shingle Aluminum/Vinyl Brick X Other X Insulation	(6) Ceilings			2	3		Fixture Bath	1 Story Siding Overhang 100					
(2) Windows	X Drywall			Average Fixture(s)		3		Total: 369,416 240,117					
Many Avg. Few	(7) Excavation			3		Fixture Bath		Other Additions/Adjustments					
X	Basement: 1528 S.F. Crawl: 208 S.F. Slab: 0 S.F. Height to Joists: 0.0			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		Exterior Stone Veneer 250 9,558 6,213					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		Average Fixture(s)		Plumbing Average Fixture(s) 1 1,486 966					
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		3		Water/Sewer 3 Fixture Bath 1 4,678 3,041					
X	Gable Hip Flat	(9) Basement Finish		1		1000 Gal Septic		Water/Sewer 1000 Gal Septic 1 4,899 3,184					
X	Asphalt Shingle	(10) Floor Support		1		2000 Gal Septic		Water Well, 100 Feet 1 5,849 3,802					
Chimney: Brick	Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1		Public Water		Porches WPP 100 2,884 1,875					
				1		Public Sewer		WPP 224 4,814 3,129					
				1		Water Well		WPP 48 2,043 1,328					
				1		1000 Gal Septic		WPP 24 1,280 832					
				1		2000 Gal Septic		Deck Treated Wood 384 6,397 4,158					
				1		Lump Sum Items:		Balcony Wood Balcony 50 2,052 1,334					
				1				Garages <<<<< 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.				
LOBER FAMILY TRUST	KENDALL BERRY & JASON	1,200,000	08/29/2014	WD	03-ARM'S LENGTH	1207P510	PROPERTY TRANSFER	100.0				
LOBER FAMILY TRUST	LOBER FAMILY TRUST	0	09/27/2013	QC	03-ARM'S LENGTH	1179P430	DEED	0.0				
ROSIEK JOSEPH K & CYNTHIA		0	11/08/2010	OTH	33-TO BE DETERMINED	2010 1068-226E	DEED	0.0				
LOBER FAMILY TRUST	LOBER FAMILY TRUST	0	11/24/2004	QC	09-FAMILY	834:160	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
5941 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/01/2023	PM23-0756	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		08/07/2023	PE23-0543	100% FINIS				
KENDALL BERRY & JASON 11 PARK CIRCLE NE ATLANTA GA 30305		MAP #: 51		Electrical		11/15/2021	PE21-0817	100% FINIS				
		2025 Est TCV 3,081,073 TCV/TFA: 1203.0		Electrical		04/26/2021	PE21-0238	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L1179P430 PARCEL 2 PART OF GOVERNMENT LOT4 , SEC 26 , T29N , R14W COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION S00°27'55"E. 1321.93 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE CONTINUING ALONG THE SAME LINE S00°27'55" E 218.76 FEET; THENCE N89°29'42"E 99.94 FEET; THENCE S00°29'56"E 306.33 FEET TO THE POINT OF BEGINNING; THENCE N89°24'26"E 86.04 FEET; THENCE S00°11'33"E 210.21 FEET TO A SHORELINE TRAVERSE OF GLEN LAKE; THENCE		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 20000	100.00	271.39	0.9339	0.7891	20000	100		1,473,906
		Paved Road		GROUP A 20000	66.93	271.39	0.9339	0.7891	20000	50	SURPLUS: ZONING 100 ft	49
		Storm Sewer		167 Actual Front Feet, 1.04 Total Acres Total Est. Land Value = 1,967,148								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Flagstone/Sand	26.31	600	100	15,786				
		Electric		Total Estimated Land Improvements True Cash Value = 15,786								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2025	983,600	556,900	1,540,500			998,471C		
		X Low		2024	957,400	548,000	1,505,400			968,450C		
		X High		2023	806,300	413,500	1,219,800			922,334C		
		X Landscaped		2022	535,000	274,600	809,600			803,652C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What								
		TPC 09/06/2023	INSPECTED									
		TPC 12/08/2022	INSPECTED									
		TPC 05/12/2022	INSPECTED									

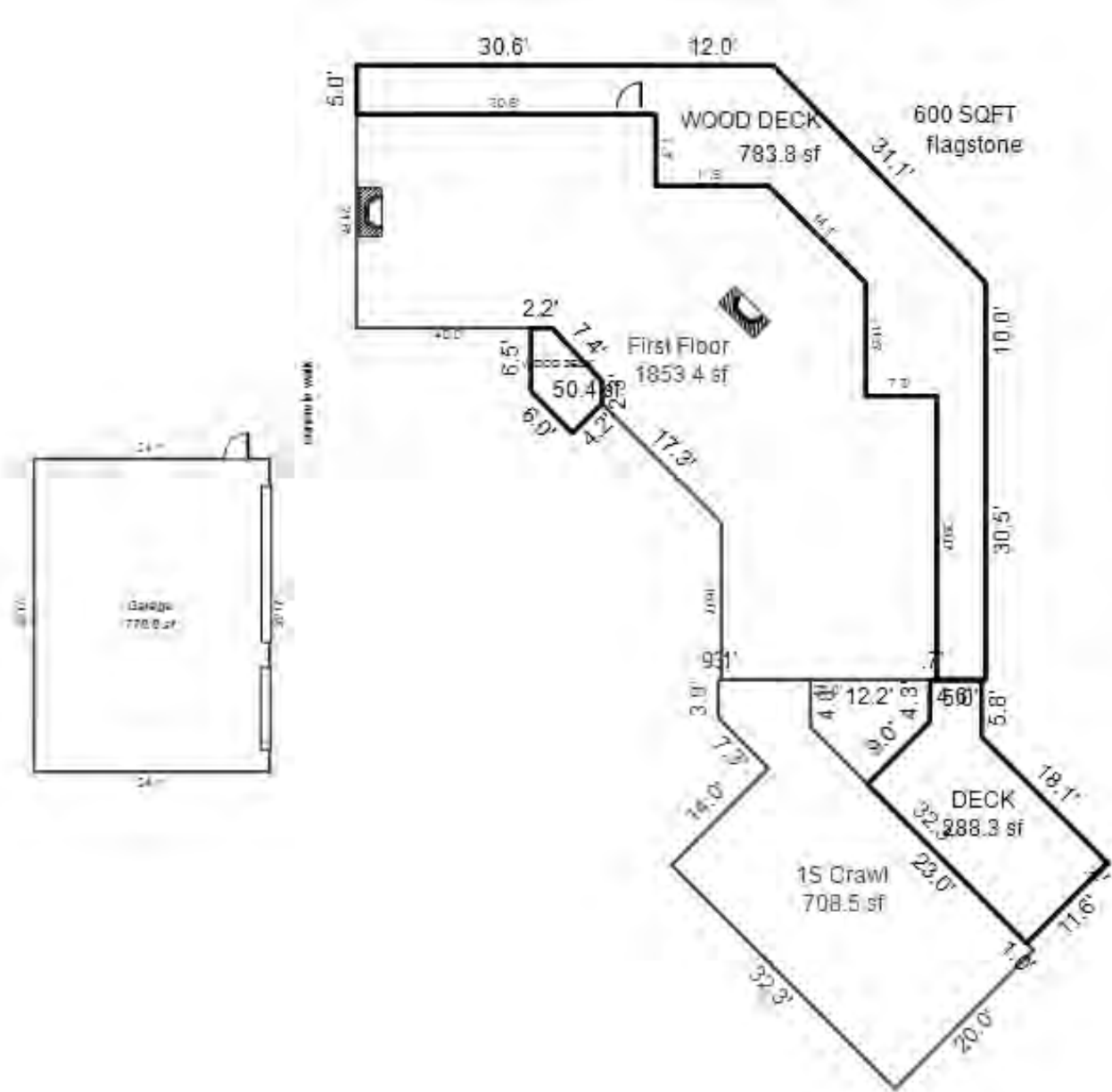
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1973 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 770 % 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							52 WPP 738 Treated Wood 50 Treated Wood 288 Treated Wood			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,561 Total Base New : 508,399 Total Depr Cost: 406,718 Estimated T.C.V: 1,098,139			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1959	Remodeled 2022	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2561 SF Floor Area = 2561 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 1959		
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors Solid H.C.		(12) Electric 200 Amps Service			1 Story Siding Crawl Space 1,853 1 Story Siding Crawl Space 708			Total: 401,214		320,970			
Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other:		(13) Plumbing Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 2,188 2 13,760 1 4,610		1 1,750 11,008 3,688			
(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1 5,676 1 6,289		4,541 5,031			
X Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 2561 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Porches WPP Deck Treated Wood Treated Wood Treated Wood			52 2,660		2,128			
X Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 770 36,352 29,082			Built-Ins Appliance Allow. Fireplaces Interior 1 Story			50 1,871 288 5,616 738 10,229		1,497 4,493 8,183			
(2) Windows		Many Avg. X Avg. Large Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Decks Treated Wood Treated Wood Treated Wood			1 4,003		3,202			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Fireplaces Interior 1 Story			2 13,930		11,144			
X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support					<<<<< 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.
ROSIEK JOSEPH K & CYNTHIA		0	11/08/2010	OTH	33-TO BE DETERMINED	2010 1068-226E	DEED	0.0
ROSIEK JOSEPH K & CYNTHIA		226,000	09/22/2005	WD	03-ARM'S LENGTH		REALTOR	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 03/01/2008					
Owner's Name/Address	MAP #: 51					
ROSIEK JOSEPH K & CYNTHIA F PO BOX 441 GLEN ARBOR MI 49636	2025 Est TCV 196,825					

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	358.26	0.8535	0.9526	2000	100		162,612	
E 200' @ 800/	88.46	358.26	1.0150	0.9526	800	50	SURPLUS: ZONING 100 ft	3	
188 Actual Front Feet, 1.55 Total Acres Total Est. Land Value =								196,825	

Tax Description  
 L239 P690 L410 P893/95 DC L506 P355 L506 P356&366/99 L834 P160/04 L873 P194/05 PER LDA SURVEY L9 P37 2005 SPLIT FROM 006-126-020-10 PARCEL 1 - PRT GOVT LOT 4 SEC 26 COM AT NW COR SD SEC TH S 00 DEG 27'55" E 1321.93 FT TO NW COR GOVT LOT 4 & POB TH CONT S 00 DEG 27'55" E 218.76 FT ALG W SEC LN TH N 89 DEG 29'42" E 99.94 FT TH S 00 DEG 29'56" E 306.33 FT TH N 89 DEG 24'26" E 86.04 FT TH N 00 DEG 11'33" W 524.24 FT TO N LN GOVT LOT 4 TH S 89 DEG 42'49" W 188.66 FT TO POB SUBJECT TO EASEMENTS REC L340 P579 & L239 P690 SEC /L.

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	98,400	0	98,400			90,138C
2024	107,300	0	107,300			87,428C
2023	84,300	0	84,300			83,265C
2022	79,300	0	79,300			79,300S

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Who	When	What
TPC	05/30/2021	INSPECTED
TPC	09/13/2017	INSPECTED
TPC	10/08/2015	INSPECTED

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

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

Property Address: W NORTHWOOD DR  
 Class: RESIDENTIAL-VACAN Zoning: R-4 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 12/13/2023

Owner's Name/Address: KASSARJIAN JOHN R & CAROLYN J  
 5043 W NORTHWOOD DR  
 GLEN ARBOR MI 49636  
 MAP #: 50

2025 Est TCV 141,581

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/ 1319.461417.27 0.6240 1.3435 800 16 1/6 INTEREST 141,581

1319 Actual Front Feet, 42.93 Total Acres Total Est. Land Value = 141,581

Tax Description: L231 P470 L595 P384/01 GA 328 PRT OF GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S 00 DEG 06'17" E ALG E SEC LN 1228.65 FT TO N LN REC PLAT GLENACRES SUB TH S 74 DEG 35'03" W ALG SD N LN & WITHIN R/W NORTHWOOD DR 144.46 FT TH S 69 DEG 41'40" W ALG SD N LN & R/W 595.16 FT TH S 82 DEG 35'33" W ALG SD LN & R/W 627.29 FT TH N 00 DEG 04'43" W ALG E 1/8LN SD SEC 1538.21 FT TO N LN SD SEC TH N89 DEG 17'40" E ALG SD N LN 1319.46 FT TO POB UNDIVIDED 1/6 INTEREST SEC 26 T29N R14W. 42.930 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 Utilis.

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	70,800	0	70,800			7,312C
2024	70,800	0	70,800			7,093C
2023	44,200	0	44,200			6,756C
2022	6,900	0	6,900			6,435C

Who When What

TPC 04/30/2021 INSPECTED

WAS 02/08/2009 INSPECTED

TPC 12/11/2011 INSPECTED

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALEY JANE G WIDOW	JJ&P REAL ESTATE LLC	0	12/28/2012	WD	03-ARM'S LENGTH	1149P625	DEED	0.0
HALEY LOUIS MICHAEL		0	09/18/2006	AFF	07-DEATH CERTIFICATE	2010 1045_604D	DEED	0.0
HALEY LOUIS M & JANE G	HALEY JANE G TRUST	0	05/03/2001	WD	03-ARM'S LENGTH	2010 1045_606W	DEED	0.0
BAXTER JOHN F & SHARON E	HALEY LOUIS M & JANE G H&	0	11/14/2000	WD	16-LC PAYOFF	562P756	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%					
JJ&P REAL ESTATE LLC 246 THRUSTON BLVD W OAKWOOD OH 45419	MAP #: 50					
	2025 Est TCV 292,011					

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/	1319.46	1417.27	0.6240	1.3435	800	33 1/3 INTEREST	292,011
1319 Actual Front Feet, 42.93 Total Acres						Total Est. Land Value =	292,011

**Tax Description**  
 L1149P625 AN interest in the Northeast quarter of the Northeast quarter, Section 26, Town 29 North, Range 14 West. Subject to the Tenant-in-Common Agreement of August 25, 1995, recorded in Liber 412, Page 404, Leelanau County Records. Subject to easements, reservations and restrictions of record, if any.  
 L207 P22 L412 P404/95 L412 P411/95 L562 P756/00 L595 P384/01 PRT GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S 00 DEG 06'17" E ALG E LN SD SEC 1228.65 FT TO N LN REC PLAT GLENACRES SUB TH S 74 DEG

- 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



ITHIN R/W  
 H S 69 DEG 41'40"  
 D R/W 595.16 FT  
 SD N LN & R/W  
 ' 43" W ALG E 1/8  
 N LN SD SEC TH N  
 LN 1319.46 FT TO  
 N ON FILE\*\*\*

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	146,000	0	146,000			14,629C
2024	146,000	0	146,000			14,190C
2023	91,300	0	91,300			13,515C
2022	14,200	0	14,200			12,872C

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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.
BAXTER WILLIAM M JR DEC T	BAXTER W M JR & G C JOINT	0	08/12/2011	QC	03-ARM'S LENGTH	1093/964	PROPERTY TRANSFER	0.0
BAXTER W M JR & GWENDOLYN	BAXTER W M JR TRUST GWEND	0	07/14/1992	QC	09-FAMILY	346/864	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					
Owner's Name/Address	P.R.E. 0%					
BAXTER W M JR & G C JOINT TRUST 253 STELLA MARIS DR S NAPLES FL 34114	MAP #: 50					
	2025 Est TCV 292,011					

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Tax Description	Public Improvements			* Factors *		NE1/4 OF NE1/4 OF SEC 26	
				Description	Frontage	Depth	Rate %Adj. Reason Value
				E 200' @ 800/	1319.46	17.27	0.6240 1.3435 800 33 1/3 INTEREST 292,011
				1319 Actual Front Feet, 42.93 Total Acres		Total Est. Land Value =	292,011

GA 328-2 L346 P863/92 L595 P384/01 . PRT OF GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S 00 DEG 06'17" E ALG E SEC LN 1228.65 FT TO N LN REC PLAT GLENACRES SUB TH S 74 DEG 35'03" W ALG SD N LN & WITHIN R/W NORTHWOOD DR 144.46 FT TH S 69 DEG 41'40" W ALG SD N LN & R/W 595.16 FT TH S 82 DEG 35'33" W ALG SD LN & R/W 627.29 FT TH N 00 DEG 04'43" W ALG E 1/8LN SD SEC 1538.21 FT TO N LN SD SEC TH N89 DEG 17'40" E ALG SD N LN 1319.46 FT TO POB UND 1/6 INT-WILLIAM M BAXTER JR DEC OF TRUST UND 1/6 INT-GWENDOLYN C BAXTER DEC

Glen Arbor Township

W. 42.930 A.



OF NE1/4 SEC 26

- 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	146,000	0	146,000			14,629C
2024	146,000	0	146,000			14,190C
2023	91,300	0	91,300			13,515C
2022	14,200	0	14,200			12,872C

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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.
HALEY JANE G WIDOW	JJ&P REAL ESTATE LLC	0	12/28/2012	WD	03-ARM'S LENGTH	1149P625	DEED	0.0
HALEY LOUIS MICHAEL		0	09/18/2006	AFF	07-DEATH CERTIFICATE	1045_604DC	DEED	0.0
HOWE JANET M	HALEY JANE	35,000	02/12/2001	WD	16-LC PAYOFF	2020004827	PROPERTY TRANSFER	0.0
HOWE ROBERT H & JANET M H	HALEY JANE A MARRIED WOM	0	01/25/1996	MLC	16-LC PAYOFF	417P720	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 #: 50					
JJ&P REAL ESTATE LLC 246 THRUSTON BLVD W DAYTON OH 45419	2025 Est TCV 141,581					

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/	1319.46	1417.27	0.6240	1.3435	800	16	1/6 INTEREST	141,581
1319 Actual Front Feet, 42.93 Total Acres							Total Est. Land Value =	141,581

Tax Description  
 L1149P625 An undivided interest in the Northeast quarter of the Northeast quarter, Section 26, Town 29 North, Range 14 West. Subject to the Tenant-in-Common Agreement of August 25, 1995, recorded in Liber 412, Page 404, Leelanau County Records. Subject to easements, reservations and restrictions of record, if any.

L230 P589 L417 P720/96 L595 P384/01 GA 328-3 PRT OF GOVT LOT 1 SEC 26 BEG AT NE COR SD SEC TH S 00 DEG 06'17" E ALG E SEC LN 1228.65 FT TO N LN REC PLAT GLENACRES ALG SD N LN & 144.46 FT TH S 69 & R/W 595.16 FT SD LN & R/W '43" W ALG E TO N LN SD SEC TH N LN 1319.46 FT N ON FILE\*\*\*



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	70,800	0	70,800			7,312C
2024	70,800	0	70,800			7,093C
2023	44,200	0	44,200			6,756C
2022	6,900	0	6,900			6,435C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KILLPACK ASHLEY DEAN	KILLPACK ASHLEY DEAN TRUS	1	10/29/2018	WD	09-FAMILY	1344P474	PROPERTY TRANSFER	0.0				
DEAN DIANE N TRUST	BRUMMETT JENIFFER DEAN	0	08/08/2018	WD	09-FAMILY	1344P463	PROPERTY TRANSFER	0.0				
BRUMMETT JENNIFER DEAN	BRUMMETT JENIFFER DEAN TR	0	08/08/2018	WD	09-FAMILY	1344P467	PROPERTY TRANSFER	0.0				
DEAN DIANE N TRUST ETAL	KILLPACK ASHLEY DEAN	0	08/08/2018	WD	09-FAMILY	1344P470	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
5463 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		08/29/2014	PM14-0409					
Owner's Name/Address		P.R.E. 0%		Plumbing		06/10/2014	PP14-0126					
BRUMETT DEAN & KILLPACK DEAN & FLYNN LAUREN E & FLYNN ALLI DEAN 3517 SPRING RD OAK BROOK IL 60523		MAP #: 50		Res. Single Family		06/05/2014	PB14-0146	100% FINIS				
		2025 Est TCV 3,305,702 TCV/TFA: 1168.0		Electrical		06/02/2014	PE14-0193					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L11P341 SURVEY PART OF GOVERNMENT LOT 2, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00"12'28" EAST, ALONG THE NORTH-SOUTH ONE-QUARTER LINE (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2), 1527.34 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE SOUTH 85"27'00" EAST, ALONG SAID CENTERLINE, 200.73 FEET; THENCE SOUTH 00"11'11" EAST 152.45 FEET TO THE		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 20000	100.00	439.96	1.0000	0.8904	20000	100		1,780,770
				100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 1,780,770								
				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				
				BOAT HOIST	2,000.00	1	100	2,000				
				Total Estimated Land Improvements True Cash Value = 4,500								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2025	890,400	762,500	1,652,900			871,974C		
		Rolling		2024	920,100	749,700	1,669,800			845,756C		
		Low		2023	774,800	564,400	1,339,200			805,482C		
		High		2022	750,000	461,800	1,211,800			767,126C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 05/09/2018	INSPECTED									
		TPC 10/08/2015	INSPECTED									
		TPC 04/30/2015	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	Eavestrough		Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built:					
	Mobile Home	Insulation		Wood	Coal	Steam				Interior 2 Story				572	CCP (1 Story)	Car Capacity:			
	Town Home	0	Front Overhang	Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		48	WPP	Class:					
	Duplex	0	Other Overhang	Forced Air w/ Ducts				Garbage Disposal		Two Sided		91	WPP	Exterior:					
	A-Frame	(4) Interior		Forced Hot Water				Bath Heater		Exterior 1 Story		286	Wood Balcony	Brick Ven.:					
	Wood Frame	Drywall		Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.:					
	Building Style: 1.5 STORY	Paneled		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story		Foundation:		Finished ?					
		Plaster		Radiant (in-floor)				Unvented Hood		Prefab 2 Story		Auto. Doors:		Mech. Doors:					
	Trim & Decoration			Electric Wall Heat				Vented Hood		Heat Circulator		Area:		% Good:					
Yr Built	Remodeled	Ex	Ord	Min	Space Heater				Intercom		Raised Hearth		Storage Area:		No Conc. Floor:				
2015	0				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove		Bsmnt Garage:		Carport Area:				
Condition: Average		Size of Closets			Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga		X		E.C.F. 2.700		Roof:		
		Lg	Ord	Small	Heat Pump				Oven		Class: B -5								
Room List		Doors	Solid	H.C.	No Heating/Cooling				Microwave		Effec. Age: 5								
	Basement	(5) Floors			Central Air				Standard Range		Floor Area: 2,830								
	1st Floor	Kitchen:			Wood Furnace				Self Clean Range		Total Base New : 592,765								
	2nd Floor	Other:			(12) Electric				Sauna		Total Depr Cost: 563,123								
	4 Bedrooms	Other:			0 Amps Service				Trash Compactor		Estimated T.C.V: 1,520,432								
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls B -5 Blt 2015									
	Wood/Shingle	Ex.	Ord.	Min	Many Ave. Few			(11) Heating System: Forced Heat & Cool											
	Aluminum/Vinyl	No. of Elec. Outlets			(13) Plumbing			Ground Area = 1887 SF Floor Area = 2830 SF.											
	Brick	No. of Elec. Outlets			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95											
	Insulation	No. of Elec. Outlets			3 Fixture Bath			Building Areas											
(2) Windows		No. of Elec. Outlets			2 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost											
	Many Avg. Few	No. of Elec. Outlets			Softener, Auto			1.5 Story Siding Crawl Space											
	Large Avg. Small	No. of Elec. Outlets			Softener, Manual			Total: 450,987 428,432											
	Wood Sash	No. of Elec. Outlets			Solar Water Heat			Other Additions/Adjustments											
	Metal Sash	No. of Elec. Outlets			No Plumbing			Exterior											
	Vinyl Sash	No. of Elec. Outlets			Extra Toilet			Stone Veneer											
	Double Hung	No. of Elec. Outlets			Extra Sink			Plumbing											
	Horiz. Slide Casement	No. of Elec. Outlets			Separate Shower			Average Fixture(s)											
	Double Glass	No. of Elec. Outlets			Ceramic Tile Floor			3 Fixture Bath											
	Patio Doors	No. of Elec. Outlets			Ceramic Tile Wains			Water/Sewer											
	Storms & Screens	No. of Elec. Outlets			Ceramic Tub Alcove			1000 Gal Septic											
(3) Roof		No. of Elec. Outlets			Vent Fan			2000 Gal Septic											
	Gable	No. of Elec. Outlets			(14) Water/Sewer			Porches											
	Hip	No. of Elec. Outlets			Public Water			CCP (1 Story)											
	Flat	No. of Elec. Outlets			Public Sewer			WPP											
	Gambrel	No. of Elec. Outlets			Water Well			WPP											
	Mansard	No. of Elec. Outlets			1000 Gal Septic			Balcony											
	Shed	No. of Elec. Outlets			2000 Gal Septic			Wood Balcony											
Asphalt Shingle		No. of Elec. Outlets			Lump Sum Items:			Built-Ins											
Chimney:		No. of Elec. Outlets						Appliance Allow.											
		No. of Elec. Outlets						Fireplaces											
		No. of Elec. Outlets						Exterior 2 Story											
		No. of Elec. Outlets						Notes:											
		No. of Elec. Outlets						ECF (4080 BIG GLEN) 2.700 => TCV:											
		No. of Elec. Outlets						1,520,432											

\*\*\* 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.
DEAN DIANE N TRUST	BRUMMETT JENIFFER DEAN	1	08/08/2018	WD	09-FAMILY	1344P463	PROPERTY TRANSFER	0.0
BRUMMETT JENNIFER DEAN	BRUMMETT JENIFFER DEAN TR	1	08/08/2018	WD	09-FAMILY	1344P467	PROPERTY TRANSFER	0.0
DEAN DIANE N TRUST ETAL	KILLPACK ASHLEY DEAN	1	08/08/2018	WD	09-FAMILY	1344P470	PROPERTY TRANSFER	0.0
KILLPACK ASHLEY DEAN	KILLPACK ASHLEY DEAN TRUS	1	08/08/2018	WD	09-FAMILY	1344P474	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5441 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 50					
BRUMETT DEAN & KILLPACK DEAN & FLYNN LAUREN E & FLYNN ALLI DEAN 3517 SPRING RD OAK BROOK IL 60523	2025 Est TCV 3,032,106 TCV/TFA: 1001.0					

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

Tax Description  
 L11-343 SURVEY PARCEL "B" PART OF GOVERNMENT LOT 2, SECTION 26, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00"12'28" EAST, ALONG THE NORTH-SOUTH ONE-QUARTER LINE (ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2), 1527.34 FEET TO THE CENTERLINE OF NORTHWOOD DRIVE; THENCE SOUTH 85"27'00" EAST, ALONG SAID CENTERLINE, 200.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING

- 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
GROUP A 20000	100.00	901.00	1.0000	1.0651	20000	100		2,130,279
GROUP A 20000	11.68	901.00	1.0000	1.0651	20000	50	SURPLUS: ZONING 100 ft 12	
112 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								2,254,688

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Flagstone/Sand	19.08	860 0	0
D/W/P: Crushed Rock	2.20	2500 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
BOAT HOIST	2,000.00	1 0	0
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
2025	1,127,300	388,800	1,516,100			665,589C
2024	1,133,200	382,300	1,515,500			645,577C
2023	954,300	288,700	1,243,000			614,836C
2022	776,500	236,900	1,013,400			585,559C

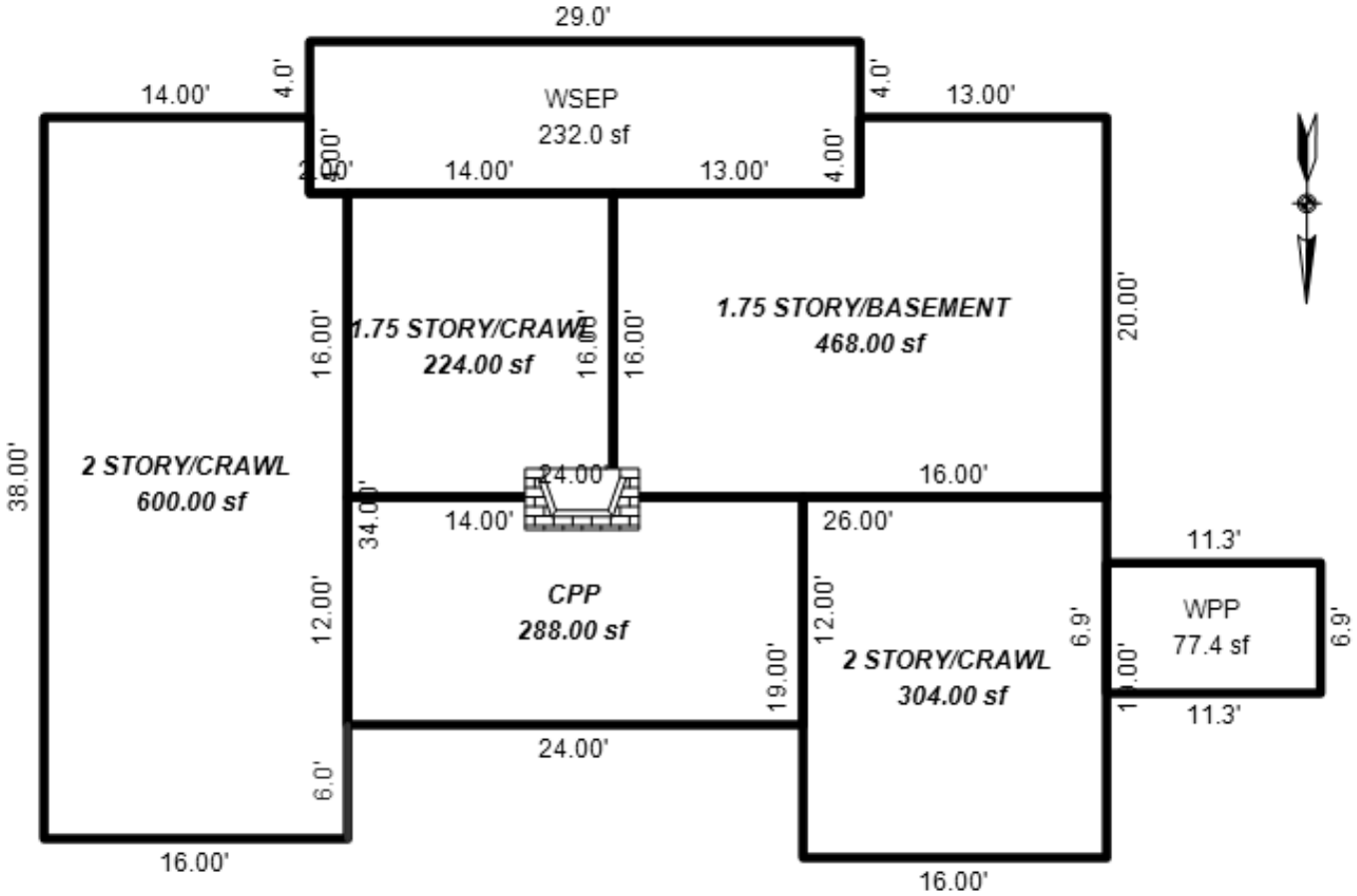
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	232 WSEP (1 Story) 77 WPP 288 CPP	E.C.F. X 2.700	Bsmnt Garage: 2 Car Carport Area: Roof:									
	Mobile Home																							
	Town Home																							
	Duplex	(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: BC Effec. Age: 35 Floor Area: 3,029 Total Base New : 437,276 Total Depr Cost: 284,229 Estimated T.C.V: 767,418														
	A-Frame	Wood Frame	Drywall	Plaster																				
			Paneled	Wood T&G																				
	Building Style: 1.75 STORY		Trim & Decoration								Ex					Ord	Min							
	Yr Built	Remodeled	Size of Closets																					
	1930	2001	Lg	Ord							Small					Central Air Wood Furnace			(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min
	Condition: Average		Doors								Solid					H.C.								
Room List		(5) Floors					Kitchen: Other: Other:					No. of Elec. Outlets			Many		Ave.	Few						
Basement	1st Floor	2nd Floor					Bedrooms				(13) Plumbing													
(1) Exterior		(6) Ceilings					1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls BC Blt 1930										
Wood/Shingle	Aluminum/Vinyl	Brick			No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool			Ground Area = 1596 SF Floor Area = 3029 SF.													
Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1128 S.F. Slab: 0 S.F. Height to Joists: 0.0			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas														
(2) Windows		(8) Basement			1000 Gal Septic Water Well, 100 Feet			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 376,119 244,478													
Many	Large	Avg. Avg. Small			(9) Basement Finish			Other Additions/Adjustments																
Wood Sash	Metal Sash	Vinyl Sash			(14) Water/Sewer			Exterior																
Double Hung	Horiz. Slide	Casement			Public Water			Stone Veneer			40 1,879 1,221													
Double Glass	Patio Doors	Storms & Screens			Public Sewer			Plumbing																
(3) Roof		(10) Floor Support			1000 Gal Septic			Average Fixture(s)			1 2,188 1,422													
Gable	Gambrel	Living SF			1000 Gal Septic			3 Fixture Bath			1 6,880 4,472													
Hip	Mansard	Walkout Doors (B)			2000 Gal Septic			2 Fixture Bath			1 4,610 2,996													
Flat	Shed	No Floor SF			Lump Sum Items:			Water/Sewer																
Asphalt Shingle	Walkout Doors (A)			1 1000 Gal Septic			1000 Gal Septic			1 5,676 3,689														
Chimney:		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic			Water Well, 100 Feet			1 6,289 4,088													
								Porches																
								WSEP (1 Story)			232 14,883 9,674													
								WPP			77 3,329 2,164													
								CPP			288 5,921 3,849													
								Garages																
								Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)																
								Basement Garage: 2 Car			1 4,123 2,680													
								Door Opener			2 1,376 894													
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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

Flagstone  
at lake.  
Patio



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SHULTS L TRUST & FETZER L	THE COTTAGE LLC	0	05/06/2014	WD	09-FAMILY	1198P254	PROPERTY TRANSFER	100.0			
FETZER B TRUST & FETZER W	SHULTS L TRUST & FETZER L	0	05/05/2014	WD	09-FAMILY	1198P245	PROPERTY TRANSFER	100.0			
FETZER WADE III & BEVERLY	FETZER WADE III 2008 RES	0	02/27/2008	QC	09-FAMILY	2008 970/250QC	DEED	0.0			
FETZER WADE III & BEVERLY	FETZER BEVERLY B 2008 RES	0	02/27/2008	QC	09-FAMILY	2008 970/247QC	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5621 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/11/2017	PM17-0027				
Owner's Name/Address		P.R.E. 0%		Plumbing		01/11/2017	PP17-0007				
COTTAGE LLC 2341 PEACHTREE LN NORTHBROOK IL 60062-3547		MAP #: 51		Res. Add/Alter/Repair		09/09/2016	PB16-0356	100% FINIS			
		2025 Est TCV 7,860,515 TCV/TFA: 993.12		Electrical		04/26/2016	PE16-0162				
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	400.00	550.00	0.7506	0.9415	20000 100	5,653,821	
		Paved Road		400 Actual Front Feet, 5.05 Total Acres						Total Est. Land Value =	5,653,821
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		Dock: Light posts			Rate	Size	% Good	Cash Value	
		Sewer		D/W/P: 4in Ren. Conc.			41.06	1280	0	0	
		Electric		D/W/P: 4in Ren. Conc.			7.40	581	0	0	
		Gas		D/W/P: 4in Ren. Conc.			7.40	969	0	0	
		Curb		Residential Local Cost Land Improvements							
		Street Lights		Description							
		Standard Utilities		LAND IMPROVEMENTS 10			Rate	Size	% Good	Cash Value	
		Underground Utils.		BOAT HOIST			10,000.00	1	100	10,000	
							2,000.00	2	100	4,000	
				Total Estimated Land Improvements True Cash Value =							14,000
		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			
		Who	When	What	2025	2,826,900	1,103,400	3,930,300	2,938,990C		
		TPC 04/30/2021	INSPECTED		2024	2,751,800	1,081,800	3,833,600	2,850,621C		
		TPC 11/16/2017	INSPECTED		2023	2,317,300	815,100	3,132,400	2,714,878C		
		TPC 10/27/2016	INSPECTED		2022	2,273,600	675,600	2,949,200	2,585,599C		



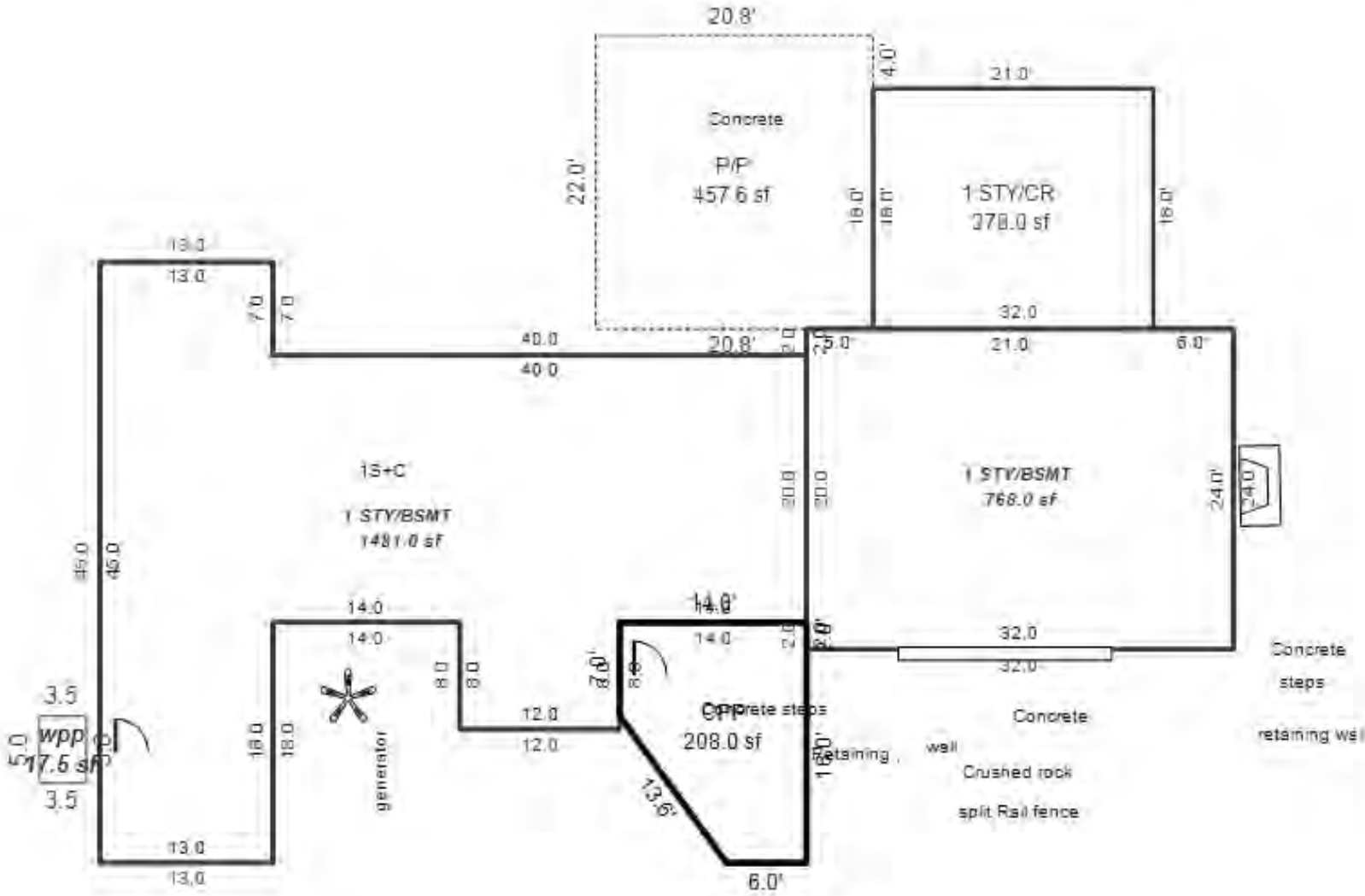
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 208 1444	Type CPP Treated Wood	Year Built: 1982 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
	Building Style: 1 STORY	X	Drywall Paneled				Plaster Wood T&G						
	Yr Built 1950 562		Remodeled 2017	X	Ex		Ord		Min				
	Condition: Average		Trim & Decoration				Size of Closets						
	Room List	X	Lg		Ord		Small						
	Basement 8 1st Floor 2nd Floor 4 Bedrooms		(5) Floors				Central Air Wood Furnace						
	(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	Ex.		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		Basement: 2249 S.F. Crawl: 378 S.F. Slab: 0 S.F. Height to Joists: 0.0				X	Many		Ave.		Few	
	(3) Roof		(8) Basement				(13) Plumbing						
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1	Average Fixture(s)					
X	Asphalt Shingle		(9) Basement Finish				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					
	Chimney: Brick		(10) Floor Support					(14) Water/Sewer					
			Joists: 2X12X16 Unsupported Len: Cntr.Sup:					Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic					
								Lump Sum Items:					
									Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2627 SF Floor Area = 2627 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas				
									Stories Exterior Foundation Size Cost New Depr. Cost				
									1 Story Siding Basement 1,481				
									1 Story Siding Basement 768				
									1 Story Siding Crawl Space 378				
									Total: 311,240 202,304				
									Other Additions/Adjustments				
									Plumbing				
									Average Fixture(s)				
									3 Fixture Bath				
									Water/Sewer				
									1000 Gal Septic				
									Water Well, 100 Feet				
									Porches				
									CPP				
									Garages				
									Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
									Base Cost				
									768				
									Door Opener				
									2				
									Basement Garage: 2 Car				
									1				
									3,478				
									Built-Ins				
									Appliance Allow.				
									1				
									1,947				
									Fireplaces				
									Exterior 1 Story				
									1				
									5,748				
									Wood Stove				
									1				
									2,164				
									Deck				
									<<<< Calculations too long. See Valuation printout for complete pricing. >>>>				

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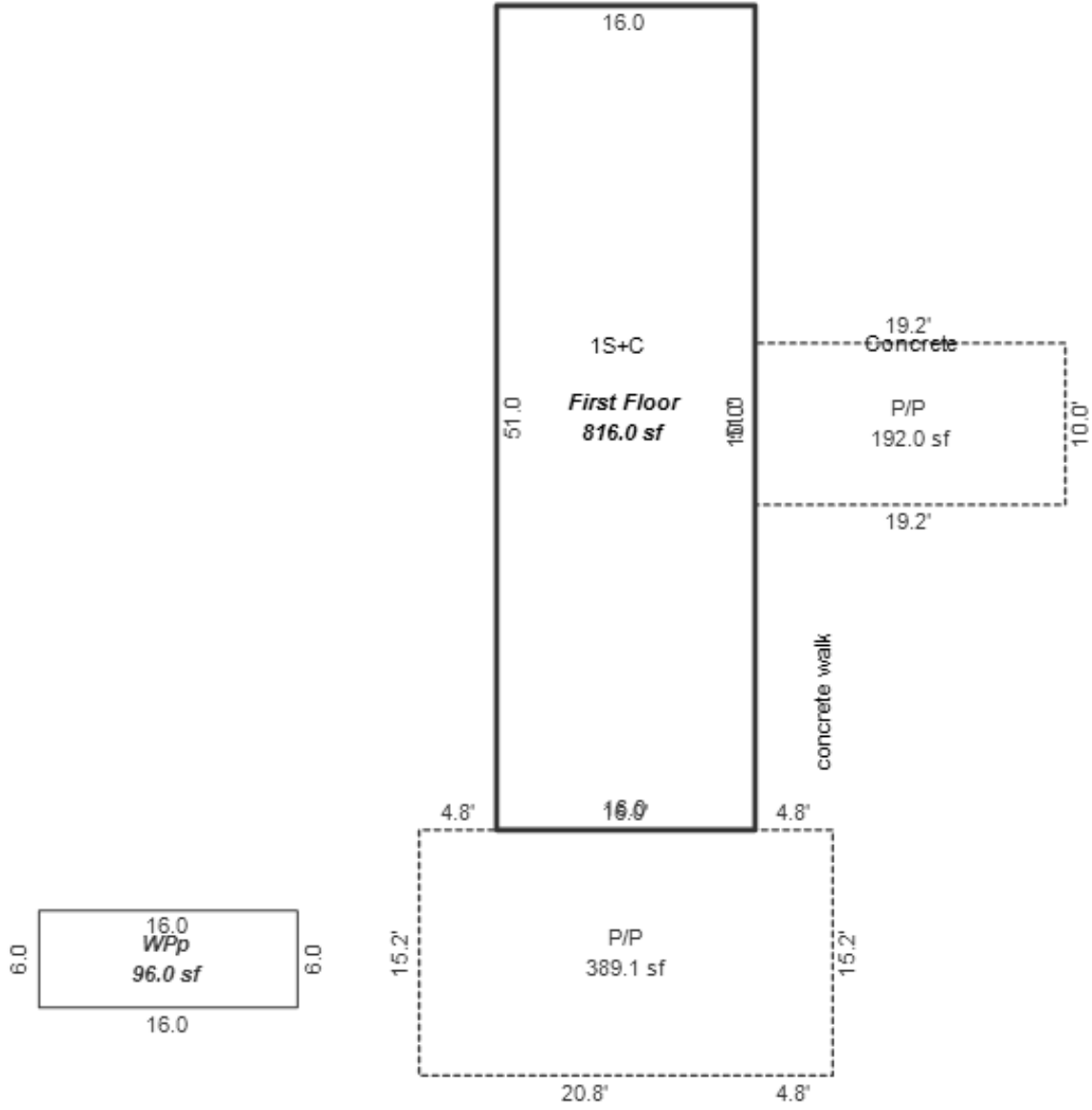


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	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			96	WPP				
Building Style: 1 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 816 Total Base New : 108,796 Total Depr Cost: 70,719 Estimated T.C.V: 190,942		E.C.F. X 2.700		Bsmnt Garage: 2 Car Carport Area: Roof:		
Yr Built	Remodeled	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls CD		Blt 1950			
1950 WAD	2017					Ex. Ord. X Min			(11) Heating System: Electric Baseboard Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Condition: Average		Lg		Ord	X	Small	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors	Solid	X	H.C.	(13) Plumbing			1 Story Siding Crawl Space		Total: 99,077 64,400					
5	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments						
(1) Exterior		Kitchen: Carpeted Other: Other:		100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,238 805 Porches WPP 96 2,567 1,669 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,478 2,261 Door Opener 1 489 318 Built-Ins Appliance Allow. 1 1,947 1,266 Totals: 108,796 70,719						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Notes: WADES WING / KITCHEN		ECF (4080 BIG GLEN) 2.700 => TCV:		190,942		
X	Insulation	X	Drywall	Many Ave. X Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:									
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Brick																

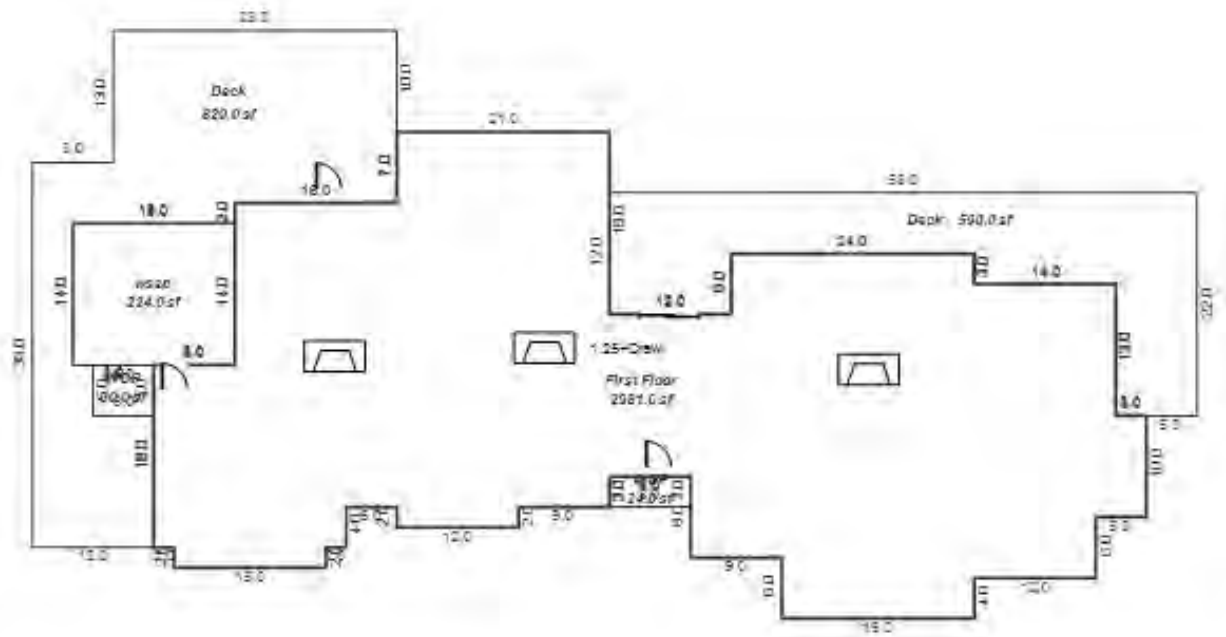
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

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	3	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built:			
	Mobile Home				24 WCP (1 Story)	Car Capacity: 2												
	Town Home					30 WCP (1 Story)	Class: BC											
	Duplex	224 WSEP (1 Story)	Exterior: Siding															
	A-Frame	40 WCP (1 Story)	Brick Ven.: 0															
	Wood Frame	50 WCP (1 Story)	Stone Ven.: 0															
	Building Style: 1.5 STORY	Drywall	Plaster		Trim & Decoration	Forced Air w/o Ducts							Class: BC					
		Paneled	Wood T&G			Forced Air w/ Ducts							Effec. Age: 35					
	Yr Built	Remodeled	Ex		Ord	Min	Forced Hot Water						Floor Area: 4,472					
	1982	0					Electric Baseboard						Total Base New : 741,374					
Condition: Average	Size of Closets			Wall/Floor Furnace			Total Depr Cost: 481,893											
	Lg	Ord	Small	Space Heater			Estimated T.C.V: 1,301,110											
Room List		Doors	Solid	H.C.	Central Air			E.C.F.										
Basement	(5) Floors			Wood Furnace			X 2.700											
	9 1st Floor	Kitchen:			(12) Electric			Bsmnt Garage:										
4 2nd Floor	Other:			0 Amps Service			Carport Area:											
5 Bedrooms	Other:			No./Qual. of Fixtures			Roof:											
(1) Exterior	(6) Ceilings			Ex.			Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY											
Wood/Shingle				Ord.			(11) Heating System: Electric Baseboard											
				Min			Ground Area = 2981 SF Floor Area = 4472 SF.											
Aluminum/Vinyl	(7) Excavation			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65											
Brick	Basement: 0 S.F.			Ave.			Building Areas											
Insulation	Crawl: 2981 S.F.			Few			Stories Exterior Foundation Size Cost New Depr. Cost											
	Slab: 0 S.F.			(13) Plumbing			1.5 Story Siding Crawl Space 2,981											
(2) Windows	Height to Joists: 0.0			1 Average Fixture(s)			Total: 559,650 363,773											
	Many	Large	(8) Basement	3 3 Fixture Bath			Other Additions/Adjustments											
Avg.	Avg.	Conc. Block		1 2 Fixture Bath			Plumbing											
Few	Small	Poured Conc.	Softener, Auto			Average Fixture(s)												
Wood Sash	Treated Wood			Softener, Manual			1 2,188 1,422											
	Metal Sash	Concrete Floor			Solar Water Heat			3 Fixture Bath 13,760 8,944										
Vinyl Sash	(9) Basement Finish			No Plumbing			2 Fixture Bath 4,610 2,996											
Double Hung	Public Water			Extra Toilet			Porches											
Horiz. Slide	Public Sewer			Extra Sink			WCP (1 Story) 30 2,672 1,737											
Casement	Water Well			Separate Shower			WSEP (1 Story) 224 14,486 9,416											
Double Glass	1000 Gal Septic			Ceramic Tile Floor			WCP (1 Story) 40 3,352 2,179											
Patio Doors	2000 Gal Septic			Ceramic Tile Wains			WCP (1 Story) 50 3,927 2,553											
Storms & Screens	(14) Water/Sewer			Ceramic Tub Alcove			WCP (1 Story) 24 2,134 1,387											
(3) Roof	Lump Sum Items:			Vent Fan			Deck											
	Gable	Gambrel	Public Water			Treated Wood 92 2,619 1,702												
Hip	Mansard	Public Sewer			Treated Wood 590 8,986 5,841													
Flat	Shed	Water Well			Treated Wood 496 8,015 5,210													
Asphalt Shingle	Walkout Doors (B)			Ceramic Tile Floor			Treated Wood 820 11,365 7,387											
	No Floor SF			Ceramic Tile Wains			Garages											
Chimney:	Walkout Doors (A)			Ceramic Tub Alcove			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)											
	(10) Floor Support			Vent Fan			Base Cost 688 33,650 21,872											
Joists:			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)												
Unsupported Len:			Public Water			Base Cost 710 44,375 28,844												
Cntr.Sup:			Public Sewer			Door Opener 1 688 447												

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

Unit in Place Items /CI17/SPOC/TENC/ASPCA	Rate	Quantity	Arch	%Good	Depr.Cost
	7.47	2082	1.00	50	7,776
ECF (4080 BIG GLEN)	2.700 =>	TCV of Bldg:	1	=	20,995

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit	
(3) Frame:	3-Piece Baths	Rigid Conduit	(13) Roof Structure: Slope=0
(4) Floor Structure:	2-Piece Baths	Armored Cable	(14) Roof Cover:
(5) Floor Cover:	Shower Stalls	Non-Metalic	
(6) Ceiling:	Toilets	Bus Duct	
	Urinals	Incandescent	
	Wash Bowls	Fluorescent	
	Water Heaters	Mercury	
	Wash Fountains	Sodium Vapor	
	Water Softeners	Transformer	
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas		
	Oil		
	Coal Stoker		
	Hand Fired Boiler		

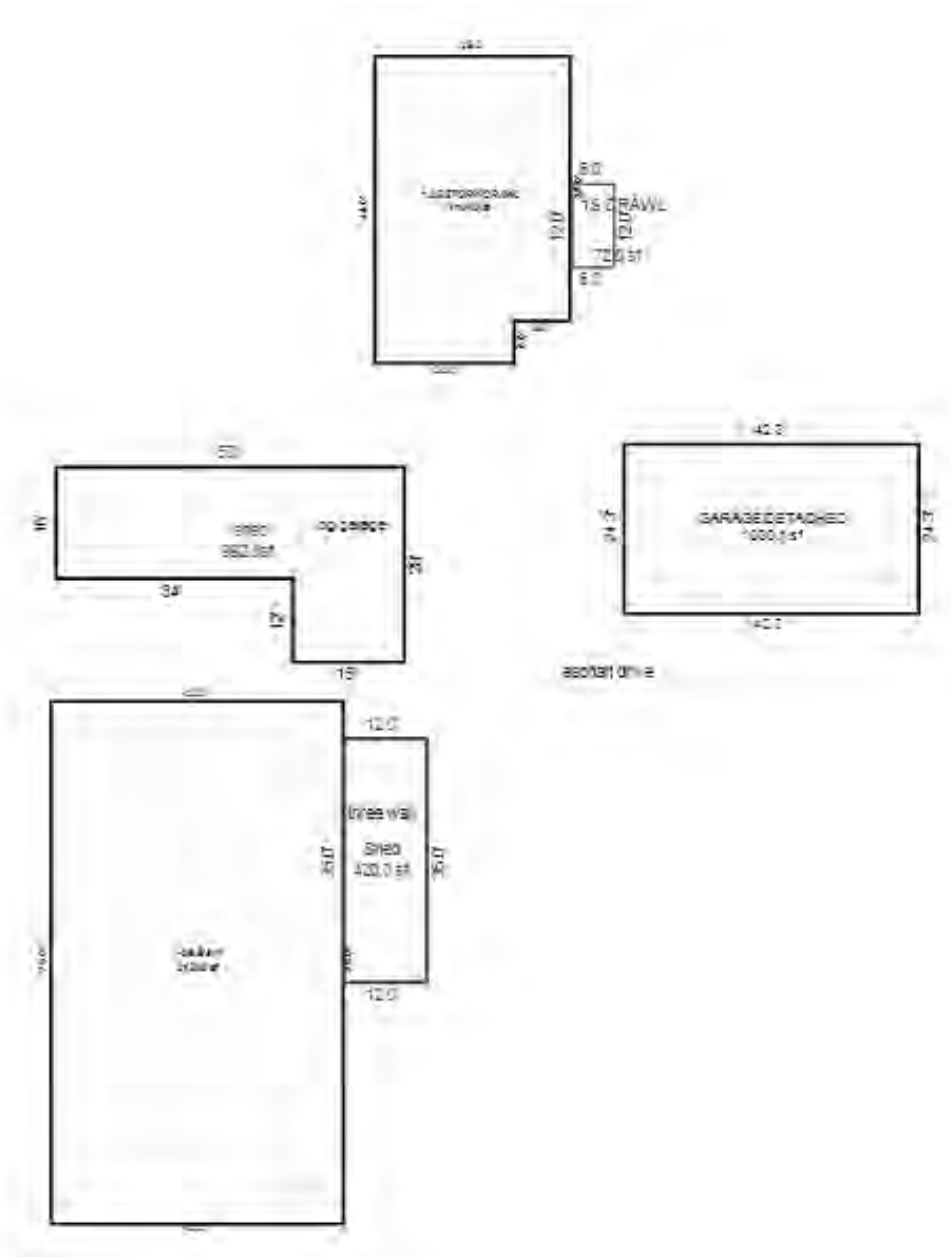
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MACLACHLAN WILLIAM M III	MACLACHLAN PATRICIA	0	10/07/2022	WD	09-FAMILY	2022006446	PROPERTY TRANSFER	0.0				
MACLACHLAN PATRICIA	MACLACHLAN PATRICIA TRUST	0	10/07/2022	WD	09-FAMILY	2022006447	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
5535 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/16/2016	PM16-0784					
Owner's Name/Address		P.R.E. 0%		GARAGE		01/26/2016	PB16-0536	100% FINIS				
MACLACHLAN PATRICIA TRUST PO BOX 191 GLEN ARBOR MI 49636		MAP #: 51		Res. Garage Detached		01/06/2016	PB15-0536					
		2025 Est TCV 3,122,653 TCV/TFA: 2012.0		GARAGE		11/21/2015	2015-32	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L234 P490 L244 P507 L253 P469 L260 P4 L277 P906 L395 P250/94 PRT GOVT LOT 3 SEC 26 COM N 1/4 COR SD SEC TH S 00 DEG 01' 08" E 1536.79 FT ALG N-S 1/4 LN TO POINT N 00 DEG 01' 08" W 497.35 FT FROM MEANDER COR ON GLEN LAKE TH N 85 DEG 27' 00" W 6.53 FT ALG C/L NORTHWOOD DR TO POB TH N 85 DEG 27' 00" W 160.56 FT ALG C/L NORTHWOOD DR TH S 00 DEG 14' 41" E 604.94 FT TH S 87 DEG 39' 38" E 159.72 FT ALG SHR GLEN LAKE TH N 00 DEG 12' 09" W 100.82 FT TO IRON STAKE TH CONT N 00 DEG 12' 09" W 497.90 FT TO POB SEC 26 T29N		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 20000	100.00	601.67	0.9439	0.9629	20000	100		1,817,676
		Paved Road		GROUP A 20000	60.00	601.67	0.9439	0.9629	20000	50	SURPLUS: ZONING 100 ft	54
		Storm Sewer		160 Actual Front Feet, 2.21 Total Acres Total Est. Land Value = 2,362,978								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Fencing: Wd, Solid, 6 ft.	31.10	18	0	0				
		Electric		D/W/P: Asphalt Paving	3.12	10000	0	0				
		Gas		Wood Frame	32.53	80	50	1,301				
		Curb		Wood Frame	28.20	120	50	1,692				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVEMENTS 10	10,000.00	1	95	9,500				
		Topography of Site		Total Estimated Land Improvements True Cash Value = 12,493								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	1,181,500	379,800	1,561,300			433,758C		
		Low		2024	1,150,100	373,600	1,523,700			420,716C		
		High		2023	968,500	282,400	1,250,900			400,682C		
		Landscaped		2022	887,500	231,900	1,119,400			381,602C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2025	1,181,500	379,800	1,561,300		433,758C		
		TPC 07/24/2019	INSPECTED		2024	1,150,100	373,600	1,523,700		420,716C		
		TPC 11/01/2016	INSPECTED		2023	968,500	282,400	1,250,900		400,682C		
		TPC 10/14/2015	INSPECTED		2022	887,500	231,900	1,119,400		381,602C		

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

Building Type		(3) Roof (cont.)		(11) Heating/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: 1900 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 992 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	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			Class: C +5 Effec. Age: 40 Floor Area: 1,552 Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Bsmnt Garage:
Building Style: LOG		Ex X Ord Min		Size of Closets			Central Air Wood Furnace			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Yr Built 1900	Remodeled 1921	Lg X Ord Small		Doors Solid X H.C.			(12) Electric			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Bsmnt Garage:	
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			150 Amps Service			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Room List		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
(1) Exterior	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
Wood/Shingle Aluminum/Vinyl Brick X Pine/Cedar X Insulation	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
(2) Windows	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
Many Avg. X Avg. Few	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
(3) Roof	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
X Gable Hip Flat	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
Asphalt Shingle X Metal	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
Chimney: Stone	Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:		
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
(10) Floor Support		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Joists: 2X8X10 Unsupported Len: Cntr.Sup:		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Lump Sum Items:		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1256 SF Floor Area = 1552 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Building Areas		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Stories Exterior Foundation Size Cost New Depr. Cost		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
1 Story Pine Logs Crawl Space 1,184		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
1 Story Siding Crawl Space 72		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
1 Story Siding Overhang 296		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Total: 218,251 130,948		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Other Additions/Adjustments		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Plumbing		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Average Fixture(s) 1 1,486 892		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
3 Fixture Bath 1 4,678 2,807		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Water/Sewer		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
1000 Gal Septic 1 4,899 2,939		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Water Well, 50 Feet 2 5,410 3,246		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Garages		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Base Cost 992 33,510 20,106		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Built-Ins		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Appliance Allow. 1 2,786 1,672		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Fireplaces		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Exterior 2 Story 1 8,080 4,848		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Totals: 279,100 167,458		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
Notes:		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	
ECF (4080 BIG GLEN) 2.700 => TCv: 452,137		Ex X Ord Min		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 279,100 Total Depr Cost: 167,458 Estimated T.C.V: 452,137		E.C.F. X 2.700		Carport Area: Roof:	

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



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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 3150 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
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			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 136,593 Total Depr Cost: 109,276 Estimated T.C.V: 295,045		E.C.F. X 2.700		Bsmnt Garage:				
Duplex		Drywall Paneled		X No Heating/Cooling			Central Air Wood Furnace				Carport Area:				
A-Frame		Plaster Wood T&G					(12) Electric				Roof:				
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			(13) Plumbing								
Building Style: GARAGE		Ex Ord Min		Ex. Ord. Min			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Yr Built Remodeled 1999 & 2 0		Size of Closets		No. of Elec. Outlets			Plumbing								
Condition: Average		Lg Ord Small		Many Ave. Few			Notes:								
Room List		Doors Solid H.C.		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Lump Sum Items:											
(1) Exterior		Kitchen: Other: Other:													
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings													
Insulation															
(2) Windows		(7) Excavation													
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Large Avg. Small		(8) Basement													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish													
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Gambrel Mansard Shed		(10) Floor Support													
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													
Chimney:															
<p>Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C Blt 1999</p> <p>(11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -3,742 Garages Class: C Exterior: Pole (Finished) Door Opener 3 1,651 1,321 Base Cost 3150 101,052 80,842 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1008 37,467 29,974 Door Opener 2 1,101 881 Totals: 136,593 109,276</p> <p>Notes: ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 295,045</p>															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAXTER DAVID G & VICKIE M	BAXTER FAMILY TRUST	1	11/14/2016	QC	03-ARM'S LENGTH	1282P40	OTHER	0.0

Property Address: 5725 W NORTHWOOD DR  
 Class: RESIDENTIAL-IMPRO Zoning: R-2 ( Building Permit(s): Mechanical Date: 09/30/2014 Number: PM14-0458 Status:

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 100% 05/10/1994

Owner's Name/Address: BAXTER FAMILY TRUST 5725 W NORTHWOOD DR GLEN ARBOR MI 49636 MAP #: 51

2025 Est TCV 3,305,494 TCV/TFA: 1272.3

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	600.00	0.9439	0.9622	20000	100		1,816,411
GROUP A 20000	60.00	600.00	0.9439	0.9622	20000	50	SURPLUS: ZONING 100 ft	54
160 Actual Front Feet, 2.20 Total Acres Total Est. Land Value =								2,361,335

Tax Description: L258 P781/85 L310 P508/90 THE E 160 FT OF W 360 FT OF GOVT LOT 3 LYING S OF NORTHWOOD DR SEC 26 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.

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

Wood Frame 31.25 240 50 3,750

Residential Local Cost Land Improvements

Description Rate Size % Good Cash Value

LAND IMPROVEMENTS 75 7,500.00 1 100 7,500

Total Estimated Land Improvements True Cash Value = 11,250

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 1,180,700 472,000 1,652,700 443,053C

2024 1,149,300 464,300 1,613,600 429,732C

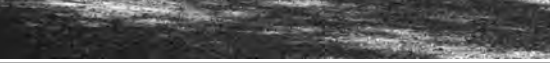
2023 967,800 350,500 1,318,300 409,269C

2022 887,500 287,400 1,174,900 389,780C

Who When What

TPC 10/08/2015 INSPECTED WAS 10/23/2007 INSPECTED

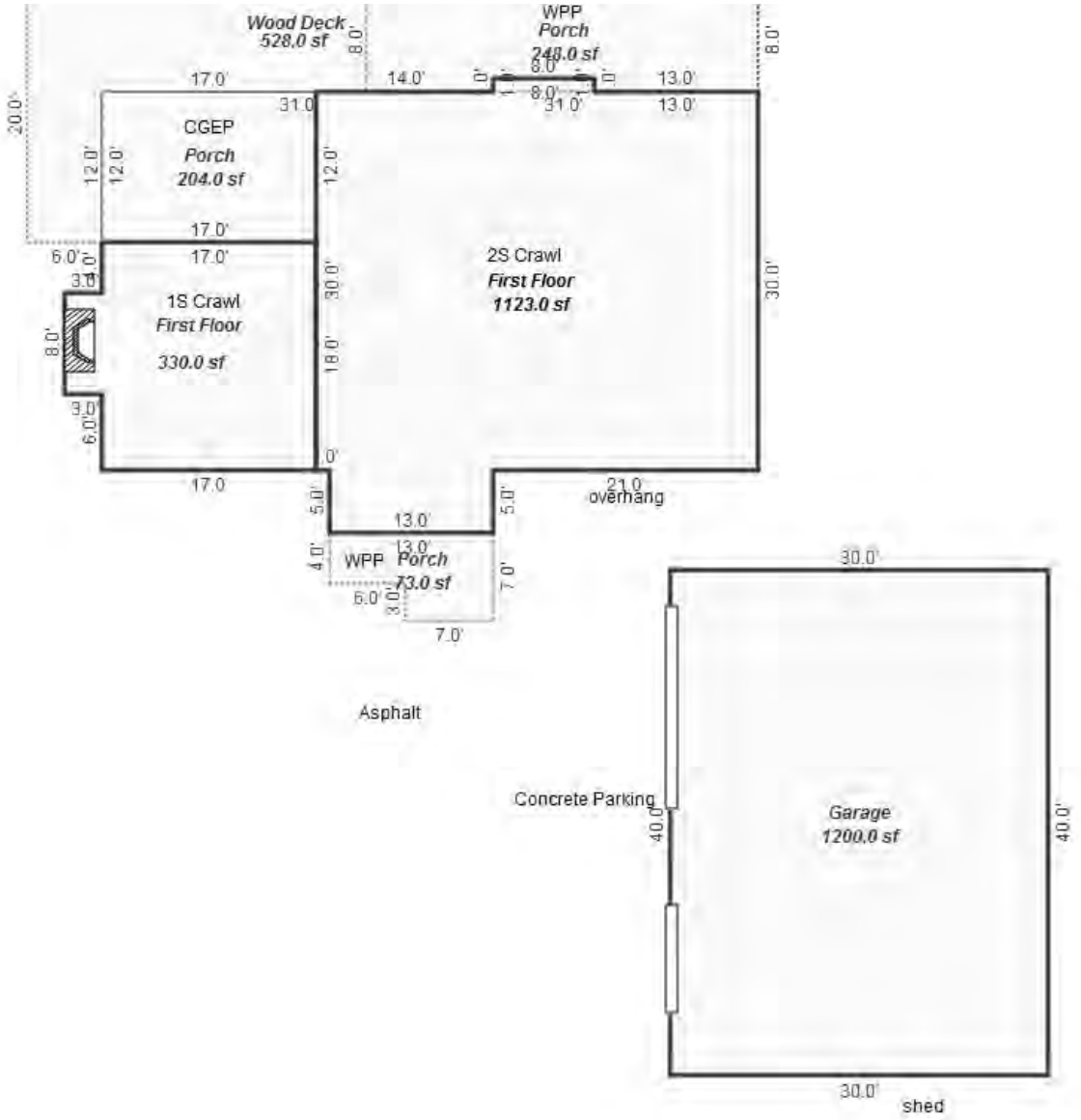
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 204 73 248 528	Type CGEP (1 Story) WPP WPP Treated Wood	Year Built: 1987 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Class: BC Effec. Age: 30 Floor Area: 2,598 Total Base New : 493,602 Total Depr Cost: 345,522 Estimated T.C.V: 932,909			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1987	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Ground Area = 1453 SF Floor Area = 2598 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Total: 366,166		256,317			
Condition: Average		Size of Closets		150 Amps Service			Building Areas			Plumbing						
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
Basement 4 1st Floor 4 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Many X Ave. Few			1 Story Siding Crawl Space 330							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Story Siding Crawl Space 1,123			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		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			1 Story Siding Overhang 22			Plumbing						
X	Insulation	(8) Basement		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Overhang 22			Average Fixture(s) 3 Fixture Bath						
(2) Windows		(9) Basement Finish		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			Water/Sewer						
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1453 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			2 Story Siding Overhang 22			Porches						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(10) Floor Support		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			CGEP (1 Story)						
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			WPP						
(3) Roof		(11) Heating/Cooling		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			WPP						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			Deck						
X	Asphalt Shingle	(12) Electric		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			Treated Wood						
Chimney: Brick		(13) Plumbing		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			Garages						
		(14) Water/Sewer		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
		(15) Fireplaces		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			Door Opener						
		(16) Porches/Decks		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			Base Cost						
		(17) Garage		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 22			Built-Ins						
				Lump Sum Items:			Appliance Allow.			1 4,003			2,802			
							Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
5701 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		10/29/2015	PB15-0436	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Mechanical		12/23/2013	PM13-0643				
LAVERTY SUZANNE B TRUST 3000 OMLESAAD DR ANN ARBOR MI 48105		MAP #: 51		Plumbing		11/12/2013	PP13-0213				
		2025 Est TCV 4,571,735 TCV/TFA: 1020.9		Res. Add/Alter/Repair		10/24/2013	PB13-0371	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
L247 P391 200 FT OF GOVT LOT 3 SEC 26 COM WATER LN 360 FT E OF W LN GOVT LOT 3 TH N TO HWY TH ALG RD APPROX 200 FT TH S TO WATERS EDGE GLEN LAKE TH ALG LAKE IN WLY DIRECTION APPROX 200 FT TO POB SEC 26 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Electric	GROUP A 20000	200.00	550.00	0.8927	0.9415	20000	100	3,361,782
		X	Gas	200 Actual Front Feet, 2.52 Total Acres		Total Est. Land Value =				3,361,782	
		X	Curb	Land Improvement Cost Estimates							
		X	Street Lights	Description	Rate	Size	% Good	Cash Value			
		X	Standard Utilities	Wood Frame	28.65	128	50	1,833			
		X	Underground Utils.	Residential Local Cost Land Improvements							
		X	Topography of Site	Description	Rate	Size	% Good	Cash Value			
		X	Level	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
		X	Rolling	Total Estimated Land Improvements True Cash Value =							6,833
		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	1,680,900	605,000	2,285,900			538,542C	
				2024	1,636,200	586,700	2,222,900			522,350C	
				2023	1,377,900	439,200	1,817,100			497,477C	
				2022	1,305,800	359,900	1,665,700			473,788C	

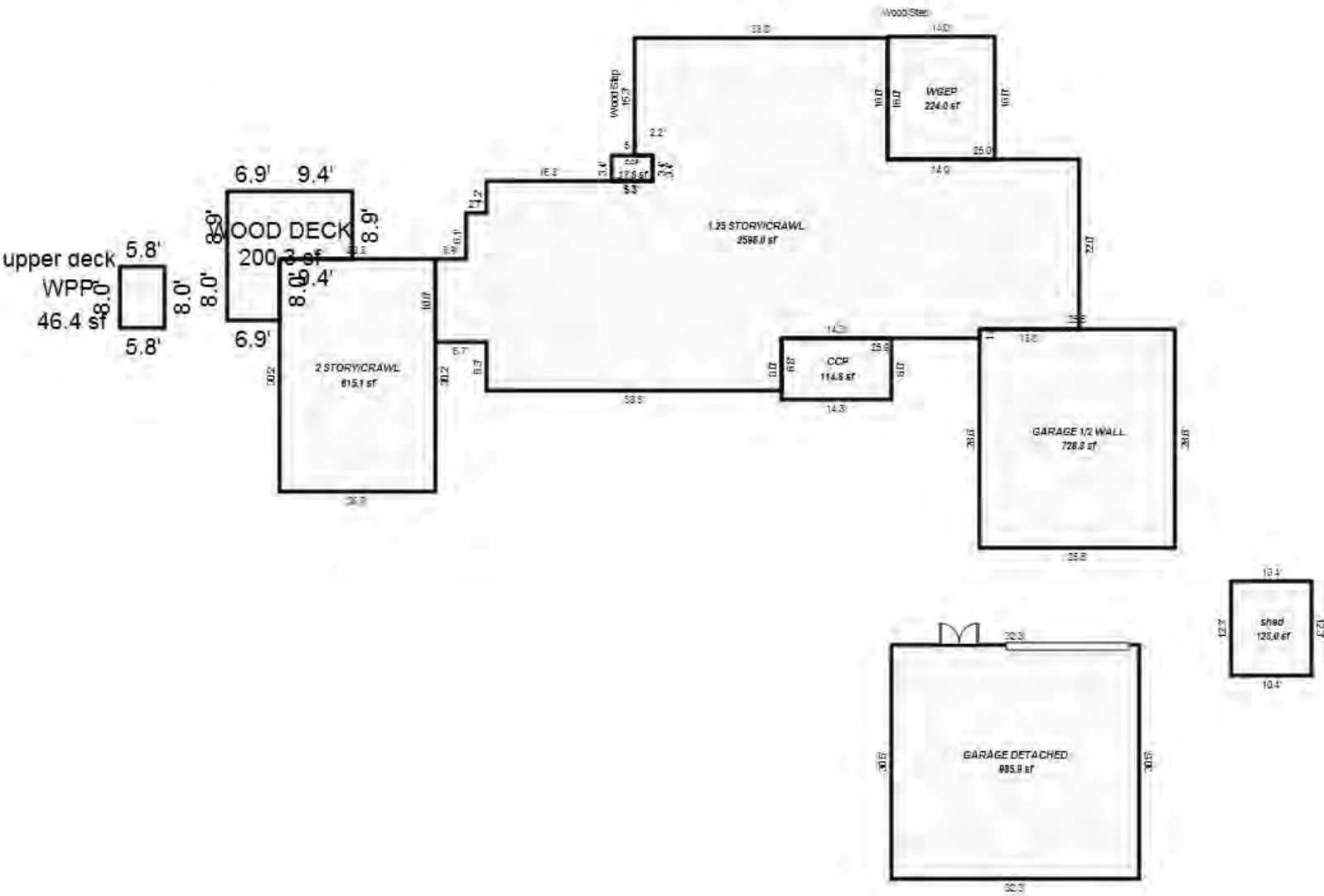


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 728 % 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	17 224 114	CPP WGEP (1 Story) CCP (1 Story)																									
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G																																	
Yr Built 1950 198			Trim & Decoration																																			
	Remodeled 2014		Ex	X	Ord																																	
Condition: Average			Size of Closets		Lg	X	Ord																															
Room List			Doors		Solid	X	H.C.																															
	Basement 7 1st Floor 2 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:																																	
(1) Exterior			(6) Ceilings		No./Qual. of Fixtures																																	
	Wood/Shingle Aluminum/Vinyl Brick X Block X Insulation		X Drywall		Ex.	X	Ord.		Min																													
(2) Windows			(7) Excavation		No. of Elec. Outlets																																	
X	Many Avg. X Avg. Few Small		Basement: 0 S.F. Crawl: 3213 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing																																	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)																																
(3) Roof			(9) Basement Finish		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	Gable Hip Flat				(14) Water/Sewer																																	
	Gambrel Mansard Shed		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																
X	Asphalt Shingle		(10) Floor Support		Lump Sum Items:																																	
	Chimney: Block		Joists: 2X12X16 Unsupported Len: Cntr.Sup:																																			
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Hot Water Ground Area = 3213 SF Floor Area = 4478 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>1.25 Story</td> <td>Block</td> <td>Crawl Space</td> <td>2,598</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>615</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>537,421</td> <td>349,325</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,613 1,698 Plumbing Average Fixture(s) 3 Fixture Bath 1 1,496 972 Water/Sewer 1000 Gal Septic 3 14,128 9,183 Water Well, 100 Feet 1 4,931 3,205 Porches Ceramic Tile Floor 1 6,014 3,909 WGEP (1 Story) 224 16,621 10,804 CCP (1 Story) 114 3,214 2,089 CPP 17 492 320 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,861 23,310 Common Wall: 1/2 Wall 1 -1,361 -885 Door Opener 1 554 360 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 985 45,083 29,304 Door Opener 1 554 360 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Block	Crawl Space	2,598			2 Story	Siding	Crawl Space	615			Total:				537,421	349,325
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1.25 Story	Block	Crawl Space	2,598																																			
2 Story	Siding	Crawl Space	615																																			
Total:				537,421	349,325																																	

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



Sketch by Apex Sketch

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5815 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TATHAM PATRICIA A TRUST 990 LANGLEY RD ROCHESTER HILLS MI 48309	MAP #: 51					
	2025 Est TCV 2,601,059 TCV/TFA: 1058.6					

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 20000	100.00	650.00	1.0000	0.9816	20000	100	1,963,287
100 Actual Front Feet, 1.49 Total Acres						Total Est. Land Value =	1,963,287

Tax Description		Description	Rate	Size % Good	Cash Value
L534 P406/00 DC L719 P195/03 PRT GOVT LOT 4 SEC 26 BEG 260 FT W OF SE LOT COR ON SHR GLEN LK TH N 2 DEG E 656.7 FT TO C/L HWY TH NWLY ALG C/L 100 FT TH S 2 DEG W 656.7 FT TO SD SHR TH E ON SHR TO POB SEC 26 T29N R14W. 1.5 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			
		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Total Estimated Land Improvements True Cash Value =			5,000

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	981,600	318,900	1,300,500			335,313C
2024	1,014,400	313,700	1,328,100			325,231C
2023	854,200	236,500	1,090,700			309,744C
2022	750,000	193,800	943,800			294,995C

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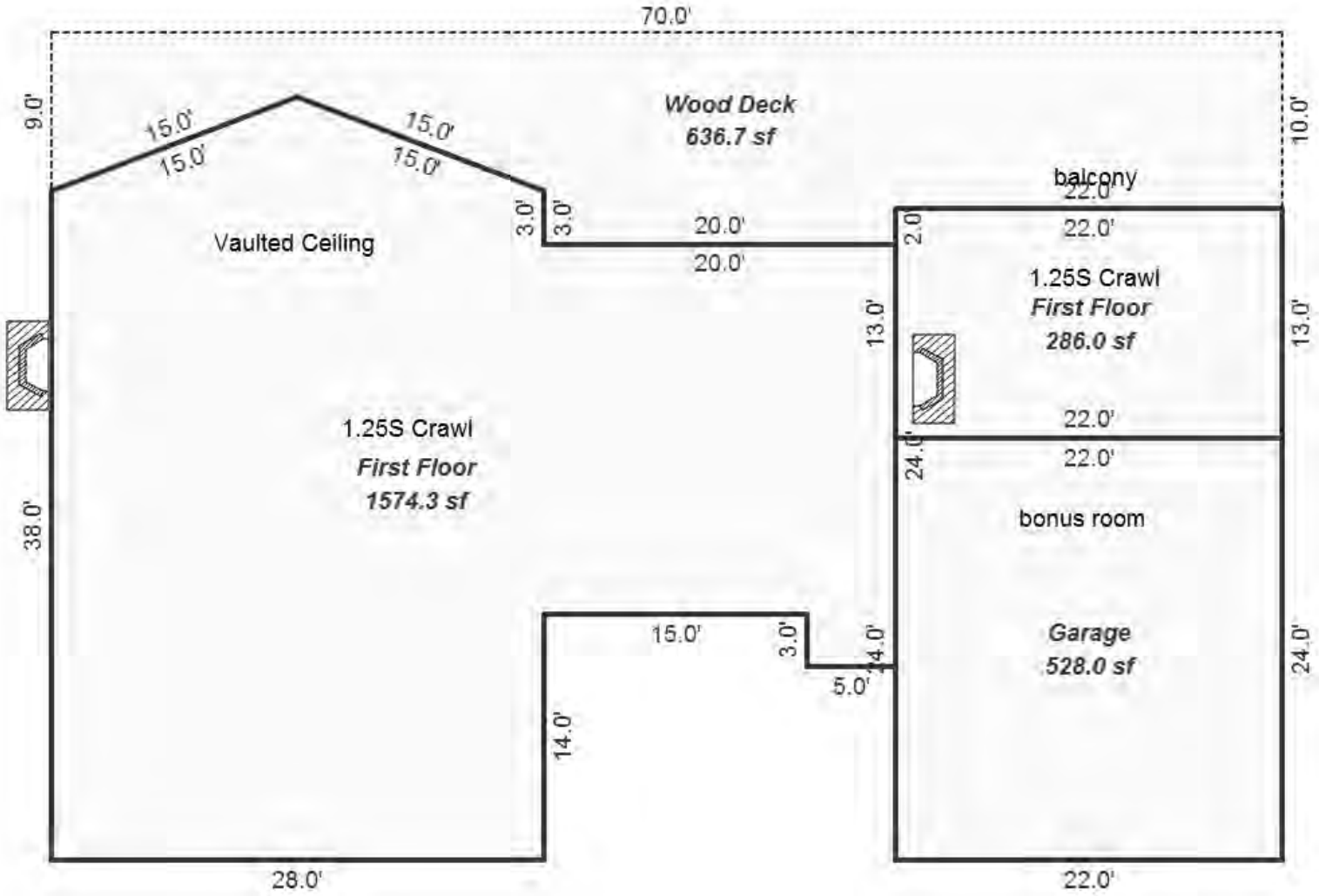
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil 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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 636	Type Treated Wood 32 Wood Balcony	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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			1		Class: C +5 Effec. Age: 35 Floor Area: 2,457 Total Base New : 360,563 Total Depr Cost: 234,360 Estimated T.C.V: 632,772	E.C.F. X 2.700	Bsmnt Garage:				
Building Style: 1.5 STORY		X	Drywall Paneled									Plaster Wood T&G	Trim & Decoration	Carport Area: Roof:		
Yr Built 1972	Remodeled 1979	Ex	X Ord	Min	Central Air Wood Furnace		(12) Electric									
Condition: Average		Size of Closets			200 Amps Service		No./Qual. of Fixtures									
Room List		Doors	Solid	X H.C.			Ex. X Ord. Min									
Basement 6 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric		No. of Elec. Outlets										
(1) Exterior		Kitchen: Tile Other: Carpeted Other:		200 Amps Service		Many X Ave. Few										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		(13) Plumbing										
X	Insulation	X	Drywall	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1										
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1860 S.F. Slab: 0 S.F. Height to Joists: 0.0		3										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Balcony Wood Balcony								
X	Wood Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1										
X	Metal Sash	(9) Basement Finish		(14) Water/Sewer		1										
X	Vinyl Sash	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										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:		1										
(3) Roof		Joists: 2X12X16 Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: Brick																

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

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STIFLER	TATHAM CHARLES H JR & PAT	125,000	09/01/1989	WD	03-ARM'S LENGTH	398:232	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5829 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TATHAM PATRICIA A REVOCABLE LIVING TRUST 990 LANGLEY RD ROCHESTER HILLS MI 48309	MAP #: 51					
	2025 Est TCV 1,327,098 TCV/TFA: 1002.3					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
L301 P865 L398 P232/94 L625 P374/02 DC L719 P195/03 E 1/2 OF PARCEL DESCR AS PRT GOVT LOT 4 COM 360 FT W OF SE COR GOVT LOT 4 TH N 2 DEG E 659.7 FT TH N 88 DEG W 100 FT TH S 2 DEG W 659.7 FT M/L TO SHR GLEN LK TH ELY 100 FT ON SHR TO POB SEC 26 T29N R14W. .75 A M/L.	X		Dirt Road	50.00	650.00	1.0000	0.9816	20000	100	981,644
			Gravel Road	50 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =						981,644
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
50 FT LOT		Wood Frame	32.53	80	50	1,301	
		Residential Local Cost Land Improvements					
		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
		Total Estimated Land Improvements True Cash Value =					3,801

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
															Who	When	What	2025	490,800	172,700	663,500
			2024	507,200	169,900	677,100			284,453C												
			2023	427,100	128,200	555,300			270,908C												
			2022	375,000	105,100	480,100			258,008C												

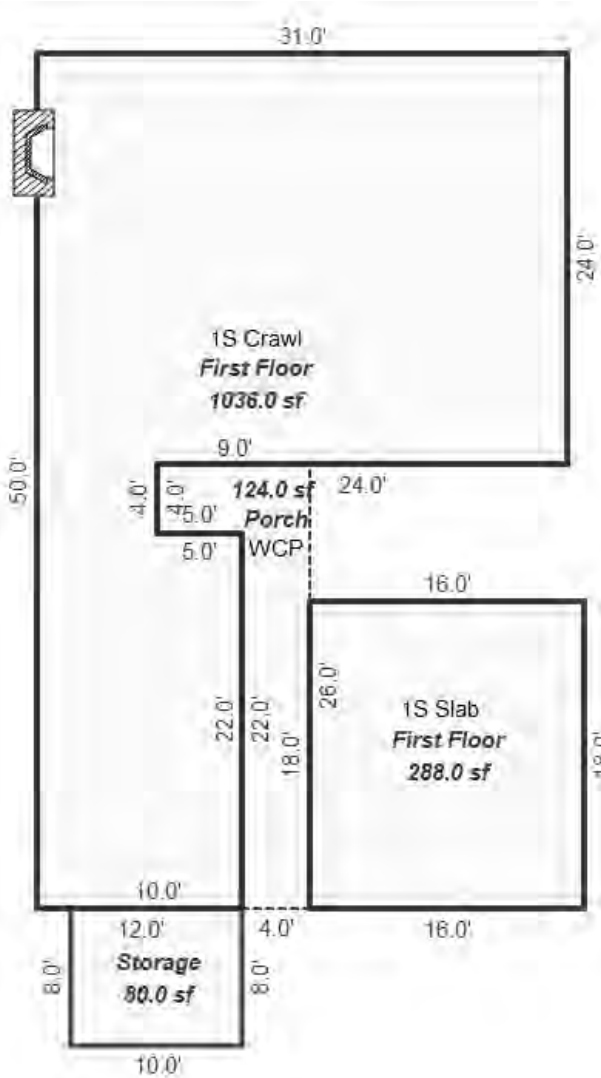


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 124	Type WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	X 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	1		Class: C +5 Effec. Age: 40 Floor Area: 1,324 Total Base New : 210,878 Total Depr Cost: 126,538 Estimated T.C.V: 341,653		E.C.F. X 2.700				
Building Style: 1 STORY		Trim & Decoration		Ex X Ord Min		Size of Closets		Lg X Ord Small		Doors Solid X H.C.		Central Air Wood Furnace				
Yr Built 1955	Remodeled 1982	Condition: Average		Room List		(5) Floors		(12) Electric		150 Amps Service		No./Qual. of Fixtures				
Basement 7 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Tile Other: Carpeted Other:		(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 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
(1) Exterior	(7) Excavation		Basement: 0 S.F. Crawl: 1036 S.F. Slab: 288 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			
X	Wood/Shingle Aluminum/Vinyl Brick	(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 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Lump Sum Items:		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1036 S.F. Slab: 288 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		
(2) Windows	Many Avg. X Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1036 S.F. Slab: 288 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	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:		Notes:		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Chimney: Brick		ECF (4080 BIG GLEN) 2.700 => TCV: 341,653					
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1324 SF Floor Area = 1324 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 1,036		288		Total: 178,912 107,359		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 WCP (1 Story) 124 5,709 3,425 Built-Ins Appliance Allow. 1 2,786 1,672 Fireplaces Exterior 1 Story 1 6,559 3,935 Totals: 210,878 126,538		Clas C 5 Blt 1955		Bsmnt Garage: Carport Area: Roof:		

\*\*\* 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.
PEPPLER DAVID F	PEPPLER DAVID F & MARGARE	0	09/13/2022	WD	09-FAMILY	2022005341	DEED	0.0
PEPPLER THOMAS F TRUST	PEPPLER D & SUTHERLAND R	966,667	05/25/2022	QC	09-FAMILY	2022003378	PROPERTY TRANSFER	0.0
PEPPLER THOMAS F TRUST	PEPPLER THOMAS F TRUST	0	01/08/2022	PTA	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	0.0
PEPPLER THOMAS F & JANET	PEPPLER THOMAS F TRUST	1	12/21/1993	QC	09-FAMILY	377P716	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5831 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/12/2017	PM17-0791	REVIEWED
	P.R.E. 0%		Electrical	11/06/2017	PE17-0631	
Owner's Name/Address	MAP #: 51					
PEPPLER D & M TRUST & SUTHERLAND R 6088 W WOODS DR EMPIRE MI 49630	2025 Est TCV 1,519,994 TCV/TFA: 680.09					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
			* Factors *				
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value
	Dirt Road		GROUP A 20000	50.00	650.00	1.0000 0.9816 20000 100	981,644
	Gravel Road		50 Actual Front Feet, 0.75 Total Acres				Total Est. Land Value = 981,644

Tax Description	X	Description	Rate	Size % Good	Cash Value	
L281 P780 L377 P716/93 W1/2 OF THE FOLLOWING DESCRIPTION: PT GOVT LOT 4 SEC 26 COM SE COR SD GOVT LOT TH W 360 FT TO POB TH N 02 DEG E 659.7 FT TH N 88 DEG W 100 FT TH S 02 DEG W 659.7 FT TO SHR GLEN LAKE TH ELY ALG SD SHR 100 FT TO POB SEC 26 T29N R14W 0.75 A M/L	X	Water	16.60	100 0	0	
	X	Sewer	8.24	240 0	0	
Comments/Influences	X	Electric	Residential Local Cost Land Improvements			
	X	Gas	Description			
		Curb	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
		Street Lights	Total Estimated Land Improvements True Cash Value =			2,500
		Standard Utilities				
		Underground Utils.				



Topography of Site	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	490,800	269,200	760,000			308,407C
2024	507,200	264,700	771,900			299,134C
2023	427,100	199,400	626,500			284,890C
2022	375,000	166,100	541,100			271,324C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single 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 336 88	Type Treated Wood Treated Wood	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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			Class: C +5 Effec. Age: 40 Floor Area: 2,235 Total Base New : 330,797 Total Depr Cost: 198,463 Estimated T.C.V: 535,850		E.C.F. X 2.700		Bsmnt Garage:
Building Style: 1.5 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 5 Blt 1923					
Yr Built 1923	Remodeled 1988	Ex	X	Ord	Min	150 Amps Service			Ground Area = 1467 SF Floor Area = 2235 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
Basement	1st Floor	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			Average Fixture(s)			2 Story Siding Crawl Space 768					
2nd Floor	3 Bedrooms	Kitchen: Vinyl Other: Carpeted Other:		No. of Elec. Outlets			3 Fixture Bath			1 Story Siding Crawl Space 240					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			1 Story Siding Crawl Space 459					
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			Softener, Auto			Total: 269,226		161,520			
X	Insulation	(7) Excavation		X Ave.			Softener, Manual			Other Additions/Adjustments					
(2) Windows		Basement: 0 S.F. Crawl: 1467 S.F. Slab: 0 S.F. Height to Joists: 0.0		Few			Solar Water Heat			Plumbing					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			No Plumbing			Average Fixture(s)		1 1,486		892	
X	Wood Sash	(9) Basement Finish		Extra Toilet			3 Fixture Bath			Water/Sewer		1 4,678		2,807	
X	Metal Sash	Conc. Block Poured Conc. Stone		Extra Sink			Softener, Manual			1000 Gal Septic		1 4,899		2,939	
X	Vinyl Sash	Treated Wood Concrete Floor		Separate Shower			Solar Water Heat			Water Well, 100 Feet		1 5,849		3,509	
X	Double Hung	(10) Floor Support		Ceramic Tile Floor			No Plumbing			Deck		336 5,863		3,518	
X	Horiz. Slide	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Ceramic Tile Wains			Extra Toilet			Treated Wood		88 2,410		1,446	
X	Casement	(14) Water/Sewer		Ceramic Tub Alcove			Extra Sink			Garages					
X	Double Glass	Public Water		Vent Fan			Softener, Auto			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
X	Patio Doors	Public Sewer		1 1000 Gal Septic			Softener, Manual			Base Cost		754 27,204		16,322	
X	Storms & Screens	Water Well		1 2000 Gal Septic			Solar Water Heat			Common Wall: 1 Wall		1 -2,235		-1,341	
(3) Roof		Lump Sum Items:					No Plumbing			Door Opener		1 550		330	
X	Gable						Ceramic Tile Floor			Built-Ins					
X	Hip						Ceramic Tile Wains			Appliance Allow.		1 2,786		1,672	
X	Flat						Vent Fan			Fireplaces					
X	Asphalt Shingle						Vent Fan			Exterior 2 Story		1 8,080		4,848	
Chimney: Brick										Local Cost Items					

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

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAUFFMAN KRISTINA L ET AL	OMALLEY RICHARD F JR &	1,500,000	12/29/2014	WD	03-ARM'S LENGTH	1219P802	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5837 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/25/2017	PM17-0069	
Owner's Name/Address	P.R.E. 0%		Mechanical	01/19/2017	PM17-0050	
OMALLEY RICHARD F JR & GALLAGHER ANNE M 5837 NORTHWOOD DR GLEN ARBOR MI 49636	MAP #: 51		Electrical	01/10/2017	PE17-0016	
	2025 Est TCV 4,083,836 TCV/TFA: 1046.8		Plumbing	01/03/2017	PP17-0001	

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	
L1219P802 E 100 FT OF W 200 FT OF E 1/2 OF GOVT LOT 4 SEC 26 T29N R14W EXTENDING NORTH FROM GLEN LAKE APP 600 FEET, M/L TO THE ESTABLISHED ROAD 1.5 A M/L	X			GROUP A 20000	100.00	650.00	1.0000	0.9816	20000	100		1,963,287	
Comments/Influences				100 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value =				1,963,287

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
SALE L1219P802 12/29/2014 COMBINE INTEREST SPLITS	X	Dirt Road	D/W/P: Crushed Rock	2.64	1600	0	0	
	X	Gravel Road	D/W/P: Flagstone/Sand	29.65	500	0	0	
	X	Paved Road	Wood Frame	57.79	19	50	549	
	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	95	4,750	
	X	Sewer	Total Estimated Land Improvements True Cash Value =					5,299

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

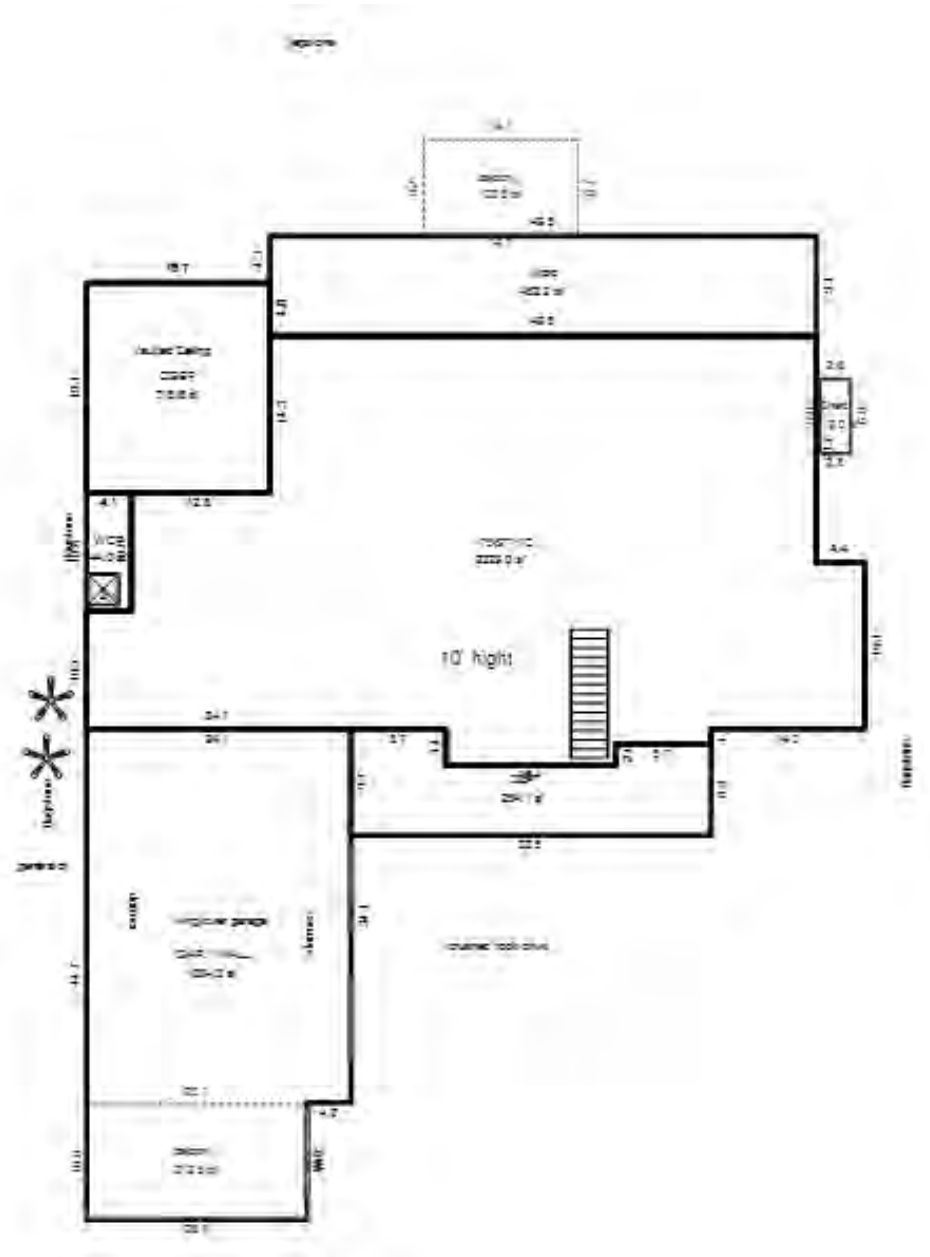
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	981,600	1,060,300	2,041,900			1,368,173C
2024	1,014,400	1,042,600	2,057,000			1,327,035C
2023	854,200	784,700	1,638,900			1,263,843C
2022	750,000	644,700	1,394,700			1,203,660C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage													
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 452 318 44 122	Type WPP CCP (1 Story) WCP (1 Story) Wood Balcony	Year Built: 2017 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: 1034 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:															
	Mobile Home																											
	Town Home																											
	Duplex	(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 5 Floor Area: 3,901 Total Base New : 824,661 Total Depr Cost: 783,426 Estimated T.C.V: 2,115,250														
	A-Frame	Wood Frame	Drywall	Plaster																								
	Building Style: 1.75 STORY		Paneled	Wood T&G																								
		Yr Built	Remodeled	Trim & Decoration											Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2229 SF Floor Area = 3901 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 2,229 Total: 644,752 612,513						
	2017	0	Ex	Ord																			Min					
	Condition: Average		Size of Closets												No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s)	5 3 Fixture Bath	1 2 Fixture Bath	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	1 Separate Shower	Water/Sewer	2000 Gal Septic	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
	Room List	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors	Kitchen: Other: Other:																								Doors
Lg							Ord	Small																				
(1) Exterior		(6) Ceilings					1 2000 Gal Septic	1 Lump Sum Items:	Balcony	Wood Balcony	Garages	Class: B Exterior: Siding Foundation: 42 Inch (Finished)	Common Wall: 1 Wall		Door Opener	Base Cost	1034	-3,672	-3,488									
Wood/Shingle Aluminum/Vinyl Brick	Insulation	(7) Excavation	Basement: 0 S.F. Crawl: 2229 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)	1	1	1	1	1	1
					Many Avg. Few	Large Avg. 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	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	1	1	1	1	1	1	1									
(2) Windows		(7) Excavation																		1	1	1	1	1	1	1	1	1
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	1	1	1	1	1	1	1	1	1	1	1	1	1											
																		Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	1	1	1	1	1	1	1
Asphalt Shingle	Chimney:	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	1	1	1	1	1	1	1	1	1	1	1	1	1	1											
																		(3) Roof		(7) Excavation			1	1	1	1	1	1
Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	1	1	1	1	1	1	1	1	1	1	1	1	1	1											
																		Asphalt Shingle	Chimney:	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	1	1	1	1	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.
PEPPLER LINDA L TRUST PEP	BRANDT JEFFREY C & PATRIC	1,700,000	09/20/2019	WD	03-ARM'S LENGTH	2020000123	PROPERTY TRANSFER	100.0
PEPPLER LINDA L	PEPPLER LINDA L TRUST	0	01/09/2010	QC	09-FAMILY	2010 1038-565Q	DEED	0.0
PEPPLER JOHN & CHRISTINE	PEPPLER JOHN & LINDA JOHN	100	07/01/2008	PTA	33-TO BE DETERMINED	985/500	DEED	100.0
PEPPLER & JOHNSON	PEPPLER & JOHNSON	0	12/23/2006	CD	11-FROM LENDING INSTITUT	2009 1024-853C	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5865 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/01/2022	PM22-0271	100% FINIS
	P.R.E. 0%		Plumbing	04/01/2022	PP22-0089	100% FINIS
Owner's Name/Address	MAP #: 51		Res. Add/Alter/Repair	11/17/2021	PB21-0526	100% FINIS
BRANDT JEFFREY C & PATRICIA F 52 NURSERY RD NEW CANAAN CT 06840	2025 Est TCV 3,199,047 TCV/TFA: 676.76		Electrical	09/20/2021	PE21-0632	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	650.00	1.0000	0.9816	20000	100	1,963,287
100 Actual Front Feet, 1.49 Total Acres						Total Est. Land Value =	1,963,287

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value		
Residential Local Cost Land Improvements					
Description	Rate	Size % Good	Cash Value		
LAND IMPROVEMENTS 5	5,000.00	1 100	5,000		
Total Estimated Land Improvements True Cash Value = 5,000					

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



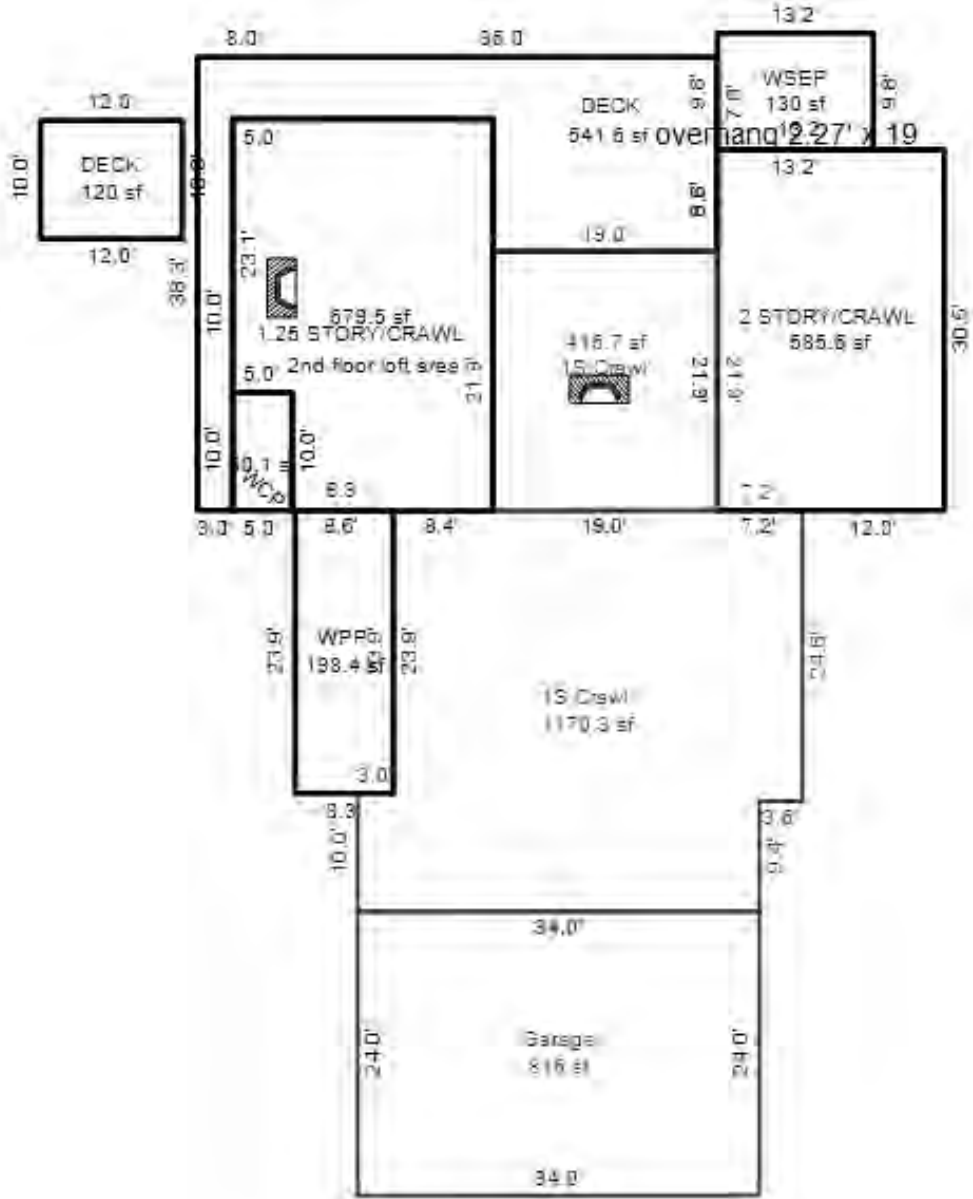
Who	When	What	2025	2024	2023	2022
TPC 05/16/2023	INSPECTED		981,600	1,014,400	854,200	750,000
TPC 12/08/2022	INSPECTED					
TPC 05/12/2022	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 816 % Good: 0 Storage Area: 384 No Conc. Floor: 0																																										
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Ex		X	Ord	Min	Size of Closets		Lg	X	Ord	Small	Doors	Solid	H.C.	Central Air Wood Furnace	(12) Electric	100	Amps Service	No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors	Kitchen: Other: Other:	No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																						
	(1) Exterior	(6) Ceilings	No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Basement: 0 S.F. Crawl: 2850 S.F. Slab: 0 S.F. Height to Joists: 0.0	No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																						
X	Insulation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																						
	(2) Windows	(9) Basement Finish	No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																							
X	Many Avg. Few	X	Large Avg. Small	No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support	Joists: 2X10X16 Unsupported Len: Cntr.Sup:	No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																						
X	Gable Hip Flat	X	Gambrel Mansard Shed	No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																						
X	Asphalt Shingle	Chimney: Brick		No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	3	3 Fixture Bath	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2850 SF Floor Area = 3677 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																						
														Total:		439,134	289,827	Plumbing		Average Fixture(s)	1	1,486	981	Water/Sewer		2000 Gal Septic	1	9,735	6,425	Porches		WSEP (1 Story)	130	7,407	4,889	Deck		Treated Wood	541	8,007	5,285	Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)	<<<< Calculations too long. See Valuation printout for complete pricing. >>>>											

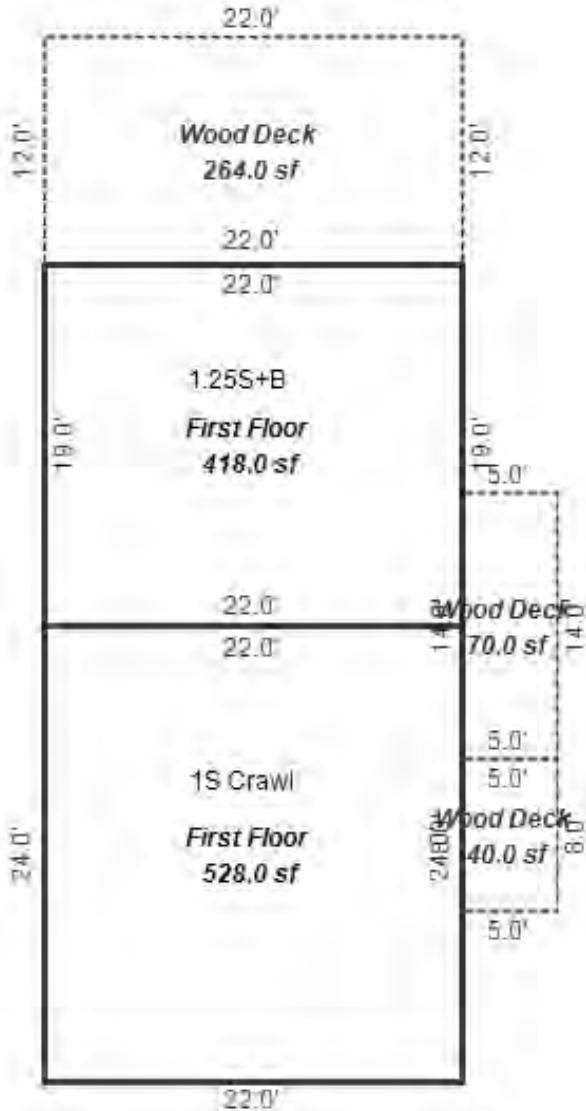
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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	X	Plaster Wood T&G							40	Treated Wood		Class:					
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			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,050 Total Base New : 156,541 Total Depr Cost: 93,923 Estimated T.C.V: 253,592		E.C.F. X 2.700		Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY			Cls CD		Blt 1925								
1925	1983	Ex	X Ord	Min	X Ex.			Ord.	Min	Ground Area = 946 SF Floor Area = 1050 SF.										
Condition: Average		Lg		X Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60											
Room List		Doors	Solid	X H.C.	(13) Plumbing			Building Areas												
	Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood 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			1.25 Story Siding 418 1 Story Siding 528			Total: 131,008		78,604					
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Other Additions/Adjustments										
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Basement: 418 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 2 Fixture Bath			1 1,238 743 1 2,614 1,568							
X	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Deck Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Treated Wood Treated Wood			40 1,574 944 40 770 462 70 2,082 1,249 264 4,895 2,937							
(2) Windows		Many Avg. Few		Large Avg. Small		(10) Floor Support			Water/Sewer Water Well, 100 Feet			1 5,680 3,408								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(11) Heating System: Forced Air w/ Ducts			Built-Ins Appliance Allow. Fireplaces Interior 1 Story			1 1,947 1,168 1 4,733 2,840							
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X8X10 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: 5847 GUEST HOUSE			Totals: 156,541 93,923							
X	Asphalt Shingle	Chimney: Brick								ECF (4080 BIG GLEN) 2.700 => TCv:							253,592			

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAHM JENNIFER A	NORTHWOOD VENTURES LLC	0	05/06/2005	WD	03-ARM'S LENGTH	858:717	OTHER	100.0
DAHM MICHAEL E & JENNIFER	DAHM JENNIFER A	0	07/13/2004	WD	03-ARM'S LENGTH	813:651	OTHER	0.0
BERLACHER ROBERT A & JULI	DAHM MICHAEL E & JENNIFER	1,250,000	09/23/2003	WD	03-ARM'S LENGTH	766:392	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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5885 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	05/05/2005	2010	
	P.R.E. 0%		HOUSE	07/14/2004	2066	

Owner's Name/Address	MAP #: 51
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NORTHWOOD VENTURES LLC 100 NORTHEAST DR LOVELAND OH 45140	2025 Est TCV 5,528,901 TCV/TFA: 590.95
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X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 20000	100.00	650.00	1.0000	0.9816	20000	100	1,963,287
100 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =							1,963,287

Tax Description	X	Land Improvement Cost Estimates
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L347 P160&180/92 L301 P49&234 L585 P708/01 L766 P392/03 L813 P651/04 L858 P 717/05 2006 DESC REVISED (COMBINED 126-033-10) PRT OF W 1/2 OF GOVT LOT 4 SEC 26 COM NW SEC COR TH N 89 DEG 42'50" E ALG N SEC LN 662.07 FT TH S 0 DEG 01'48" E 1328.88 FT TO N LN GOVT LOT 4 TH N 89 DEG 48' W 99.79 FT TO POB TH CONT N 89 DEG 48' W 99.79 FT TH S 0 DEG 01'48" E 658.95 FT TO SHR GLEN LAKE TH N 82 DEG 39'30" E ALG SHR 100.55 FT TH N 0 DEG 01'48" W 645.75 FT TO POB SEC 26 T29N R14W	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
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Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving	3.96	9200 0	0

Description	Rate	Size % Good	Cash Value
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LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
Total Estimated Land Improvements True Cash Value =			10,000

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

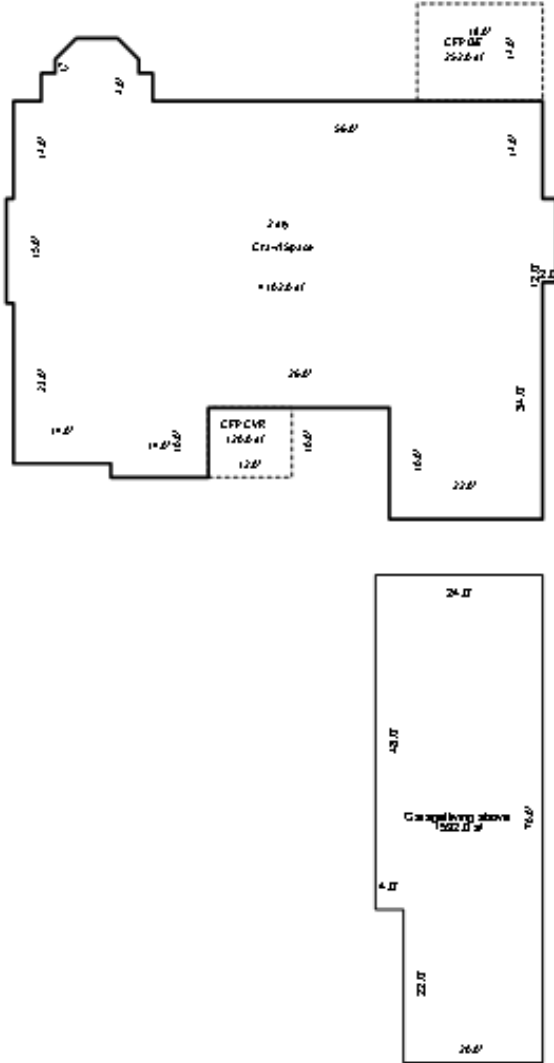
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	981,600	1,782,900	2,764,500			1,534,348C
2024	1,014,400	1,796,600	2,811,000			1,488,214C
2023	854,200	1,352,300	2,206,500			1,417,347C
2022	750,000	1,106,600	1,856,600			1,349,855C

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County of Leelanau, Michigan

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



Beach



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BARRETT FAMILY B TRUST	LUDERS REBECCA A TRUST	1,430,000	03/10/2014	WD	03-ARM'S LENGTH	1193P287	PROPERTY TRANSFER	100.0			
BARRETT MARJORIE B	BARRETT FAMILY B TRUST	0	08/30/2013	AFF	07-DEATH CERTIFICATE	1180P113	OTHER	100.0			
BARRETT THOMAS J & MARJOR	BARRETT FAMILY "B" TRUST	0	06/07/2004	QC	09-FAMILY	809:663	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
5853 W NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/07/2015	PM15-0169				
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Reair		11/05/2014	PB14-0394	100% FINIS			
LUDERS REBECCA A TRUST 1935 SAN LU RAE DR SE GRAND RAPIDS MI 49506		MAP #: 51		ADDITION/ALTERATION		10/02/2014	2014-0025	100% FINIS			
		2025 Est TCV 2,578,882 TCV/TFA: 1271.0		WELL/SEPTIC		07/30/1987	1987-1513	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	100.00	640.00	1.0000	0.9778	20000	100	1,955,692
				100 Actual Front Feet, 1.47 Total Acres Total Est. Land Value = 1,955,692							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Fencing: Wd, Solid, 6 ft.	31.10	16	0	0			
				D/W/P: Crushed Rock	2.29	3000	0	0			
				D/W/P: Flagstone/Sand	21.16	144	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
				Total Estimated Land Improvements True Cash Value = 5,000							
Comments/Influences		Topography of Site									
		X Level									
		Rolling									
		Low									
		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	977,800	311,600	1,289,400		995,828C	
		TPC 12/18/2014 INSPECTED			2024	1,010,500	306,500	1,317,000		965,886C	
		WAS 10/23/2007 INSPECTED			2023	850,900	231,100	1,082,000		919,892C	
					2022	750,000	189,400	939,400		876,088C	

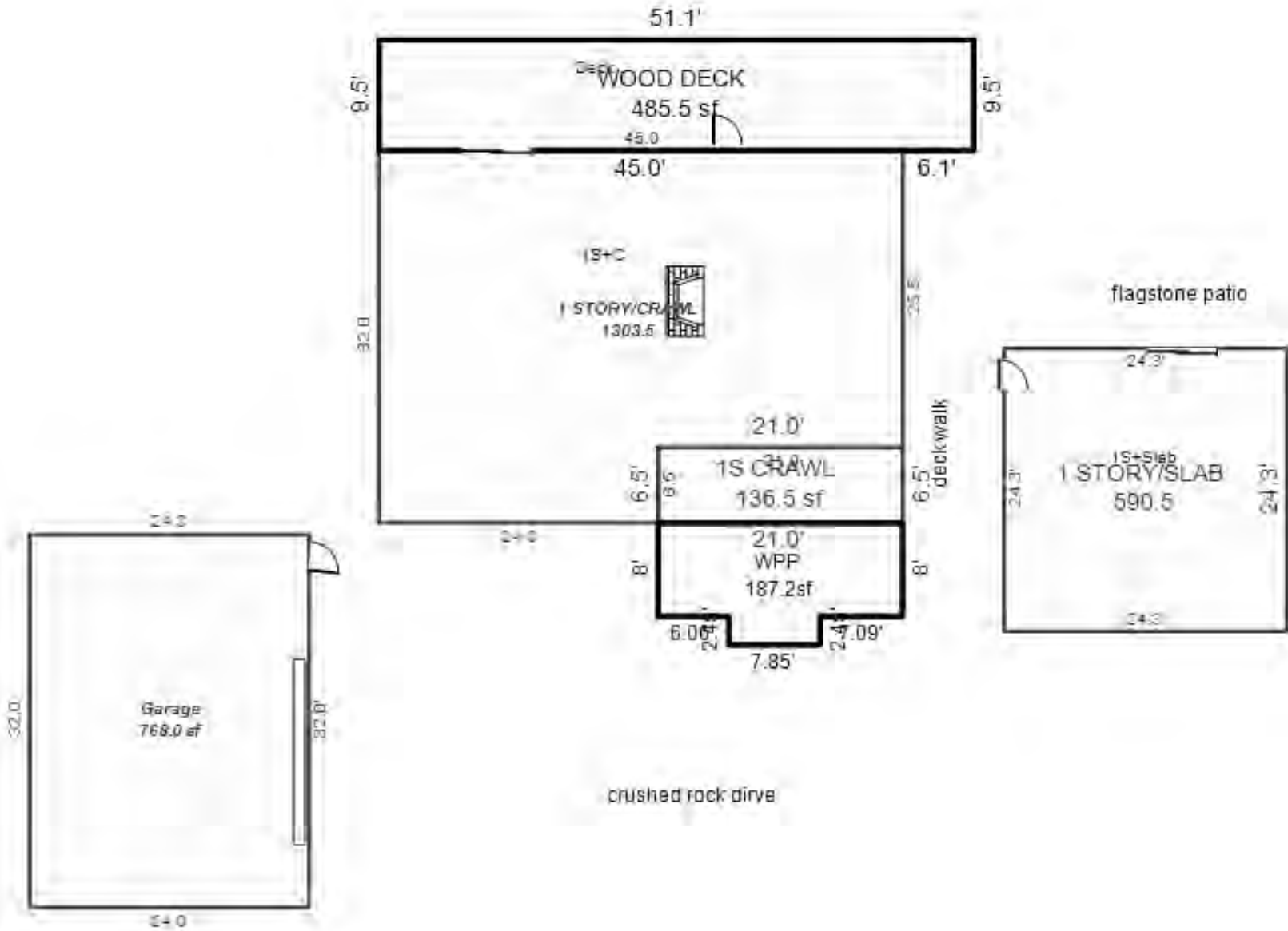


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(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 39 360	Type WPP Treated Wood			Year Built: 1988 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: 768 % 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: 35 Floor Area: 1,439 Total Base New : 256,620 Total Depr Cost: 166,778 Estimated T.C.V: 450,301				E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1439 SF Floor Area = 1439 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						Cls C 10 Blt 1955			
Yr Built	Remodeled	Size of Closets		(12) Electric				Building Areas									
1955 200	2015	Ex	X Ord	Min	100 Amps Service				Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg		X Ord	Small	No./Qual. of Fixtures				1 Story Siding Slab 1,303							
Room List		Doors		Solid	X H.C.	Ex. X Ord. Min				1 Story Siding Crawl Space 136							
Basement	3 1st Floor	(5) Floors		No. of Elec. Outlets				Other Additions/Adjustments									
2nd Floor	1 Bedrooms	Kitchen:		Many X Ave. Few				Plumbing									
1 Bedrooms		Other: Carpeted		(13) Plumbing				Water/Sewer									
(1) Exterior		Other:		1 Average Fixture(s)				1000 Gal Septic									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1 3 Fixture Bath				Water Well, 100 Feet									
X	Insulation	X Drywall		2 Fixture Bath				Porches									
(2) Windows		(7) Excavation		Softener, Auto				WPP									
X	Many Avg. X Avg. Few	Basement: 0 S.F. Crawl: 136 S.F. Slab: 1303 S.F. Height to Joists: 0.0		Softener, Manual				Deck									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Solar Water Heat				Treated Wood									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing				Garages									
X	Gable Hip Flat	Gambrel Mansard Shed		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
X	Asphalt Shingle	(9) Basement Finish		1 1000 Gal Septic				Base Cost									
Chimney: Metal		(10) Floor Support		1 2000 Gal Septic				Door Opener									
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:				Built-Ins									
								Appliance Allow.									
								Fireplaces									
								Interior 1 Story									
								Totals:									
								Notes:									
								ECF (4080 BIG GLEN) 2.700 => TCY:									

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	Mobile Home														0 Front Overhang 0 Other Overhang
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 2 Single Family 1 STORY				Cls C 10 Blt 1959				
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool								
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Ground Area = 590 SF Floor Area = 590 SF.								
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Building Style: 1 STORY		Lg Ord Small		(13) Plumbing			Building Areas								
Yr Built Remodeled 1959 198 2015		Size of Closets		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Doors Solid H.C.		1 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 590		Total: 91,394 59,404						
Room List		(5) Floors		(14) Water/Sewer			Other Additions/Adjustments								
Basement		Kitchen:		Public Water			Plumbing								
1st Floor		Other:		Public Sewer			Average Fixture(s)		1 1,486 966						
2nd Floor		Other:		Water Well			Built-Ins		1 2,786 1,811						
Bedrooms				1000 Gal Septic			Appliance Allow.		Totals: 95,666 62,181						
(1) Exterior		(6) Ceilings		2000 Gal Septic			Notes: 2015 INTERIOR REFRESH - STUDIO								
Wood/Shingle				Lump Sum Items:			1959 GARAGE - CONVERTED TO GUEST HOUSE 1988. WELL& SEWERPERMIT 1987 #15130								
Aluminum/Vinyl							ECF (4080 BIG GLEN) 2.700 => TCv: 167,889								
Brick															
Insulation															
(2) Windows		(7) Excavation													
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 590 S.F. Height to Joists: 0.0													
Large Avg. Small															
Wood Sash		(8) Basement													
Metal Sash		Conc. Block													
Vinyl Sash		Poured Conc.													
Double Hung		Stone													
Horiz. Slide		Treated Wood													
Casement		Concrete Floor													
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof		(9) Basement Finish													
Gable		Recreation SF													
Hip		Living SF													
Flat		Walkout Doors (B)													
Asphalt Shingle		No Floor SF													
Chimney:		Walkout Doors (A)													
		(10) Floor Support													
		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TERRY SHEILA S TRUST &	BIG GLEN OVERLOOK LLC	2,350,000	10/16/2023	WD	19-MULTI PARCEL ARM'S LE	2023004584	PROPERTY TRANSFER	100.0
TERRY SHEILA SUZANNE	TERRY SHEILA S TRUST	0	10/10/2013	WD	09-FAMILY	1181P621	PROPERTY TRANSFER	0.0

Property Address: S SUNSET DR  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 55

Owner's Name/Address: BIG GLEN OVERLOOK LLC  
 592 WILLOUGHBY RD  
 MASON MI 48854

2025 Est TCV 115,792

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/ 50.00 391.00 1.1892 0.9737 2000 100 115,792  
 50 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 115,792

Tax Description: L261 P266 PRT GOVT LOTS 2 & 3 SEC 27 COM AT S 1/4 COR SD SEC TH W ON S SEC LINE 112.2 FT TO NWLY LN OF LOTS IN PLAT OF GLENWOOD TH N 27 DEG 30' E 1126.7 FT TH N 55 DEG 10' E 395.57 FT TO POB TH N 32 DEG 48' W 383.8 FT TH S 46 DEG 11' E 391.2 FT TH S 55 DEG 10' W 90.43 FT TO POB SEC 27 T29N R14W .4 A M/L.

Comments/Influences: Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	57,900	0	57,900			41,755C
2024	40,500	0	40,500			40,500S
2023	31,800	0	31,800			2,352C
2022	20,000	0	20,000			2,240C

Who When What

TPC 09/28/2023 INSPECTED

TPC 05/20/2021 INSPECTED

TPC 05/08/2018 INSPECTED

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Glen Arbor Township Aerial Image

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEADEN THOMAS F ET AL	COOK DOUGLAS M TRUST	1,625,000	11/05/2015	WD	03-ARM'S LENGTH	1245P63	PROPERTY TRANSFER	100.0
MEADEN MARY FLOYD 1/4 INT	MEADEN JOHN AIII 1/2&MEAD	0	09/04/2001	QC	09-FAMILY		DEED	0.0
MEADEN THOMAS ET AL AS J/	MEADEN THOMAS F ET AL	0	08/06/2001	QC	09-FAMILY	061/702	DEED	0.0

Property Address: S GLEN LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 55

Owner's Name/Address: COOK DOUGLAS M TRUST  
 1025 STARR RD  
 WINNETKA IL 60093

2025 Est TCV 172,226

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/	250.00	299.00	0.9457	0.9105	800	100		172,226
250 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =								172,226

Tax Description: 2010 COMBINED 002-01 BACK WITH 02-00 L253 P856/85 L601 P702/01 PRT GOVT LOT 3 SEC 27 COM AT S 1/4 COR SD SEC TH W ON S SEC LN 112.2 FT TO NWLY LN OF LOTS PLAT OF GLENWOOD TH N 27 DEG 30' E 1000.00 FT TO POB TH CONT N 27 DEG30' E ALG NW'LY LN PRT LOTS 10 & 11 PLATOF GLENWOOD 126.7 FT TH N 55 DEG 10' E 94.13 FT TO NW COR LOT 11 SD PLAT TH N 32 DEG 15' W 299.60 FT TH S 39 DEG 34' W 365.80 FT TO NE'LY LN ST HWY M-22 TH S 61 DEG 51' E 291.50 FT TO POB UNDIVIDED 1/4 INTEREST EACH TO THOMAS F MEADEN/JOHN A MEADEN III/TANICE MARY

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	86,100	0	86,100			51,149C
2024	86,100	0	86,100			49,612C
2023	53,800	0	53,800			47,250C
2022	45,000	0	45,000			45,000S

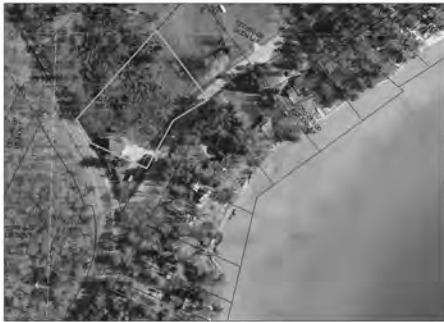
Who When What

TPC 05/10/2016 INSPECTED

TPC 04/30/2015 INSPECTED

TPC 08/03/2011 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ASTLEY THOMS R TRUST	HEIDRICK LINDSAY T TRUST	1,125,000	09/24/2014	WD	03-ARM'S LENGTH	1210P728	PROPERTY TRANSFER	100.0
FOLKERS FERN M RESTATED T	ASTLEY THOMS R TRUST	0	10/01/2007	WD	03-ARM'S LENGTH	955/906	DEED	100.0
	FOLKERS	0	03/15/2002	MLC	33-TO BE DETERMINED		OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 55					
HEIDRICK LINDSAY T TRUST GARRISON LINDSAY T TRUSTEE 861 BRYANT AVE WINNETKA IL 60093	2025 Est TCV 187,999					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L235 P355 L700 P4/03 COM AT S 1/4 COR SEC 27 TH W 112.2 FT TH N 27 DEG 30' E 1126.7 FT TH N 55 DEG 10' E 94.13 FT FOR POB TH N 55 DEG 10' E 150.72FT TH N 32 DEG 29' W 341.8 FT TH S 39 DEG 34' W 157.34 FT TH S 32 DEG 15' E 299.6 FT TO POB SEC 27 T29N R14W 1.11 A.		X		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				C 100' @ 2000/	100.00	325.00	0.9036	0.9297	2000	100	168,018
				E 200' @ 800/	50.00	325.00	1.0746	0.9297	800	50	SURPLUS: ZONING 100' MIN
				150 Actual Front Feet, 1.12 Total Acres			Total Est. Land Value =		187,999		

Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	94,000	0	94,000			51,149C
2024	74,900	0	74,900			49,612C
2023	59,900	0	59,900			47,250C
2022	45,000	0	45,000			45,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SELOKE DENNIS J & POLLY S	OLSON TRUST	295,000	06/24/2016	WD	03-ARM'S LENGTH	1264P703	PROPERTY TRANSFER	100.0				
OLSON TIMOTHY A & AMY JO	OLSON TIMOTHY A & AMY JO	1	04/01/2013	QC	09-FAMILY	1159P526	OTHER	0.0				
SAAVEDRA ROSE	OLSON TIMOTHY A & AMY JO	400,000	12/09/2010	WD	03-ARM'S LENGTH	2010 1073-154W	PROPERTY TRANSFER	100.0				
OLSON TIMOTHY A & AMY JO	OLSON TIMOTHY A & AMY JO	1	12/07/2010	QC	09-FAMILY	2010 1073-156Q	PROPERTY TRANSFER	33.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
6611 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		12/19/2017	PP17-0331	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		11/19/2015	PM15-0607					
OLSON TIMOTHY A & AMY JO TRUST OLSON MARY THERESE 2908 NEW ENGLAND RD WEST MIFFLIN PA 15122		MAP #: 54,55		ADDITION/ALTERATION		12/29/2011	PB11-0398	100% FINIS				
		2025 Est TCV 1,840,355 TCV/TFA: 428.99		Res. Garage, Detached		12/12/2011	PB11-0403	80%				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
9/2016 COMBINED DESCRIPTION A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, THENCE SOUTH 88°06'46" WEST, 413.34 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 01°42'00" EAST, 2570.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 47°19'00" EAST, 1695.81 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 54°57'54" WEST		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C 100' @ 2000/	100.00	1441.77	0.7448	1.3493	2000	100		200,984
		Paved Road		E 200' @ 800/	225.00	1441.77	0.8857	1.3493	800	50	SURPLUS: ZONING 100' MIN	
		Storm Sewer		325 Actual Front Feet, 10.76 Total Acres Total Est. Land Value = 308,539								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: 4in Ren. Conc.	11.69	7500	0	0				
		X	Electric	Wood Frame	57.79	33	50	953				
		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 = 8,453								
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	154,300	765,900	920,200			693,162C		
		Low		2024	194,200	743,600	937,800			672,321C		
		High		2023	155,400	692,500	847,900			640,306C		
		Landscaped		2022	150,000	607,900	757,900			609,816C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	05/10/2016	INSPECTED								
		TPC	05/01/2014	INSPECTED								
		TPC	11/14/2013	INSPECTED								

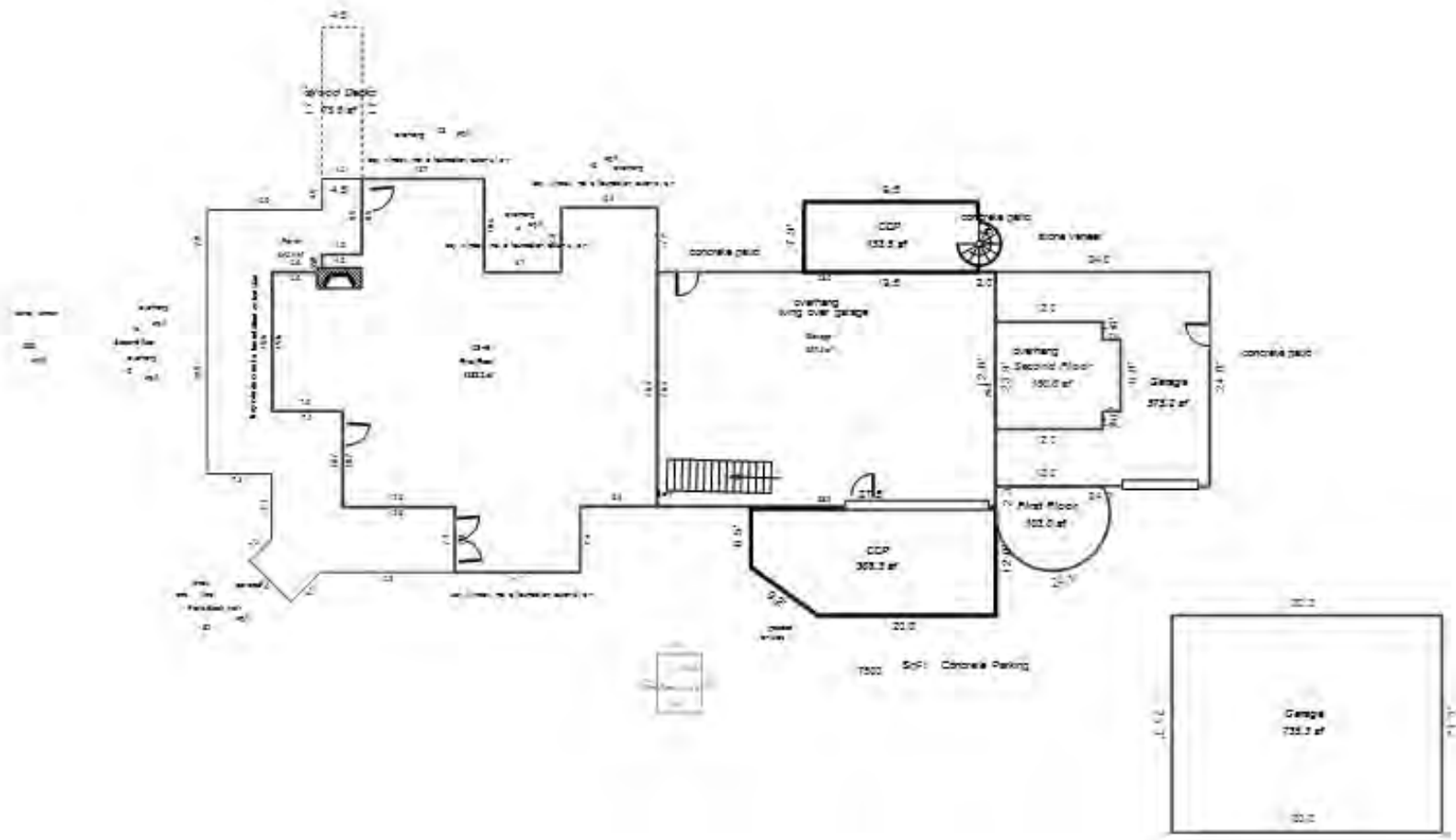


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	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 153 308 543 75	Type CCP (1 Story) CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1993 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: 997 % 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: 2 STORY	Trim & Decoration	X Ex	Ord	Min									
	Yr Built 1993	Remodeled 2013	X Lg	Ord	Small									
	Condition: Average	Size of Closets	X	Lg	Ord	Small								
	Room List	Doors	Solid	X	H.C.									
	Basement 4 1st Floor 4 2nd Floor 4 Bedrooms	(5) Floors												
	(1) Exterior	Kitchen: Other: Hardwood Other: Carpeted												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X	Drywall										
X	Insulation	(7) Excavation												
	(2) Windows	Basement: 1383 S.F. Crawl: 0 S.F. Slab: 103 S.F. Height to Joists: 0.0												
X	Many Avg. Few	X	Large Avg. Small											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement												
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle	(9) Basement Finish												
	Chimney: Brick	(10) Floor Support												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:												
		(12) Electric												
		200 Amps Service												
		No./Qual. of Fixtures												
		X Ex.		Ord.		Min								
		No. of Elec. Outlets												
		X Many		Ave.		Few								
		(13) Plumbing												
		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer												
		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
		Lump Sum Items:												
		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Hot Water Ground Area = 1486 SF Floor Area = 4290 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		2 Story Siding Basement 1,383												
		3 Story Siding Slab 103												
		1 Story Siding Overhang 1157												
		0.5 Story Siding Overhang 25												
		0.5 Story Siding Overhang 16												
		0.5 Story Siding Overhang 15												
		1 Story Siding Overhang 15												
		1 Story Siding Overhang 15												
		Total: 677,451 541,987												
		Other Additions/Adjustments												
		Exterior												
		Stone Veneer 700 36,456 29,165												
		Plumbing												
		Average Fixture(s) 1 3,337 2,670												
		3 Fixture Bath 2 21,053 16,842												
		2 Fixture Bath 1 7,018 5,614												
		Water/Sewer												
		1000 Gal Septic 1 6,158 4,926												
		2000 Gal Septic 1 12,006 9,605												
		Water Well, 100 Feet 1 6,593 5,274												
		Porches												
		CCP (1 Story) 153 5,979 4,783												
		CCP (1 Story) 308 11,153 8,922												
		WCP (1 Story) 543 26,781 21,425												
		<<<<< 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.
EQUITY TRUST COMPANY CUST	OLSON TRUST	265,000	09/16/2016	WD	19-MULTI PARCEL ARM'S LE	1272P627	PROPERTY TRANSFER	100.0
EQUITY TRUST COMPANY SEWA	MIDLAND SELF-DIRECTED IRA	265,000	08/17/2016	WD	09-FAMILY	1270P441	PROPERTY TRANSFER	0.0
SEWARD RICHARD	EQUITY TRUST COMPANY CUST	510,000	07/29/2005	WD	03-ARM'S LENGTH	866:122	OTHER	100.0
VOLK	SEWARD	265,000	03/25/2002	WD	03-ARM'S LENGTH	637:690	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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6657 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	09/23/2024	PE24-0659	60%
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	P.R.E. 0%	Plumbing	05/08/2024	PP24-0147	60%
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Owner's Name/Address	MAP #: 54,55	Res. Single Family Dwellin	Date	Number	Status
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OLSON TRUST 2908 NEW ENGLAND ROAD WEST WEST MIFFLIN PA 15122	2025 Est TCV 644,266 TCV/TFA: 329.38	Electrical	04/08/2024	PB24-0103	60%
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X Improved	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/	155.00	793.63	1.0658	1.1622	800	100	153,595
155 Actual Front Feet, 2.82 Total Acres Total Est. Land Value =							153,595

Tax Description	X	Improvements
L1272P627 PARCEL ONE: REAL PROPERTY LOCATED IN GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, STATE OF MICHIGAN, PARCEL L.D. #006-127-004-10, DESCRIBED AS: PARCEL B OF GOVERNMENT LOT 2 AND PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER COMER OF SAID SECTION 27; THENCE WEST, 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF M-22; THENCE NORTH	X	Dirt Road
		Gravel Road
	X	Paved Road
		Storm Sewer
		Sidewalk
		Water
		Sewer
	X	Electric
	X	Gas
		Curb
	Street Lights	
	Standard Utilities	
	Underground Utils.	

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

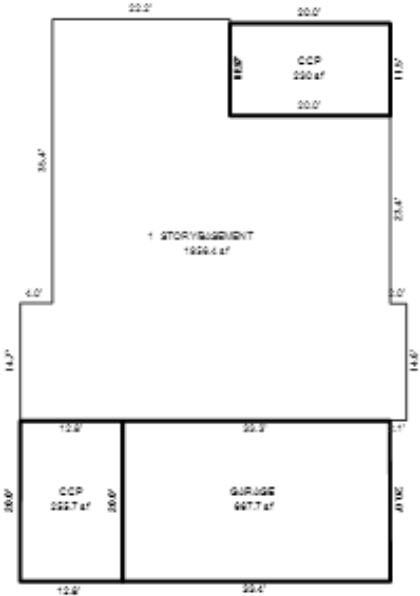
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who	When	What	2025	76,800	245,300	322,100			296,449C
			2024	76,800	0	76,800			49,612C
			2023	48,000	0	48,000			47,250C
			2022	45,000	0	45,000			45,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 230 255	Type CCP (1 Story) CCP (1 Story)	Year Built: 2025 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 668 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 1 Floor Area: 1,956 Total Base New : 434,749 Total Depr Cost: 430,413 Estimated T.C.V: 817,785			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 2025	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Average Part. Construct.: 60%		Lg	Ord	Small														
Room List		Doors	Solid	H.C.														
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2025								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			(11) Heating System: Forced Heat & Cool								
	Wood/Shingle Aluminum/Vinyl Brick	Ex.	Ord.	Min	No. of Elec. Outlets			Ground Area = 1956 SF Floor Area = 1956 SF.										
	Insulation	Many	Ave.	Few	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99										
(2) Windows		(6) Ceilings		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Many Avg. Few	Large Avg. Small	(7) Excavation		1 2000 Gal Septic			1 Story Siding Basement 1,956			Total: 301,265 298,265								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1956 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Other Additions/Adjustments											
(3) Roof		(8) Basement		Lump Sum Items:			Plumbing											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 150 Feet											
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Porches											
Chimney:		(10) Floor Support		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages											
		Joists: Unsupported Len: Cntr.Sup:					Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
							Base Cost 668 27,742											
							Common Wall: 1 Wall 1 -2,705											
							Door Opener 1 550 544											
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
							Storage Over Garage 640 8,858 8,769											
							Door Opener 3 1,651 1,634											
							Base Cost 1522 54,442 53,898											
							Built-Ins											
							Appliance Allow. 1 2,786 2,758											
							<<<<< 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.
EQUITY TRUST COMPANY FOR	OLSON TRUST	265,000	09/16/2016	WD	03-ARM'S LENGTH	1272P627	PROPERTY TRANSFER	100.0
EQUITY TRUST COMPANY SEWA	MIDLAND SELF-DIRECTED IRA	265,000	08/17/2016	WD	09-FAMILY	1270P441	PROPERTY TRANSFER	0.0
SEWARD RICHARD	EQUITY TRUST COMPANY CUST	0	07/29/2005	WD	03-ARM'S LENGTH	866:122	OTHER	100.0
VOLK	SEWARD	0	03/25/2002	WD	03-ARM'S LENGTH	637:690	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 55,54	2025 Est TCV 148,008		
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Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
OLSON TRUST 2908 NEW ENGLAND ROAD WEST WEST MIFFLIN PA 15122	Public Improvements			* Factors *				
				Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road		E 200' @ 800/	150.00	755.04	1.0746	1.1478	800	100		148,008
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1272P627 PARCEL C: REAL PROPERTY LOCATED IN GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, STATE OF MICHIGAN, PARCEL I.D. #006-127-004-20, DESCRIBED AS: PART OF GOVERNMENT LOTS 2 AND 3 AND PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE WEST 150.16 FEET ALONG THE SOUTH LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE



ENTERLINE INTERSECTION OF 0°33'48" WEST, ENTERLINE 9°32'30" EAST, THE EASTERLY D M-22 (SAID N ON FILE\*\*\*

X	Gravel Road			150 Actual Front Feet, 2.60 Total Acres					Total Est. Land Value =		148,008
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										
	Rolling										
	Low										
	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	74,000	0	74,000			50,122C
2024	74,000	0	74,000			48,615C
2023	46,300	0	46,300			46,300S
2022	45,000	0	45,000			45,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EQUITY TRUST COMPANY CUST	OLSON TRUST	265,000	09/16/2016	WD	03-ARM'S LENGTH	1272P627	PROPERTY TRANSFER	100.0
EQUITY TRUST COMPANY SEWA	MIDLAND SELF-DIRECTED IRA	265,000	08/17/2016	WD	09-FAMILY	1270P441	PROPERTY TRANSFER	0.0
SEWARD RICHARD R	EQUITY TRUST COMPANY CUST	0	07/29/2005	WD	03-ARM'S LENGTH	866:122	OTHER	100.0
KRULL	SAVIC	110,000	09/29/2000	WD	03-ARM'S LENGTH	555:831	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 55,54					
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OLSON TRUST 2908 NEW ENGLAND ROAD WEST WEST MIFFLIN PA 15122	2025 Est TCV 167,492					
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Improved	X	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

	E 200' @ 800/	180.00	716.56	1.0267	1.1329	800 100 167,492
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	180 Actual Front Feet, 2.96 Total Acres					Total Est. Land Value =	167,492
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Tax Description	X	Dirt Road				
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	X	Gravel Road				
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	X	Paved Road				
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	X	Storm Sewer				
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	X	Sidewalk				
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	X	Water				
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	X	Sewer				
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	X	Electric				
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	X	Gas				
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		Curb				
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		Street Lights				
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		Standard Utilities				
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		Underground Utils.				
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		Topography of Site				
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	X	Level				
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		Rolling				
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		Low				
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		High				
--	--	------	--	--	--	--

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

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

		Wooded				
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		Pond				
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		Waterfront				
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		Ravine				
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		Wetland				
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		Flood Plain				
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	83,700	0	83,700			51,149C
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2024	83,700	0	83,700			49,612C
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2023	52,300	0	52,300			47,250C
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2022	45,000	0	45,000			45,000S
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Who	When	What
TPC	05/30/2021	INSPECTED
TPC	05/10/2016	INSPECTED
WAS	09/22/2007	INSPECTED



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSIEK JOSEPH K & CYNTHIA		0	11/08/2010	OTH	33-TO BE DETERMINED	2010 1068-226E	DEED	0.0
JOHNSON GAYE S TRUST	SUCIU JAMES N	1,500,000	09/28/2007	WD	03-ARM'S LENGTH	955/626	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6670 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/26/2010	PM10-0127	
Owner's Name/Address	P.R.E. 0%		Plumbing	04/26/2010	PP10-0065	
SUCIU JAMES N 1140 LAKE SHORE OVERLOOK ALPHARETTA GA 30005-9001	MAP #: 55		Electrical	10/06/2009	PE09-0324	
	2025 Est TCV 522,254 TCV/TFA: 508.52		Res. Single Family	10/05/2009	PB09-0260	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
L294 P337&338/88 COM AT S 1/4 COR SEC 27 TH W ON S SEC LINE 112.2 FT TO NWLY LINE LOTS IN PLAT OF GLENWOOD TH N 27 DEG 30' E 850 FT TO BEG TH N 61 DEG 51' W 69.5 FT TO NELY LINE OF HWY TH N 28 DEG W ALG OF PLAT TH S 27 DEG 30' W 150 FT TO POB SEC 27 T29N R14W .5 A M/L.	X	Dirt Road		E 200' @ 800/	93.00	255.00	1.2110	0.8750	800	100		78,836
		Gravel Road		93 Actual Front Feet, 0.54 Total Acres						Total Est. Land Value =		78,836

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
SOLD WITH PARCEL 770-009-00	X	Level	Fencing: Vnyl, 2 Rail	19.96	146 50	1,457	
	X	Rolling	D/W/P: 4in Ren. Conc.	11.69	108 0	0	
	X	Low	D/W/P: 4in Ren. Conc.	11.69	96 0	0	
	X	High	Residential Local Cost Land Improvements				
		Landscaped	Description	Rate	Size % Good	Cash Value	
		Swamp	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500	
		Wooded	Total Estimated Land Improvements True Cash Value =				3,957
		Pond					
		Waterfront					
		Ravine					
		Wetland					
		Flood Plain					



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	39,400	221,700	261,100			214,503C
2024	49,300	202,700	252,000			208,054C
2023	39,400	188,900	228,300			198,147C
2022	37,200	165,800	203,000			188,712C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 57 67	Type CCP (1 Story) CCP (1 Story)	Year Built: 2011 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: 1545 % 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: 10 Floor Area: 1,027 Total Base New : 256,995 Total Depr Cost: 231,295 Estimated T.C.V: 439,461			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G																
Yr Built 2011 Remodeled 0		Trim & Decoration			Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 1027 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas			Cls B Blt 2011					
Condition: Average		Ex	Ord	Min															
Room List		Size of Closets			No./Qual. of Fixtures			Stories Exterior Foundation 1 Story Siding Overhang			Size 1027			Cost New 122,264			Depr. Cost 110,038		
Basement 1st Floor 2nd Floor Bedrooms		Lg	Ord	Small															
(1) Exterior		(5) Floors			No. of Elec. Outlets			Plumbing			Total: 122,264			110,038					
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:																	
Insulation		(6) Ceilings			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 CCP (1 Story) CCP (1 Story)			Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Door Opener Base Cost			1,541 1,387 97,999 88,199					
(2) Windows		(7) Excavation																	
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well, 100 Feet			Porches CCP (1 Story) CCP (1 Story)			Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Door Opener Base Cost			1,541 1,387 97,999 88,199					
Large Avg. Small		(8) Basement																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Porches CCP (1 Story) CCP (1 Story)			Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Door Opener Base Cost			1,541 1,387 97,999 88,199					
(3) Roof		(9) Basement Finish																	
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Porches CCP (1 Story) CCP (1 Story)			Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Door Opener Base Cost			1,541 1,387 97,999 88,199					
Gambrel Mansard Shed		(10) Floor Support																	
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 256,995			231,295								
Chimney:		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCVC: 439,461																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
Owner's Name/Address		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 54/55		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 *				Value				
L187 P524/76 L177 P348/75 L192 P196/77 L181 P38/75 L169 P248/73 L198 P186/78 L192 P196/77 PRT GOVT LOT 3 COM AT S 1/4 COR TH W TO WLY R/W SUNSET DR & POB TH N 88 DEG 52' WALG S SEC LN 330 FT M/L TH N 27 DEG 30' E 1196.6 FT TO C/L M-22 TH S 24 DEG 53' E 384.20 FT M/L TO WLY R/W LN OF SUNSET DR TH S 27 DEG 30' W ALG R/W TO POB EXC GOVT LOT 3 COM AT PT IN C/L PUBLIC HWY THAT EXTENDS ALONG WLY BDY LN PLAT OF GLENWOOD WHERE SLY LN LOT 5 EXTENDS N 62 DEG 30' W INT WLY C/L TH N 62 DEG 30' W 133 FT TH N 27 DEG 30' E 40 FT FOR POB TH N 27 DEG 30' E 50 FT TH N 62 DEG 30' W 50 FT TH S 27 DEG 30' W 50 FT TH S 62 DEG 30' E 50 FT TO POB SEC 27 T29N R14W 1.707 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
		Topography of Site		VILLAGE AR >10 ACRES 50K/	1.71 Acres	50000	100	1.71 Total Acres		Total Est. Land Value =		85,350
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Comments/Influences		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TPC 04/28/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
					2023	0	0	0		0		
					2022	0	0	0		0		

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County of Leelanau, Michigan

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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MICHIGAMA WESTERN TELEPHONE CO	MAP #: 54					
	2025 Est TCV 0 TCV/TFA: 0.00					

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/	50.00	50.00	1.4142	0.5823	800	100		32,938
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			32,938

**Tax Description**  
 SURVEY L8 P538/04 PRT GOVT LOT 3 SEC 27 COM AT PT IN C/L OF PUBLIC HWY THAT EXT ALG W BDY LN PLAT OF GLENWOOD SUBDVN WHERE SLY LINE LOT 5 EXT N 62 DEG 30' W INT HWY C/L TH N 62 DEG 30' W 133 FT TH N 27 DEG 30' E 40 FT FOR POB TH N 27 DEG 30' E 50 FT TH N 62 DEG 30' W 50 FT TH S 27 DEG 30' W 50 FT TH S 62 DEG 30' E 50 FT TO POB SEC 27 T29N R14W 0.06 A.

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

**Comments/Influences**



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

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

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Who When What  
 WAS 08/24/2007 INSPECTED

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>	
Class: C		Class: C Quality: Average	
Floor Area: 900		Stories: 1 Story Height: 10 Perimeter: 120	
Gross Bldg Area: 900		Base Rate for Upper Floors = 73.90	
Stories Above Grd: 1		(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.72 100%	
Average Sty Hght : 10		Adjusted Square Foot Cost for Upper Floors = 98.62	
Bsmnt Wall Hght		Total Floor Area: 900 Base Cost New of Upper Floors = 88,758	
Depr. Table : 2%		Reproduction/Replacement Cost = 88,758	
Effective Age : 15		Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0	
Physical %Good: 74		Total Depreciated Cost = 65,681	
Func. %Good : 100		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 98,521	
Economic %Good: 100		Replacement Cost/Floor Area= 98.62 Est. TCV/Floor Area= 109.47	
Year Built Remodeled		Area: Perimeter: Type:	
Overall Bldg Height		Heat: Hot Water, Radiant Floor	
Comments:		*** Basement Info ***	
		* Mezzanine Info *	
		* 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	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Many	
		2-Piece Baths		Water Heaters		Unfinished Typical	
		Shower Stalls		Wash Fountains		Incandescent	
		Toilets		Water Softeners		Fluorescent	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Mercury	
				Rigid Conduit		Sodium Vapor	
				Armored Cable		Transformer	
				Non-Metalic			
				Bus Duct			
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
GLEN LAKE YACHT CLUB P O BOX 463 GLEN ARBOR MI 49636-0463		MAP #: 55										
		2025 Est TCV 289,945 TCV/TFA: 0.00										
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		C 100' @ 2000/	100.00	362.00	0.9036	0.9551	2000	100		172,608
		Paved Road		E 200' @ 800/	50.00	362.00	1.0746	0.9551	800	50	SURPLUS: ZONING 100' MIN	
		Storm Sewer		150 Actual Front Feet, 1.25 Total Acres Total Est. Land Value = 193,135								
		Sidewalk										
		Water										
		Sewer										
		X	Electric									
		X	Gas									
		X	Curb									
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	96,600	48,400	145,000		26,697C		
		TPC 05/30/2021 INSPECTED			2024	77,000	55,600	132,600		25,895C		
		TPC 05/10/2016 INSPECTED			2023	61,600	52,300	113,900		24,662C		
		TPC 05/14/2015 INSPECTED			2022	45,000	43,800	88,800		23,488C		



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

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	7.47	7200	1.00	60	32,270
/CI17/SPOC/TENC/ASPCA	7.47	7200	1.00	60	32,270
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 96					

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit	(13) Roof Structure: Slope=0
(3) Frame:	3-Piece Baths	Rigid Conduit	
	2-Piece Baths	Armored Cable	(14) Roof Cover:
(4) Floor Structure:	Shower Stalls	Non-Metalic	
	Toilets	Bus Duct	
(5) Floor Cover:	(9) Sprinklers:	(10) Heating and Cooling:	
	Gas	Oil	
(6) Ceiling:	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.
HURLIN PETER J & ELLINGSE	ELLINGSEN HURLIN TRUST	0	12/01/2023	QC	09-FAMILY	2023005582	DEED	0.0
RADER MARY E RADER TRUST	HURLIN PETER J & ELLINGSE	373,000	10/29/2013	WD	03-ARM'S LENGTH	1182P867	PROPERTY TRANSFER	100.0
RADER MARY E ESTATE	RADER MARY E RADER TRUST	0	08/30/2012	PTA	03-ARM'S LENGTH	PTA	DEED	0.0
RADER MARY E	RADER MARY E REVOC LIVING	0	02/26/2012	CD	07-DEATH CERTIFICATE	1182P861	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6046 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 53					
ELLINGSEN HURLIN TRUST 2306 SW BOUNDARY ST PORTLAND OR 97239	2025 Est TCV 886,009 TCV/TFA: 465.59					

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

L1182P867 THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH SECTION LINE, NORTH 88°45'50" WEST, 414.00 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 1 °07'40" EAST, 163.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE SOUTH 1 °07'40" EAST, 263.00 FEET; THENCE	X	Dirt Road	B 100' @ 3500/	200.00	339.70	0.7853	0.9401	3500	100		516,727	
		Gravel Road	B 100' @ 3500/	63.00	339.70	0.7853	0.9401	3500	50	SURPLUS: ZONING	100 ft 8	
		Paved Road	263 Actual Front Feet, 2.05 Total Acres Total Est. Land Value = 598,112									
		Storm Sewer	Land Improvement Cost Estimates									
		Sidewalk	Description Rate Size % Good Cash Value									
		Water	D/W/P: Asphalt Paving 2.91 3800 0 0									
		Sewer	Wood Frame 20.22 512 50 5,176									
		Electric	Gas 26.44 96 50 1,269									
		Gas	Wood Frame Residential Local Cost Land Improvements									
		Curb	Description Rate Size % Good Cash Value									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	299,100	143,900	443,000			245,638C
X Rolling	2024	170,900	132,000	302,900			238,253C
X Low	2023	136,700	123,000	259,700			226,908C
X High	2022	112,800	108,000	220,800			216,103C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



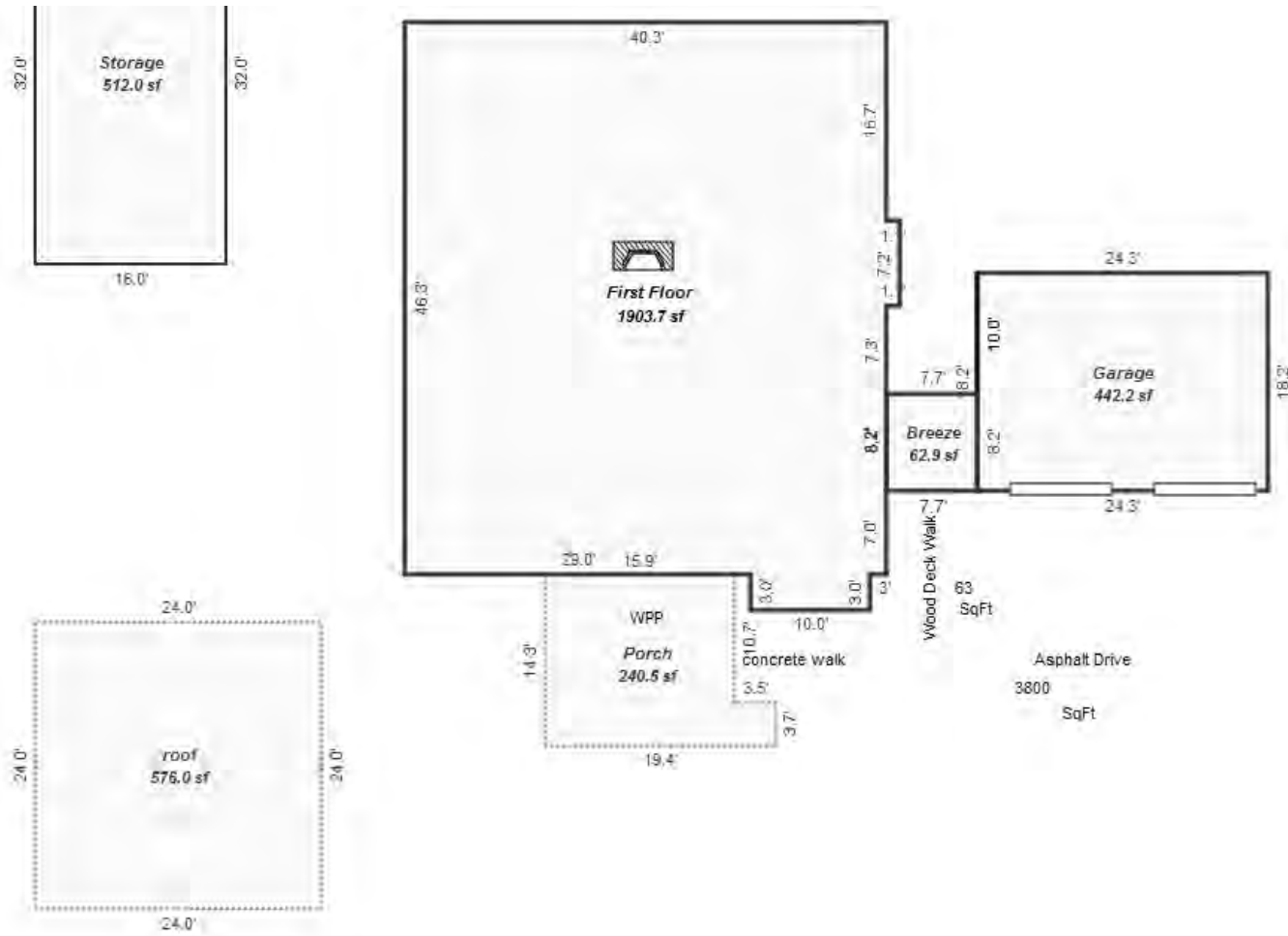
Who	When	What	2025	299,100	143,900	443,000		245,638C
	TPC 06/13/2013	INSPECTED	2024	170,900	132,000	302,900		238,253C
	WAS 10/12/2007	INSPECTED	2023	136,700	123,000	259,700		226,908C
			2022	112,800	108,000	220,800		216,103C

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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 240 576 62	Type WPP Roof Cover Onl Brzwy, FW	Year Built: 1974 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: 442 % 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: CD Effec. Age: 45 Floor Area: 1,903 Total Base New : 266,941 Total Depr Cost: 146,817 Estimated T.C.V: 278,952		E.C.F. X 1.900		Bsmnt Garage:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1903 SF Floor Area = 1903 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD		Blt 1934				
Yr Built 1934	Remodeled 1974	Ex	X	Ord	Min	150 Amps Service			Building Areas		Size 1,903		Cost New 206,552		Depr. Cost 113,603		
Condition: Average		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets			Stories		Foundation		Total:			
Room List		Doors	Solid	X	H.C.	Ex. X Ord. Min			Exterior		Crawl Space						
Basement 6 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other: Hardwood			Many X Ave. Few			Siding		Water Well, 100 Feet						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Porches		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Wood	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			WPP		Base Cost		Common Wall: 1/2 Wall			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1903 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Other Additions/Adjustments		Water/Sewer		Solar Water Heat			
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1903 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			3 Fixture Bath		Water/Sewer		Solar Water Heat	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Fireplaces		Interior 1 Story		Deck		w/Roof (Roof portion)	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Deck		Breezeways		Frame Wall		Carpports	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.		1		1,947		1,071		
X	Asphalt Shingle	(10) Floor Support		Chimney:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		1		4,733		2,603	
Chimney:		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck		576		7,983		4,391	
Chimney:		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Breezeways		62		2,964		1,630	
Chimney:		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Carpports		576		8,686		4,777	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUGHES MARIE ET AL	GLEN ARBOR TOWNSHIP	1,650	08/09/1953	WD	03-ARM'S LENGTH	96P277	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6047 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa	07/26/2018	PB18-0401	100% FINIS
Owner's Name/Address	P.R.E. 0%		Electrical	07/26/2018	PE18-0415	100% FINIS
GLEN ARBOR TOWNSHIP TOWNSHIP PARK PO BOX 276 GLEN ARBOR MI 49636	MAP #: 53		Mechanical	06/27/2018	PM18-0380	100% FINIS
	2025 Est TCV 0 TCV/TFA: 0.00		Electrical	06/19/2018	PE18-0347	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
Public Improvements			Description	Frontage	Depth	* Factors *	Value
Dirt Road				226.00	0.00	1.0000 1.0000	0
Gravel Road			2000 COMM	\$14.50/SQFT	85378 SqFt	14.50000 100	1,237,975
Paved Road			226 Actual Front Feet, 1.96 Total Acres				Total Est. Land Value = 1,237,975

Tax Description	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
2020007357 L96 P277 PRT OF NE 1/4 OF NW 1/4 SEC 27 BEG AT N 1/4 COR TH W ALG N 22 TH S 2 DEG 29' E ON R/W 226.22 FT TH E 371.94 FT TO N-S 1/4 LINE TH N 0 DEG 01' E 226.00 FT TO BEG SEC 27 T29N R14W 1.96 A. AND								
L262 P244 PRT OF NE 1/4 OF NW 1/4 SEC 27 BEG AT A PT ON N- S 1/4 LINE 226.00 FT S OF N 1/4 COR TH W 371.94 FT TO E R/W M-22 TH S 2 DEG 29' E ALG R/W LINE 100.09 FT TH E 367.58 FT TO N- S 1/4 LINE TH N 0 DEG 01' E 100.00 FT TO POB SEC 27 T29N								

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.		7.87	6000	50	23,610
Total Estimated Land Improvements True Cash Value =					23,610

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



Who	When	What	2025	2024	2023	2022
PSC	03/14/2024	INSPECTED	EXEMPT	EXEMPT	EXEMPT	EXEMPT
TPC	08/23/2018	INSPECTED	0	0	0	0
TPC	11/13/2017	INSPECTED	0	0	0	0

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

Desc. of Bldg/Section: Calculator Occupancy: Tennis Clubs - Indoor	
Class: C Floor Area Gross Bldg Area: 964 Stories Above Grd Average Sty Hght Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 2.25% Effective Age Physical %Good: 100 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0%
	Ave. SqFt/Story Ave. Perimeter Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
2018 Year Built Remodeled	
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type:
Comments:	

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCH	9.35	28000	1.00	85	222,530
/CI17/SPOC/TENC/ADDFFA	16645.95	1	1.00	85	14,149
/CI17/SPOC/TENC/ASPCH	9.35	13000	1.00	85	103,318
/CI17/SPOC/TENC/ASPCH	9.35	7600	1.00	85	60,401
/CI16/YARI/PLAE/BASBWPB	4781.67	4	1.00	85	16,258
ECF (2201 COMMERCIAL)	1.500 =>	TCV of Bldg:	1	=	624,984

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

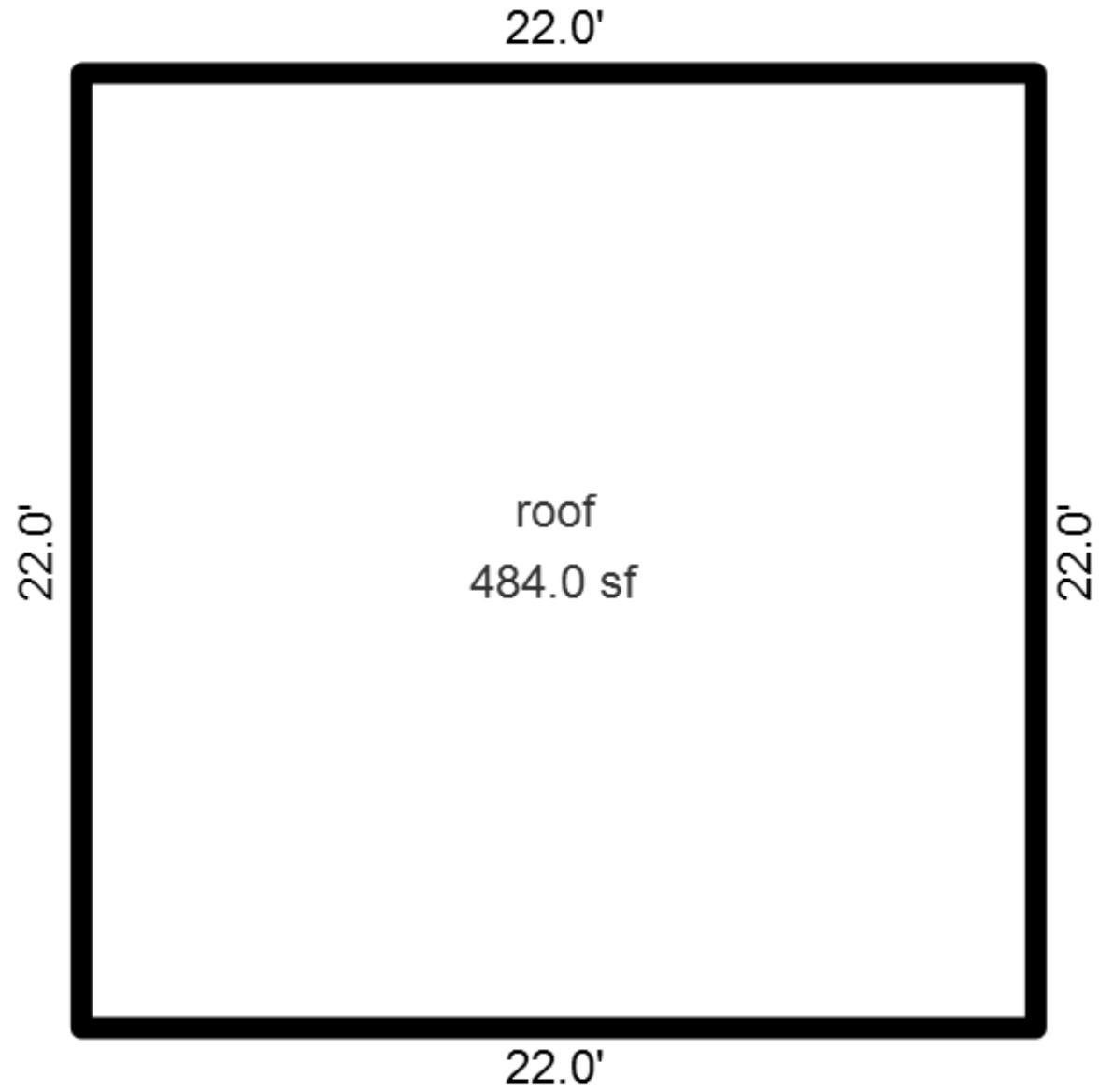
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: PAVILLION Calculator Occupancy: Pavilions		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 13 Perimeter: 96	
Class: D,Pole Floor Area: 484 Gross Bldg Area: 964 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght	Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 79.89  Adjusted Square Foot Cost for Upper Floors = 79.89  Total Floor Area: 484 Base Cost New of Upper Floors = 38,667  Reproduction/Replacement Cost = 38,667 Eff. Age:10 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 31,707
	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Heat Pump System 0% Ave. SqFt/Story: 484 Ave. Perimeter: 96 Has Elevators:		
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 47,560 Replacement Cost/Floor Area= 79.89 Est. TCV/Floor Area= 98.27
2009 Year Built Remodeled  Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type:		
Comments: PAVILLION RELOCATED TO CENER OF PARK, SUMMER 2018			

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

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





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

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

Class: D  
 Floor Area: 480  
 Gross Bldg Area: 964  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 3  
 Physical %Good: 88  
 Func. %Good : 100  
 Economic %Good: 100

2018	Year Built Remodeled
10	Overall Bldg Height

Comments:

Construction Cost

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

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

Quality: Low Cost  
 Heat#1: Wall or Floor Furnace 100  
 Heat#2: Zoned A.C. Warm & Cooled Air 0%  
 Ave. SqFt/Story: 480  
 Ave. Perimeter: 88  
 Has Elevators:

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

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

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type:

Calculator Cost Computations

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 88  
 Overall Building Height: 10

Base Rate for Upper Floors = 173.97

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.58 100%  
 Adjusted Square Foot Cost for Upper Floors = 180.55

Total Floor Area: 480 Base Cost New of Upper Floors = 86,664

Reproduction/Replacement Cost = 86,664  
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost = 76,264

Segregated Cost Computations

Costs taken from Segregated Cost Section 3: Stores & Commercials

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

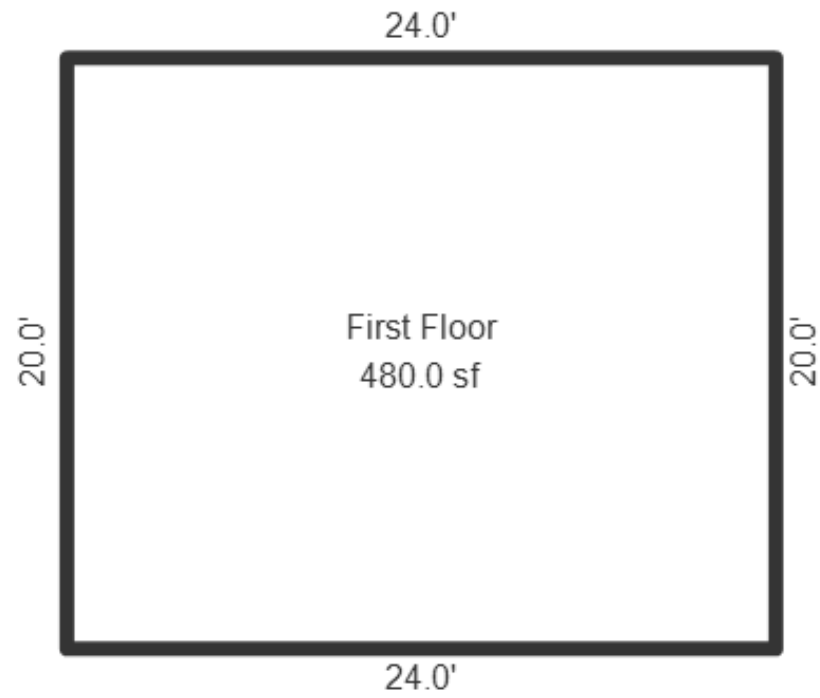
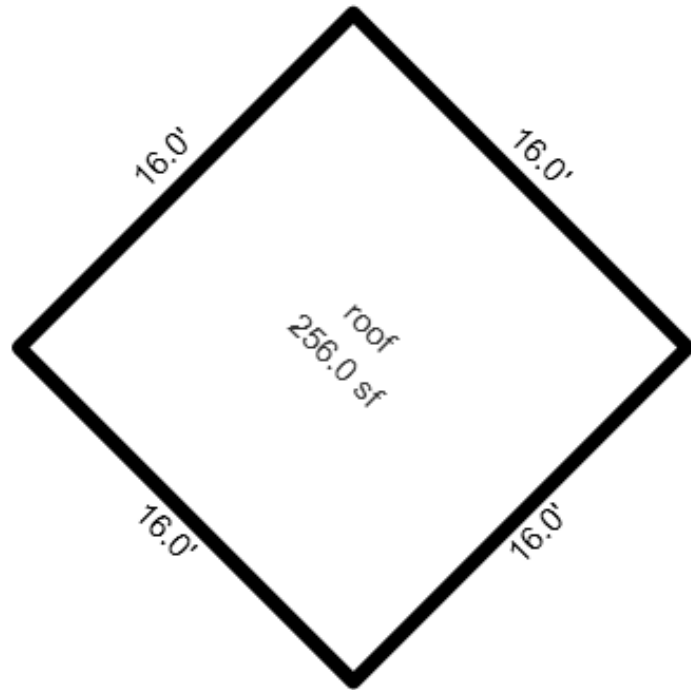
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0  
 Total Depreciated Cost = 0

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

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALKER MICHAEL & CAROL M	CALSBECK RONALD & DIANE	225,000	11/29/2004	WD	03-ARM'S LENGTH	838:213	OTHER	100.0
FAVREAU ROBERT A & CONSTA	WALKER MICHAEL & CAROL M	225,000	06/20/2003	WD	03-ARM'S LENGTH	741:446	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6149 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/19/2024	PB24-0467	0%
	P.R.E. 100% 08/03/2010		Mechanical	01/06/2023	PM23-0018	100% FINIS
Owner's Name/Address	MAP #: 53		Electrical	12/12/2022	PE22-0930	100% FINIS
CALSBECK RONALD & DIANE PO BOX 683 GLEN ARBOR MI 49636	2025 Est TCV 942,681 TCV/TFA: 268.19		Res. Porch/Deck	07/22/2013	PB13-0237	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	190.00	1.0000	0.8130	2000 100	162,591
100 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =	162,591

Tax Description	X	Description	Rate	Size % Good	Cash Value
2020007357 DC L729 P14 L729 P16/03 L741 P445 L741 P446/03 L838 P213/05 2003 DESC REVISED PRT OF NE 1/4 OF NW 1/4 SEC 27 COM N 1/4 COR SD SEC TH S 01 DEG 04'00" W 625.92 FT ALG N-S 1/4 LN TH N 88 DEG 56'00" W 158.81 FT FOR POB TH S 01 DEG 14'02" W 100.00 FT TH N 88 DEG 56'00" W 190.88 FT TO PT ON E R/W M-22 TH N 01 DEG 17'43" W 100.09 FT ALG SD R/W TH S 88 DEG 56'00" E 195.30 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENTS SEC 27 T29N R14W .44 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric	8.24	118 0	0
	X	Gas	2.29	210 0	0
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
		Total Estimated Land Improvements True Cash Value =			3,379

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	81,300	390,000	471,300			281,975C
2024	56,900	356,600	413,500			273,497C
2023	44,700	332,000	376,700			260,474C
2022	42,500	291,400	333,900			248,071C

Who When What

TPC 05/04/2016 INSPECTED  
WAS 02/14/2010 INSPECTED  
TPC 10/09/2009 INSPECTED



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	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: 2008 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: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							131 112 56 240	WPP WCP (1 Story) WCP (1 Story) WPP					
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2085 SF Floor Area = 3515 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Class: C +10 Effec. Age: 20 Floor Area: 3,515 Total Base New : 511,022 Total Depr Cost: 408,795 Estimated T.C.V: 776,711			E.C.F. X 1.900		Cls C 10 Blt 1959			
Yr Built	Remodeled	Size of Closets		(12) Electric			No./Qual. of Fixtures			Building Areas								
1959	2003	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			Many	X Ave.	Few	1 Story	Siding	Basement	457			
Room List		Doors	Solid	X H.C.	(13) Plumbing			Plumbing			1 Story	Siding	Crawl Space	466				
4	Basement	(5) Floors			1 Average Fixture(s)			Average Fixture(s)			1.5 Story	Siding	Crawl Space	1,162				
1st Floor		Kitchen: Hardwood Other: Carpeted Other:			2 3 Fixture Bath			2 3 Fixture Bath			1 Story	Siding	Overhang	65				
2nd Floor					1 2 Fixture Bath			1 2 Fixture Bath			1 Story	Siding	Overhang	784				
2	Bedrooms				Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Softener, Auto 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	784				
(1) Exterior		(6) Ceilings			(14) Water/Sewer			(14) Water/Sewer			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			Public Water			Public Water			Plumbing							
X	Insulation	(7) Excavation			1 1000 Gal Septic			1 1000 Gal Septic			Average Fixture(s)							
(2) Windows		Basement: 457 S.F. Crawl: 1628 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 2000 Gal Septic			2 2000 Gal Septic			3 Fixture Bath							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			2 Fixture Bath								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									Water/Sewer							
(3) Roof		(9) Basement Finish									1000 Gal Septic							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									Water Well, 100 Feet						
X	Asphalt Shingle	(10) Floor Support									Porches							
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:									WPP							
											WCP (1 Story)							
											WCP (1 Story)							
											WPP							
											Garages							
											Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
											Base Cost							
											Common Wall: 1 Wall							
											Door Opener							
											<<<<< 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\*\*\*

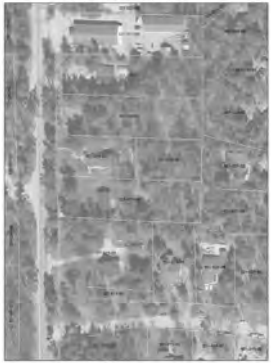
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUELLER NANCY MEYERS REVO	CALSBECK RONALD C & DIANE	95,000	04/29/2016	WD	03-ARM'S LENGTH	1259P11	PROPERTY TRANSFER	100.0
WALKER MICHAEL & CAROL M	MUELLER NANCY MEYERS REVO	110,000	06/17/2005	WD	03-ARM'S LENGTH	859:133	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/04/2016					
Owner's Name/Address	MAP #: 53					
CALSBECK RONALD C & DIANE C PO BOX 683 GLEN ARBOR MI 49636	2025 Est TCV 155,510					

	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	159.00	1.0000	0.7775	2000 100	155,510
				100 Actual Front Feet, 0.36 Total Acres				Total Est. Land Value =		155,510

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

\$1,100/FF  
 TAXABLE VALUE SET FROM 006-127-016-00 FOR  
 Glen Arbor Township parcel map



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	77,800	0	77,800			46,333C
			2024	54,400	0	54,400			44,940C
			2023	42,800	0	42,800			42,800S
			2022	42,500	0	42,500			42,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KENNEY JOHN M TRUST	NORTHWOODS PROPERTY HOLDI	500,000	07/05/2010	WD	03-ARM'S LENGTH	2010 1052-887W	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6053 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	08/15/2024	PM24-0605	100% FINIS	
Owner's Name/Address	P.R.E. 0%	COMMERCIAL ADD/ALT	04/28/2022	LS22-01	EXPIRED	
NORTHWOODS PROPERTY HOLDINGS LLC PO BOX 260 GLEN ARBOR MI 49636	MAP #: 53	2025 Est TCV 1,488,614 TCV/TFA: 117.11				

X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			2000 COMM	\$7.75/SQFT	90605 SqFt	7.75000 100 702,187
			2.08 Total Acres		Total Est. Land Value =	702,187

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
2022006380 & COS 2022006379 L14P921 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°00'31" WEST, ALONG THE NORTH AND SOUTH 1/4 LINE AS MONUMENTED, 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'31" WEST, ALONG SAID LINE AS MONUMENTED, 299.95 FEET; THENCE NORTH 89°59'58" WEST, 91.23 FEET; THENCE NORTH 00°01'22" EAST, 67.43 FEET; THENCE NORTH 89°59'58" WEST, 266.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF M-22; THENCE NORTH 02°33'13" WEST, ALONG SAID RIGHT-OF-WAY, 233.06 FEET; THENCE SOUTH 89°57'02" EAST, 367.58 FEET TO THE POINT OF BEGINNING. CONTAINING 2.08 OF LAND.	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.		Gazeboo(s): Standard	4,689.30	1 97	4,548	
	X	Topography of Site		D/W/P: Crushed Rock	2.18	4500 50	4,905	
	X	Level		D/W/P: 4in Ren. Conc.	6.80	220 50	748	
	X	Rolling		Fencing: Wire Mesh, #9	3.77	250 50	471	
	X	Low		Wood Frame	18.42	478 50	4,402	
	X	High		Wood Frame	18.42	730 50	6,723	
	X	Landscaped		Commercial Local Cost Land Improvements				
	X	Swamp		Description	Rate	Size % Good Arch Mult	Cash Value	
	X	Wooded		WATER WELL 4"-6"	0.00	1 91 100	0	
	X	Pond		SEPTIC TANK 1000 GAL	0.00	1 91 100	0	
	X	Waterfront		DRAIN FIELD	0.00	1 91 100	0	
	X	Ravine		Total Estimated Land Improvements True Cash Value =				21,797
	X	Wetland						
	X	Flood Plain						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 11/01/2023	INSPECTED		2025	351,100	393,200	744,300			744,300S
TPC 06/30/2023	INSPECTED		2024	362,400	383,900	746,300			727,230C
TPC 12/12/2022	INSPECTED		2023	362,400	362,300	724,700			692,600C
			2022	0	0	0			0

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

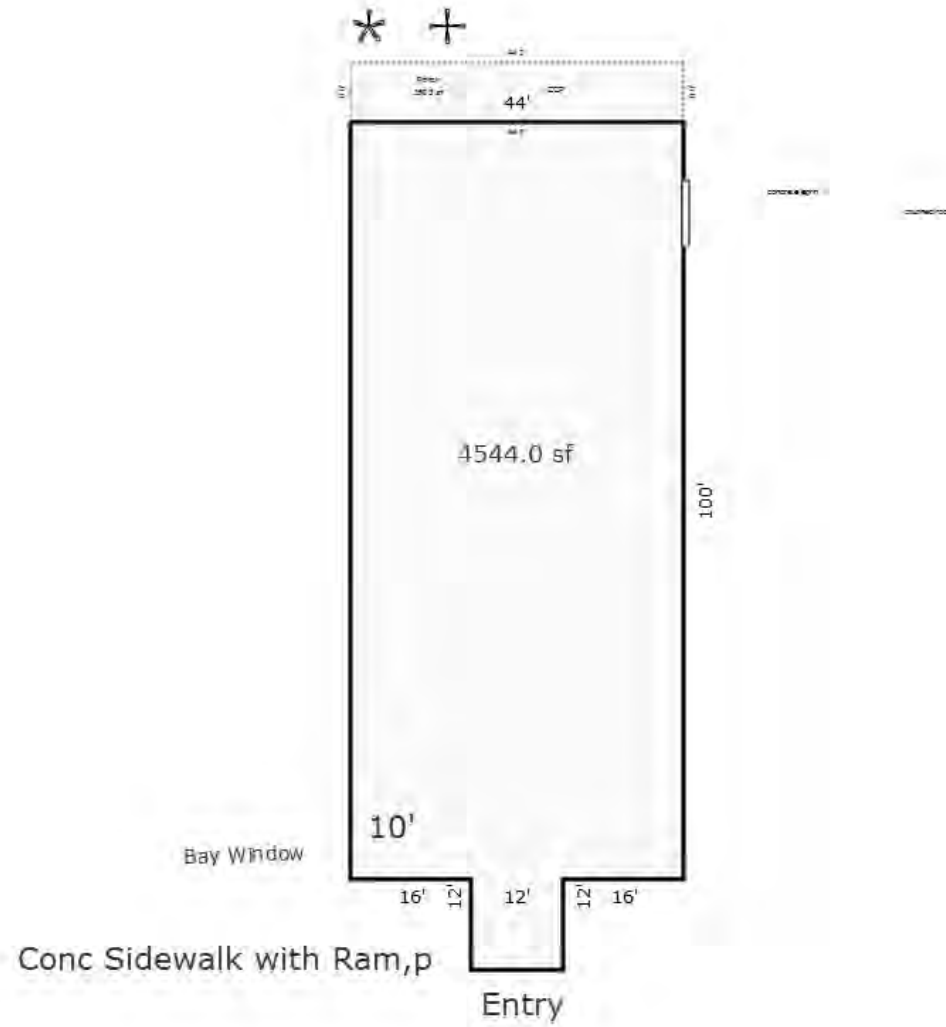


Desc. of Bldg/Section: Calculator Occupancy: Stores - Discount	
Class: D Floor Area: 4,544 Gross Bldg Area: 12,711 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 4544 Ave. Perimeter: 328 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
1997 Year Built Remodeled	
10 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type:

<<<<<< Calculator Cost Computations >>>>>>	
Class: D Quality: Average	Stories: 1 Story Height: 12 Perimeter: 328
Overall Building Height: 10	
Base Rate for Upper Floors = 78.09	
(10) Heating system: Forced Air Furnace Cost/SqFt: 9.37 100%	Adjusted Square Foot Cost for Upper Floors = 87.46
Total Floor Area: 4,544	Base Cost New of Upper Floors = 397,418
Reproduction/Replacement Cost = 397,418	
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0	Total Depreciated Cost = 262,296
Unit in Place Items	Rate Quantity Arch %Good Depr.Cost
/CI4/ROOC/ALUSCOTPBA	11.37 350 1.00 94 3,741
ECF (2201 COMMERCIAL)	1.500 => TCV of Bldg: 1 = 399,055
Replacement Cost/Floor Area= 88.34	Est. TCV/Floor Area= 87.82

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

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: BACK OF LOT  
 Calculator Occupancy: Sheds - Lumber Yard Horizontal Storage Shed

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: 3199  
 Ave. Perimeter: 256  
 Has Elevators:

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

Area:  
 Perimeter:  
 Type:  
 Heat: No Heating or Cooling

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type:

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

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 256  
 Overall Building Height: 14

Base Rate for Upper Floors = 18.82

Adjusted Square Foot Cost for Upper Floors = 18.82

Total Floor Area: 3,199 Base Cost New of Upper Floors = 60,205

Reproduction/Replacement Cost = 60,205  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 39,735

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 59,603  
 Replacement Cost/Floor Area= 18.82 Est. TCV/Floor Area= 18.63

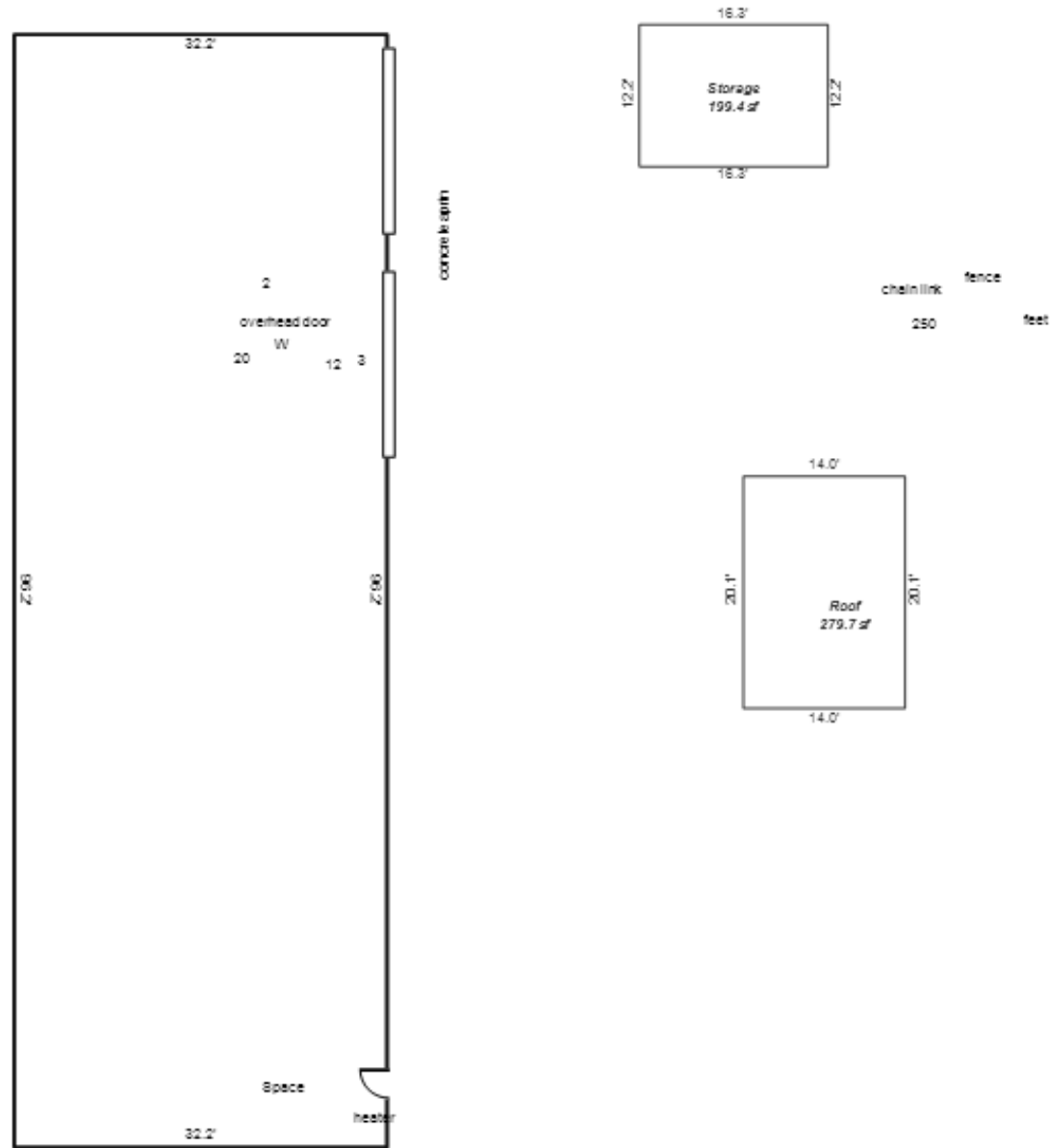
(1) Excavation/Site Prep:  
 (2) Foundation:  
 X Poured Conc Brick/Stone Block  
 (3) Frame:  
 (4) Floor Structure:  
 (5) Floor Cover:  
 (6) Ceiling:

(7) Interior:  
 (8) Plumbing:  
 Many Above Ave. Average Typical Few None  
 Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets  
 Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners  
 (9) Sprinklers:  
 (10) Heating and Cooling:  
 Gas Oil Coal Stoker Hand Fired Boiler

(11) Electric and Lighting:  
 Outlets: Fixtures:  
 Few Average Many Unfinished Typical  
 Few Average Many Unfinished Typical  
 Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct  
 Incandescent Fluorescent Mercury Sodium Vapor Transformer  
 (13) Roof Structure: Slope=0  
 (14) Roof Cover:

(39) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

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



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

Desc. of Bldg/Section: SOUTH EAST SIDE OF PARCEL  
 Calculator Occupancy: Sheds - Material Storage, 4 Wall

Class: C  
 Floor Area: 3,200  
 Gross Bldg Area: 12,711  
 Stories Above Grd: 1  
 Average Sty Hght : 16  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 2  
 Physical %Good: 96  
 Func. %Good : 100  
 Economic %Good: 100

2022 Year Built Remodeled

16 Overall Bldg Height

Comments:  
 STREET ADDRESS 6127

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 100					
Heat#2: Zoned A.C. Warm & Cooled Air 0%					
Ave. SqFt/Story: 3200					
Ave. Perimeter: 240					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type:					

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

Class: C Quality: Average  
 Stories: 1 Story Height: 16 Perimeter: 240  
 Overall Building Height: 16

Base Rate for Upper Floors = 45.82

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.72 100%  
 Adjusted Square Foot Cost for Upper Floors = 49.54

Total Floor Area: 3,200 Base Cost New of Upper Floors = 158,528

Reproduction/Replacement Cost = 158,528  
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 152,187

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

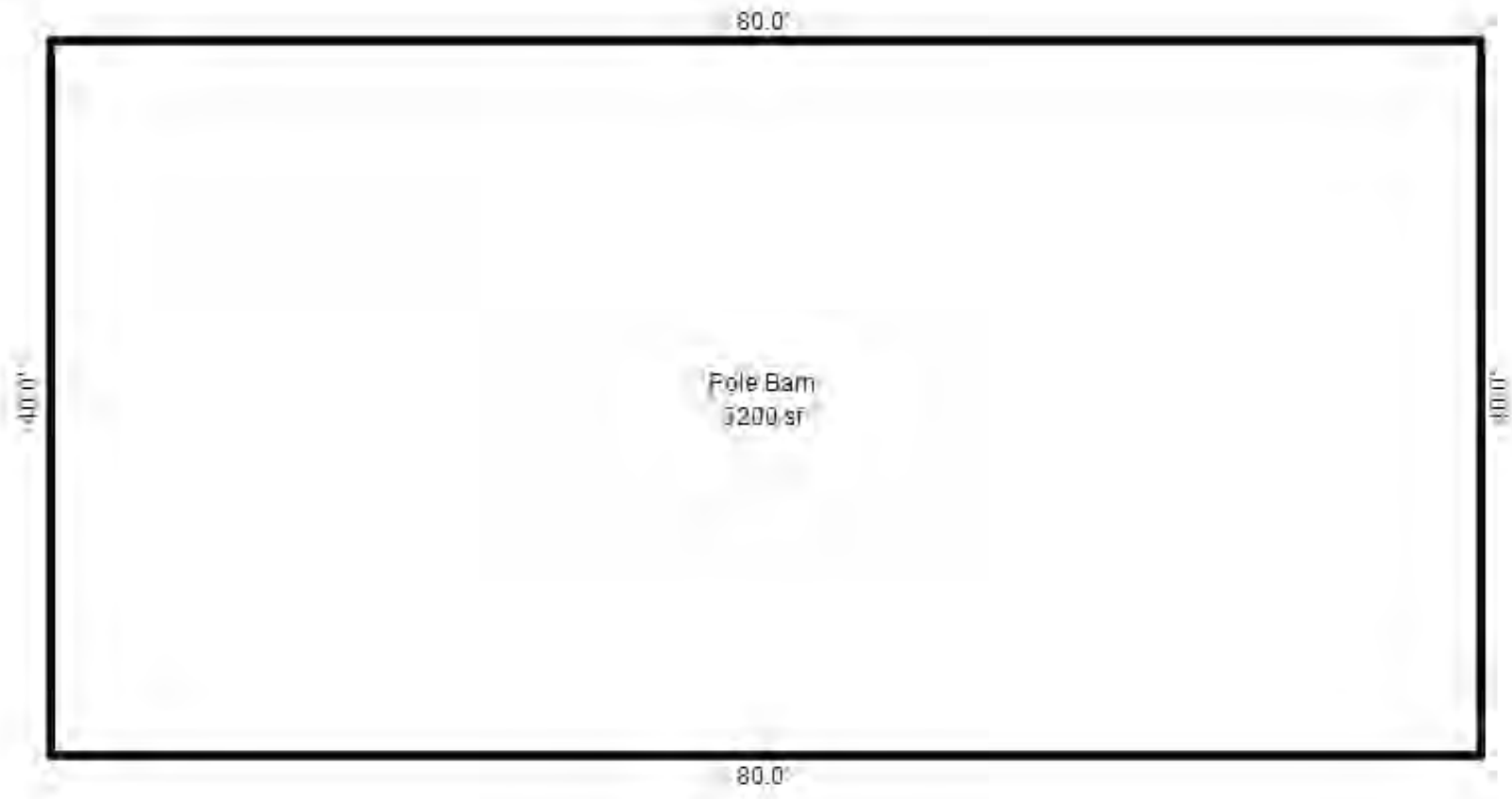
Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt Adj.	Adj.
Total Cost New = 0				
Architectural Multiplier: 0.00				
Reproduction/Replacement Cost = 0				
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0				
Total Depreciated Cost = 0				

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

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

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



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

Desc. of Bldg/Section: SHED - NEAREST RD  
 Calculator Occupancy: Sheds - Material Storage, 4 Wall

Class: C  
 Floor Area: 1,768  
 Gross Bldg Area: 12,711  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Wall or Floor Furnace 60%  
 Heat#2: Zoned A.C. Warm & Cooled Air 0%  
 Ave. SqFt/Story: 1768  
 Ave. Perimeter: 174  
 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:

1980 Year Built  
 2022 Remodeled

8 Overall Bldg Height

Comments:

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

Class: C Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 174  
 Overall Building Height: 8

Base Rate for Upper Floors = 41.84

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.14 60%  
 Adjusted Square Foot Cost for Upper Floors = 43.72

Total Floor Area: 1,768 Base Cost New of Upper Floors = 77,305  
 Reproduction/Replacement Cost = 77,305  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 51,794

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

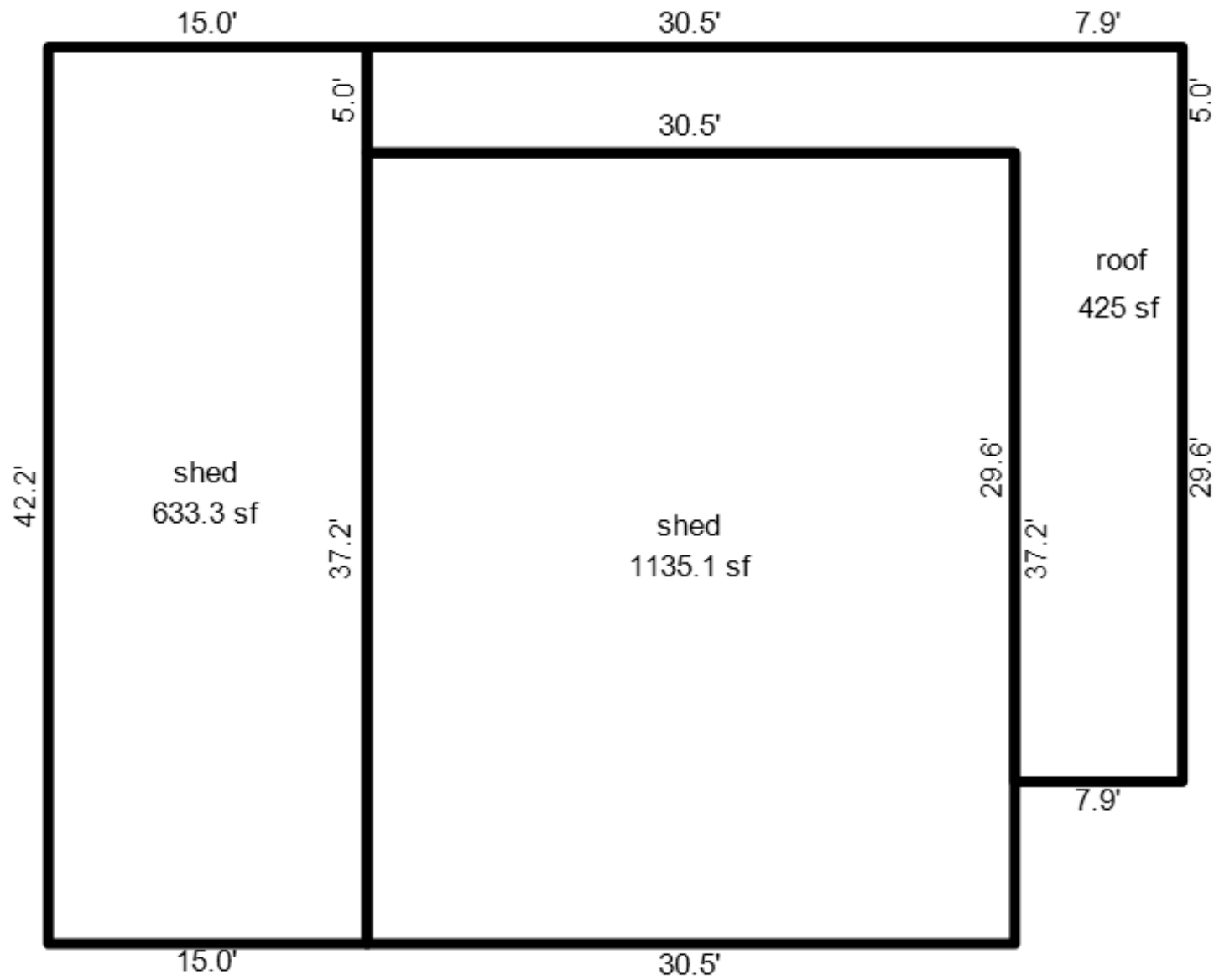
Item Description	Cost Col.	Rate	# or Height	SqFt	Adj.	Adj.	Cost
Total Cost New =							0
Reproduction/Replacement Cost =							0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0							0
Total Depreciated Cost =							0

Architectural Multiplier: 0.00

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

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THORESON LEONARD O & SALO	THORESON LEONARD O & SALO	0	07/09/2015	QC	09-FAMILY	L1234P42	PROPERTY TRANSFER	0.0
THORESON LEONARD O & SALO	THORESON LEONARD O & SALO	0	07/09/2015	QC	09-FAMILY	1234P45	DEED	0.0
THORESON LEONARD O & SALO	THORESON LEONARD O & SALO	0	06/05/1991	QC	09-FAMILY	324P469	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6159 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST								
	P.R.E. 100% 05/10/1994								
Owner's Name/Address	MAP #: 53								
THORESON LEONARD O & SALOME T MAZUREK BARB 2887 E POPA RD CEDAR MI 49621	2025 Est TCV 602,196 TCV/TFA: 371.27								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Rate %Adj. Reason	Value		
			B 100' @ 3500/	100.00	349.00	1.0000 0.9464	3500 100		
			100 Actual Front Feet,	0.80	Total Acres	Total Est. Land Value =	331,247		
			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	Street Lights Standard Utilities Underground Utils.								
	Topography of Site								
	X Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2025	165,600	135,500	301,100		81,968C
	TPC	05/04/2016	INSPECTED	2024	94,600	124,000	218,600		79,504C
	TPC	07/16/2015	INSPECTED	2023	75,700	115,400	191,100		75,719C
	WAS	11/03/2007	INSPECTED	2022	55,000	101,400	156,400		72,114C

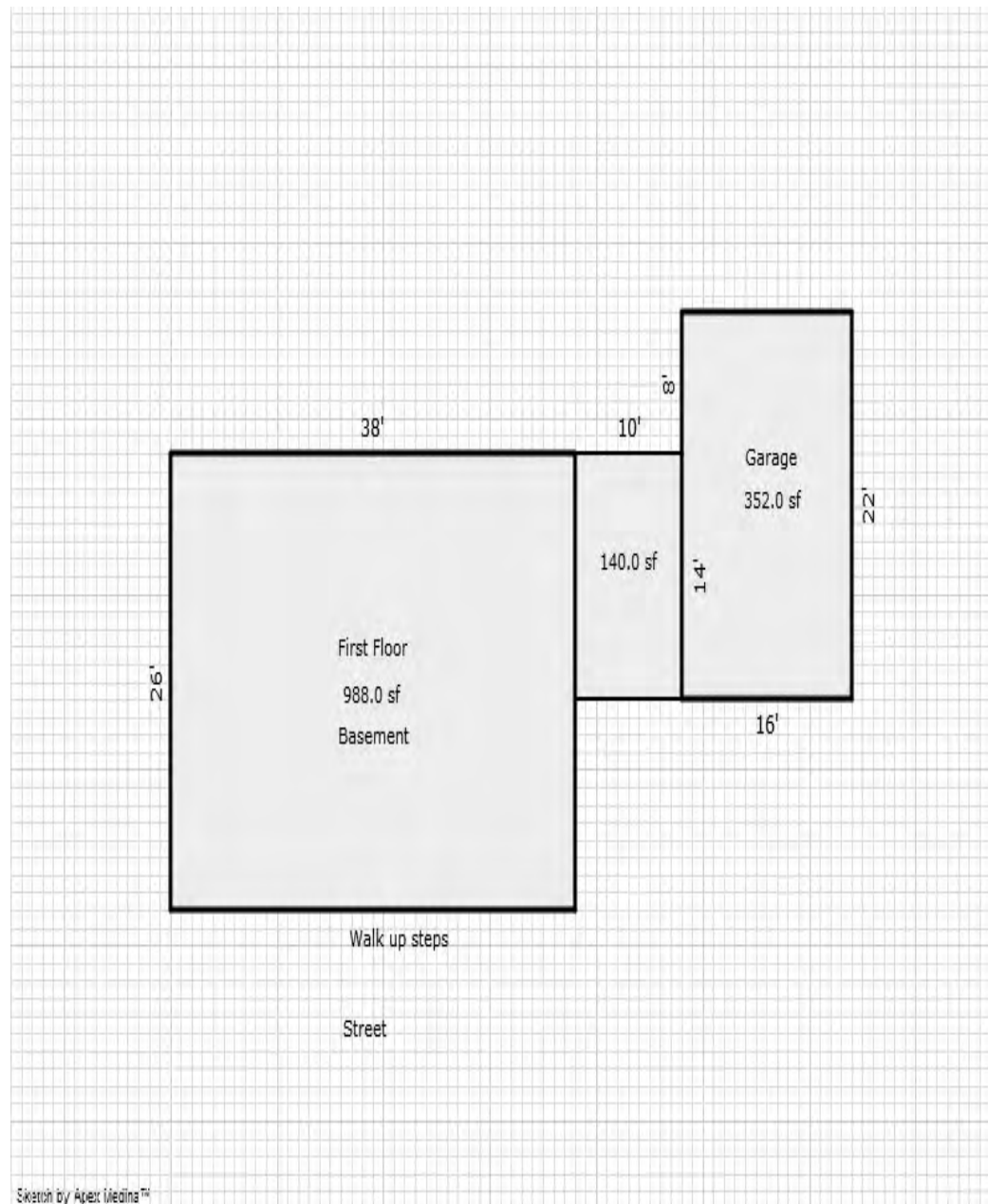


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single 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: 1957 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % 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				Ex X Ord Min			Size of Closets								
Yr Built 1957	Remodeled 0			Lg X Ord Small			Central Air Wood Furnace			Class: C -5 Effec. Age: 40 Floor Area: 1,622 Total Base New : 235,519 Total Depr Cost: 141,289 Estimated T.C.V: 268,449		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Condition: Average				Doors Solid X H.C.			(5) Floors								
Room List		Basement 6 1st Floor 2 2nd Floor 4 Bedrooms		Kitchen: Other: Carpeted Other:			(12) Electric								
(1) Exterior				No./Qual. of Fixtures			100 Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			No. of Elec. Outlets								
X	Insulation	X	Tile	Many X Ave. Few			(13) Plumbing								
(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 1 2000 Gal Septic								
X	Many Avg. X Few	Large Avg. X Small	Basement: 1128 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash	(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			1 1000 Gal Septic 1 2000 Gal Septic								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(3) Roof		(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 1 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer									
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
Chimney: Metal				Fireplaces			Exterior 2 Story								
				Totals:			235,519								
				Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:								
				Totals:			235,519								
				Totals:			235,519								

\*\*\* 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.
NORTHWOODS PROPERTY HOLDI	CALSBECK RONALD & DIANE	1	10/12/2022	WD	21-NOT USED/OTHER	2022006380	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: COM (	Building Permit(s)	Date	Number	Status
6127 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CALSBECK RONALD & DIANE PO BOX 683 GLEN ARBOR MI 49636	MAP #: 53					
	2025 Est TCV 138,237					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
TRANSFER "B" OF SPLIT SURVEY RECORDED 2022006379 L:14 P921 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°00'31" WEST, ALONG THE NORTH AND SOUTH 1/4 LINE AS MONUMENTED, 625.95 FEET; THENCE NORTH 89°59'58" WEST, 91.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'22" EAST, 67.43 FEET; THENCE NORTH 89°59'58" WEST, 266.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF M-22; THENCE SOUTH 02°33'13" EAST, ALONG SAID MGHY-OF-WAY, 67.50 FEET; THENCE SOUTH 89°59'58" EAST, 263.00 FEET TO THE POINT OF BEGINNING. CONTAINING 17,837 SQIARE FEET OF LAND. SPLIT ON 10/19/2022 FROM 006-127-020-00; Comments/Influences				2000 COMM	\$7.75/SQFT		17837 SqFt	7.75000	100		138,237
				* Factors * 0.41 Total Acres Total Est. Land Value = 138,237							

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	69,100	0	69,100			69,100S
2024	71,300	0	71,300			71,300S
2023	71,300	0	71,300			71,300S
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.
PETROSKY FRANK	WARNES KATHLEEN T	0	01/02/2003	WD	03-ARM'S LENGTH	908/712, 713	REALTOR	0.0
WARNES KATHLEEN T		0	12/04/2001	QC	03-ARM'S LENGTH	2008 987/920TD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6177 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/31/2006	PE06-0502	
	P.R.E. 100% 12/16/2009		Mechanical	08/31/2006	PM06-0484	
Owner's Name/Address	MAP #: 53		Plumbing	08/31/2006	PP06-0269	
WARNES KATHLEEN T 6177 S GLEN LAKE RD PO BOX 112 GLEN ARBOR MI 49636	2025 Est TCV 761,803 TCV/TFA: 379.57		Res. Add/Alter/Repair	08/15/2006	PB06-0403	

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B 100' @ 3500/	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	X	Public Improvements	Land Improvement Cost Estimates								
L282 P156/87 L908 P712/06 PRT NW 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH W 116.7 FT TH S 826 FT FOR POB TH S 165 FT TH W 264 FT TH N 165 FT TH E 264 FT TO POB AND L272 P972/87 L340 P433/92 L825 P992/04 PRT NE 1/4 OF NW 1/4 SEC 27 COM 825.99 FT S OF N 1/4 COR SEC 27 TH W 116.65 FT TH S 01 DEG 21' 00" E 165 FT TO POB TH CONT S 01 DEG 21' 00" E 30.12 FT TH W 16.55 FT TH N 88 DEG 56' 30" W 175.65 FT TH N 43 DEG 56' 30" W 42.43 FT TH E TO POB. TOTAL 1 A M/L	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 5	5,000.00	1	100	5,000				
		Street Lights	Total Estimated Land Improvements True Cash Value =					5,000			
		Standard Utilities									
		Underground Utils.									



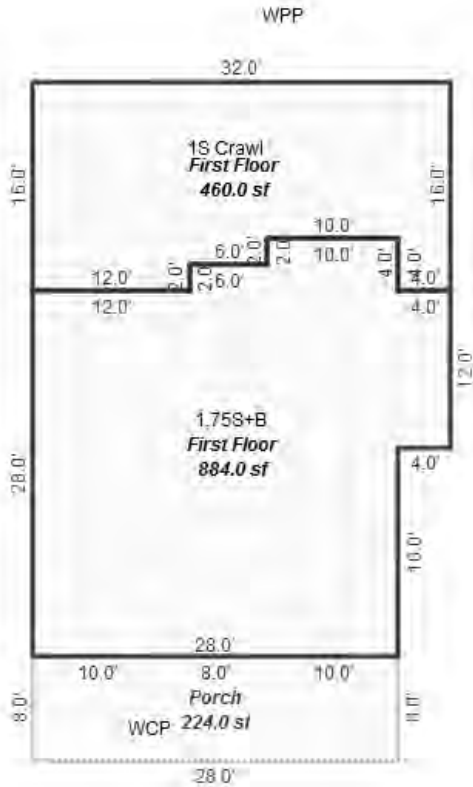
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	180,600	200,300	380,900			105,696C
	Low	High	2024	103,200	183,200	286,400			102,518C
	Landscaped	Swamp	2023	82,500	170,800	253,300			97,637C
	Wooded	Pond	2022	72,900	150,100	223,000			92,988C
	Waterfront	Ravine							
	Wetland	Flood Plain							
	Who	When	What						
	TPC	05/10/2016	INSPECTED						
	TPC	10/22/2015	INSPECTED						
	WAS	11/03/2007	INSPECTED						

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 224 300	Type WCP (1 Story) WPP	Year Built: 1965 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 2,007 Total Base New : 347,044 Total Depr Cost: 208,237 Estimated T.C.V: 395,650			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.75 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			E.C.F. X 1.900			Cls C 5 Blt 1930				
Yr Built 1930	Remodeled 2006		Ex	X	Ord		Min	No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 2007 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas					
Condition: Average		Size of Closets Lg X Ord Small			Kitchen: Other: Carpeted Other:			(12) Electric 120 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			1.75 Story Siding Basement 884 1 Story Siding Crawl Space 460 Total: 258,891 155,346					
Room List		Doors		Solid	X	H.C.	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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) 224 8,655 5,193 WPP 300 5,094 3,056 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 26,345 15,807 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 26,345 15,807			Building Areas						
	Basement 4 1st Floor 4 2nd Floor 3 Bedrooms	(5) Floors			(6) Ceilings			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,786 1,672 Fireplaces Interior 2 Story 1 6,694 4,016			Totals: 347,044 208,237					
(1) Exterior		(6) Ceilings			(7) Excavation Basement: 884 S.F. Crawl: 460 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 395,650								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:											
X	Insulation	(7) Excavation			(9) Basement Finish														
(2) Windows		Many Avg. X Avg. Few	Large Avg. X Avg. Small	Basement: 884 S.F. Crawl: 460 S.F. Slab: 0 S.F. Height to Joists: 0.0			(10) Floor Support												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(9) Basement Finish														
(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)			(14) Water/Sewer													
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer														
Chimney: Block		(10) Floor Support			(14) Water/Sewer														

\*\*\* 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.
RABER DALE A & CARLA G TR	COUTURIER JOHN	210,000	09/11/2024	WD	03-ARM'S LENGTH	2024004454	PROPERTY TRANSFER	100.0
RABER CARLA G & DALE A	RABER DALE A & CARLA G TR	1	07/18/2023	QC	09-FAMILY	2023003231	PROPERTY TRANSFER	0.0
MORAN KEVIN D & SUSAN C	RABER CARLA G & DALE A	0	09/26/2022	WD	16-LC PAYOFF	2022005476	DEED	0.0
MORAN KEVIN D & SUSAN C	RABER CARLA G & DALE A	75,000	07/22/2020	MLC	32-SPLIT VACANT	2020004536	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6477 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Single Family Dwellin	12/19/2024	PB24-0555	40%
	P.R.E. 0%		Plumbing	11/06/2024	PP24-0373	0%
Owner's Name/Address	MAP #: 52,53,,55		Electrical	11/01/2024	PE24-0779	0%
COUTURIER JOHN 8172 WARNER ST ALLENDALE MI 49401	2025 Est TCV 428,889 TCV/TFA: 206.40		HOUSE	10/02/2024	LU24-96	40%

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/	338.67	218.65	0.8766	0.8420	800	100		199,984	
339 Actual Front Feet, 1.70 Total Acres								Total Est. Land Value = 199,984	

Tax Description  
 2020007341 L14P252 20200043535 A PARCEL OF LAND IN SECTION 27, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 COMER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01°07'36" EAST, 1863.25 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE SOUTH 46°56'17" EAST, 360.47 FEET; THENCE SOUTH 38°19'20" WEST, 178.35 FEET; THENCE SOUTH 32°29'44" WEST 202.55 FEET; THENCE SOUTH 88°52'24" WEST

X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	100,000	114,400	214,400			214,400S
X	Rolling	2024	125,000	1,300	126,300			40,999C
X	Low	2023	62,500	1,300	63,800			39,047C
X	High	2022	40,000	1,100	41,100			37,188C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 352	Type WCP (1 Story)	Year Built: 2025 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	352	WCP (1 Story)	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home														0 Front 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: 1 Floor Area: 2,078 Total Base New : 300,682 Total Depr Cost: 297,683 Estimated T.C.V: 565,598	
	Town Home	0 Other Overhang	Central Air Wood Furnace	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1385 SF Floor Area = 2078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,385 Total: 254,505 251,968														
	Duplex	(4) Interior			No./Qual. of Fixtures Ex. Ord. Min										Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,678 -4,631 Water/Sewer 2000 Gal Septic 1 9,735 9,638 Solar Water Heat Water Well, 150 Feet 1 8,655 8,568 Porches WCP (1 Story) 352 11,605 11,489 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,565 23,329 Common Wall: 1 Wall 1 -2,705 -2,678 Totals: 300,682 297,683			
	A-Frame	Drywall Paneled	Plaster Wood T&G	No. of Elec. Outlets Many Ave. Few												Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv: 565,598 40% Completed => Est. True Cash Value 2025 =		
	Wood Frame				Trim & Decoration										(12) Electric 0 Amps Service			
	Building Style: 1 STORY	Ex	Ord	Min	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	Yr Built 2025														Lg	Ord	Small	
	Remodeled 0	Size of Closets		(13) Plumbing														
	Condition: Average Part. Construct.: 40%	Doors	Solid		H.C.										Lump Sum Items:			
Room List	(5) Floors																	
Basement	Kitchen: Other: Other:	(6) Ceilings																
1st Floor		No. of Elec. Outlets																
2nd Floor	(7) Excavation Basement: 0 S.F. Crawl: 1385 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement																
Bedrooms		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish															
(1) Exterior	(10) Floor Support		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic															
Wood/Shingle	Joists: Unsupported Len: Cntr.Sup:																	
Aluminum/Vinyl	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
Brick	Asphalt Shingle																	
Insulation	Chimney:																	
(2) Windows	Many Avg. Few Large Avg. Small																	
Many Avg. Few	Gable Hip Flat Gambrel Mansard Shed																	
Wood Sash	Chimney:																	
Metal Sash	Chimney:																	
Vinyl Sash	Chimney:																	
Double Hung	Chimney:																	
Horiz. Slide	Chimney:																	
Casement	Chimney:																	
Double Glass	Chimney:																	
Patio Doors	Chimney:																	
Storms & Screens	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.
MORAN KEVIN D & SUSAN C	KAYE ROBERT & NINA	114,900	03/29/2021	WD	32-SPLIT VACANT	2021002612	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6485 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	04/27/2023	PP23-0128	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	04/19/2023	PM23-0336	100% FINIS
KAYE ROBERT & NINA 922 ASHLAND AVE WILMETTE IL 60091	MAP #: 52,53,,55		Mechanical	04/18/2023	PM23-0330	100% FINIS
	2025 Est TCV 1,324,220 TCV/TFA: 301.71		Electrical	05/06/2022	PE22-0305	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
				Description	Frontage	Depth	Rate	Value
2020007341 L14P252 2020004535 A PARCEL OF LAND IN SECTION 27, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01°07'36" EAST, 1863.25 FEET ALONG SAID CENTERLINE; THENCE SOUTH 46°56'17" EAST, 360.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°56'17" EAST, 159.27 FEET; THENCE SOUTH 24°52'53" WEST, 308.89 FEET; THENCE NORTH 83° 17'57" WEST				E 200' @ 800/	239.46	291.06	0.9560	165,632
				239 Actual Front Feet, 1.60 Total Acres			800 100	165,632

Tax Description	Land Improvement Cost Estimates				Cash Value
	Description	Rate	Size	% Good	
2020007341 L14P252 2020004535 A PARCEL OF LAND IN SECTION 27, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01°07'36" EAST, 1863.25 FEET ALONG SAID CENTERLINE; THENCE SOUTH 46°56'17" EAST, 360.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°56'17" EAST, 159.27 FEET; THENCE SOUTH 24°52'53" WEST, 308.89 FEET; THENCE NORTH 83° 17'57" WEST	D/W/P: 4in Ren. Conc.	8.24	865	97	6,914
	Total Estimated Land Improvements True Cash Value =				6,914

Tax Description	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	Rolling							
2020007341 L14P252 2020004535 A PARCEL OF LAND IN SECTION 27, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01°07'36" EAST, 1863.25 FEET ALONG SAID CENTERLINE; THENCE SOUTH 46°56'17" EAST, 360.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°56'17" EAST, 159.27 FEET; THENCE SOUTH 24°52'53" WEST, 308.89 FEET; THENCE NORTH 83° 17'57" WEST	Level	Rolling	2025	82,800	579,300	662,100			592,593C
	Low	High	2024	84,400	477,100	561,500			518,907C



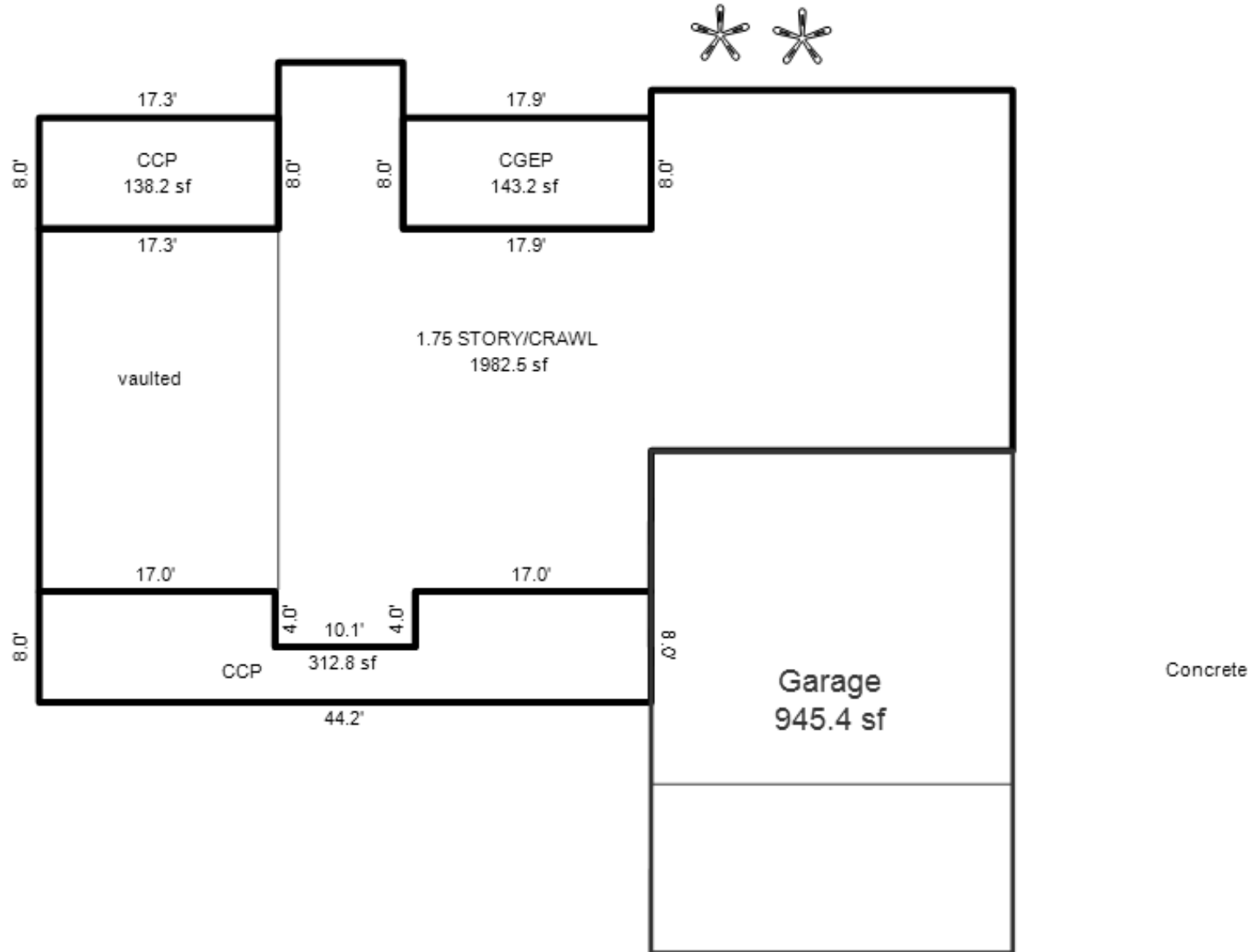
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/07/2024	INSPECTED	2024	84,400	477,100	561,500			518,907C
TPC	11/14/2023	INSPECTED	2023	67,500	93,200	160,700			135,055C
TPC	06/21/2023	INSPECTED	2022	40,000	1,100	41,100			41,100S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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	138 CCP (1 Story) 143 CCP (1 Story) 312 CCP (1 Story)		Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 945 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: C +10 Effec. Age: 1 Floor Area: 4,389 Total Base New : 612,292 Total Depr Cost: 606,144 Estimated T.C.V: 1,151,674			E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls C 10 Blt 2024				
Yr Built 2024	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ground Area = 1968 SF Floor Area = 4389 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99									
Condition: Average		Size of Closets			0 Amps Service			Building Areas									
Room List		Lg	Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost									
Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors			Many Ave. Few			1.75 Story Siding Crawl Space 1,968 1 Story Siding Overhang 945									
(1) Exterior		Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
(2) Windows		(7) Excavation			1 Average Fixture(s) 5 3 Fixture Bath 1 2 Fixture Bath			Water/Sewer									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1968 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2000 Gal Septic Water Well, 150 Feet									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			CCP (1 Story) CCP (1 Story) CCP (1 Story)									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages								
Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Base Cost Common Wall: 1 Wall Door Opener									
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SLOT PHILLIP B & PARTHANA	KAYE ROBERT & ESSHAKI NIN	249,900	05/31/2022	WD	03-ARM'S LENGTH	2022003183	PROPERTY TRANSFER	100.0
MORAN KEVIN D & SUSAN C	SLOT PHILLIP B & PARTHANA	135,000	02/12/2021	WD	32-SPLIT VACANT	2021001797	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 52,53,,55					
KAYE ROBERT & ESSHAKI NINA 922 ASHLAND AVE WILMETTE IL 60091	2025 Est TCV 285,741					

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
	Public Improvements			* Factors *			
				Description	Frontage	Depth	Rate %Adj. Reason Value
				E 200' @ 800/	205.923905.06	0.9927 1.7310	800 100 283,075
				206 Actual Front Feet, 18.46 Total Acres			Total Est. Land Value = 283,075

Tax Description	Dirt Road			Land Improvement Cost Estimates			
	Gravel Road			Description	Rate	Size % Good	Cash Value
	Paved Road			D/W/P: Crushed Rock	2.29	1200 97	2,666
	Storm Sewer			Total Estimated Land Improvements True Cash Value =			2,666
	Sidewalk						
	Water						
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						

	Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level			2025	141,500	1,400	142,900			130,230C
	Rolling			2024	153,500	1,400	154,900			126,315C
	Low			2023	119,000	1,300	120,300			120,300S
	High			2022	57,600	1,100	58,700			58,700S
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									

2020007341 L14P252 2020004535 A PARCEL OF LAND IN SECTION 27, T29N, RL4 W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 114 CORNER OF SAID SECTION 27; THENCE SOUTH 88°52'24" WEST, 413.85 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE SOUTH 01 °07'36" EAST, 1539.79 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE S66°18'05"E 1459.73 FEET; THENCE S20°44'52"W 773.87 FEET; THENCE N46°56'17"W 430.76 FEET; THENCE N83°17'57"W 495.02 FEET; THENCE THENCE N46°56'1 ENTERLINE OF SAID CENTERLINE, T TO THE POINT OF WITH A 33 FOOT S AND EGRESS THE N ON FILE\*\*\*



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7-026-00;  
-026-01,  
026-03;

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOP	COLE	115,500	08/03/2001	WD	03-ARM'S LENGTH	594:634	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6155 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/10/2006	PM06-0195	
Owner's Name/Address	P.R.E. 0%		Plumbing	12/21/2005	PP05-0490	
COLE BILL W & H ANNETTE GATEHOUSE 1015 S SHEPHERD DR #821 HOUSTON TX 77019	MAP #: 52		Res. Single Family	12/14/2005	PB05-0736	
	2025 Est TCV 1,072,105 TCV/TFA: 494.51		HOUSE	11/16/2005	2042-05	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L235 P234 L320 P871 L421 P691/96 L445 P442/97 L594 P634/01 PRT NW 1/4 OF NE 1/4 SEC 27 BEG AT INTER OF OLD STATE RD & LAKE ST TH NELY 233 FT ALG C/L OF OLD STATE RD TH SELY 100 FT TH SWLY 233 FT TH NWLY 100 FT ALG C/L LAKE ST TO POB SEC 27 T29N R14W 0.53 A M/L.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			B 100' @ 3500/	100.00	233.00	1.0000	0.8555	3500	100	299,423	
			100 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	299,423

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
L235 P234 L320 P871 L421 P691/96 L445 P442/97 L594 P634/01 PRT NW 1/4 OF NE 1/4 SEC 27 BEG AT INTER OF OLD STATE RD & LAKE ST TH NELY 233 FT ALG C/L OF OLD STATE RD TH SELY 100 FT TH SWLY 233 FT TH NWLY 100 FT ALG C/L LAKE ST TO POB SEC 27 T29N R14W 0.53 A M/L.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size	% Good	Cash Value	
			D/W/P: Crushed Rock	2.50	1100	0	0	
			Residential Local Cost Land Improvements					
			Description	Rate	Size	% Good	Cash Value	
			LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
			Total Estimated Land Improvements True Cash Value =					2,500

Comments/Influences	X	Topography of Site
		Street Lights Standard Utilities Underground Utils.



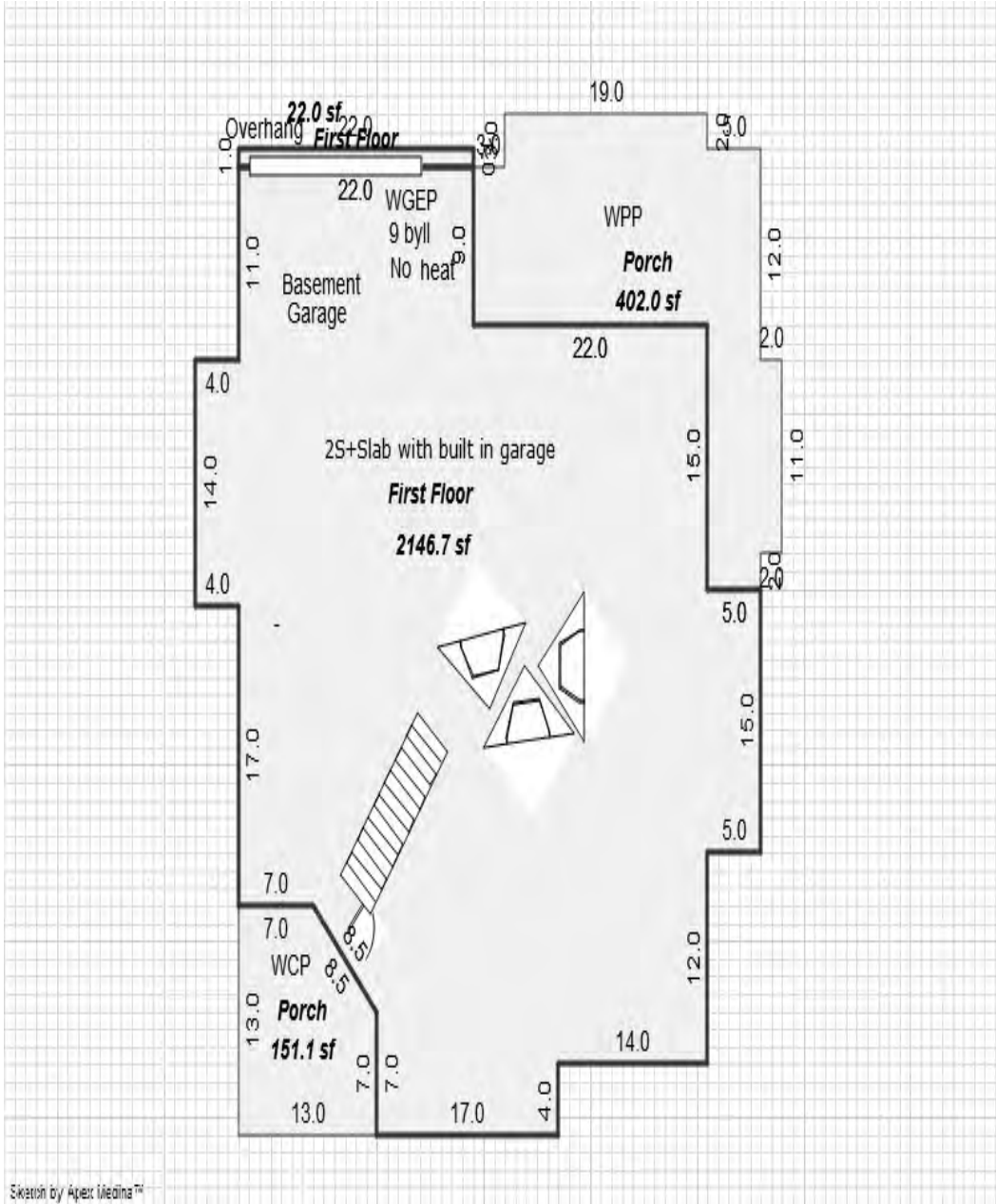
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	149,700	386,400	536,100			302,519C
		TPC 02/03/2010 INSPECTED	2024	85,500	353,100	438,600			293,423C
		WAS 10/22/2007 INSPECTED	2023	68,400	328,900	397,300			279,451C
			2022	51,700	304,700	356,400			266,144C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.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 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 151 402	Type WCP (1 Story) WPP		Year Built: 2005 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 606 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration													
Yr Built 2005	Remodeled 0	Ex	X Ord	Min														
Condition: Average		Size of Closets																
Room List		Doors	Solid	X H.C.														
	Basement 3 1st Floor 4 2nd Floor 4 Bedrooms	(5) Floors																
(1) Exterior		Kitchen: Other: Other:																
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																
X	Insulation	(7) Excavation																
X	Many Avg. Few	X Large Avg. Small	Basement: 1540 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																
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Chimney: Brick		(10) Floor Support																
		Joists: Unsupported Len: Cntr.Sup:																
		(14) Water/Sewer																
		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic																
		Lump Sum Items:																
		(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																
		(12) Electric																
		100 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 Heat & Cool																
		Ground Area = 1540 SF Floor Area = 2168 SF.																
		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																
		Building Areas																
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost											
		1 Story	Siding	Basement	1,540													
		1 Story	Siding	Overhang	22													
		1 Story	Siding	Overhang	606													
		Total:				355,955	302,563											
		Other Additions/Adjustments																
		Recreation Room			1351	37,180	18,590											
		Basement, Outside Entrance, Below Grade			1	3,619	3,076											
		Plumbing																
		Average Fixture(s)			1	2,188	1,860											
		3 Fixture Bath			1	6,880	5,848											
		Water/Sewer																
		2000 Gal Septic			1	11,146	9,474											
		Water Well, 100 Feet			1	6,289	5,346											
		Porches																
		WCP (1 Story)			151	8,569	7,284											
		WPP			402	8,752	7,439											
		Garages																
		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																
		Base Cost			606	39,638	33,692											
		Common Wall: 2 Wall			1	-6,271	-5,330											
		Door Opener			1	688	585											
		Built-Ins																
		Appliance Allow.			1	4,003	3,403											
		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.
BAYBERRY MILLS INC	GLEN ARBOR TOWNSHIP	550,000	12/17/2001	OTH	03-ARM'S LENGTH	619P420	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: REC O	Building Permit(s)	Date	Number	Status
6401 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Commercial Add/Alter/Repai	10/21/2024	LU24-109	100% FINIS
Owner's Name/Address	P.R.E. 0%		Commercial Add/Alter/Repai	08/20/2024	LU24-52	100% FINIS
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 52		Mechanical	07/29/2016	PM16-0422	
	2025 Est TCV 0 TCV/TFA: 0.00		Electrical	12/18/2015	PE15-0692	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
L619 P420/01 L679 P371/02 2001 SPLIT FROM 006-127-027-00 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N	Dirt Road			2000 COMM	\$7.75/SQFT	62117 SqFt	7.75000	100	BACK WET AREA - SIZE		481,
				* denotes lines that do not contribute to the total acreage calculation.							
				621 Actual Front Feet, 1.43 Total Acres Total Est. Land Value =							481,403

L619 P420/01 L679 P371/02 2001 SPLIT FROM 006-127-027-00 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 11/13/2024	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
PSC 09/08/2015	INSPECTED		2023	0	0	0			0
			2022	0	0	0			0

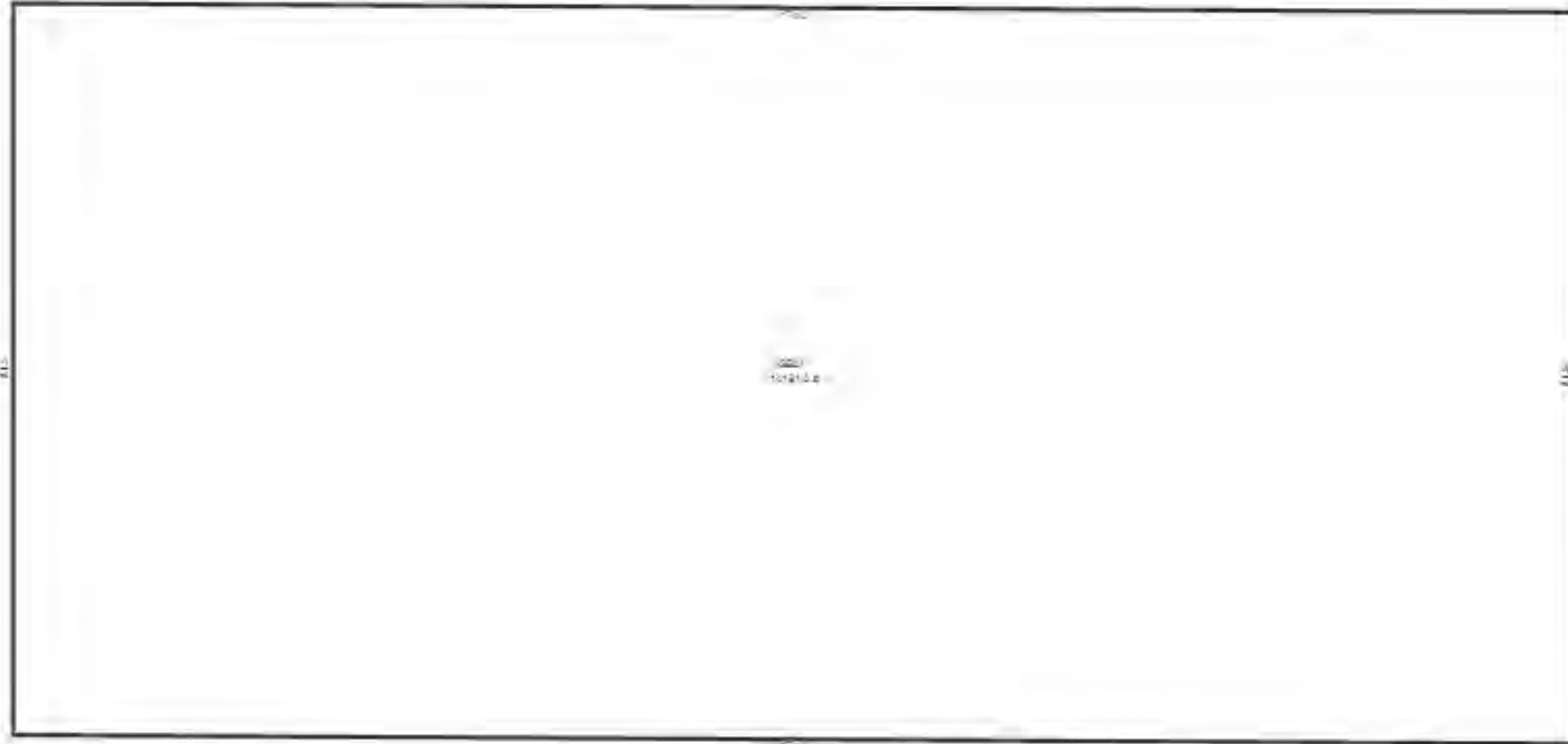
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Garages - Emergency Response, Staffed	
Class: C	Construction Cost
Floor Area: 14,181	High
Gross Bldg Area: 14,181	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght : 18	X
Bsmnt Wall Hght	Low
Depr. Table : 3%	** ** Calculator Cost Data ** **
Effective Age : 10	Quality: Average
Physical %Good: 74	Heat#1: Package Heating & Cooling 0%
Func. %Good : 100	Heat#2: No Heating or Cooling 0%
Economic %Good: 100	Ave. SqFt/Story: 14181
	Ave. Perimeter: 511
	Has Elevators:
2006 Year Built	*** Basement Info ***
Remodeled	Area:
Overall Bldg Height	Perimeter:
Comments:	Type:
	Heat: Hot Water, Radiant Floor
	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

<<<<< Calculator Cost Computations >>>>>	
Class: C	Quality: Average
Stories: 1	Story Height: 18
	Perimeter: 511
Base Rate for Upper Floors = 177.34	
Adjusted Square Foot Cost for Upper Floors = 177.34	
Total Floor Area: 14,181	Base Cost New of Upper Floors = 2,514,859
	Reproduction/Replacement Cost = 2,514,859
Eff. Age: 10	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0
	Total Depreciated Cost = 1,860,996
ECF (2201 COMMERCIAL)	1.500 => TCV of Bldg: 1 = 2,791,493
Replacement Cost/Floor Area= 177.34	Est. TCV/Floor Area= 196.85

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUTURIER JOHN	6233 SOUTH GLEN LAKE LLC	0	11/26/2023	WD	21-NOT USED/OTHER	2024000727	PROPERTY TRANSFER	0.0
PETERSON GLEN	COUTURIER JOHN	270,188	10/09/2020	WD	19-MULTI PARCEL ARM'S LE	2021000655	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6233 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/18/2021	PM21-0675	100% FINIS
	P.R.E. 0%		Plumbing	04/27/2021	PP21-0118	100% FINIS
Owner's Name/Address	MAP #: 53-54		Res. Single Family Dwellin	03/29/2021	PB21-0073	100% FINIS
6233 SOUTH GLEN LAKE LLC 8172 WARNER ST ALLENDALE MI 49401	2025 Est TCV 428,926 TCV/TFA: 873.58		Electrical	03/29/2021	PE21-0169	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		
SPLIT 2007 PARENT 006-127-028-00 PARCEL 1 DESCRIPTION PART OF THE NORTH 1/2 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S 41°01'57" E, 1872.81 FEET; THENCE N 83°57'00" W, 592.42 FEET; THENCE S 20°50'26" W, 596.39 FEET; THENCE N 66°40'42" W, 730.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 66°40'42" W 153.49 FEET TO THE CENTERLINE OF STATE	Dirt Road								207,769		
	Gravel Road										
	Paved Road										
	Storm Sewer										
	Sidewalk										
	237 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 234,286										

Topography of Site	* Factors *								
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	B 100' @ 3500/	97.07	144.28	0.8058	0.7589	3500	100		207,769
	C 100' @ 2000/	43.00	506.18	0.8058	1.0386	2000	0	ROW M-22	0
	E 200' @ 800/	97.07	112.19	0.9583	0.7126	800	50	SURPLUS: CONSERVATION AREA	



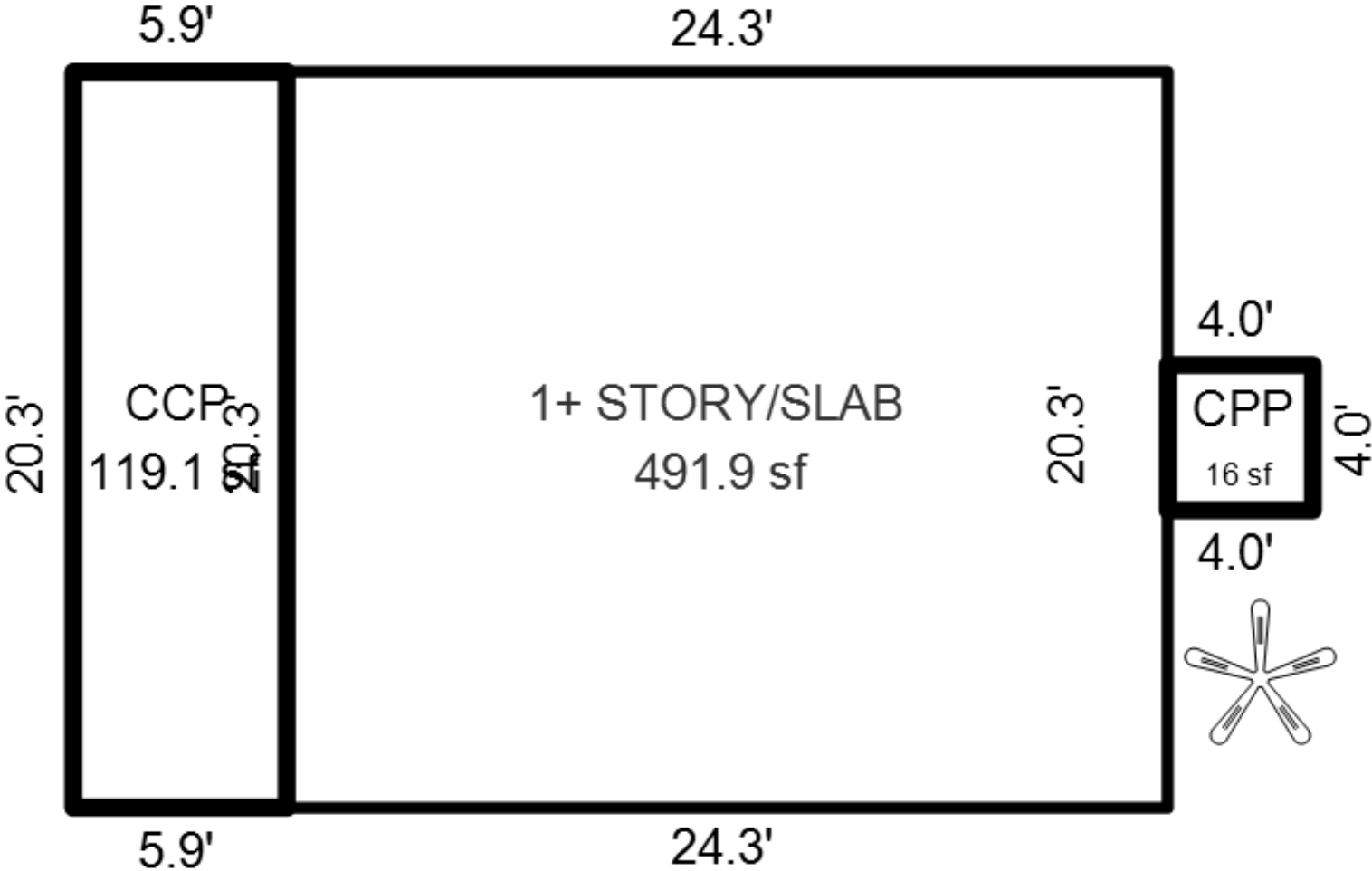
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	117,100	97,400	214,500			113,673C
2024	72,600	88,900	161,500			110,256C
2023	55,800	82,800	138,600			105,006C
2022	32,500	53,800	86,300			79,625C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 119 16	Type CCP (1 Story) CCP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 491 Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			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			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:			
Room List		Doors	Solid	H.C.	(5) Floors			Plumbing			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:			
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
(1) Exterior		Kitchens		Other:			0 Amps Service			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
(2) Windows		Ex.	Ord.	Min	No. of Elec. Outlets			Ground Area = 491 SF Floor Area = 491 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:			
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 491 S.F. Height to Joists: 0.0		Many			Ave.	Few	Building Areas			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s)			Plumbing			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:					
(3) Roof		Basement		1 Average Fixture(s)			Plumbing			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle	(9) Basement Finish		1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Notes:			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Total Base New : 103,477 Total Depr Cost: 102,442 Estimated T.C.V: 194,640			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUTURIER NATHAN	6241 SOUTH GLEN LAKE LLC	0	11/28/2023	WD	21-NOT USED/OTHER	2024000729	PROPERTY TRANSFER	0.0
COUTURIER JOHN	COUTURIER NATHAN	375,000	03/30/2022	WD	09-FAMILY	2022003159	PROPERTY TRANSFER	100.0
PETERSON GLEN	COUTURIER JOHN	270,188	10/09/2020	WD	19-MULTI PARCEL ARM'S LE	2021000655	PROPERTY TRANSFER	100.0
THAT GLEN ARBOR STATE STR	PETERSON GLEN	120,000	10/09/2020	WD	16-LC PAYOFF	2021000654	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6241 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/18/2021	PM21-0674	100% FINIS
	P.R.E. 0%		Electrical	07/29/2021	PE21-0492	100% FINIS
Owner's Name/Address	MAP #: 53-54		Plumbing	04/26/2021	PP21-0117	100% FINIS
6241 SOUTH GLEN LAKE LLC 8172 WARNER ST ALLENDALE MI 49401	2025 Est TCV 516,164 TCV/TFA: 814.14		Res. Single Family Dwellin	04/19/2021	PB21-0074	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.									
Topography of Site									
Level									
Rolling									
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

2022001160 SURVEY PARCEL 2 (REVISED) PART OF THE NORTH HALF OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27; THENCES 01° 14' 06"W 1279.33 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 27 WHICH IS A STRAIGHT LINE BETWEEN THE NORTH QUARTER CORNER AND SOUTH QUARTER CORNER; THENCE N83° 54' 30"W, 101.41 FEET TO THE POINT OF BEGINNING; THENCE N83° 54' 30"W



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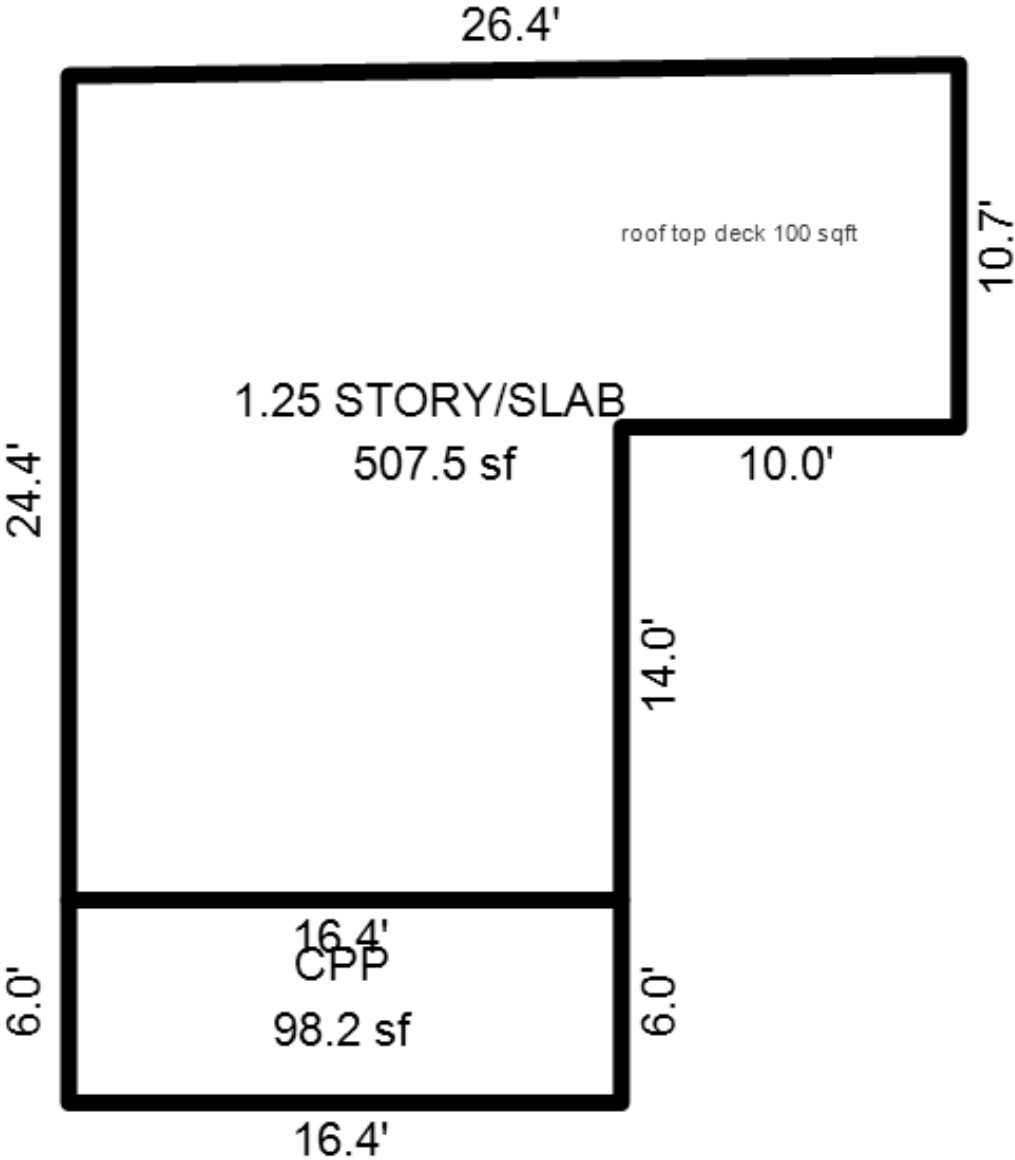
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	146,500	111,600	258,100			178,512C
2024	91,500	101,900	193,400			173,145C
2023	70,000	94,900	164,900			164,900S
2022	32,500	54,300	86,800			80,125C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 98 100	Type CPP Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 634 Total Base New : 118,653 Total Depr Cost: 117,467 Estimated T.C.V: 223,187			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 507 SF Floor Area = 634 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas			Cls BC		Blt 2022				
Yr Built 2022	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg	Ord	Small	0 Amps Service			1.25 Story Siding Slab			Total:		98,587	97,601		
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Plumbing			Plumbing		Average Fixture(s)			
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1	2,188	2,166
(1) Exterior		Kitchen: Other: Other:		0			Water/Sewer			Water/Sewer		1000 Gal Septic		1	5,676	5,619
Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches		CPP		98	2,512	2,487	
Insulation	(7) Excavation		Many Ave. Few			Plumbing			Built-Ins		Appliance Allow.		1	4,003	3,963	
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 507 S.F. Height to Joists: 0.0			(13) Plumbing			Deck		Composite		100	2,745	2,718	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Local Cost Items		GENERATOR		1	1	1	
(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV:		223,187		*	
X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:						Totals:		118,653	117,467			
X Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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



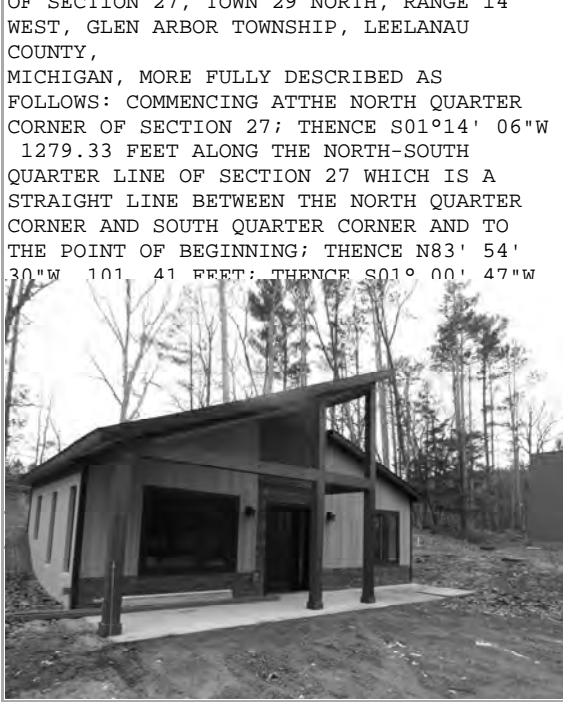


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUTURIER DREW R	6255 SOUTH GLEN LAKE LLC	0	11/28/2023	WD	21-NOT USED/OTHER	2024000726	PROPERTY TRANSFER	0.0
COUTURIER JOHN	COUTURIER DREW R	300,000	12/07/2022	WD	09-FAMILY	2022006589	PROPERTY TRANSFER	100.0
PETERSON GLEN	COUTURIER JOHN	270,188	10/09/2020	WD	19-MULTI PARCEL ARM'S LE	2021000655	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6255 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/14/2022	PE22-0225	100% FINIS
	P.R.E. 0%		Mechanical	04/11/2022	PM22-0292	100% FINIS
Owner's Name/Address	MAP #: 53-54		Electrical	02/09/2022	PE22-0088	100% FINIS
6255 SOUTH GLEN LAKE LLC 8172 WARNER ST ALLENDALE MI 49401	2025 Est TCV 510,430 TCV/TFA: 786.49		Plumbing	12/20/2021	PP21-0402	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
	Public Improvements			* Factors *								
2022001160 L14P712 PART OF THE NORTH HALF OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27; THENCE S01°14' 06"W 1279.33 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 27 WHICH IS A STRAIGHT LINE BETWEEN THE NORTH QUARTER CORNER AND SOUTH QUARTER CORNER AND TO THE POINT OF BEGINNING; THENCE N83' 54' 30"W 101.41 FEET; THENCE S01° 00' 47"W	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			B 100' @ 3500/	101.41	164.70	0.8380	0.7844	3500	100		233,304
	Paved Road			E 200' @ 800/	101.41	1618.09	0.9965	1.3888	800	50	SURPLUS: CONSERVATION AREA	
	Storm Sewer			203 Actual Front Feet, 4.15 Total Acres					Total Est. Land Value =			289,441



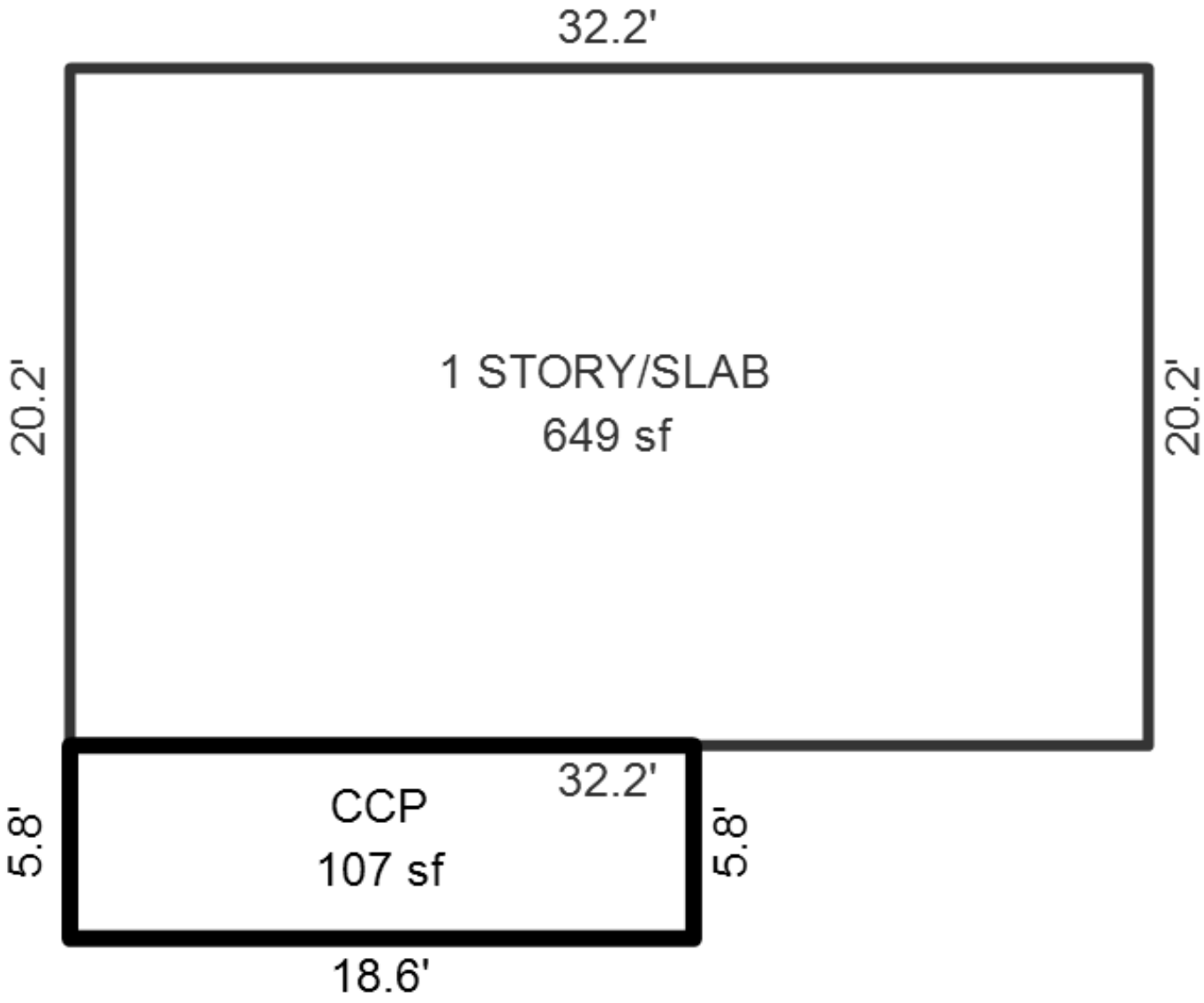
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	144,700	110,500	255,200			176,455C
TPC 12/12/2022 INSPECTED	2024	94,700	99,600	194,300		171,150C			
TPC 07/25/2019 INSPECTED	2023	70,900	92,100	163,000		163,000S			
TPC 05/10/2016 INSPECTED	2022	32,500	0	32,500		25,825C			

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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 107	Type CCP (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame Block	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C +5 Effec. Age: 1 Floor Area: 649 Total Base New : 117,495 Total Depr Cost: 116,310 Estimated T.C.V: 220,989			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 2022	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Average		Lg	Ord	Small														
Room List		Doors	Solid	H.C.														
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		0 Amps Service														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY						Cls C 5 Blt 2022					
Insulation				Ex. Ord. Min			(11) Heating System: Forced Heat & Cool											
(2) Windows		(7) Excavation		No. of Elec. Outlets			Ground Area = 649 SF Floor Area = 649 SF.											
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 649 S.F. Height to Joists: 0.0		Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Building Areas											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost											
(3) Roof		(9) Basement Finish		1			1 Story Block Slab 649			Total: 99,233 98,231								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Other Additions/Adjustments										
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet											
							Porches											
							CCP (1 Story)											
							Built-Ins											
							Appliance Allow.											
							Totals: 117,495 116,310											
							Notes: POURED CONCRETE WALLS											
							ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 220,989											

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



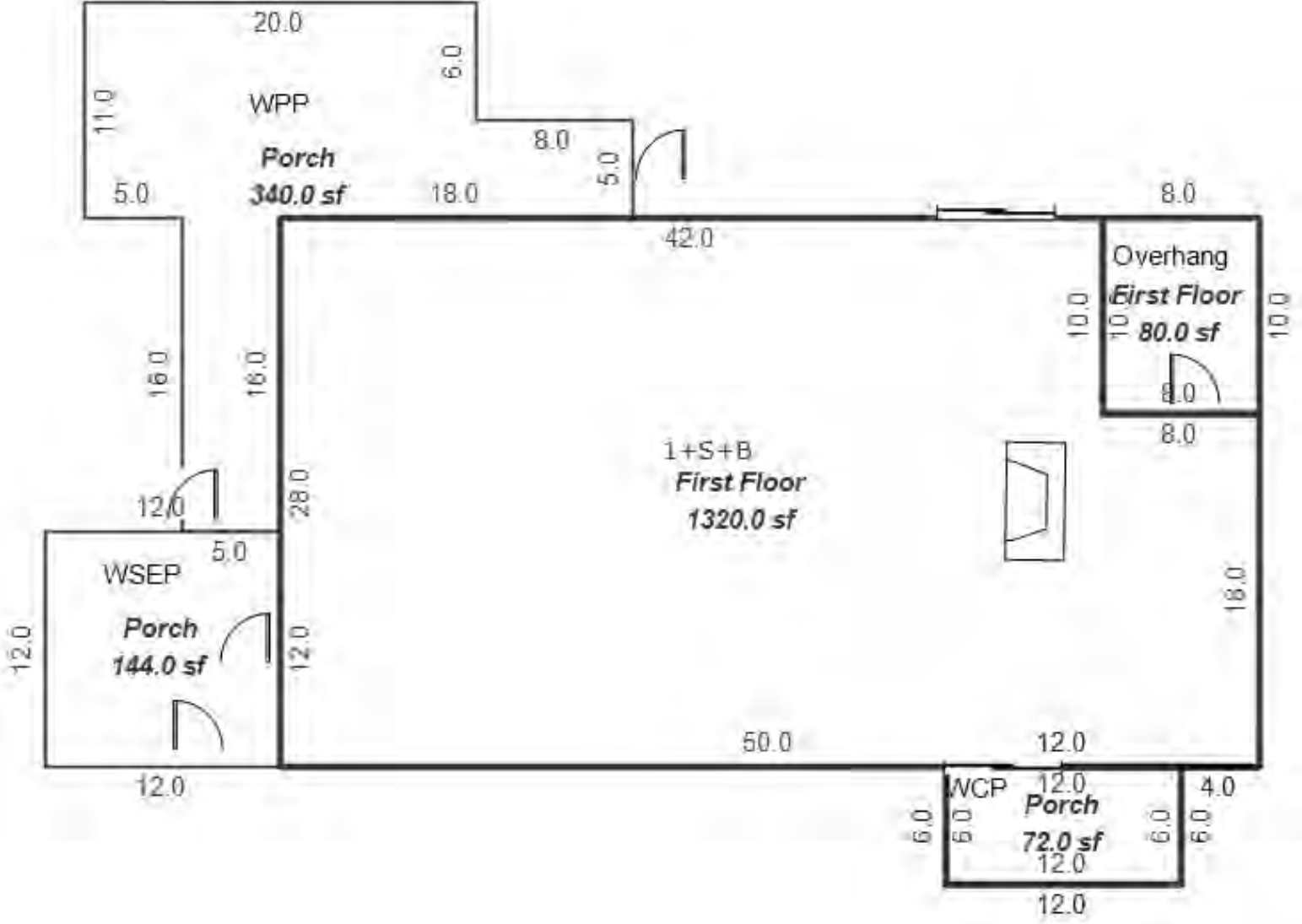
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
FOWLER JEFFREY M & LESLIE	FOWLER LESLIE MIHALIK TR	0	10/20/2008	WD	03-ARM'S LENGTH	2008 990/622WD	DEED	0.0											
SUTHERLAND ROBERT RAY	FOWLER JEFFREY M & LESLIE	645,000	12/15/2005	WD	03-ARM'S LENGTH	886:158	OTHER	100.0											
GL ASSOC PART	SUTHERLAND	80,000	08/09/1996	WD	03-ARM'S LENGTH	428:267	OTHER	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (		Building Permit(s)		Date	Number	Status									
6340 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 11/01/2021		MAP #: 52		2025 Est TCV 868,470 TCV/TFA: 620.34											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4120.4120 RESI													
FOWLER LESLIE MIHALIK TR PO BOX 121 GLEN ARBOR MI 49636		Public Improvements		* Factors *		CONSERVATION EASEMENT													
Tax Description		Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason Value									
L398 P150/94 L428 P267/96 L874 P596/05		Gravel Road		C 100' @ 2000/		200.00		668.50		0.6410 1.1134 2000 100 285,465									
L886 P158/05 PRT NE 1/4 SEC 27 COM AT N		Paved Road		E 200' @ 800/		392.44		668.50		0.7622 1.1134 800 50 SURPLUS: ZONING 100 ft 13									
1/4 COR TH S 41 DEG 0' 00" E 1872.71 FT		Storm Sewer		592 Actual Front Feet, 9.09 Total Acres		Total Est. Land Value =		418,689											
TO A PT ON C/L LAKE STREET & POB TH S 20		Sidewalk		Land Improvement Cost Estimates		Description		Rate		Size % Good Cash Value									
DEG 46' 40" W 772.01 FT TH N 66 DEG 40'		Water		Residential Local Cost Land Improvements		Description		Rate		Size % Good Cash Value									
25" W 573.84 FT TH N 20 DEG 46' 40" E		Sewer		LAND IMPROVEMENTS 5		5,000.00		1 100		5,000									
596.39 FT TH S 83 DEG 54' 30" E 592.44 FT		Electric		Total Estimated Land Improvements True Cash Value =		5,000				5,000									
TO POB SUBJECT TO CONSERVATION EASEMENT		Gas																	
REC L376 P266-274/93 SEC 27 T29N R14W		Curb																	
9 A M/L.		Street Lights																	
Comments/Influences		Standard Utilities																	
CONSERVATION EASEMENT		Underground Utils.																	
		Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Level		X Rolling		2025		209,300		224,900		434,200						342,270C	
		X Low		X High		2024		250,800		244,700		495,500						331,979C	
		X Landscaped		X Swamp		2023		198,200		228,000		426,200						316,171C	
		X Wooded		X Pond		2022		139,300		200,300		339,600						301,116C	
		X Waterfront		X Ravine															
		X Wetland		X Flood Plain															
		Who		When		What													
		The Equalizer. Copyright (c) 1999 - 2009.		TPC 05/30/2021		INSPECTED													
		Licensed To: Township of Glen Arbor,		WAS 02/18/2008		INSPECTED													
County of Leelanau, Michigan																			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							144 WSEP (1 Story) 340 WPP 72 WCP (1 Story)				
Building Style: 1+ STORY		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 1,400 Total Base New : 319,387 Total Depr Cost: 234,095 Estimated T.C.V: 444,781			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1997	Remodeled 0	Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY					Cls C 10 Blt 1997				
Condition: Average		Lg X Ord Small		150 Amps Service			No./Qual. of Fixtures									
Room List		Doors Solid X H.C.		No. of Elec. Outlets			Ground Area = 1320 SF Floor Area = 1400 SF.									
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
(1) Exterior		Kitchen: Hardwood Other: Tile Other: Hardwood		(13) Plumbing			Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Insulation	X Drywall		1 2 Fixture Bath 2 3 Fixture Bath			1+ Story Siding Basement 1,320 1 Story Siding Overhang 80									
(2) Windows		(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			Total: 235,710 176,792									
X	Many Avg. Few X Large Avg. Small	Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stone Veneer									
X	Gable Hip Flat X Asphalt Shingle	(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			Basement, Outside Entrance, Below Grade									
Chimney: Metal		1120 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1 2 Fixture Bath Softener, Auto 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 2 Fixture Bath									
(14) Water/Sewer				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer									
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet									
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches									
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WSEP (1 Story) WPP WCP (1 Story)									
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins									
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.									
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces									
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Interior 2 Story Two Sided									
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:									
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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



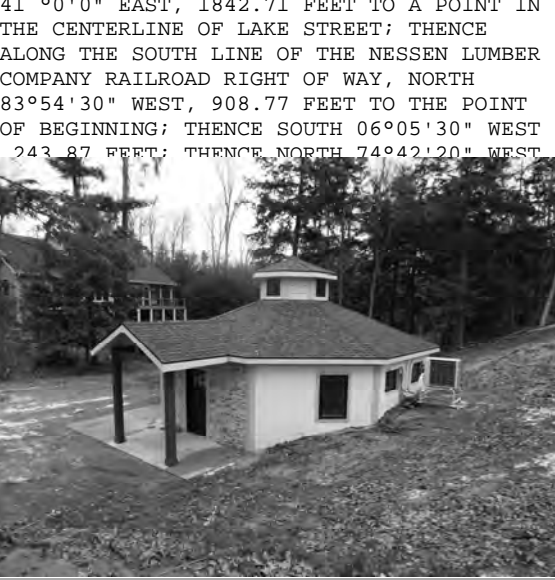
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUTURIER JOHN	6267 SOUTH GLEN LAKE LLC	0	11/26/2023	WD	21-NOT USED/OTHER	2024000728	PROPERTY TRANSFER	0.0
PETERSON GLEN	COUTURIER JOHN	270,188	10/09/2020	WD	19-MULTI PARCEL ARM'S LE	2021000655	PROPERTY TRANSFER	100.0
THAT GLEN ARBOR STATE STR	PETERSON GLEN	120,000	10/09/2020	WD	16-LC PAYOFF	2021000654	DEED	0.0
THAT GLEN ARBOR STATE STR	PETERSON GLEN	120,000	08/30/2013	MLC	16-LC PAYOFF	1180P2 MLC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6267 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		ACCESSORY BLDG	11/15/2022	LU22-340	0%
	P.R.E. 0%		Electrical	04/26/2022	PE22-0268	100% FINIS
Owner's Name/Address	MAP #: 52,53		Mechanical	04/11/2022	PM22-0295	100% FINIS
6267 SOUTH GLEN LAKE LLC 8172 WARNER ST ALLENDALE MI 49401	2025 Est TCV 392,850 TCV/TFA: 551.76		Electrical	02/09/2022	PE22-0087	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
X Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
X Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
202 Actual Front Feet, 1.58 Total Acres						Total Est. Land Value = 151,808

X Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
D/W/P: 4in Concrete		7.21	44 50	158
Total Estimated Land Improvements True Cash Value =				158



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	75,900	120,500	196,400			171,313C
2024	94,900	108,600	203,500			166,162C
2023	75,900	100,500	176,400			158,250C
2022	55,000	0	55,000			55,000S

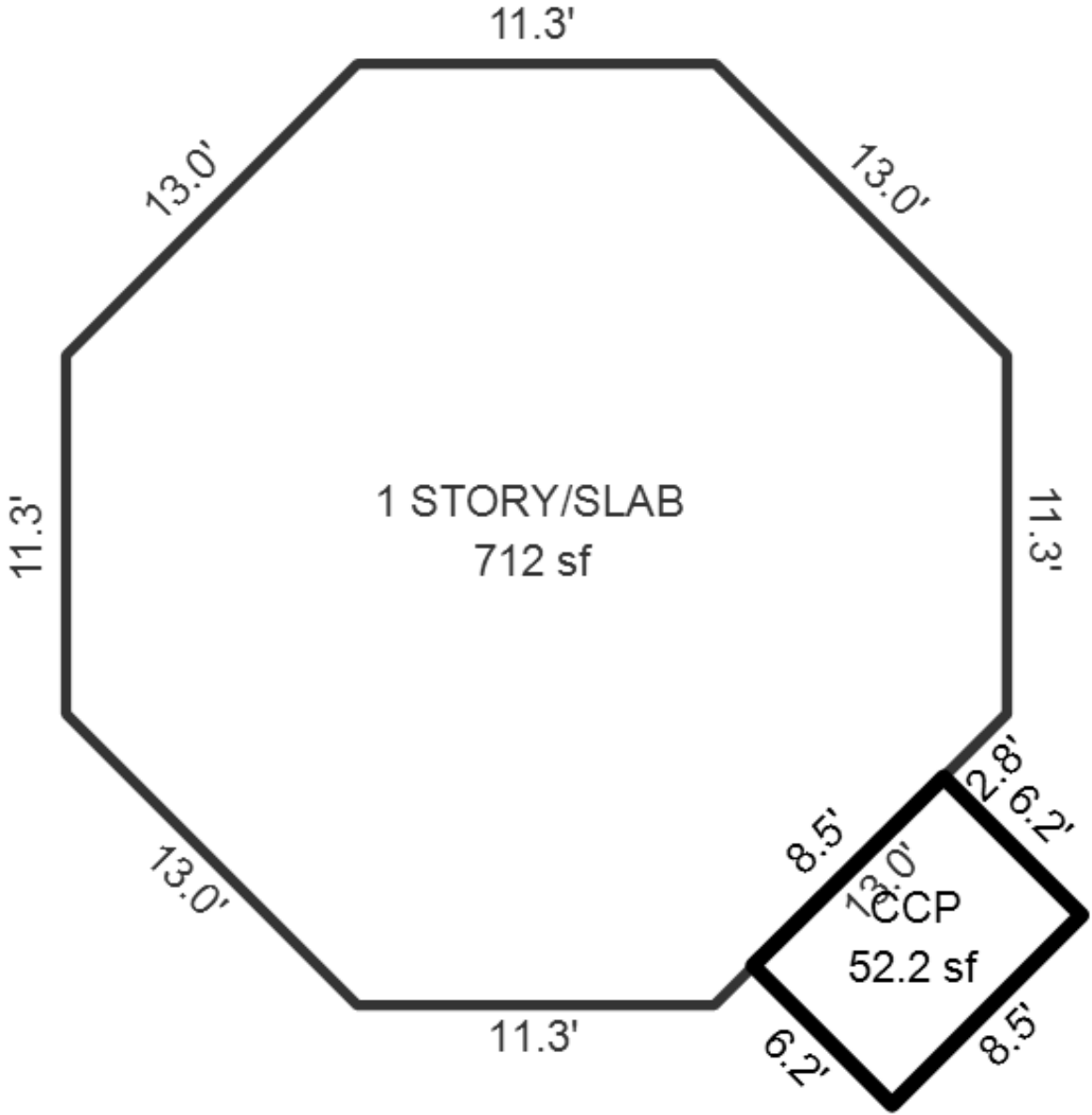
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	52	CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame Block		(4) Interior Drywall Paneled Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 1 Floor Area: 712 Total Base New : 128,066 Total Depr Cost: 126,781 Estimated T.C.V: 240,884			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Trim & Decoration		X Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 712 SF Floor Area = 712 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C 5 Blt 2022			Building Areas					
Yr Built 2022	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Size 1 Story Block Slab 712			Cost New Depr. Cost							
Condition: Average		Size of Closets Lg Ord Small		No. of Elec. Outlets Many Ave. Few			Other Additions/Adjustments			Total: 107,885 106,803								
Room List		Doors	Solid	H.C.	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches CCP (1 Story) Built-Ins Appliance Allow.			Totals: 128,066 126,781							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service			Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: POURED CONCRETE WALLS ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 240,884								
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Lump Sum Items:											
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 712 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(2) Windows		(9) Basement Finish		(10) Floor Support														
Many Avg. Few	Large Avg. Small			Joists: Unsupported Len: Cntr.Sup:														
	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	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUTETTE JOAN F	EWING ROBERT & STEPHANIE	155,000	06/01/2005	WD	03-ARM'S LENGTH	856:390	OTHER	100.0
BOUTETTE JOAN F	EWING ROBERT & STEPHANIE	155,000	05/31/2005	OTH	33-TO BE DETERMINED		REALTOR	100.0
LUKE	LESCH	49,500	08/04/1995	WD	03-ARM'S LENGTH	408:247	OTHER	0.0

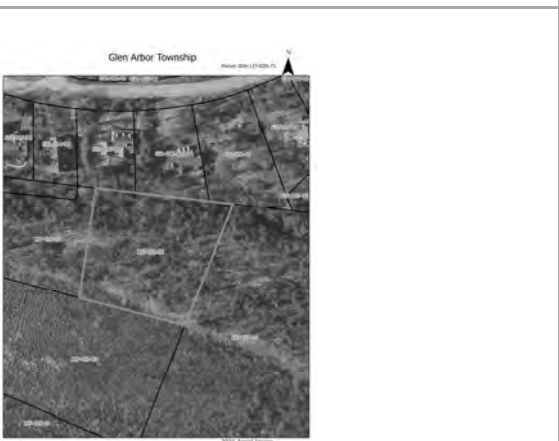
Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
MANITOU BLVD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
EWING ROBERT & STEPHANIE 6152 S LAKE ST GLEN ARBOR MI 49636	MAP #: 52					
	2025 Est TCV 252,404					

	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	302.50	0.7983	0.9132	2000	100		145,797
				C 100' @ 2000/	146.24	302.50	0.7983	0.9132	2000	50	SURPLUS 100' ZONING	106,6
				246 Actual Front Feet, 1.71 Total Acres				Total Est. Land Value =				252,404

Tax Description  
 L408 P247-249/95 L856 P390/05 COM N 1/4 COR SEC 27 TH S 41 DEG 0'0" E 1842.71 FT TO PT ON C/L LAKE ST TH ALG S LN OF NESSON LUMBER CO R/R R/W N 83 DEG 54'30" W 592.44 FT TO POB TH S 20 DEG 46'40" W 292.66 FT TH N 74 DEG 42'20" W 245.24 FT TH N 06 DEG 05'30" E 243.87 FT TH ALG SLY LN ARBOR ESTATES S 83 DEG 54'30" E 316.33 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 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
- Level
- Rolling
- Low
- 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	126,200	0	126,200			62,516C
2024	106,700	0	106,700			60,637C
2023	85,400	0	85,400			57,750C
2022	55,000	0	55,000			55,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUMMIT PARTNERS	PLK NORTH LLC	975,000	05/25/2021	WD	03-ARM'S LENGTH	2021004629	PROPERTY TRANSFER	100.0
SUMMIT PARTNERS	BESIO SUZANNE K TRUST	350,000	09/21/2016	WD	32-SPLIT VACANT	1273P548	DEED	0.0
GLEN LAKE ASSOCIATES PART	SUMMIT PARTNERS	1,200,000	04/29/2005	WD	03-ARM'S LENGTH	852:478	OTHER	100.0
SUMMIT PARTNERS	LEELANAU CONSERVANCY	0	04/29/2005	OTH	03-ARM'S LENGTH	852P480	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		DECK/PORCH	06/12/2021	LU21-19	100% FINIS
	P.R.E. 0%		ZONING	05/13/2021	LU21-9999	100% FINIS
Owner's Name/Address	MAP #: 52,55					

2025 Est TCV 1,401,934	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
PLK NORTH LLC 5905 E GALBRAITH RD SUTIE 4100 CINCINNATI OH 45236				* Factors * CE IS 7.82 ACRES			
	Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason Value

Tax Description	X	Dirt Road	A 100' @ 5000/	737.37	620.88	0.5103	1.0930	5000	50	SURPLUS: ZONING & CE1,028,	
		Gravel Road	E 200' @ 800/	737.37	461.96	0.6068	1.0151	800	100		363,399

9/2016 EXEMPT BOUNDY ADJUSTMENT TRANSFER TO ADJ PIN THAT PART OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 41° 11'38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04°54 '58" WEST, ALONG SAID CENTERLINE, 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 04°54 '58" WEST, 486.71 FEET; THENCE NORTH 5J044 '26" WEST, 258.06FEET; THENCE SOUTH 37°1 7'30" WEST, 199.91 FEET; THENCE SOUTH 52°41 '26" EAST, 325.03 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE 164.65 FEET, ALONG SAID CENTERLINE ON THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD= SOUTH 46°31'32" WEST, 163.43FEET); THENCE SOUTH 58°37'12" WEST, ALONG SAID CENTERLINE, 67.04 FEEL; THENCE \*\*\*BALANCE OF DESCRIPTION ON FILE\*\*\*

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.12	4875 50	7,605
Ad-Hoc Unit-In-Place Items	Description	Rate	Size % Good	Cash Value
	/CI16/YARI/CHALF/04' /211	9.70	282 100	2,735
Total Estimated Land Improvements True Cash Value =				10,340

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

Comments/Influences  
L1273P544 7.87A CONSERVATION EASEMENT EXEMPT TRANSFER TO ADJ PIN 127-029-40 2.41A

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who	When	What	2025	695,800	5,200	701,000			462,400C
TPC 11/16/2021 INSPECTED	2024	599,600	5,200	604,800		448,497C			
TPC 05/31/2017 INSPECTED	2023	479,600	5,000	484,600		427,140C			
TPC 05/10/2016 INSPECTED	2022	402,200	4,600	406,800		406,800S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TONAWATHYA PROPERTIES INC	DAVIS KARL R & DEBORAH N	100	01/17/2018	QC	09-FAMILY	1319P44	PROPERTY TRANSFER	0.0				
TONAWATHYA PROPERTIES INC	DAVIS	0	12/30/2008	QC	09-FAMILY	2008 995/531QC	DEED	0.0				
DAVIS KARL R & DEBORAH N	TONAWATHYA PROPERTIES INC	0	12/30/2008	QC	09-FAMILY	995/511	DEED	0.0				
JONES HELEN H TRUST	TONAWATHYA PROPERTIES INC	10	12/23/1991	WD	09-FAMILY	333P756	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)		Date	Number	Status				
6525 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST	Res. Add/Alter/Repair		10/26/2017	PB17-0655	100% FINIS					
Owner's Name/Address		P.R.E. 0%	REPAIR		10/12/2017	LU17-39	100% FINIS					
DAVIS KARL R & DEBORAH N 312 WALNUT ST SUITE 2310 CINCINNATI OH 45202		MAP #: 55	Res. Add/Alter/Repair		05/19/2017	PB17-0215	100% FINIS					
		2025 Est TCV 2,697,478 TCV/TFA: 1236.2	ADDITION/ALTERATION		04/30/2017	LU17-07	100% FINIS					
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	322.85	1.0000	0.8241	20000	100		1,648,189
		Paved Road		GROUP A 20000	3.08	322.85	1.0000	0.8241	20000	50	SURPLUS: ZONING 100 ft	2
		Storm Sewer		103 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,673,571								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	47.90	200	50	4,790				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		Street Lights		Total Estimated Land Improvements True Cash Value = 12,290								
		Standard Utilities										
		Underground Utils.										
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		
		Who	When	What	2025	836,800	511,900	1,348,700			725,103C	
		TPC 11/13/2017	INSPECTED		2024	858,200	503,500	1,361,700			703,301C	
		TPC 07/19/2017	INSPECTED		2023	722,700	380,000	1,102,700			669,811C	
		TPC 12/03/2015	INSPECTED		2022	482,800	311,600	794,400			637,916C	

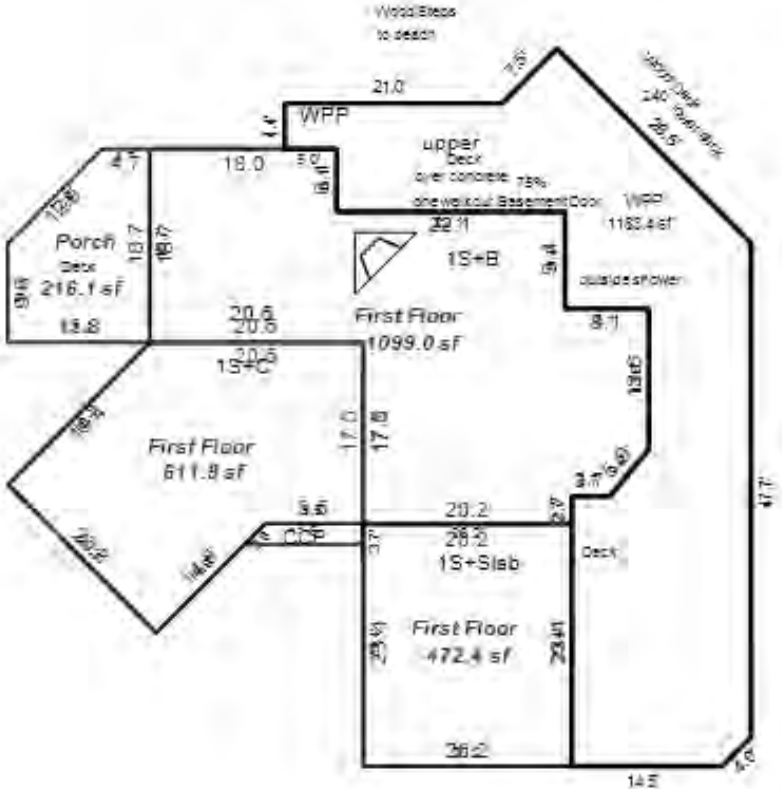


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	X	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built: 2007	
	Mobile Home		Insulation		Wood						Coal	Steam	Interior 2 Story	Area
	Town Home		0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher		2nd/Same Stack		1183	WPP
Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal		Two Sided		28	CCP (1 Story)	Exterior: Siding		
A-Frame			Forced Hot Water			Bath Heater		Exterior 1 Story		160	CCP (1 Story)	Brick Ven.: 0		
X Wood Frame		(4) Interior		Electric Baseboard			Vent Fan		Exterior 2 Story		240	Treated Wood	Stone Ven.: 0	
Building Style: 1 STORY		X	Drywall	Elec. Ceil. Radiant			Hot Tub		Prefab 1 Story		130	Treated Wood	Common Wall: Detache	
Yr Built 1977		Trim & Decoration		Radiant (in-floor)			Unvented Hood		Prefab 2 Story		216	Treated Wood	Foundation: 18 Inch	
Remodeled 2004		Ex	X	Ord	Electric Wall Heat			Vented Hood		Heat Circulator		Finished ?:		
Condition: Average		Size of Closets		Space Heater			Intercom		Raised Hearth		E.C.F.		Auto. Doors: 1	
Room List		Lg	X	Ord	Wall/Floor Furnace			Jacuzzi Tub		Wood Stove		Mech. Doors: 0		
Basement		Solid		X	Forced Heat & Cool			Jacuzzi repl.Tub		Direct-Vented Ga		Area: 581		
5 1st Floor		H.C.		No Heating/Cooling			Oven		Class: BC		Floor Area: 2,182		% Good: 0	
2nd Floor		(5) Floors		Central Air			Microwave		Effec. Age: 25		Total Base New : 509,125		Storage Area: 0	
4 Bedrooms		Kitchen: Tile		Wood Furnace			Standard Range		Total Depr Cost: 374,673		Estimated T.C.V: 1,011,617		No Conc. Floor: 0	
(1) Exterior		Other: Carpeted		(12) Electric			Self Clean Range		X 2.700		Bsmnt Garage:		Carport Area:	
X Wood/Shingle		Other:		200 Amps Service			Sauna				Roof:			
X Aluminum/Vinyl		No./Qual. of Fixtures		No. of Elec. Outlets			Trash Compactor		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC		Blt 1977	
X Brick		Ex.		X	Ord.	Min	Central Vacuum		(11) Heating System: Forced Air w/ Ducts					
X Insulation		Many		X	Ave.	Few	Security System		Ground Area = 2182 SF Floor Area = 2182 SF.					
(2) Windows		(6) Ceilings		(13) Plumbing			Building Areas		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
X Many		X Drywall		Average Fixture(s)			Stories		Exterior		Foundation		Size	
Avg.				3			1 Story		Siding		Basement		1,099	
X Large				2			1 Story		Siding		Crawl Space		611	
Avg.				3			1 Story		Siding		Slab		472	
X Few				2			Other Additions/Adjustments				Total:		363,239 272,428	
Basement: 1099 S.F.		(7) Excavation		Softener, Auto			Recreation Room				1		28,676 14,338	
Crawl: 611 S.F.		Basement		Softener, Manual			Basement, Outside Entrance, Below Grade				3,619		2,714	
Slab: 472 S.F.		Conc. Block		Solar Water Heat			Plumbing							
Height to Joists: 0.0		Poured Conc.		No Plumbing			Average Fixture(s)							
X Wood Sash		Stone		Extra Toilet			3 Fixture Bath							
Metal Sash		Treated Wood		Extra Sink			Water/Sewer							
Vinyl Sash		Concrete Floor		Separate Shower			1000 Gal Septic							
Double Hung		(9) Basement Finish		Ceramic Tile Floor			Water Well, 100 Feet							
Horiz. Slide				Ceramic Tile Wains			Porches							
Casement				Ceramic Tub Alcove			CCP (1 Story)							
Double Glass				Vent Fan			CCP (1 Story)							
Patio Doors				(14) Water/Sewer			WPP							
Storms & Screens				Public Water			Deck							
(3) Roof				Public Sewer			Treated Wood							
X Gable				Water Well			Treated Wood							
Hip				1000 Gal Septic			Treated Wood							
X Gambrel				2000 Gal Septic			Garages							
Mansard				Lump Sum Items:			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)							
Flat							Base Cost							
X Asphalt Shingle							581							
Chimney: Brick							29,846							
							22,384							
							<<<<< 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.
CAMPBELL RICHARD J JR	DUNN KATHLEEN R	0	01/08/2020	QC	09-FAMILY	2020000561	PROPERTY TRANSFER	0.0
6497 SUNSET DRIVE LLC	CAMPBELL RICHARD J & DUNN	2,100,000	10/16/2013	WD	03-ARM'S LENGTH	1182P426 WD	PROPERTY TRANSFER	100.0
CAMPBELL BRIAN P & MARY L	6497 SUNSET DRIVE LLC	1	12/20/2012	WD	03-ARM'S LENGTH	1148P666	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6497 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		REPAIR	12/03/2015	PB15-6497	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	06/10/2015	PP15-0133	
DUNN KATHLEEN R 708 WAGNER RD GLENVIEW IL 60025	MAP #: 55		WELL/SEPTIC	11/04/2014	L14 - 246	100% FINIS
	2025 Est TCY 2,711,650 TCY/TFA: 1078.6					

Tax Description	Land Value Estimates for Land Table 4080.4080 BIG GLEN	
	X Improved	Vacant
L1182P426 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: PARCEL A: THAT PART OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 41°11 '38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04°54'48" WEST, ALONG SAID CENTERLINE, 699.47 FEET; THENCE 365.55 FEET ALONG SAID CENTERLINE ON THE ARC OF		

Tax Description	Public Improvements		* Factors *				Reason	Value		
	Description	Rate	Size	% Good	Cash Value					
L1182P426 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: PARCEL A: THAT PART OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 41°11 '38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04°54'48" WEST, ALONG SAID CENTERLINE, 699.47 FEET; THENCE 365.55 FEET ALONG SAID CENTERLINE ON THE ARC OF	X	Dirt Road	GROUP A 20000	100.00	379.48	1.0000	0.8581	20000	100	1,716,143
	X	Gravel Road	GROUP A 20000	17.31	379.48	1.0000	0.8581	20000	50	117 Actual Front Feet, 1.02 Total Acres Total Est. Land Value = 1,864,701
	X	Paved Road	Land Improvement Cost Estimates							
	X	Storm Sewer	Description		Rate	Size	% Good	Cash Value		
	X	Sidewalk	D/W/P: Crushed Rock		2.29	2750	0	0		
	X	Water	Wood Frame		24.84	200	50	2,484		
	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 = 12,484							
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2025	932,400	423,400	1,355,800			708,750C
Rolling	2024	925,800	416,500	1,342,300			687,440C
Low	2023	659,700	314,700	974,400			654,705C
High	2022	509,100	258,400	767,500			623,529C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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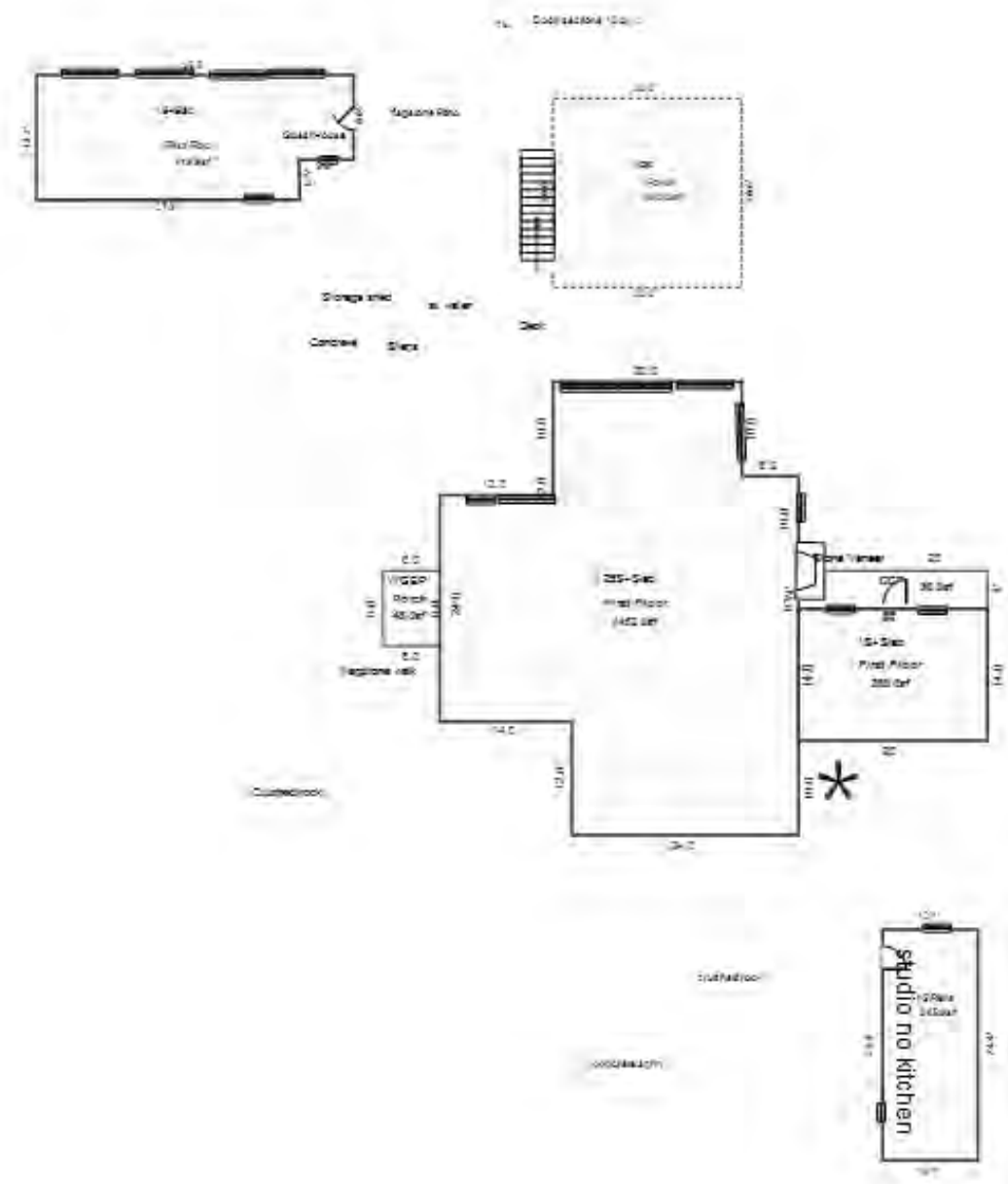
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	11/01/2016	INSPECTED	2024	925,800	416,500	1,342,300			687,440C
TPC	12/03/2015	INSPECTED	2023	659,700	314,700	974,400			654,705C
TPC	04/30/2015	INSPECTED	2022	509,100	258,400	767,500			623,529C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 245 % 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: 35 Floor Area: 2,095 Total Base New : 413,149 Total Depr Cost: 268,546 Estimated T.C.V: 725,074			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: LOG		Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1732 SF Floor Area = 2095 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC		Blt 1927			
Yr Built 1927	Remodeled 2015	Size of Closets Lg X Ord Small		(12) Electric 150 Amps Service			Building Areas			Total: 346,279		Depr. Cost 225,082			
Condition: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Pine Logs Slab 1,452		1 Story Siding Slab 280			
Room List Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			1 Story Siding Slab 363			1 Story Siding Overhang 363		Total: 346,279 225,082			
(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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 1,422 2 Fixture Bath 1 4,610 2,996 Water/Sewer 1000 Gal Septic 1 5,676 3,689 Water Well, 100 Feet 1 6,289 4,088 Porches WGEP (1 Story) 48 7,151 4,648 Deck Treated Wood 400 6,960 4,524 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 245 19,580 12,727 Built-Ins Appliance Allow. 1 4,003 2,602 Fireplaces Exterior 2 Story 1 10,413 6,768 Totals: 413,149 268,546			Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 725,074					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1732 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:			Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 725,074								
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
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\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	X
Town Home	(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	Cls C	Blt 0		
Duplex														Wood Frame	Ex
A-Frame	(5) Floors	Kitchen: Other: Other:	No. of Elec. Outlets	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Other Additions/Adjustments Plumbing Average Fixture(s) Built-Ins Appliance Allow.	Totals: 62,329 40,515	Notes: STUDIO OFFICE ECF (4080 BIG GLEN) 2.700 => TCV: 109,391						
Yr Built 0										Remodeled 2001	Size of Closets	No. of Elec. Outlets	(14) Water/Sewer	Lump Sum Items:	
Condition: Average	Room List	Doors	Solid	H.C.	(14) Water/Sewer	Lump Sum Items:									
Basement 1st Floor 2nd Floor Bedrooms							(6) Ceilings	Lg	Ord	Small	(14) Water/Sewer	Lump Sum Items:			
	(1) Exterior	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 419 S.F. Height to Joists: 0.0	(14) Water/Sewer	Lump Sum Items:										
Wood/Shingle Aluminum/Vinyl Brick	(8) Basement					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer	Lump Sum Items:							
Insulation		(9) Basement Finish	(10) Floor Support	(14) Water/Sewer	Lump Sum Items:										
(2) Windows	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Lump Sum Items:							
Many Avg. Few		(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Lump Sum Items:										
Large Avg. Small	(10) Floor Support					Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Lump Sum Items:							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Lump Sum Items:										
(3) Roof	(10) Floor Support					Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Lump Sum Items:							
Gable Hip Flat		(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Lump Sum Items:										
Gambrel Mansard Shed	(10) Floor Support					Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Lump Sum Items:							
Asphalt Shingle		(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Lump Sum Items:										
Chimney:	(10) Floor Support					Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Lump Sum Items:							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
CAMPBELL RICHARD J JR	DUNN KATHLEEN R	0	01/08/2020	QC	09-FAMILY	2020000561	PROPERTY TRANSFER	0.0									
6497 SUNSET DRIVE LLC	CAMPBELL RICHARD J & DUNN	2,100,000	10/16/2013	WD	03-ARM'S LENGTH	1182P426 WD	PROPERTY TRANSFER	100.0									
CAMPBELL BRIAN P & MARY L	6497 SUNSET DRIVE LLC	1	12/20/2012	PTA	03-ARM'S LENGTH	PTA	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status							
S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 53		2025 Est TCV 1,783,408 TCV/TFA: 0.00									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4080.4080 BIG GLEN											
DUNN KATHLEEN R 708 WAGNER RD GLENVIEW IL 60025		Public Improvements		* Factors *													
Tax Description		Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason		Value					
L1182P426 IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: AND PARCEL C: THAT PART OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 41° 11' 38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 2802.28 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE SOUTH 04°54'58" WEST, ALONG SAID CENTERLINE, 699.47 FEET; THENCE 365.55 FEET ALONG SAID CENTERLINE ON THE ARC OF		X Paved Road		GROUP A 20000		100.00		349.69		1.0000 0.8407 20000 100		1,681,422					
VE TO THE RIGHT		X Storm Sewer		GROUP A 20000		3.02		349.69		1.0000 0.8407 20000 50		SURPLUS: ZONING 100 ft 2					
05' WEST, 352.31		X Sidewalk		103 Actual Front Feet, 0.83 Total Acres		Total Est. Land Value =		1,706,786									
7' 12" WEST,		X Water		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value					
1.88 FEET TO THE		X Sewer		D/W/P: Crushed Rock		2.50		250		0		0					
CE CONTINUING		X Electric		Residential Local Cost Land Improvements		Description		Rate		Size % Good		Cash Value					
ONG SAID		X Gas		LAND IMPROVEMENTS 15		1,500.00		1		100		1,500					
THENCE 76.60 FEET		X Curb		Total Estimated Land Improvements True Cash Value =		1,500											
N THE ARC OF A		X Street Lights															
N ON FILE***		X Standard Utilities															
		X Underground Utils.															
		Topography of Site															
		X Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Rolling		2025		853,400		38,300		891,700						559,909C	
		Low		2024		875,300		37,700		913,000						543,074C	
		High		2023		623,800		28,500		652,300						517,214C	
		Landscaped		2022		488,500		23,500		512,000						492,585C	
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Who		When		What											
		TPC 04/30/2021		INSPECTED													
		TPC 04/30/2015		INSPECTED													
		WAS 10/25/2007		INSPECTED													



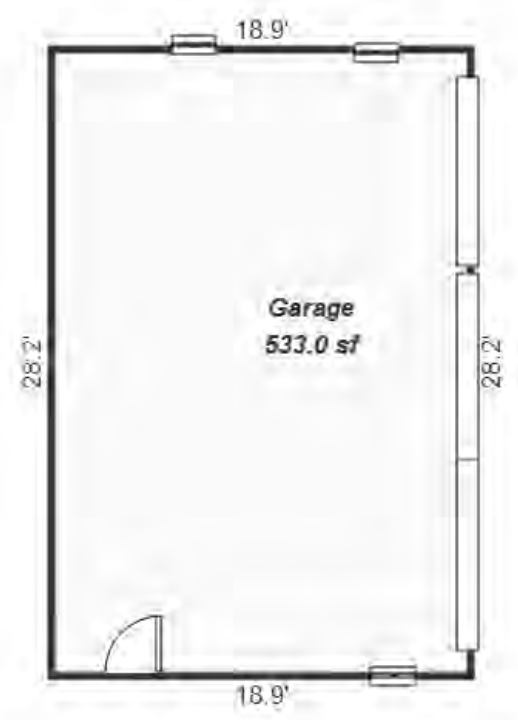
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 533 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: BC Effec. Age: 15 Floor Area: 0 Total Base New : 32,733 Total Depr Cost: 27,823 Estimated T.C.V: 75,122			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace								
Yr Built 2001		Remodeled 0		Trim & Decoration			No./Qual. of Fixtures								
Condition: Average		Ex	X	Ord		Min	0 Amps Service								
Room List		Size of Closets		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GARAGE					Cls BC Blt 2001			
	Basement 1st Floor 2nd Floor Bedrooms	Lg	X	Ord		Small	Ex. X Ord. Min								
(1) Exterior		(5) Floors		(12) Electric			Ground Area = 0 SF Floor Area = 0 SF.								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Kitchen: Other: Other:		0			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
(2) Windows		(6) Ceilings		(13) Plumbing			Building Areas								
X	Many Avg. X Few	Large Avg. X Small		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments								
(3) Roof		(8) Basement		(14) Water/Sewer			Garages								
X	Gable Hip Flat	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Notes: GARAGE ONLY								
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			ECF (4080 BIG GLEN) 2.700 => TCV: 75,122								

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

006-122-029-16



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.
MLC BPC LLC	PLK NORTH LLC	1,150,000	08/20/2015	WD	03-ARM'S LENGTH	1237P541	PROPERTY TRANSFER	100.0
BARR ASHLEY E & BARR LAUR	MLC BPC LLC	1	10/04/2013	QC	09-FAMILY	1180P847 & 118	OTHER	0.0
BARR LAURA JOHNSON	MLC/BPC LLC	1,100,000	02/11/2004	WD	03-ARM'S LENGTH	789:279	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6511 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	12/06/2018	PP18-0386	100% FINIS
	P.R.E. 0%		Electrical	10/05/2017	PE17-0555	100% FINIS
Owner's Name/Address	MAP #: 55		Electrical	09/21/2017	PE17-0518	100% FINIS
PLK NORTH LLC 8680 SHAWNEE RUN RD CINCINNATI OH 45243	2025 Est TCV 6,296,170 TCV/TFA: 974.19		Mechanical	12/08/2016	PM16-0758	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
L384 P904 L504 P217/99 L562 P39/00 L789 P279/04 PARCEL B- PRT OF GOVT LOT 2 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 11'38" E ALG C/L LAKE ST 2802.28 FT TO C/L SUNSET DR TH S 04 DEG 54'58" W ALG SD C/L 699.47 FT TH 365.55 FT ALG SD C/L ON ARC OF 390.00 FT RAD CRV TO RIGHT (CHORD=S 31 DEG 46'05" W 352.31 FT) TH S 58 DEG 37'12" W ALG SD C/L 67.04 FT TH 176.60 FT ALG SD C/L ON ARC OF 1308.75 FT RAD CRV TO LEFT (CHORD=S 54 DEG 45'16" W 176.46 FT) TO POB TH 100.72 FT ALG SD C/L ON ARC OF 1308.75 FT RAD CRV TO LEFT	X			Dirt Road	100.00	329.33	1.0000	0.8282	20000	100		1,656,389
	X			Gravel Road	4.49	329.33	1.0000	0.8282	20000	50	SURPLUS: ZONING 100 ft	3
	X			Paved Road	104 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 1,693,600							
	X			Storm Sewer	Land Improvement Cost Estimates							
	X			Sidewalk	Description Rate Size % Good Cash Value							
	X			Water	D/W/P: 4in Ren. Conc. 13.40 456 100 6,110							
	X			Sewer	Residential Local Cost Land Improvements							
	X			Electric	Description Rate Size % Good Cash Value							
	X			Gas	LAND IMPROVEMENTS 10 10,000.00 5 100 50,000							
	X			Curb	Total Estimated Land Improvements True Cash Value = 56,110							
	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	846,800	2,301,300	3,148,100			1,690,517C
X			Rolling	2024	865,500	2,310,300	3,175,800			1,639,687C
X			Low	2023	728,800	1,744,100	2,472,900			1,561,607C
X			High	2022	485,600	1,433,700	1,919,300			1,487,245C
X			Landscaped							
X			Swamp							
X			Wooded							
X			Pond							
X			Waterfront							
X			Ravine							
X			Wetland							
X			Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	1343	WCP (1 Story)		Year Built: 2018 Car Capacity: Class: A		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	183	CPP		Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 718 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Building Style: 3 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: A -10 Effec. Age: 5 Floor Area: 6,463 Total Base New : 1,772,556 Total Depr Cost: 1,683,874 Estimated T.C.V: 4,546,460		E.C.F. X 2.700			Bsmnt Garage:	
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 1,772,556 Total Depr Cost: 1,683,874 Estimated T.C.V: 4,546,460					
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 3 STORY			Cls A-10 Blt 2019					
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 3546 SF Floor Area = 6463 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95					
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Building Areas						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 3546 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			1 Story Siding Basement 2,244 2 Story Siding Basement 254 3 Story Siding Basement 1,048 1 Story Siding Overhang 567 Total: 1,422,318 1,351,149						
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			Other Additions/Adjustments						
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Water Well, 100 Feet			Recreation Room 290 10,373 9,854 Basement, Outside Entrance, Below Grade 2 10,160 9,652 Plumbing Average Fixture(s) 1 4,128 3,922 3 Fixture Bath 4 52,014 49,413 2 Fixture Bath 1 8,669 8,236 Water/Sewer 1000 Gal Septic 1 6,777 6,438 2000 Gal Septic 1 13,141 12,484 Water Well, 100 Feet 1 6,999 6,649						
(3) Roof		(10) Floor Support		Lump Sum Items:			Porches			Garages						
X	Gable Hip Flat	Gambrel Mansard Shed	290 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 CPP 1 CCP (1 Story) 1 WCP (1 Story)			1 Wood Balcony 1 Wood Balcony						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			1 Wood Balcony 1 Wood Balcony			124 7,837 7,445 175 11,060 10,507						
Chimney:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUMMIT PARTNERS	BESIO SUZANNE K TRUST	350,000	09/21/2016	WD	32-SPLIT VACANT	1273P548	PROPERTY TRANSFER	100.0
BESIO SUZANNE K TRUST	BESIO SUZANNE K TRUST	0	09/21/2016	QC	09-FAMILY	1273P558	OTHER	0.0
HILGARD JAMES H & JENNIFE	BESIO SUZANNE K TRUST	145,000	12/27/2013	WD	03-ARM'S LENGTH	1189P425	PROPERTY TRANSFER	100.0
GLEN LAKE ASSOC	HILGARD	50,000	01/12/1996	WD	03-ARM'S LENGTH	416:812	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
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S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 08/05/2020					

Owner's Name/Address	MAP #: 52					
BESIO SUZANNE K TRUST 425 S PARK AVE HINSDALE IL 60521	2025 Est TCV 513,210					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *						Value	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	
X Dirt Road	C 100' @ 2000/	157.75	358.97	0.6026	0.9531	2000	100	181,196
X Gravel Road	E 200' @ 800/	112.92	424.34	0.7166	0.9938	800	100	64,332
X Paved Road	E 200' @ 800/	487.87	214.29	0.7166	0.8378	800	100	234,306
X Storm Sewer	759 Actual Front Feet, 4.80 Total Acres						Total Est. Land Value =	479,834
X Sidewalk								
X Water Sewer								
X Electric								
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								

Tax Description	Description	Rate	Size	% Good	Cash Value
1273P558 LAND SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN, TO WIT: THAT PART OF GOVERNMENT LOT 1, SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 41 °11'38" EAST, 2,531.60 FEET, ALONG THE CENTERLINE OF LAKE STREET TO THE POINT OF BEGINNING; THENCE SOUTH 41°11 '38" EAST, 270.67 FEET CONTINUING ALONG SAID CENTERLINE; THENCE SOUTH	Land Improvement Cost Estimates				
	Fencing: Wd, Split, 2 Rail	15.64	2200	97	33,376
	Total Estimated Land Improvements True Cash Value =				33,376

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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X Level	2025	239,900	16,700	256,600			225,495C
X Rolling	2024	240,500	17,100	257,600			218,715C
X Low	2023	192,400	15,900	208,300			208,300S
X High	2022	185,000	14,300	199,300			199,300S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	05/30/2021	INSPECTED	2024	240,500	17,100	257,600			218,715C
TPC	11/13/2017	INSPECTED	2023	192,400	15,900	208,300			208,300S
TPC	05/31/2017	INSPECTED	2022	185,000	14,300	199,300			199,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BISHOP DOUGLAS S & VIRGIN	FOWLER JEFFREY & LESLIE H	162,000	04/17/2014	WD	03-ARM'S LENGTH	1197P763	PROPERTY TRANSFER	100.0				
BISHOP DOUGLAS S & VIRGIN		0	07/31/2008	WD	03-ARM'S LENGTH	2008 984/475	DEED	0.0				
LINVILL LARRY A & CARLA L	BISHOP DOUGLAS S & VIRGIN	160,000	06/04/2003	MLC	16-LC PAYOFF	737:173	OTHER	100.0				
GLEN LAKE ASSOC	LINVILL	60,000	07/14/1997	LC	16-LC PAYOFF	448:524	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 100% 11/01/2021								
Owner's Name/Address		MAP #: 52		2025 Est TCV 307,763								
FOWLER JEFFREY & LESLIE PO BOX 121 GLEN ARBOR MI 49636		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
Tax Description		Public Improvements		* Factors *								
L1197P763 THAT PART OF GOVERNMENT LOT 1 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE NORTH 114 CORNER OF SAID SECTION 27; THENCE SOUTH 41°11 '38" EAST, ALONG THE CENTERLINE OF LAKE STREET, 1872.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 41°11'38" EAST, ALONG SAID CENTERLINE, 222.30 FEET; THENCE SOUTH 34°13'53" WEST, 331.02 FEET; THENCE NORTH 63°58'19" WEST, 118.30 FEET; THENCE NORTH 20°34'58" EAST, 415.58 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN		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		C 100' @ 2000/ 187.00 373.00 0.8551 0.9623 2000 100				187 Actual Front Feet, 1.60 Total Acres		Total Est. Land Value =		307,763
		Level										307,763
		Rolling										
		X Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who		When	What	2025	153,900	0	153,900	82,192C				
TPC 05/06/2018 INSPECTED		2024	107,700	0	107,700			79,721C				
TPC 10/01/2015 INSPECTED		2023	84,600	0	84,600			75,925C				
WAS 01/21/2009 INSPECTED		2022	75,000	0	75,000			72,310C				



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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.
NOBIS STEPHANIE TRUST	6271 S WHITE PINE TRAIL L	1	11/21/2024	QC	21-NOT USED/OTHER	20240056745	PROPERTY TRANSFER	0.0
SCHLOOP JOAN C TRUST	NOBIS STEPHANIE TRUST	790,000	08/12/2019	WD	03-ARM'S LENGTH	2019004429	PROPERTY TRANSFER	100.0
SCHLOOP JOAN C	SCHLOOP JOAN C TRUST	0	12/14/2015	WD	09-FAMILY	1248P31	PROPERTY TRANSFER	0.0
SCHLOOP CLINTON P	SCHLOOP JOAN C	0	05/30/2015	AFF	07-DEATH CERTIFICATE	1244P19	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6271 S WHITE PINE TRL	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	05/04/1999	1999-0215	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 52	2025 Est TCV 1,279,284 TCV/TFA: 392.66
6271 S WHITE PINE TRAIL LLC 870 E EAGLE LAKE DR KALAMAZOO MI 49009		

X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
		* Factors *					
		Description	Frontage	Depth	Rate %Adj. Reason	Value	
		C 100' @ 2000/	182.00	263.27	0.8610 0.8820	2000 100	276,416
		182 Actual Front Feet, 1.10 Total Acres				Total Est. Land Value =	276,416

Tax Description	Public Improvements	Land Improvement Cost Estimates				
L458 P143/97 PARCEL 2 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR TH S41 DEG 11'38" E ALG C/L LAKE ST 2095.04 FT TO POB TH S 41 DEG 11'38" E CON ALG C/L 200 FT TH S 45 DEG 15'02" W 254.81 FT TH N 39 DEG 45'02" W 58.24 FT TH N 63 DEG 52'43" W 89.78 FT TH N 34 DEG 13'53" E 297.04 FT TO POB SEC 27 T29N R14W.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size % Good	Cash Value	
		D/W/P: 4in Ren. Conc.	10.34	1034 0	0	
		D/W/P: Flagstone/Sand	26.31	280 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



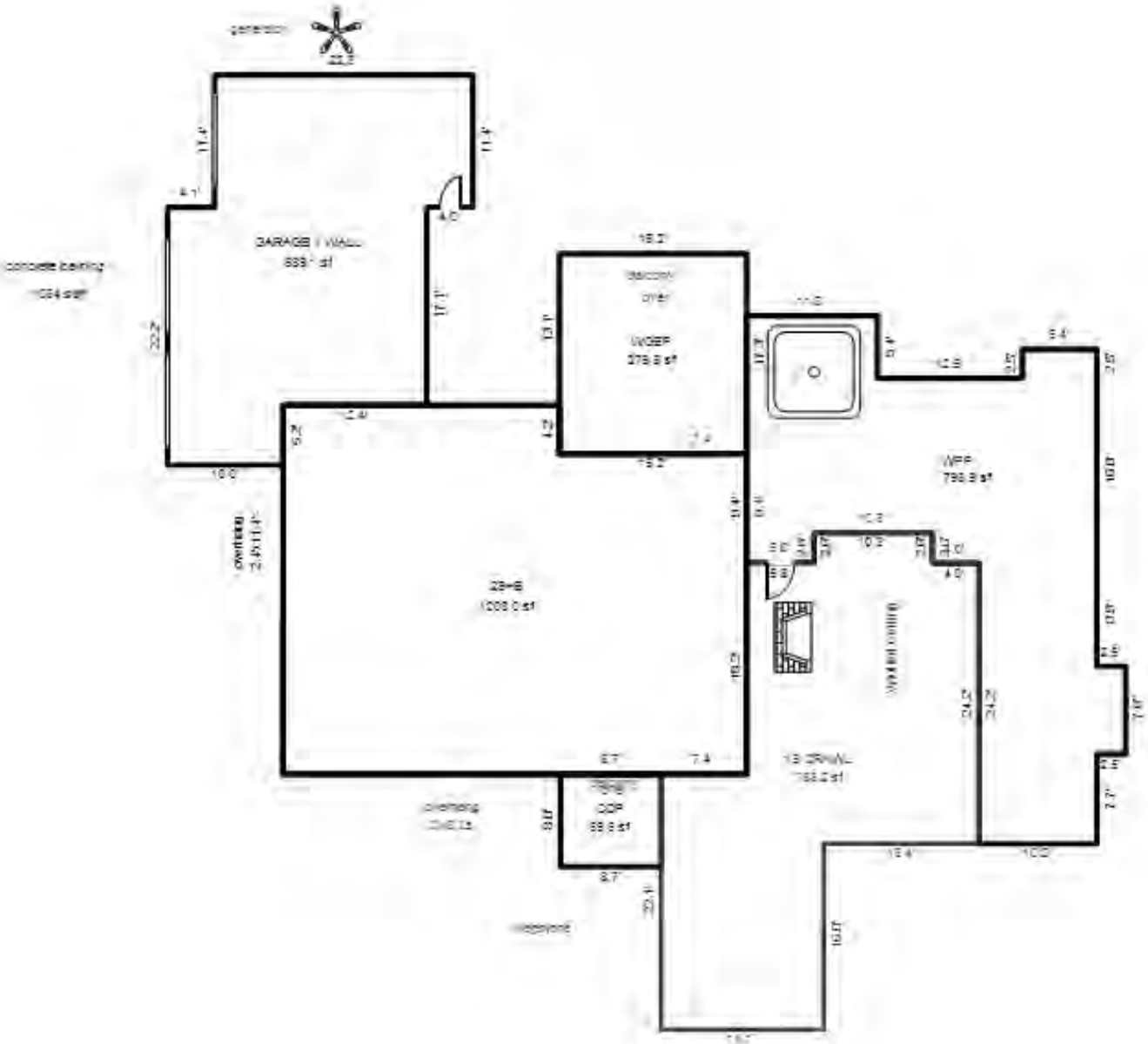
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	138,200	501,400	639,600			491,983C
	2024	96,700	458,400	555,100			477,191C
	2023	76,000	426,900	502,900			454,468C
	2022	77,600	377,000	454,600			432,827C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 689 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	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			69 CCP (1 Story) 798 WPP 279 WGEP (1 Story) 279 Wood Balcony 69 Wood Balcony			Bsmnt Garage: Carport Area: Roof:			
Building Style: 2 STORY		Yr Built 1999		Remodeled 0	X	Ex	Ord	Min	Class: BC Effec. Age: 23 Floor Area: 3,258 Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0		
Condition: Average		Size of Closets		Lg X Ord Small			Central Air Wood Furnace			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
Room List		Doors		Solid X H.C.			Central Air Wood Furnace			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
Basement 8 1st Floor 5 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Ceramic Til Other: Hardwood Other: Carpeted			(12) Electric			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
(1) Exterior		Kitchens		Other: Carpeted			200 Amps Service			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Drywall			No./Qual. of Fixtures			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
X	Stucco	X Ex.		Ord.	Min	No. of Elec. Outlets			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0		
X	Insulation	X Drywall		Many X Ave. Few			(13) Plumbing			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
(2) Windows		(7) Excavation		Basement: 1208 S.F. Crawl: 783 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
X	Many Avg. X Avg. Few Small	Basement: 1208 S.F. Crawl: 783 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
(3) Roof		(9) Basement Finish		Lump Sum Items:			(15) Fireplaces			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 0	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 682,240 Total Depr Cost: 525,325 Estimated T.C.V: 998,118			E.C.F. X 1.900			Storage Area: 0 No Conc. Floor: 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.
GINSBURG RICHARD A & ANDR	GINSBURG ANDREA L REVOCAB	0	03/19/2007	QC	09-FAMILY	934:761	OTHER	0.0
KAUFMAN	GINSBURG	119,000	05/15/2002	WD	03-ARM'S LENGTH	645:990	PROPERTY TRANSFER	0.0
GLEN LAKE ASSOC	KAUFMAN	62,500	10/30/1997	WD	03-ARM'S LENGTH	457:468	OTHER	0.0

Property Address: S WHITE PINE TRL  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 52

Owner's Name/Address: GINSBURG ANDREA L REVOCABLE TRUST  
 1836 N CLEVELAND AVE  
 CHICAGO IL 60614  
 2025 Est TCV 276,389

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	189.00	235.00	0.8529	0.8573	2000	100		276,389
X	Gravel Road	189 Actual Front Feet, 1.02 Total Acres Total Est. Land Value = 276,389							
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: L457 P468/97 L645 P990/02 L934 P761/07  
 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR SD  
 SEC TH S 41 DEG 11' 38" E ALG C/L LAKE ST  
 2305.04 FT TO POB TH S 41 DEG 11' 38" E  
 ALG SD C/L 236.57 FT TH S 53 DEG 55' 26"  
 W 54.66 FT TH S 77 DEG 30' 00" W 221.25  
 FT TH N 17 DEG 42' 47" W 16.57 FT TH N 48  
 DEG 40' 25" W 95.27 FT TH N 45 DEG 15'  
 02" E 254.81 FT TO POB TOGETHER WITH &  
 SUBJECT TO EASEMENT SEC 27 T29N R14W.

Comments/Influences

Topography of Site

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	138,200	0	138,200			82,192C
2024	96,700	0	96,700			79,721C
2023	76,000	0	76,000			75,925C
2022	79,500	0	79,500			72,310C

TPC 12/20/2017 INSPECTED  
 TPC 05/10/2016 INSPECTED  
 TPC 10/01/2015 INSPECTED



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROGERS ROBERT W III TRUST	ROGERS ROBERT W III & JOA	0	07/09/2010	QC	09-FAMILY	2010 1053-11QC	PROPERTY TRANSFER	0.0				
ROGERS ROBERT W III & JOA	ROGERS ROBERT W III & JOA	0	07/09/2010	QC	09-FAMILY	2010 1053-31QC	DEED	0.0				
ROGERS ROBERT W III & JOA		0	09/28/2005	WD	03-ARM'S LENGTH		REALTOR	0.0				
GLEN LAKE ASSOC	ROGERS	70,000	06/01/1999	WD	03-ARM'S LENGTH	514:46	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
6292 S WHITE PINE TRL		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/13/2017	PM17-0354					
		P.R.E. 0%		Electrical		06/08/2017	PE17-0277					
Owner's Name/Address		MAP #: 52		Res. Utility Structure		04/25/2017	PB17-0139	100% FINIS				
ROGERS ROBERT W III & JOANNA L TR 1211 MEADOWS RD GENEVA IL 60134		2025 Est TCV 1,413,998 TCV/TFA: 333.18		DETACHED RESIDENTIAL EXTEN		01/24/2017	LU17-02	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/	154.00	450.00	0.8977	1.0085	2000	100		278,838
				154 Actual Front Feet, 1.59 Total Acres					Total Est. Land Value =	278,838		
Tax Description				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 4in Ren. Conc.	10.34	179	0	0				
				D/W/P: Crushed Rock	2.50	67	0	0				
				D/W/P: Crushed Rock	2.50	40	0	0				
				D/W/P: 4in Ren. Conc.	10.34	974	0	0				
				Wood Frame	31.57	216	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
				Total Estimated Land Improvements True Cash Value = 5,000								
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	139,400	567,600	707,000	400,266C			
		TPC 11/13/2017	INSPECTED		2024	97,600	518,800	616,400	388,231C			
		TPC 10/01/2015	INSPECTED		2023	76,700	483,200	559,900	369,744C			
		WAS 12/05/2008	INSPECTED		2022	45,000	424,100	469,100	352,138C			



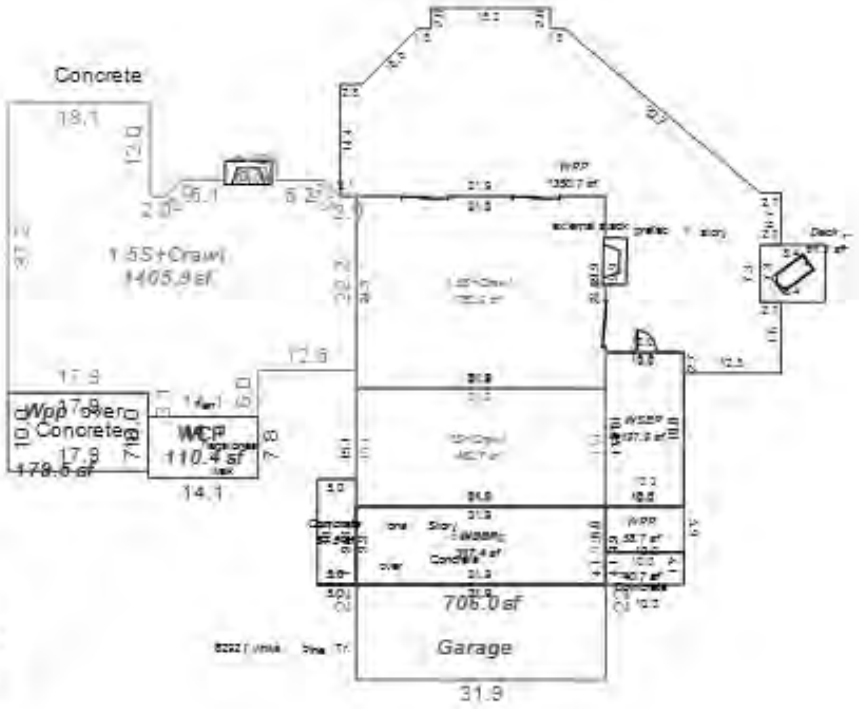
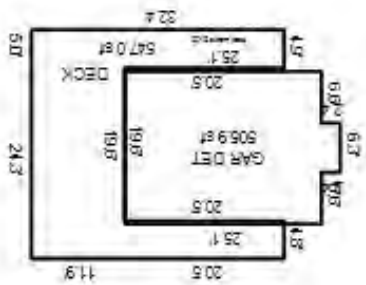
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 2 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 317 198 1350 58 179 110 61 547	Type WSEP (2 Story) WSEP (1 Story) WPP WPP WCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 706 % Good: 25 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				2													
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G															
Yr Built Remodeled 1999 2008		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: BC Effec. Age: 20 Floor Area: 4,244 Total Base New : 767,003 Total Depr Cost: 594,821 Estimated T.C.V: 1,130,160		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:									
Condition: Average		Ex	X	Ord		Min															
Room List		Doors		Solid	X	H.C.															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2669 SF Floor Area = 4244 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC		Blt 1999									
(1) Exterior		Kitchen: Hardwood Other: Other:		No./Qual. of Fixtures		No. of Elec. Outlets		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.		X	Ord.			1.5 Story		Siding		Crawl Space		782					
	Insulation	X	Drywall	Many		X	Ave.			2 Story		Siding		Crawl Space		482					
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)		1.5 Story		1.5 Story		Siding		Crawl Space		1,405					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2669 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		Other Additions/Adjustments		Exterior		Stone Veneer		102		4,791		3,833	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s)		1		2,188		1,750			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		Water/Sewer		3 Fixture Bath		1		6,880		5,504			
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:		1		Porches		WSEP (2 Story)		317		30,289		24,231			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:						1		WSEP (1 Story)		198		13,145		10,516					
Chimney: Brick								1		WPP		58		2,857		2,286					
								1		WPP		179		5,438		4,350					
								1		WCP (1 Story)		110		6,630		5,304					
								1		WPP		1350		27,837		22,270					
										Deck		Treated Wood		61		2,107		1,686			
										Garages		Treated Wood		547		8,550		6,840			
										<<<<< 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.
MACKEY ANN CARR TRUST	ROGERS JOANNA L TRUST	187,500	05/23/2006	WD	03-ARM'S LENGTH	902:152	OTHER	100.0
GLEN LAKE ASSOC	MACKEY TRUST	70,000	08/20/1999	WD	03-ARM'S LENGTH	521:204	PROPERTY TRANSFER	0.0

Property Address: S WHITE PINE TRL  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

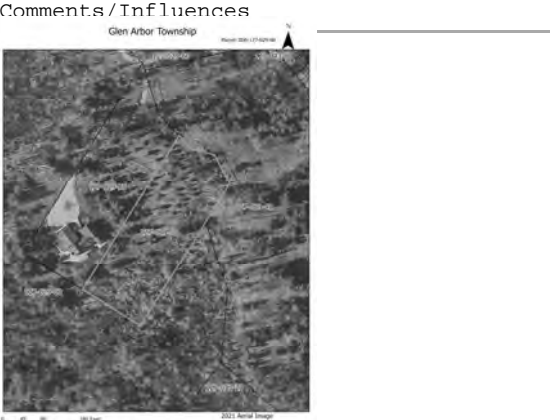
School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 52

Owner's Name/Address: ROGERS JOANNA L TRUST  
 1211 MEADOWS RD  
 GENEVA IL 60134-2663

2025 Est TCV 264,244  
 Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Tax Description	Public Improvements	* Factors *				Rate %Adj. Reason	Value
		Description	Frontage	Depth	Front Depth		
L521 P204/99 L902 P152/06 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR SD SEC TH S 41 DEG 11'38" E ALG C/L LAKE ST 2802.28 FT TO C/L SUNSET DR TH S 04 DEG 50'21" W ALG SD LN 200 FT TH N 72 DEG 59'17" W 242.43 FT TO POB TH N 28 DEG 12'47" W 73.50 FT TH N 75 DEG 37'56" W 53.24 FT TH N 43 DEG 53'26" W 38.62 FT TH S 31 DEG 35'55" W 403.12 FT TH S 58 DEG 24'05" E 151.76 FT TH N 31 DEG 35' 55" E 372.25 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 27 T29N R14W.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	C 100' @ 2000/	151.00	385.00	0.9021 0.9699	2000 100	264,244
		151 Actual Front Feet, 1.34 Total Acres					Total Est. Land Value =

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	132,100	0	132,100			51,149C
TPC	05/30/2021	INSPECTED	2024	92,500	0	92,500			49,612C
TPC	05/10/2016	INSPECTED	2023	72,700	0	72,700			47,250C
WAS	06/18/2007	INSPECTED	2022	45,000	0	45,000			45,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRALY BARBARA C	BRALY BARBARA C & SCOTT A	0	11/15/2023	WD	09-FAMILY	2023005142	PROPERTY TRANSFER	0.0
BRALEY LIVING TRUST	BRALY BARBARA C	0	09/07/2022	QC	09-FAMILY	2022005121	PROPERTY TRANSFER	0.0
BRALY BARBARA C	BRALY BARBARA C	0	09/07/2022	QC	09-FAMILY	2022005122	PROPERTY TRANSFER	0.0
BRALY BARBARA C SURVIVORS	BRALY QTIP TRUST	0	12/14/2015	WD	03-ARM'S LENGTH	L1250P616	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6439 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/21/2015	PB15-0341	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 55,52	2025 Est TCV 1,220,224 TCV/TFA: 1013.4
BRALY BARBARA C & SCOTT A TRUST 6841 S PIKE PLACE LARKSPUR CO 80118		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN																																										
L329 P17 L346 P881 L439 P92/97 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH S 41 DEG E ALG C/L LAKE ST 2790.74 FT TO C/L SUNSET DR TH S 04 DEG 29' W ALG C/L SUNSET DR 465.20 FT FOR POB TH CONT ALG C/L SUNSET DR S 04 DEG 29' W 228.82 FT TH S 51 DEG 10' E 284.29 FT TO SHR GLEN LAKE TH N 07 DEG 08' 40" E ALG SHR 187.60 FT TH CONT ALG SHR N 32 DEG 57' 41" E 29.44 FT TH N 51 DEG W 311.84 FT TO POB UNDIVIDED 1/2 INTEREST SEC 27 T29N R14W 1.27 A.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 20000</td> <td>100.00</td> <td>250.36</td> <td>0.8707</td> <td>0.7733</td> <td>20000</td> <td>50</td> <td>50%INT SPLIT</td> <td>673,342</td> </tr> <tr> <td>GROUP A 20000</td> <td>120.97</td> <td>250.36</td> <td>0.8707</td> <td>0.7733</td> <td>20000</td> <td>25</td> <td>INT/SURPLUS</td> <td>407,261</td> </tr> <tr> <td colspan="8">221 Actual Front Feet, 1.27 Total Acres</td> <td>Total Est. Land Value = 1,080,603</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 20000	100.00	250.36	0.8707	0.7733	20000	50	50%INT SPLIT	673,342	GROUP A 20000	120.97	250.36	0.8707	0.7733	20000	25	INT/SURPLUS	407,261	221 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 1,080,603
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																					
GROUP A 20000	100.00	250.36	0.8707	0.7733	20000	50	50%INT SPLIT	673,342																																					
GROUP A 20000	120.97	250.36	0.8707	0.7733	20000	25	INT/SURPLUS	407,261																																					
221 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 1,080,603																																					
			<p style="text-align: center;">PURC TEST</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVEMENTS 15</td> <td>1,500.00</td> <td>1</td> <td>100</td> <td>1,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,500</td> </tr> </tbody> </table>							Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500	Total Estimated Land Improvements True Cash Value =				1,500											
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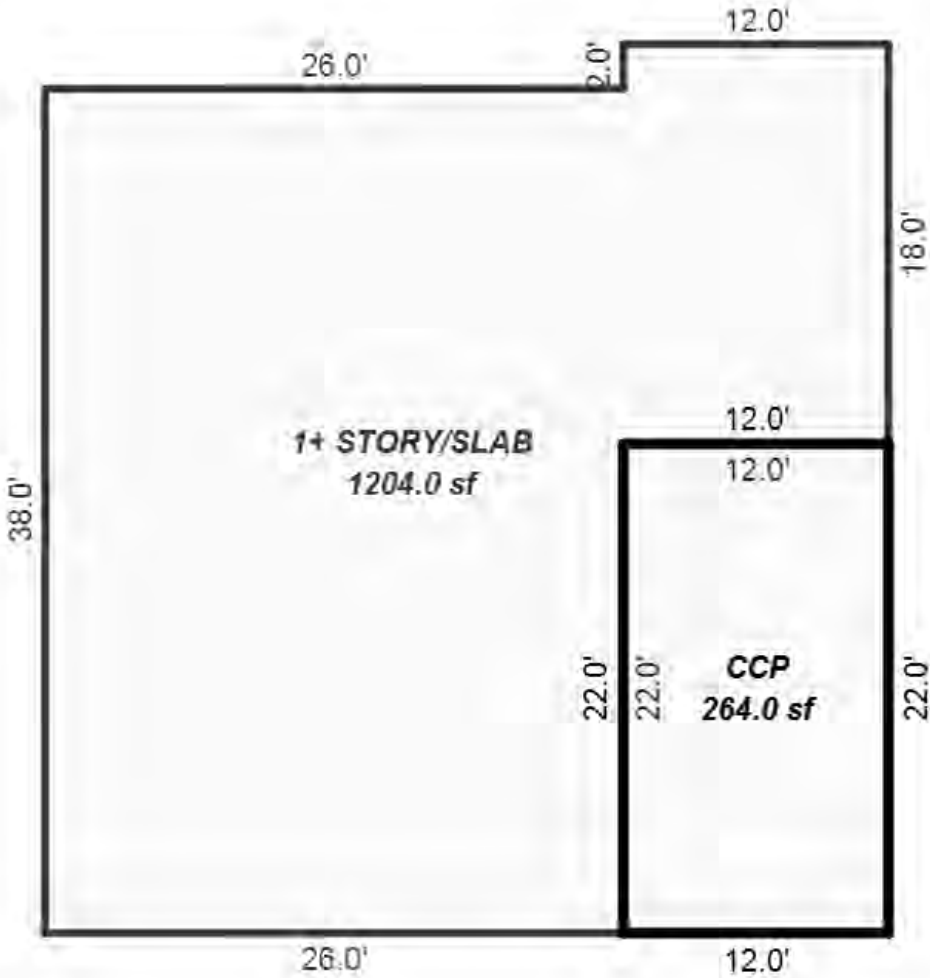
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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2025	540,300	69,800	610,100			180,033C
		2024	458,100	67,700	525,800			174,620C
		2023	384,600	50,800	435,400			166,305C
		2022	249,000	41,700	290,700			158,386C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						264 CCP (1 Story)							
Building Style: 1 STORY		Ex		Ord	X	Min				Class: C Effec. Age: 45 Floor Area: 1,204 Total Base New : 186,025 Total Depr Cost: 51,156 Estimated T.C.V: 138,121			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1965	Remodeled 0	Size of Closets		Lg	Ord	X	Small	Central Air Wood Furnace										
Condition: Average		Doors		Solid	X	H.C.	(12) Electric 100 Amps Service											
Room List		(5) Floors		Kitchen: Ceramic Til Other: Carpeted Other:			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1204 SF Floor Area = 1204 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/50/27.5 Economic Depreciation because of: INTEREST SPLIT			Cls C Blt 1965					
4	Basement						No. of Elec. Outlets Many X Ave. Few			Building Areas								
1	1st Floor						(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
2	2nd Floor						1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Block Slab 1,204								
3	Bedrooms						(14) Water/Sewer			Other Additions/Adjustments								
(1) Exterior		(6) Ceilings					Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,484 408 Water/Sewer 1000 Gal Septic 1 4,893 1,346 Water Well, 100 Feet 1 6,014 1,654 Porches CCP (1 Story) 264 6,684 1,838 Built-Ins Appliance Allow. 1 2,864 788 Fireplaces Interior 1 Story 1 5,527 1,520			Totals: 186,025 51,156					
Wood/Shingle Aluminum/Vinyl Brick X Block X Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 S.F. Height to Joists: 0.0						Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 138,121								
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Many Avg. X Few	Large Avg. X Small																
X	Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish																
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat X Asphalt Shingle	Gambrel Mansard Shed																
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:											

\*\*\* 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.
CRISSEY HEIDI H	CRISSEY STACY	1	09/13/1991	QC	06-COURT JUDGEMENT	329P017	DEED	0.0
CHRISSEY HEIDI H	CRISSEY FREDERICK H	1	08/09/1991	QC	06-COURT JUDGEMENT	328P637	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6439 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CRISSEY STACY BRALY BARBARA 6841 PIKE PLACE LARKSPUR CO 80118	MAP #: 55,52					
	2025 Est TCV 1,220,224 TCV/TFA: 1013.4					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
				* Factors *		PURC TEST						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L328 P637/91 L329 P17/91 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH S 41 DEG E ALG C/L LAKE STREET 2790.74 FT TO C/L SUNSET DR TH S 04 DEG 29' W ALG C/L SUNSET DR 465.20 FT FOR POB TH CONT ALG C/L SUNSET DRIVE S 04 DEG 29' W 228.82 FT TH S 51 DEG 10' E 284.29 FT TO SHORE GLEN LAKE TH N 07 DEG 08' 40" E ALG SHORE 187.60 FT TH CONT ALG SHORE N 32 DEG 57' 41" E 29.44 FT TH N 51 DEG W 311.84 FT TO POB UNDIVIDED 1/2 INTEREST RESERVING A LIFE ESTATE UNTO CRISSEY FREDERICK H & CRISSEY HEIDI H SEC 27 T29N R14W 1 27 A	X			GROUP A 20000	100.00	250.36	0.8707	0.7733	20000	50	50% INT SPLIT	673,342
	X			GROUP A 20000	120.97	250.36	0.8707	0.7733	20000	25	INT/SURPLUS	407,261
				221 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 1,080,603								
				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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	540,300	69,800	610,100			147,667C
Rolling	2024	458,100	67,700	525,800			143,227C
Low	2023	384,600	50,800	435,400			136,407C
High	2022	249,000	41,700	290,700			129,912C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



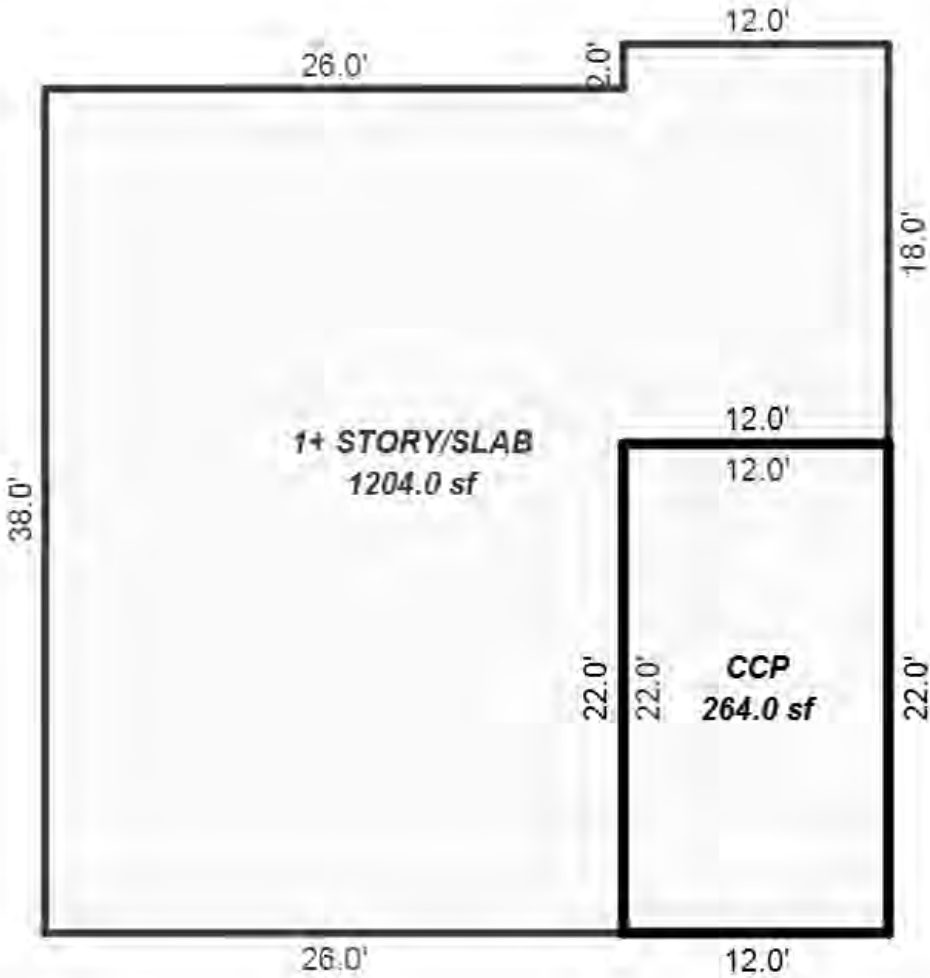
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 264	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior				Trim & Decoration		Ex		Ord	X	Min	Size of Closets											
Building Style: 1 STORY		Yr Built 1965		Remodeled 0		Condition: Average		Room List		Doors				Ord	X	H.C.	(5) Floors											
	Basement 4 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Ceramic Til Other: Carpeted Other:			(12) Electric			100 Amps Service			No./Qual. of Fixtures			Ex.			X	Ord.		Min								
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
X	Wood/Shingle Aluminum/Vinyl Brick X Block X Insulation	X	Tile	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1204 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:			
X	(2) Windows Many Avg. Few X Large Avg. Small	(3) Roof X Gable Hip Flat X Asphalt Shingle			Chimney: Block			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Built-Ins Appliance Allow. Fireplaces Interior 1 Story			Stories 1 Story			Exterior Block			Foundation Slab			Size 1,204			Cost New 158,559			Depr. Cost 43,602		
Totals:		186,025		51,156		ECF (4080 BIG GLEN) 2.700 => TCV:		138,121																				


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





Sketch by Apex Sketch

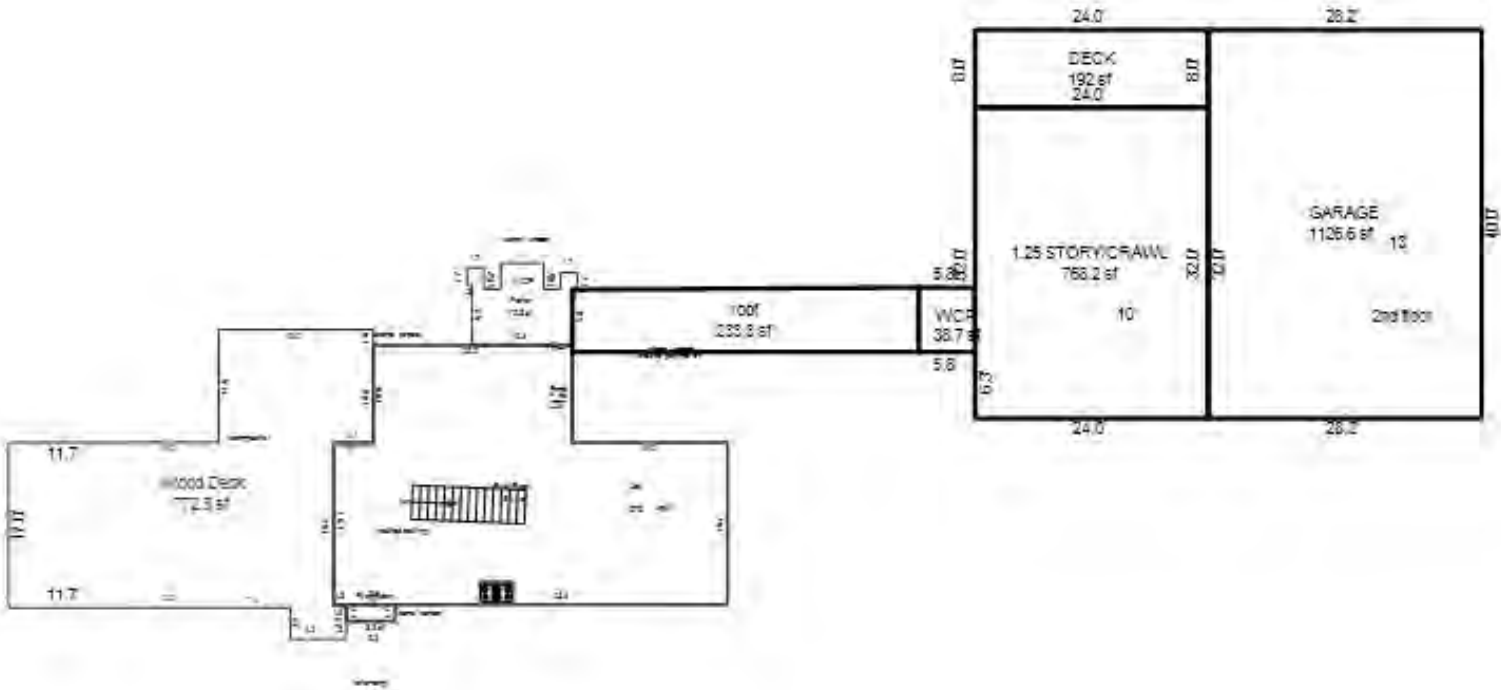
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CZERNIAWSKI BENJAMIN & KA	CZERNIAWSKI BENJAMIN J &	1	10/18/2011	QC	15-LADY BIRD	1101-542 QCD	PROPERTY TRANSFER	0.0				
CZERNIAWSKI KATHY L TRUST		0	10/16/2011	OTH	33-TO BE DETERMINED	1101-539 CERT	DEED	0.0				
CZERNIAWSKI BENJAMIN J TR		0	10/15/2011	OTH	33-TO BE DETERMINED	1101-536 CERT	DEED	0.0				
CZERNIAWSKI BENJAMIN & KA	CZERNIAWSKI BENJAMIN J LI	0	11/04/2005	QC	09-FAMILY	883:938	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6437 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/09/2022	PM22-0400	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Plumbing		05/09/2022	PP22-0141	100% FINIS				
CZERNIAWSKI BENJAMIN J & KATHY L 840 SUNNINGDALE DR GROSSE POINTE MI 48236		MAP #: 55,52		Res. Add/Alter/Repair		10/08/2021	PB21-0468	100% FINIS				
		2025 Est TCV 3,250,859 TCV/TFA: 1064.8		Electrical		09/20/2021	PE21-0635	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
L280 P840/87 L308 P983/90 L199 P429 L273 P611 L883 P938/05 PRT OF GOVT LOTS 1 & 2 SEC 27 COM N 1/4 COR TH S 41 DEG 00' 00" E ALG C/L LAKE STREET 2790.74 FT TO C/L OF SUNSET DR TH S 04 DEG 29' 00" W ALG SD C/L 252.20 FT FOR POB TH CONT ALG SD C/L S 04 DEG 29' 00" W 213.00 FT TH S 51 DEG 10' 00" E 311.84 FT TO TRAV LN ALG SHR OF GLEN LAKE TH N 32 DEG 57' 41" E ALG SD TRAV LN 100 FT TH N 40 DEG 54' 11" W 428.65 FT TO POB SEC 27 T29N R14W. 1.10 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Electric	GROUP A 20000	100.00	348.06	0.9800	0.8397	20000	100		1,645,931
		X	Gas	GROUP A 20000	37.67	348.06	0.9800	0.8397	20000	50	SURPLUS: ZONING 100 ft	30
		X	Curb	138 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 1,955,917								
		X	Street Lights	Land Improvement Cost Estimates								
		X	Standard Utilities	Description	Rate	Size	% Good	Cash Value				
		X	Underground Utils.	Dock: Light posts	43.23	80	50	1,729				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
				Total Estimated Land Improvements True Cash Value = 3,229								
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2025	978,000	647,400	1,625,400			684,338C		
			Rolling	2024	952,000	636,700	1,588,700			663,762C		
			Low	2023	801,700	464,200	1,265,900	1,238,300M		557,488C		
			High	2022	523,900	180,500	704,400			321,605C		
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2025	978,000	647,400	1,625,400		684,338C		
			TPC 11/07/2023	INSPECTED	2024	952,000	636,700	1,588,700		663,762C		
			TPC 05/17/2023	INSPECTED	2023	801,700	464,200	1,265,900	1,238,300M	557,488C		
			TPC 12/08/2022	INSPECTED	2022	523,900	180,500	704,400		321,605C		

\*\*\* Information herein deemed reliable 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 78 772	Type WCP (1 Story) Composite	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	78	WCP (1 Story)	772	Composite	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Mobile Home															0 Front Overhang
	Town Home	0														
	Duplex	0														
	A-Frame															
	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: C +10 Effec. Age: 14 Floor Area: 1,126 Total Base New : 212,978 Total Depr Cost: 183,161 Estimated T.C.V: 494,535			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
		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			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 882 SF Floor Area = 1126 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Cls C 10 Blt 2010			
	Building Style: 1.25 STORY	Trim & Decoration		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
	Yr Built 2010	Remodeled 0	Ex Ord Min	Size of Closets Lg Ord Small			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Foundation 882 0.5 Story Siding Overhang 8 1 Story Siding Overhang 20			Total: 160,207 137,778			
	Condition: Average	Doors Solid H.C.		(5) Floors			(12) Electric			Other Additions/Adjustments			Exterior			
	Room List	Basement 4 1st Floor 1 2nd Floor 2 Bedrooms		Kitchen: Other: Other:			No./Qual. of Fixtures Ex. Ord. Min			Brick Veneer 200 3,462 2,977			Plumbing			
		(6) Ceilings		Basement: 0 S.F. Crawl: 882 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 1000 Gal Septic Water Well, 50 Feet			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet		1,486 1,278 4,678 4,023	
	(1) Exterior	(7) Excavation		(8) Basement			(14) Water/Sewer			Porches			WCP (1 Story)		78 4,213 3,623	
	Wood/Shingle Aluminum/Vinyl Brick	(8) Ceilings		Basement: 0 S.F. Crawl: 882 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
	Insulation	(9) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Deck			Composite		772 11,796 10,145	
	(2) Windows	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
	Many Avg. Few Large Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Totals:			212,978 183,161			
	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)						Notes: 2023 EXTERNAL ADDITION CONNECTED BY OUTDOOR COVERED WALKWAY ECF (4080 BIG GLEN) 2.700 => TCV: 494,535						
	Chimney:	Joists: Unsupported Len: Cntr.Sup:														

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2023 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: 1126 % Good: 0 Storage Area: 221 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: 1 Floor Area: 1,927 Total Base New : 298,239 Total Depr Cost: 295,251 Estimated T.C.V: 797,178			38 WCP (1 Story) 233 Roof Cover Onl 192 Treated Wood	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			(12) Electric								
Yr Built 2023		Remodeled 0	Ex		Ord	Min	0 Amps Service			Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 1927 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99						
Condition: Average		Trim & Decoration			No./Qual. of Fixtures			Building Areas						Cls C 10 Blt 2023		
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(13) Plumbing			1.5 Story Siding Crawl Space 768									
(1) Exterior		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 Overhang 775			Total: 228,799		226,507				
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(14) Water/Sewer			Other Additions/Adjustments									
(2) Windows		(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing									
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,486 1,471 3 Fixture Bath 1 4,678 4,631					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WCP (1 Story) 38 2,652 2,625						
(3) Roof		(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood 192 4,057 4,016 w/Roof (Roof portion) 233 3,840 3,802						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
X	Asphalt Shingle	(10) Floor Support		Storage Over Garage 221 3,059 3,028 Common Wall: 1 Wall 1 -2,705 -2,678 Door Opener 1 550 544 Base Cost 1126 49,037 48,547			Garages									
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Notes: CONNECT BY OUTSIDE COVERED WALKWAY ECF (4080 BIG GLEN) 2.700 => TCV: 797,178			Appliance Allow. 1 2,786 2,758			Totals: 298,239		295,251				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALTON CHRISTIE L & BRUCE	ALTON BRUCE T TRUST &	0	09/25/2001	QC	09-FAMILY	602P953	DEED	0.0
LICHLITER BRUCE E & ANNE	ALTON BRUCE T & CHRISTIE	0	08/24/2001	WD	03-ARM'S LENGTH	598P746	DEED	0.0
CHRISTIE L ALTON	CHRISTIE L ALTON TRUST	0	12/10/1999	WD	03-ARM'S LENGTH	533P744	DEED	0.0
LICHLITER CHRISTINE & LIC	LICHLITER CHRISTINE & LIC	0	02/04/1993	QC	09-FAMILY	359P191	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6559 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	08/22/2001	L01 -317	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 55	2025 Est TCV 990,390 TCV/TFA: 725.56
ALTON BRUCE T TRUST & ALTON CHRISTIE L TRUST 1444 BANNER DR LANCASTER PA 17601-4580		

X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
		* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
L533 P744/00 L598 P738/01 L602 P953/01 PRT GOVT LOT 2 COM S 1/4 COR SEC 27 TH N 1549.7 FT TH E 892.5 FT TH N 50 DEG 56' E 117.45 FT TO POB TH N 50 DEG 56' E 100 FT TH S 47 DEG 35' E 341.1 FT TO SHR GLEN LAKE TH S 50 DEG 53' W ALG SHR 100 FT TH N 47 DEG 35' W 341.1 FT TO POB SEC 27 T29N R14W. 0.75 A M/L.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	100.00	340.00	1.0000	0.8348	20000	50 INTEREST SPLIT	834,825
		100 Actual Front Feet,	0.78 Total Acres	Total Est. Land Value =				834,825

X	Public Improvements	Land Improvement Cost Estimates
		Description

X	Electric	Rate	Size % Good	Cash Value
	D/W/P: Crushed Rock	2.20	200 0	0
	Wood Frame	26.44	96 25	634

X	Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 25	2,500.00	1 50	1,250
		Total Estimated Land Improvements True Cash Value =			1,884

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	417,400	77,800	495,200			114,151C
2024	431,300	76,500	507,800			110,719C
2023	363,200	57,800	421,000			105,447C
2022	241,800	47,300	289,100			100,426C

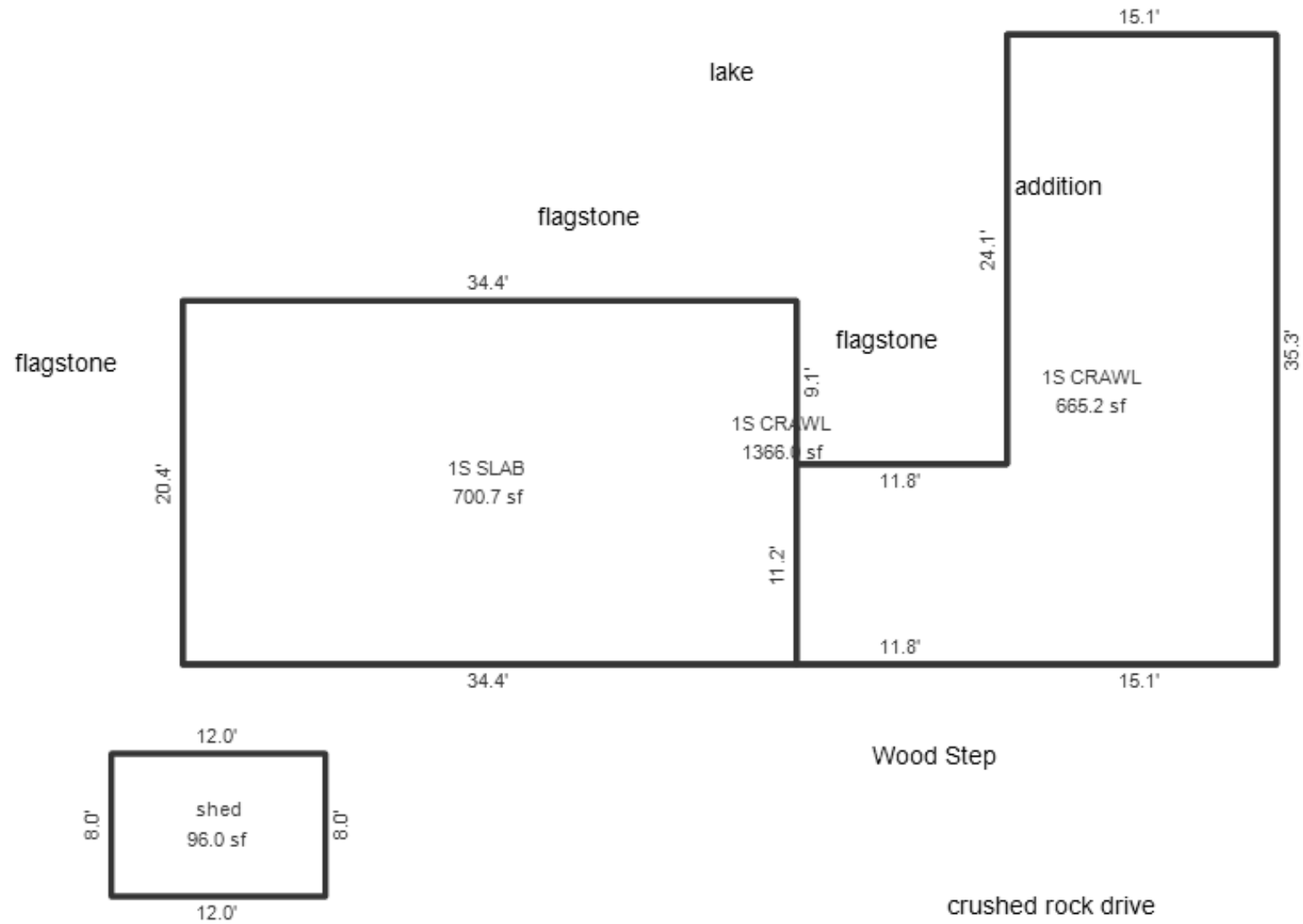
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County of Leelanau, Michigan

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	11/13/2017	INSPECTED
TPC	04/30/2015	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	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																															
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																									
Building Style: 1 STORY		Ex X Ord Min		Central Air Wood Furnace																																																																									
Yr Built 1930	Remodeled 1975	Size of Closets Lg X Ord Small		120 Amps Service																																																																									
Condition: Average		Doors Solid X H.C.		(12) Electric																																																																									
Room List Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Carpeted Other: Carpeted Other:		No./Qual. of Fixtures Ex. X Ord. Min																																																																									
(1) Exterior		(6) Ceilings X Drywall		No. of Elec. Outlets Many X Ave. Few																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 665 S.F. Slab: 700 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																									
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																									
(2) Windows Many Avg. Large X Few X Small		(9) Basement Finish		Lump Sum Items:																																																																									
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																																																											
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Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1930 (11) Heating System: Electric Baseboard Ground Area = 1365 SF Floor Area = 1365 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/50/32.5 Economic Depreciation because of: INTEREST SPLIT Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>700</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>665</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>152,057</td> <td>49,418</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,887</td> <td>1,263</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,582</td> <td>1,489</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,680</td> <td>1,846</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,947</td> <td>633</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>5,748</td> <td>1,868</td> </tr> <tr> <td colspan="3">Totals:</td> <td>175,139</td> <td>56,919</td> </tr> </tbody> </table> Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 153,681													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	700			1 Story	Siding	Crawl Space	665			Total:				152,057	49,418	Average Fixture(s)	Size	Cost New	Depr. Cost	3 Fixture Bath	1	3,887	1,263	Water/Sewer				1000 Gal Septic	1	4,582	1,489	Water Well, 100 Feet	1	5,680	1,846	Built-Ins				Appliance Allow.	1	1,947	633	Fireplaces				Exterior 1 Story	1	5,748	1,868	Totals:			175,139	56,919
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALTON CHRISTIE L & BRUCE	ALTON BRUCE T TRUST &	0	09/25/2001	QC	09-FAMILY	602P953	DEED	0.0
LICHLITER BRUCE E & ANNE	ALTON BRUCE T & CHRISTIE	0	08/24/2001	WD	03-ARM'S LENGTH	598P746	DEED	0.0
EVANS MARY J A/K/A LICHLI	EVANS MARY & LICHLITER AL	0	09/12/1988	QC	09-FAMILY	291P611	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6559 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 55					
ALTON CHRISTIE L TRUST & ALTON BRUCE T REVOC TRUST 1444 BANNER DR LANCASTER PA 17601	2025 Est TCV 990,390 TCV/TFA: 725.56					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L598 P740/01 L602 P953/01 2001 INTEREST SPLIT FROM 006-127-031-00 PRT GOVT LOT 2 SEC 27 COM S 1/4 COR SD SEC TH N 1549.7 FT TH E 892.5 FT TH N 50 DEG 56' E 117.45 FT TO POB TH CONT N 50 DEG 56' E 100.0 FT TH S 47 DEG 35' E 341.1 FT TO SHR GLEN LK TH S 50 DEG 53' W ALG SHR 100.0 FT TH N 47 DEG 35' W 341.1 FT TO POB SEC 27 T29N R14W. 0.75 A M/L.	X			GROUP A 20000	100.00	340.00	1.0000	0.8348	20000	50	INTEREST SPLIT	834,825
				100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 834,825								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good			Cash Value		
				D/W/P: Crushed Rock	2.20	200	0			0		
				D/W/P: Flagstone/Sand	19.08	450	0			0		
				Wood Frame	26.44	96	25			634		
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good			Cash Value		
				LAND IMPROVEMENTS 25	2,500.00	1	50			1,250		
				Total Estimated Land Improvements True Cash Value =							1,884	

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

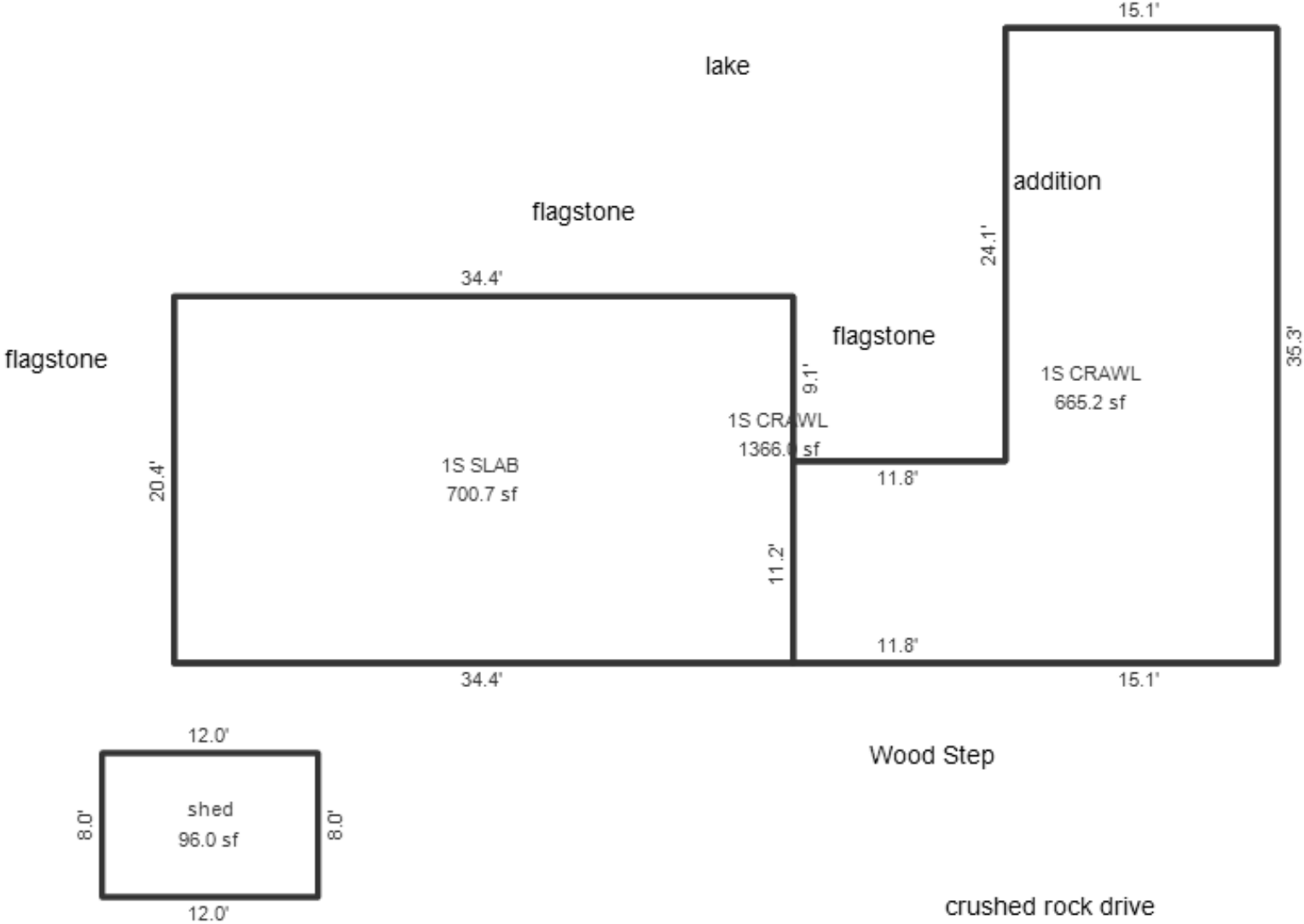
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	417,400	77,800	495,200			187,500C
2024	431,300	76,500	507,800			181,863C
2023	363,200	57,800	421,000			173,203C
2022	241,800	47,300	289,100			164,956C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																													
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																							
Building Style: 1 STORY		Ex X Ord Min		Central Air Wood Furnace																																																																							
Yr Built 1930	Remodeled 1975	Size of Closets Lg X Ord Small		(12) Electric 150 Amps Service																																																																							
Condition: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min																																																																							
Room List Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Carpeted Other: Carpeted Other:		No. of Elec. Outlets Many X Ave. Few																																																																							
(1) Exterior		(6) Ceilings X Drywall		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 665 S.F. Slab: 700 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																							
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																																																																							
(2) Windows Many Avg. Large X Few X Small		(9) Basement Finish																																																																									
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																																																									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																																																																										
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Chimney: Brick																																																																											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1365 SF Floor Area = 1365 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/50/32.5 Economic Depreciation because of: INTEREST SPLIT Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>700</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>665</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>152,057</td> <td>49,418</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>1,238</td> <td>402</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,887</td> <td>1,263</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,582</td> <td>1,489</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>5,680</td> <td>1,846</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>1,947</td> <td>633</td> </tr> <tr> <td colspan="3">Totals:</td> <td>5,748</td> <td>1,868</td> <td>1,868</td> </tr> </tbody> </table> Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 153,681										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	700			1 Story	Siding	Crawl Space	665			Total:				152,057	49,418	Average Fixture(s)	Size	Cost New	Depr. Cost	3 Fixture Bath	1	1,238	402	Water/Sewer				1000 Gal Septic	1	3,887	1,263	Water Well, 100 Feet	1	4,582	1,489	Built-Ins				Appliance Allow.	1	5,680	1,846	Fireplaces				Exterior 1 Story	1	1,947	633	Totals:			5,748	1,868	1,868
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.
FREEMAN JUDITH N	FREEMAN FAMILY COTTAGE TR	0	07/06/2017	QC	09-FAMILY	1303P406	PROPERTY TRANSFER	0.0
NISSEN ROBERT W TRUST	FREEMAN JUDITH N	1,200,000	10/15/2007	WD	03-ARM'S LENGTH	957:972	OTHER	100.0
NISSEN JUNE E	FREEMAN N JUDITH	600,000	10/15/2007	WD	03-ARM'S LENGTH	957/975	DEED	50.0
NISSEN ROBERT W & JUNE E	NISSEN ROBERT W TRUST	0	03/18/2004	QC	09-FAMILY	795:102	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6575 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 55					
FREEMAN FAMILY COTTAGE TRUST 6620 PIDGEON WOODS COVE MEMPHIS TN 38119	2025 Est TCV 2,369,254 TCV/TFA: 1066.2					

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

Tax Description	Description	Rate	Size	% Good	Cash Value	
L1303P406 BASED ON DESCRIPTION FROM LIBER 795, PAGE 102, LEELANAU COUNTY RECORDS. A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DBSCRIBED AS: COMMENCING AT A POINT 1549.70 FEET NORTH AND 892.50 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SBCTION 27; THENCE NORTH 50DEG55'43 EAST, 117.52 FEET (RECORDED AS NORTH 50DEG56'00" EAST, 117.45 FEET); THENCE SOUTH 47DEG32'00" EAST, 335.49 FEET (RECORDED AS SOUTH 47DEG35'00" EAST, 341 10 FEET) TO A TRAVERSE LINE ALONG THE	GROUP A 20000	100.00	340.75	1.0000	0.8353 20000 100	1,670,572
	GROUP A 20000	24.00	340.75	1.0000	0.8353 20000 50	SURPLUS: ZONING 100 ft 20
	124 Actual Front Feet, 0.97 Total Acres Total Est. Land Value = 1,871,040					

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dock: Light posts		43.23	330	50	7,133
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 =						9,633

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



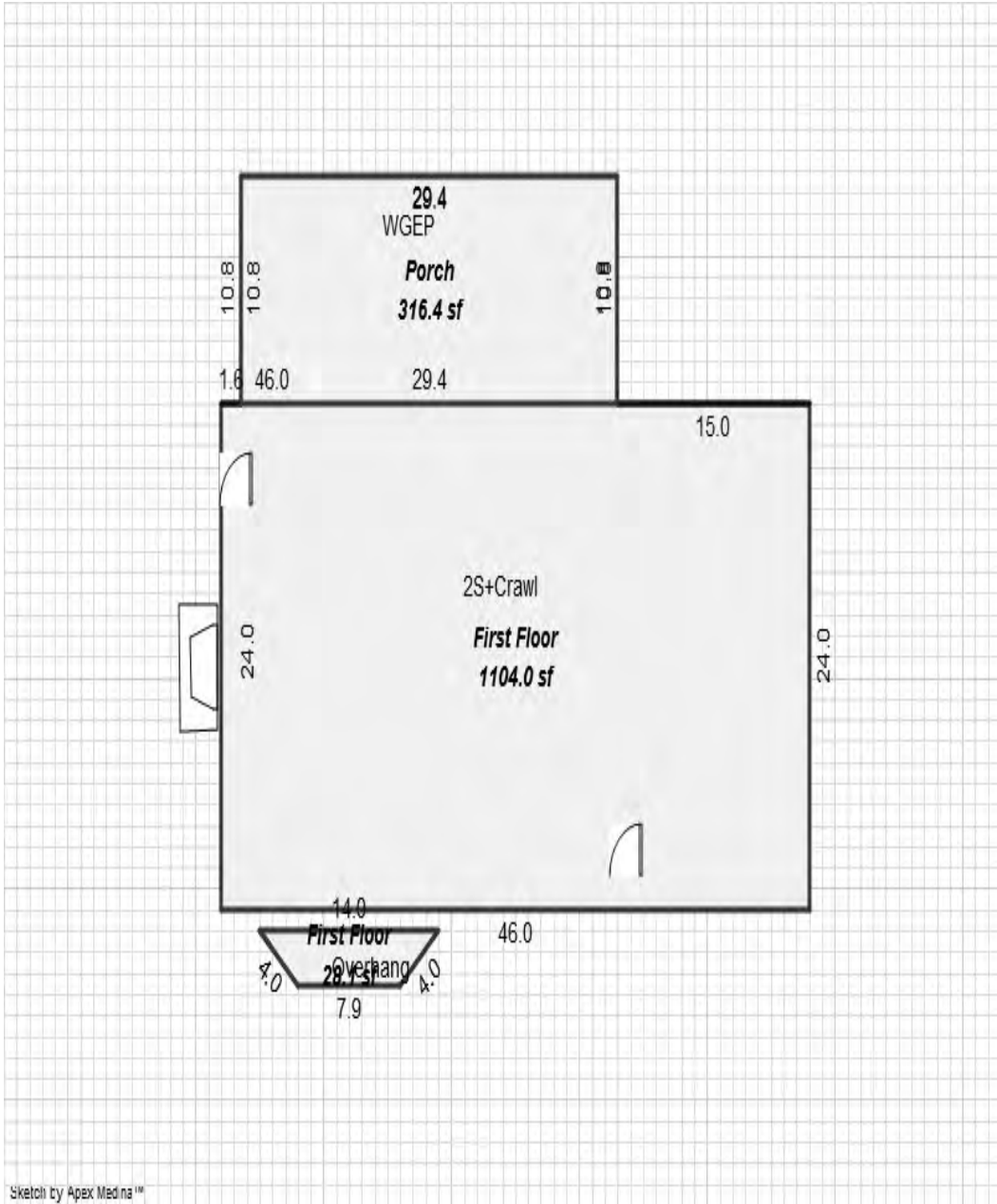
Who	When	What	2025	2024	2023	2022
			935,500	916,100	771,500	518,200
			249,100	245,100	185,200	165,400
			1,184,600	1,161,200	956,700	683,600
			698,463C	677,462C	645,202C	614,479C
		TPC 05/14/2015 INSPECTED				
		TPC 11/14/2013 INSPECTED				
		WAS 10/25/2007 INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 316	Type CGEP (2 Story)	Year Built: 1980 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: 520 % 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	Class: C Effec. Age: 45 Floor Area: 2,222 Total Base New : 329,015 Total Depr Cost: 180,956 Estimated T.C.V: 488,581		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Trim & Decoration	Ex	Ex	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C		Blt 1880	
Yr Built 1880	Remodeled 0	Size of Closets	Lg	X	Ord	Small	No. of Elec. Outlets		Ground Area = 1104 SF Floor Area = 2222 SF.					
Condition: Average		Doors	Solid	X	H.C.	(12) Electric		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
Room List		(5) Floors	Kitchen: Other: Carpeted Other:		150		Amps Service		Building Areas					
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms									Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior	(6) Ceilings		No. of Elec. Outlets		Many		X		2 Story Siding Siding 1,104 28					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Other Additions/Adjustments		Total: 246,376		135,507		
X	Insulation	(7) Excavation	Basement: 0 S.F. Crawl: 1104 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		Exterior Stone Veneer		200		7,646 4,205	
(2) Windows	Many Avg. X Few	Large Avg. Small	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		1		1,486 817	
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1		4,899 2,694		
X	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		Porches		1		5,849 3,217		
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		316		27,859 15,322	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X8X16 Unsupported Len: Cntr.Sup:		1		2 Fixture Bath Softener, Auto 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		520		20,904 11,497	
X	Asphalt Shingle	Lump Sum Items:		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins		1		2,786 1,532		
Chimney: Brick				1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Fireplaces		1		8,080 4,444		
				1		2 Fixture Bath Softener, Auto 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		Totals:		329,015 180,956		
				1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes:		ECF (4080 BIG GLEN) 2.700 => TCY:		488,581		

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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				
6533 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING		03/08/2004	PP04-0073					
Owner's Name/Address		P.R.E. 74% 05/03/2017		GARAGE		11/19/2003	2035	INSPECTED				
KARABAJAKIAN VAHAN A & MARYLIS 6533 S SUNSET DR GLEN ARBOR MI 49636		MAP #: 55		ELECTRICAL		11/10/2003	PE03-0838					
Tax Description		2025 Est TCV 4,378,814 TCV/TFA: 944.12		ELECTRICAL		11/07/2003	PE03-0827					
L519 P695/99 PRT GOVT LOT 2 SEC 27 COM S 1/4 COR SD TH N 01 DEG 15'12" E ALG N-S 1/4 LN SD SEC 1677.39 FT TH E 1039.65 FT TH S 47 DEG 02'02" E 107.70 FT TO C/L SUNSET DR TH ALG SD LN 86.92 FT ARC 1495.89 FT RADIUS CURVE LEFT CH-N 43 DEG 52'17" E 86.91 FT TH N 42 DEG 12'25" E ALG SD LN 13.10 FT TO POB TH CON N 42 DEG 12'25" EALG SD LN 196.33 FT TH S 47 DEG 43'07" E 302.63 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH ALG SD SHR S 55 DEG 46'05" W 205.02 FT TH N 47 DEG 02'02" W 254.58 FT TO POB SUBJECT TO & TOGETHER WITH		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	200.00	275.86	0.8903	0.7923	20000	100		2,821,650
		Paved Road		GROUP A 20000	2.12	275.86	0.8903	0.7923	20000	50	SURPLUS: ZONING 100 ft	1
		Storm Sewer		202 Actual Front Feet, 1.28 Total Acres Total Est. Land Value = 2,836,626								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	47.90	400	50	9,580				
		Electric		D/W/P: Asphalt Paving	3.64	5000	0	0				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVEMENTS 10	10,000.00	1	100	10,000				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 19,580								
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	1,418,300	771,100	2,189,400			872,677C		
		Low		2024	1,380,600	758,500	2,139,100			846,438C		
		High		2023	1,162,600	572,600	1,735,200			806,132C		
		Landscaped		2022	762,900	469,400	1,232,300			767,745C		
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	05/03/2017	INSPECTED								
		TPC	12/03/2015	INSPECTED								
		WAS	10/25/2007	INSPECTED								



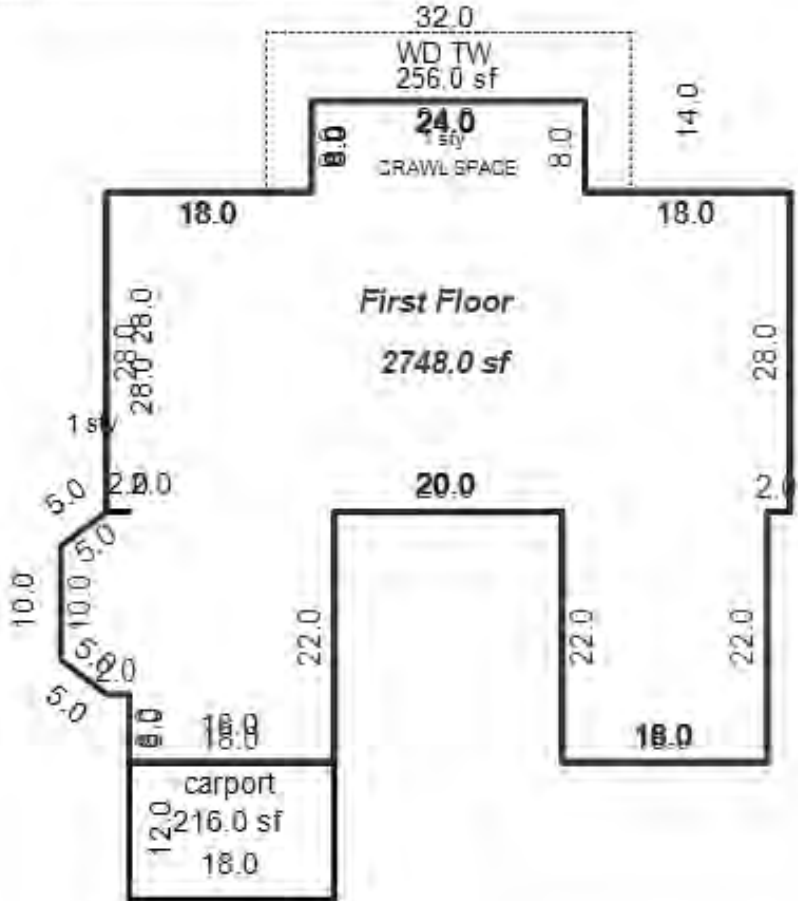
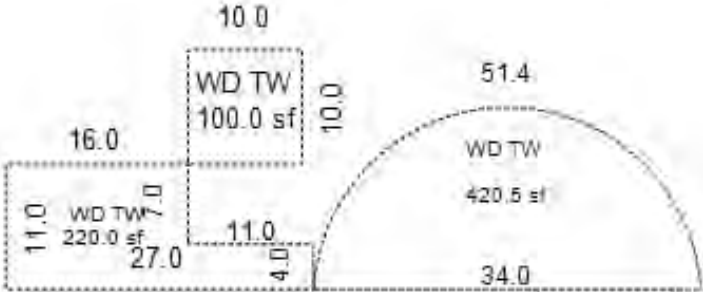
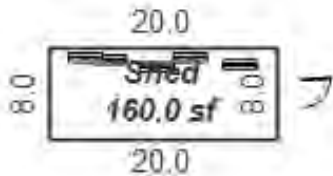
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: LAKE Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 160 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							32 220 420 100 256	CCP (1 Story) Treated Wood Treated Wood Treated Wood			
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 35 Floor Area: 3,435 Total Base New : 575,554 Total Depr Cost: 378,359 Estimated T.C.V: 1,021,569			E.C.F. X 2.700		Bsmnt Garage: Carport Area: 216 Roof: Comp.Shingle				
Yr Built 1935	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2748 SF Floor Area = 3435 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC		Blt 1935			
Condition: Average		Size of Closets Lg X Ord Small		150 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid X H.C.	(12) Electric			1.25 Story Siding Crawl Space			2,748		497,247 323,210				
8	Basement	(5) Floors		(13) Plumbing			Other Additions/Adjustments			Average Fixture(s)						
1	1st Floor	Kitchen:		1			Plumbing			1		2,188 1,422				
2	2nd Floor	Other: Hardwood		3			Water/Sewer			2		13,760 8,944				
7	Bedrooms	Other:		Average Fixture(s)			1000 Gal Septic			1		5,676 3,689				
(1) Exterior		(6) Ceilings		3			Water Well, 100 Feet			1		6,289 4,088				
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Porches			32		1,322 859				
X	Insulation	(7) Excavation		Many X Ave. Few			Deck			220		4,732 4,448 *				
(2) Windows		Basement: 0 S.F. Crawl: 2748 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Treated Wood			420		7,190 6,759 *				
X	Many Avg. X Avg. Large Few Small	(8) Basement		1			Treated Wood			100		2,733 2,569 *				
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		1			Treated Wood			256		5,194 3,376				
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Public Water			Built-Ins			1		4,003 2,602				
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		Public Sewer			Fireplaces			1		10,413 6,768				
(3) Roof		(10) Floor Support		Water Well			Exterior 2 Story									
X	Gable Hip Flat	Gambrel Mansard Shed		1000 Gal Septic			Garages			1		10,483 6,814				
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		2000 Gal Septic			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			160		10,483 6,814				
Chimney: Brick				Lump Sum Items:			Carports									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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

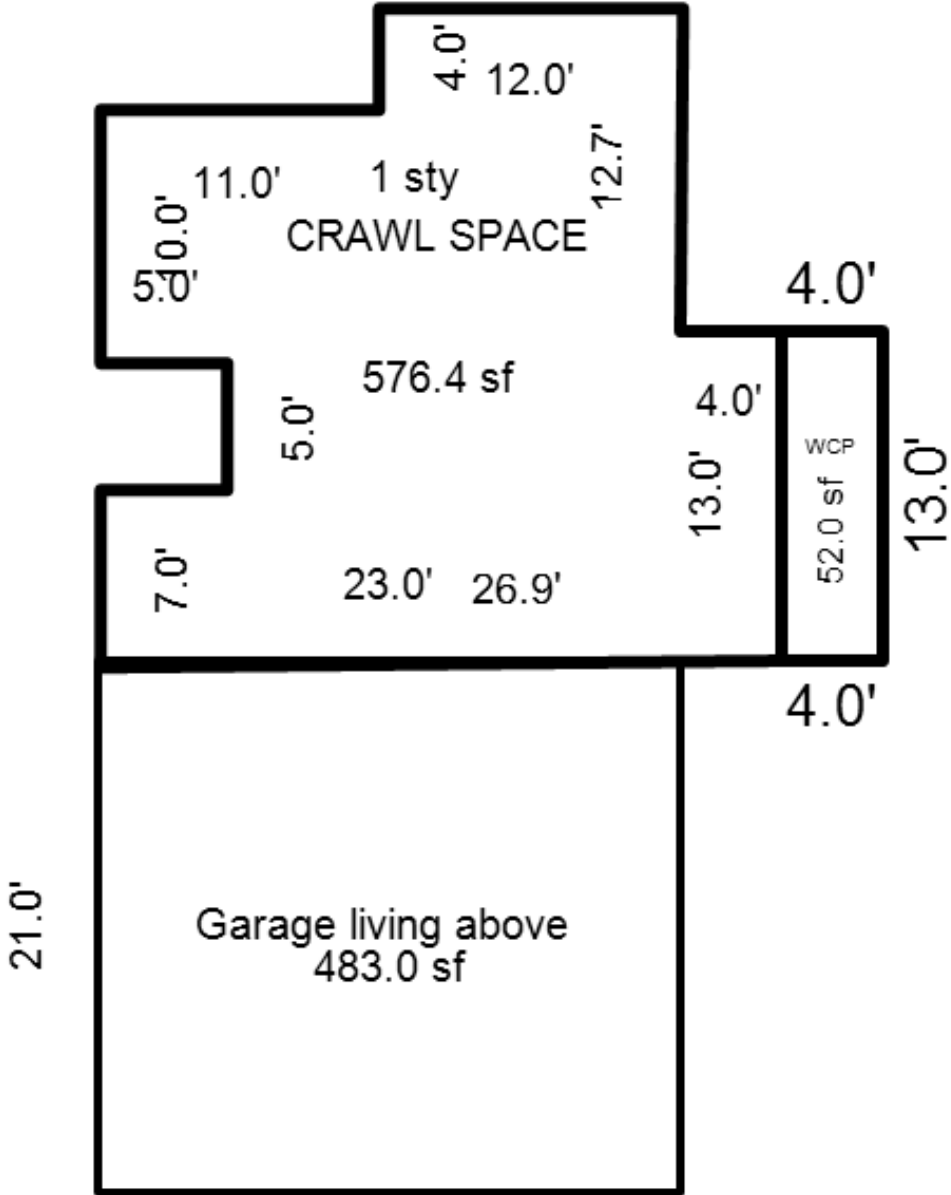




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40	Type WCP (1 Story)	Year Built: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 483 % Good: 0 Storage Area: 0 No Conc. Floor: 0	40	WCP (1 Story)	E.C.F. X 2.700	Bsmnt Garage: 2 Car Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 10 Floor Area: 1,203 Total Base New : 206,188 Total Depr Cost: 185,570 Estimated T.C.V: 501,039
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY			Cls BC			Blt 2004					
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Air w/ Ducts			Ground Area = 576 SF			Floor Area = 1203 SF.					
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Ex Ord Min		0 Amps Service			1.25 Story Siding Crawl Space 576			1 Story Siding Overhang 483			Total: 163,215 146,894					
Building Style: 1.5 STORY		Size of Closets		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 2,188 1,969					
Yr Built Remodeled 2004 GUE 0		Lg Ord Small		Many Ave. Few			Porches			WCP (1 Story) 40 3,352 3,017			Garages					
Condition: Average		Doors Solid H.C.		(13) Plumbing			Class: BC Exterior: Siding Foundation: 18 Inch (Finished)			Base Cost 483 31,289 28,160			Common Wall: 1 Wall 1 -2,670 -2,403					
Room List		(5) Floors		Average Fixture(s)			Built-Ins			Appliance Allow. 1 4,003 3,603			Totals: 206,188 185,570					
Basement		Kitchen:		3 Fixture Bath			Notes: GUEST COTTAGE & GARAGE			ECF (4080 BIG GLEN) 2.700 => TCV: 501,039								
1 1st Floor		Other:		2 Fixture Bath														
2 2nd Floor		Other:		Softener, Auto														
2 Bedrooms				Softener, Manual														
(1) Exterior		(6) Ceilings		Solar Water Heat														
Wood/Shingle				No Plumbing														
Aluminum/Vinyl				Extra Toilet														
Brick				Extra Sink														
Insulation		(7) Excavation		Separate Shower														
		Basement: 0 S.F.		Ceramic Tile Floor														
		Crawl: 576 S.F.		Ceramic Tile Wains														
		Slab: 0 S.F.		Ceramic Tub Alcove														
		Height to Joists: 0.0		Vent Fan														
(2) Windows		(8) Basement		(14) Water/Sewer														
Many Avg. Few		Large Avg. Small		Public Water														
Wood Sash				Public Sewer														
Metal Sash				Water Well														
Vinyl Sash				1000 Gal Septic														
Double Hung				2000 Gal Septic														
Horiz. Slide				Lump Sum Items:														
Casement																		
Double Glass																		
Patio Doors																		
Storms & Screens																		
(3) Roof		(9) Basement Finish																
Gable																		
Hip																		
Flat																		
Asphalt Shingle																		
Chimney:																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES ROBERT	JONES ROBERT C & SYLVIA A	0	01/17/2017	QC	09-FAMILY	1284P321	OTHER	0.0
JONES HELEN H TRUST B	JONES ROBERT	0	10/08/2016	QC	09-FAMILY	1278P254	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6509 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/03/2023	PM23-0002	100% FINIS
	P.R.E. 100% 11/01/2016		Mechanical	10/11/2022	PM22-0858	100% FINIS
Owner's Name/Address	MAP #: 53,52,55		Res. Porch/Deck	09/01/2022	PB22-0359	100% FINIS
JONES ROBERT C & SYLVIA A 6509 S GLEN LAKE RD GLEN ARBOR MI 49636	2025 Est TCV 858,591 TCV/TFA: 393.13		Plumbing	04/28/2022	PP22-0127	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
	Public Improvements			* Factors *							
L311 P388 L409 P913 L446 P87/97 PRT GOVT LOT 2 SEC 27 COM N 1/4 COR TH N 88 DEG 45' 45" W 414 FT TH S 1 DEG 07' 40" E ALG C/L ST HWY M-22 2487.70 FT FOR POB TH S 83 DEG 18' 20" E 734.83 FT TH S 1 DEG 07' 40" E 140 FT TH N 80 DEG 14' 30" W 741.33 FT TH N 1 DEG 07' 40" W ALG C/L ST HWY M-22 100 FT TO POB UNRECORDED SURVEY SEC 27 T29N R14W 2.0 A.	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Gravel Road			C 100' @ 2000/	102.00	738.00	0.9951	1.1413	2000	100	231,671
	Paved Road			102 Actual Front Feet, 1.73 Total Acres			Total Est. Land Value =		231,671		

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.12	3300 0	0
	Residential Local Cost Land Improvements			
Tax Description	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
2019 FIRE LOSS, 2022 REPLACEMENT CONSTRUC	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



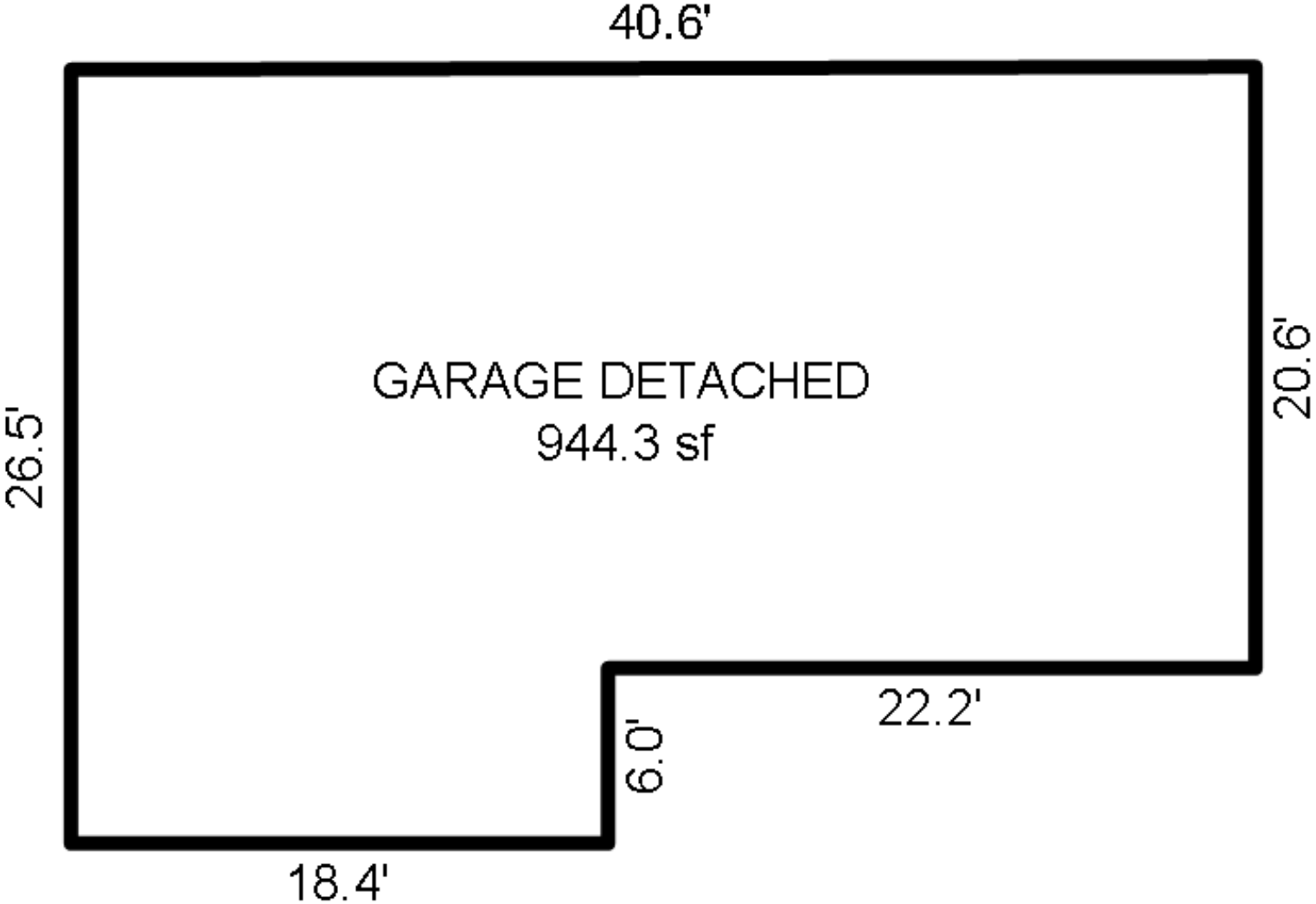
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	115,800	313,500	429,300			153,449C
TPC 10/25/2023	INSPECTED		2024	81,100	292,100	373,200			148,836C
TPC 12/12/2022	INSPECTED		2023	63,700	233,400	297,100			131,688C
TPC 05/12/2022	INSPECTED		2022	55,600	52,100	107,700			89,064C

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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 Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 944 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 30,959 Total Depr Cost: 20,123 Estimated T.C.V: 38,234								
Building Style: GARAGE		X	Drywall Paneled	X	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.900		Bsmnt Garage:				
Trim & Decoration		Size of Closets		Central Air Wood Furnace			No. of Elec. Outlets			Total T.C.V: 38,234		Carport Area: Roof:			
Yr Built 1980	Remodeled 0	Ex	X	Ord	Min	(12) Electric			Total Base New : 30,959		E.C.F. X 1.900		Bsmnt Garage:		
Condition: Average		Lg		X	Ord	200 Amps Service			Total Depr Cost: 20,123		E.C.F. X 1.900		Storage Area: 0		
Room List		Doors	Solid	X	H.C.	No./Qual. of Fixtures			Estimated T.C.V: 38,234		E.C.F. X 1.900		No Conc. Floor: 0		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Central Air Wood Furnace			No. of Elec. Outlets			Total Base New : 30,959		E.C.F. X 1.900		Bsmnt Garage:	
(1) Exterior		Kitchen: Other: Hardwood Other:		(12) Electric			No. of Elec. Outlets			Total Depr Cost: 20,123		E.C.F. X 1.900		Storage Area: 0	
	Wood/Shingle Aluminum/Vinyl Brick X Pine/Cedar X Insulation	(6) Ceilings		200 Amps Service			No. of Elec. Outlets			Estimated T.C.V: 38,234		E.C.F. X 1.900		No Conc. Floor: 0	
(2) Windows		X Wood		No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 30,959		E.C.F. X 1.900		Bsmnt Garage:	
X	Many Avg. Few	X	Large Avg. Small	Ex. X Ord. Min			No. of Elec. Outlets			Total Depr Cost: 20,123		E.C.F. X 1.900		Storage Area: 0	
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Many X Ave. Few			No. of Elec. Outlets			Total Base New : 30,959		E.C.F. X 1.900		Bsmnt Garage:	
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			No. of Elec. Outlets			Total Depr Cost: 20,123		E.C.F. X 1.900		Storage Area: 0	
X	Gable Hip Flat	X	Gambrel Mansard Shed	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			No. of Elec. Outlets			Total Base New : 30,959		E.C.F. X 1.900		Bsmnt Garage:	
X	Asphalt Shingle	(8) Basement		Plumbing			No. of Elec. Outlets			Total Depr Cost: 20,123		E.C.F. X 1.900		Storage Area: 0	
Chimney: Metal		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		3 Fixture Bath Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Local Cost Items GENERATOR			No. of Elec. Outlets			Total Base New : 30,959		E.C.F. X 1.900		Bsmnt Garage:	
(9) Basement Finish		(9) Basement Finish		Plumbing			No. of Elec. Outlets			Total Depr Cost: 20,123		E.C.F. X 1.900		Storage Area: 0	
(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			No. of Elec. Outlets			Total Base New : 30,959		E.C.F. X 1.900		Bsmnt Garage:	
Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			No. of Elec. Outlets			Total Depr Cost: 20,123		E.C.F. X 1.900		Storage Area: 0	
(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			No. of Elec. Outlets			Total Base New : 30,959		E.C.F. X 1.900		Bsmnt Garage:	
Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			No. of Elec. Outlets			Total Depr Cost: 20,123		E.C.F. X 1.900		Storage Area: 0	
Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			No. of Elec. Outlets			Total Base New : 30,959		E.C.F. X 1.900		Bsmnt Garage:	
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCYV: 38,234		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			No. of Elec. Outlets			Total Depr Cost: 20,123		E.C.F. X 1.900		Storage Area: 0	

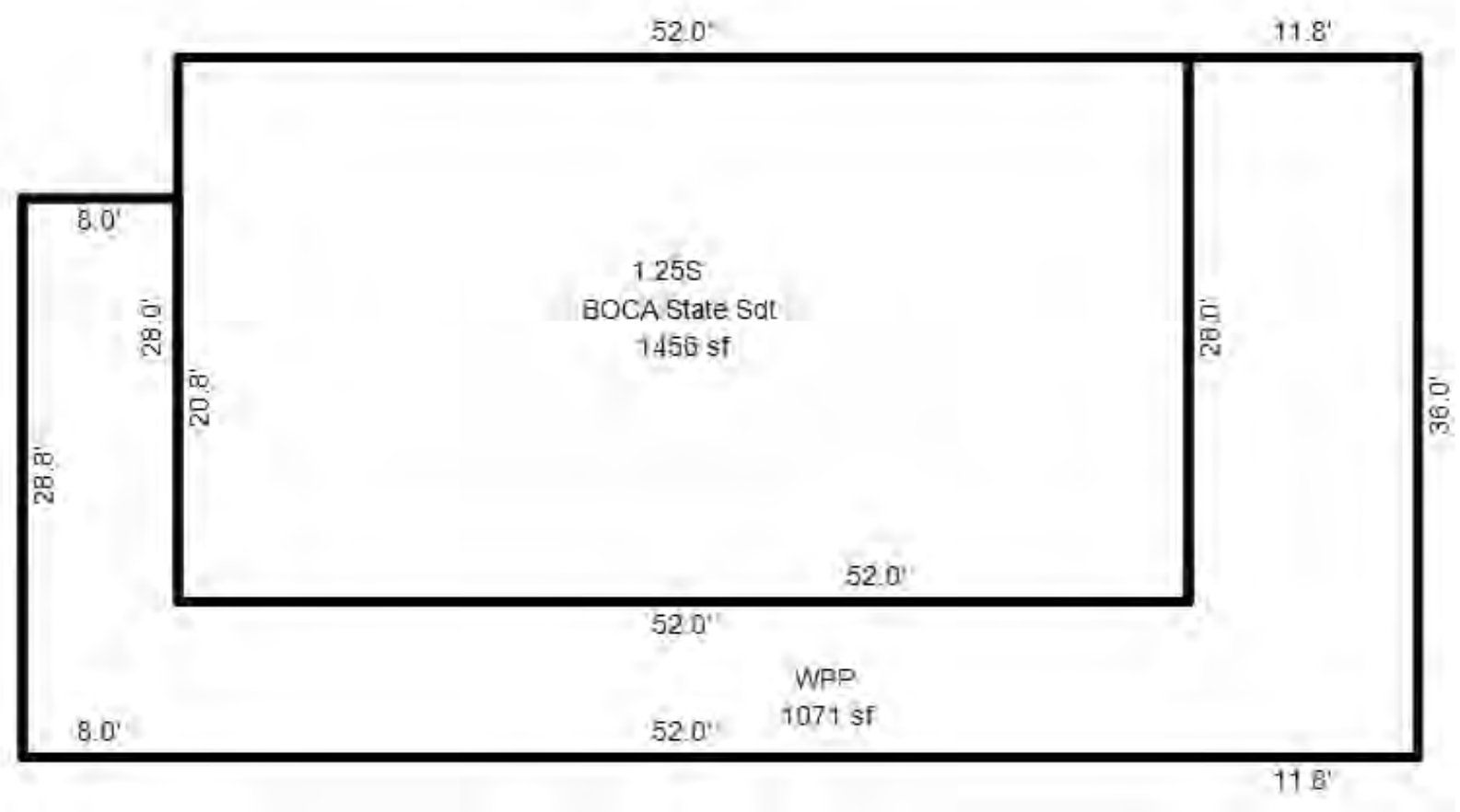
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1071	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 2,184 Total Base New : 316,704 Total Depr Cost: 307,203 Estimated T.C.V: 583,686	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:	Cls C Blt 2022					
Building Style: MODULAR		Drywall Paneled	Plaster Wood T&G		Trim & Decoration	Central Air Wood Furnace	(12) Electric								Cost Est. for Res. Bldg: 2 Single Family MODULAR (11) Heating System: Forced Heat & Cool Ground Area = 1456 SF Floor Area = 2184 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,456 Total: 274,205 265,979	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments						
2022	0	Ex	Ord	Min	Ex.	Ord.	Min	Many	Ave.	Few	Basement, Outside Entrance, Below Grade					
Condition: Average		Lg		Ord	(13) Plumbing			Plumbing			Water/Sewer					
Room List		Doors	Solid	H.C.	Average Fixture(s)			Average Fixture(s)			1000 Gal Septic					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			Water Well, 100 Feet						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Built-Ins						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.						
(2) Windows		(8) Basement		(9) Basement Finish			1000 Gal Septic			Porches						
Many	Avg.	Large	Avg.	Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath			WPP					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1000 Gal Septic			WPP						
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Totals:						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Chimney:			Notes: LAKESIDE MODEL MI8X52LSBD-8511 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 583,686								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN LAKE HOLDINGS LLC	DAVIS TRACY L	0	12/16/2016	WD	09-FAMILY	1284P638	PROPERTY TRANSFER	0.0
DAVIS TRACY L	DAVIS TRACY L TRUST	0	12/16/2016	WD	09-FAMILY	1284P642	PROPERTY TRANSFER	0.0
DAVIS TRACY L	GLEN LAKE HOLDINGS LLC	0	08/27/2007	WD	03-ARM'S LENGTH	954:120	OTHER	0.0
BULLOUGH LEE ANN	DAVIS TRACY L	1,650,000	02/01/2005	WD	03-ARM'S LENGTH	841:691	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6541 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/29/2023	PM23-0581	100% FINIS
	P.R.E. 0%		Mechanical	07/13/2021	PM21-0580	100% FINIS
Owner's Name/Address	MAP #: 55		Mechanical	02/24/2017	PM17-0136	
DAVIS TRACY L TRUST 8125 BRILL RD CINCINNATI OH 45243	2025 Est TCV 4,172,752 TCV/TFA: 774.17		Plumbing	02/24/2017	PP17-0050	100% FINIS

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

			GROUP A 20000	100.00	244.00	1.0000 0.7684 20000 100 1,536,749
			GROUP A 20000	3.00	244.00	1.0000 0.7684 20000 50 SURPLUS: ZONING 100 ft 2
			103 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 1,559,800			

Tax Description		Land Improvement Cost Estimates				
L502 P33/99 L587 P939/01 L588 P533/01 L664 P62/02 L841 P691/05 PARCEL A PRT GOVT LOT 2 SEC 27 COM AT S 1/4 COR SD SEC TH N 01 DEG 15'12" E ALG N-S 1/4 LN SD SEC 1677.39 FT TH E 1039.65 FT TH S 47 DEG 02'02" E 107.70 FT TO C/L SUNSET DR & POB TH CONT S 47 DEG 02'02" W 233.05 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH N 55 DEG 46'05" E ALG SD TRAVERSE LN 102.55 FT TH N 47 DEG 02'02" W 254.58 FT TO C/L SUNSET DR TH S 42 DEG 12'25" W ALG SD C/L 13.10 FT TH CONT ALG C/L 86.92 FT ON ARC OF 1495.89 FT RADIUS CURVE TO	X	Dirt Road				
		Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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

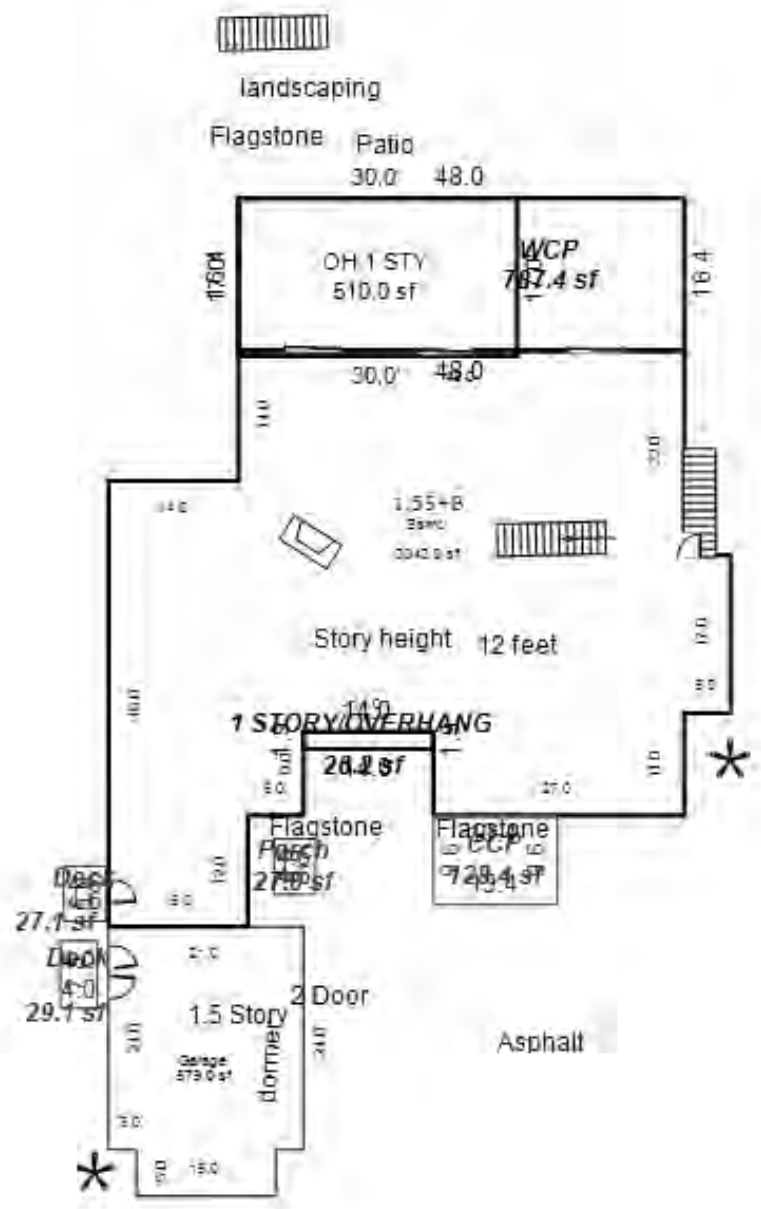
			2025	779,900	1,306,500	2,086,400		1,031,312C
			2024	800,000	1,285,000	2,085,000		1,000,303C
			2023	673,700	970,400	1,644,100		952,670C
			2022	462,800	796,100	1,258,900		907,305C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2006 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 579 % 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							128 787 81 27 29	CCP (1 Story) WCP (1 Story) CPP Treated Wood Treated Wood					
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G												
Yr Built 1999	Remodeled 2017		Trim & Decoration															
Condition: Average		Ex	X	Ord		Min												
Room List		Lg	X	Ord		Small												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors		Solid	X	H.C.												
(1) Exterior		(5) Floors																
		Kitchen: Other: Carpeted Other:																
		(6) Ceilings																
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall															
X	Pine/Cedar Insulation	(7) Excavation																
(2) Windows		Basement: 3043 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Many Avg. Few	X	Large Avg. Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																
		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: Brick	Joists: 2X10X16 Unsupported Len: Cntr.Sup:																
		(12) Electric																
		100 Amps Service																
		No./Qual. of Fixtures																
		Ex.	X	Ord.		Min												
		No. of Elec. Outlets																
		Many	X	Ave.		Few												
		(13) Plumbing																
		1 Average Fixture(s) 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																
		(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 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3043 SF Floor Area = 5390 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas																
		Stories Exterior Foundation Size Cost New Depr. Cost																
		1.5 Story Siding Basement 3,043																
		1 Story Siding Overhang 26																
		1 Story Siding Overhang 510																
		1 Story Brick Overhang 290																
		Total: 1,031,263 824,967																
		Other Additions/Adjustments																
		Basement, Outside Entrance, Below Grade 1 4,288 3,430																
		Plumbing																
		Average Fixture(s) 1 3,337 2,670																
		3 Fixture Bath 3 31,580 25,264																
		Separate Shower 1 3,199 2,559																
		Water/Sewer																
		1000 Gal Septic 1 6,158 4,926																
		Water Well, 100 Feet 1 6,593 5,274																
		Porches																
		CCP (1 Story) 128 5,065 4,052																
		CPP 81 2,411 1,929																
		WCP (1 Story) 787 37,036 29,629																
		Deck																
		Treated Wood 27 1,384 1,107																
		Treated Wood 29 1,456 1,165																
		Garages																
		Class: B Exterior: Siding Foundation: 42 Inch (Finished)																
		Base Cost 579 45,452 36,362																
		<<<<< 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.
WHITNEY TRUST	KARABAJAKIAN	1,275,000	07/30/1999	QC	03-ARM'S LENGTH	519:695	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
6533 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 05/03/2017					
KARABAJAKIAN VAHAN & MARYLISA	MAP #: 55					
6533 SUNSET DR	2025 Est TCV 1,728,675 TCV/TFA: 0.00					
GLEN ARBOR MI 49636						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements		* Factors *						
L519 P695/99 PRT SEC 27 COM N 1/4 COR SD SEC TH N 88 DEG 46'06" W 414.67 FT TO C/L M-22 TH S 01 DEG 08'34" E ALG SD C/L 2587.70 FT TO POB TH S 46 DEG 46'58" E 1586.82 FT TH N 51 DEG 01'39 E 217.39 FT TH S 47 DEG 02'02" E 107.70 FT TO C/L SUNSET DR TH 86.92 FT ALG ARC 1495.89 FT RADIUS CURVE LEFT CH-N 43 DEG 52'17" E 86.91 FT TH CONT ALG SD LN N 42 DEG 12'25" E 209.43 FT TH N 46 DEG 56'17" W 1200.82 FT TH S 01 DEG 08'34" E 140 FT TH N 80 DEG 14' 55" W 741.33 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 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.	B 100' @ 3500/	500.00	1339.03	0.6687	1.3246	3500	100

COURT & GARAGE	X	Level Rolling Low High Landscaped Swamp	Land Improvement Cost Estimates							
	X	Wooded Pond Waterfront Ravine Wetland Flood Plain	Description	Rate	Size % Good	Cash Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan			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				

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	TPC 05/30/2021	INSPECTED		2025	775,100	89,200	864,300			27,417C
	TPC 05/10/2016	INSPECTED		2024	487,200	97,200	584,400			26,593C
	TPC 04/30/2015	INSPECTED		2023	420,800	91,400	512,200			25,327C
				2022	468,700	77,400	546,100			24,121C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % 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	Class: D Effec. Age: 15 Floor Area: 0 Total Base New : 26,895 Total Depr Cost: 22,860 Estimated T.C.V: 43,434
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GARAGE		Cls D Blt 0		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Building Style: GARAGE		Lg Ord Small		Average Fixture(s)			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built Remodeled 0 0		Size of Closets		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Garages				
Condition: Average		Doors Solid H.C.		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 720 26,345 22,393				
Room List		(5) Floors		Lg Ord Small					Other Additions/Adjustments		Door Opener 1 550 467				
Basement		Kitchens:		Basement					Notes:		Totals: 26,895 22,860				
1st Floor		Other:		(8) Basement					ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCVC:		43,434				
2nd Floor		Other:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Bedrooms		(6) Ceilings		(9) Basement Finish											
(1) Exterior		No. of Elec. Outlets		(10) Floor Support											
Wood/Shingle		Many Ex. Ord. Min		Joists: Unsupported Len: Cntr.Sup:											
Aluminum/Vinyl		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Brick		(7) Excavation													
Insulation		Basement													
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Many Avg. Few		Large Avg. Small													
Wood Sash		(8) Basement													
Metal Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Vinyl Sash		(9) Basement Finish													
Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Horiz. Slide		(10) Floor Support													
Casement		Joists: Unsupported Len: Cntr.Sup:													
Double Glass		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Patio Doors		Lump Sum Items:													
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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Desc. of Bldg/Section: TENNIS COURT	
Calculator Occupancy: Tennis Clubs - Indoor	
Class: C	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
** ** Calculator Cost Data ** **	
Quality: Excellent	
Heat#1: No Heating or Cooling 0%	
Heat#2: No Heating or Cooling 0%	
Depr. Table : 2.25%	Ave. SqFt/Story
Effective Age	Ave. Perimeter
Physical %Good: 100	Has Elevators:
Func. %Good : 100	
Economic %Good: 100	
Year Built	Area:
Remodeled	Perimeter:
	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	7.47	7200	1.00	97	52,170
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 78					

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

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Desc. of Bldg/Section: BASKET BALL 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	5000	1.00	97	36,230
Floor Area		High		Above Ave.		Ave.		X		Low		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 2 = 54				
Gross Bldg Area		** ** Calculator Cost Data ** **														
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		Ave. Perimeter														
Physical %Good: 100		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			
(4) Floor Structure:								Incandescent Fluorescent Mercury Sodium Vapor Transformer				(40) Exterior Wall:			
(5) Floor Cover:				(9) Sprinklers:								Thickness		Bsmnt Insul.	
(6) Ceiling:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0							
				Gas Oil				Coal Stoker				Hand Fired Boiler			
								(14) Roof Cover:							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BESIO GREGORY J & SUZANNE	BESIO SUZANNE K TRUST	0	10/14/2007	WD	03-ARM'S LENGTH	959:313	OTHER	0.0
BESIO GREGORY J & SUZANNE	BESIO GREGORY J & SUZANNE	0	10/14/2007	WD	03-ARM'S LENGTH	959/313	DEED	0.0
CARR JAMES RICHARD	BESIO GREGORY J & SUZANNE	1,160,000	11/23/2005	WD	03-ARM'S LENGTH	882:870	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6421 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Solar Array	12/17/2024	PB24-0628	0%
	P.R.E. 100% 08/05/2020		Electrical	12/10/2024	PE24-0862	0%
Owner's Name/Address	MAP #: 52		SOLAR	11/08/2024	LU24-127	0%
BESIO GREGORY J & SUZANNE K TR 425 S PARK AVE HINSDALE IL 60521	2025 Est TCV 4,122,414 TCV/TFA: 727.70		WELL/SEPTIC	08/21/2015	L15 -188	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN																											
L409 P8/95 SURVEY L8 P495/04 PER LDA/UNREC SURVEY L882 P870/05 2005 DESCR REVISED (REF: SPLIT 006-127-034-50) 2007 DESC REVISED (COMB 127-034-50) PRT GOVT LOT 1 SEC 27 COM AT N 1/4 COR SD SEC TH S 41 DEG 05'29" E ALG C/L LAKE STREET 2872.13 FT TH S 49 DEG 00'00" W 33.00 FT TO SWLY R/W LN LAKE STREET & POB TH S 41 DEG 00'00" E ALG SD R/W 319.47 FT ALG SD R/W TH S 40 DEG 49'13" W 59.43 FT TH S 41 DEG 00'00" E 216.26 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 60 DEG 22'00" W ALG SD TRAVERSE LN 89.75 FT TH N 41 DEG 03'17" W			<p style="text-align: center;">* Factors *</p> <p style="text-align: center;">L-SHAPED</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 A 20000</td> <td>89.75</td> <td>620.27</td> <td>1.0000</td> <td>0.9702</td> <td>20000</td> <td>100</td> <td></td> <td>1,741,550</td> </tr> <tr> <td colspan="8">90 Actual Front Feet, 1.28 Total Acres</td> <td>Total Est. Land Value = 1,741,550</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 20000	89.75	620.27	1.0000	0.9702	20000	100		1,741,550	90 Actual Front Feet, 1.28 Total Acres								Total Est. Land Value = 1,741,550
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP A 20000	89.75	620.27	1.0000	0.9702	20000	100		1,741,550																						
90 Actual Front Feet, 1.28 Total Acres								Total Est. Land Value = 1,741,550																						

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

Tax Description	X	Topography of Site
Level	X	
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
2025	870,800	1,190,400	2,061,200			1,093,880C
2024	899,800	1,170,700	2,070,500			1,060,990C
2023	757,800	897,500	1,655,300			1,010,467C
2022	405,200	734,700	1,139,900			962,350C

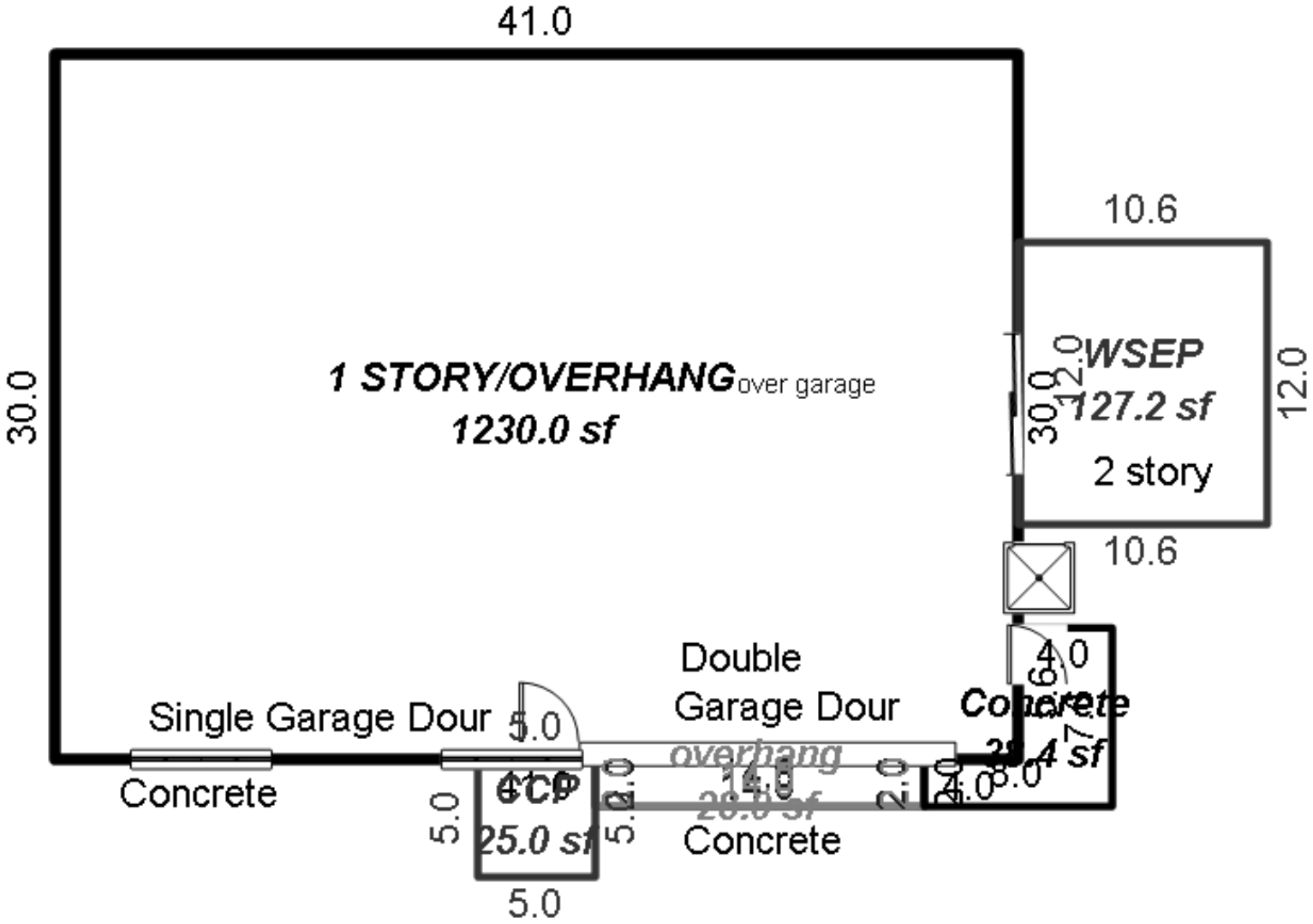
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 16	Type WSEP (2 Story) CCP (1 Story)	Year Built: 2006 Car Capacity: 3 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1230 % 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: 18 Floor Area: 1,258 Total Base New : 284,880 Total Depr Cost: 233,601 Estimated T.C.V: 630,723			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 = 0 SF Floor Area = 1258 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas			Cls B Blt 2006			
Yr Built 2006	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg	X Ord	Small	100 Amps Service			1 Story Siding Overhang 28 1 Story Siding Overhang 1230			Total: 149,765 122,807					
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Basement, Outside Entrance, Below Grade			2 8,575 7,031						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3,337 2,736 Water/Sewer 2000 Gal Septic 1 12,006 9,845 Water Well, 100 Feet 1 6,593 5,406						
X	Insulation	(7) Excavation		(8) Basement			(13) Plumbing			Porches						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WSEP (2 Story) 120 16,320 13,382 CCP (1 Story) 16 1,056 866					
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Garages									
X	Wood Sash Metal Sash Vinyl Sash	Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 3 2,312 1,896 Base Cost 1230 78,019 63,976									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Built-Ins									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow. 1 6,897 5,656			Totals: 284,880 233,601						
Chimney:							Notes: GARAGE WITH LIVING ABOVE ECF (4080 BIG GLEN) 2.700 => TCv: 630,723									

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

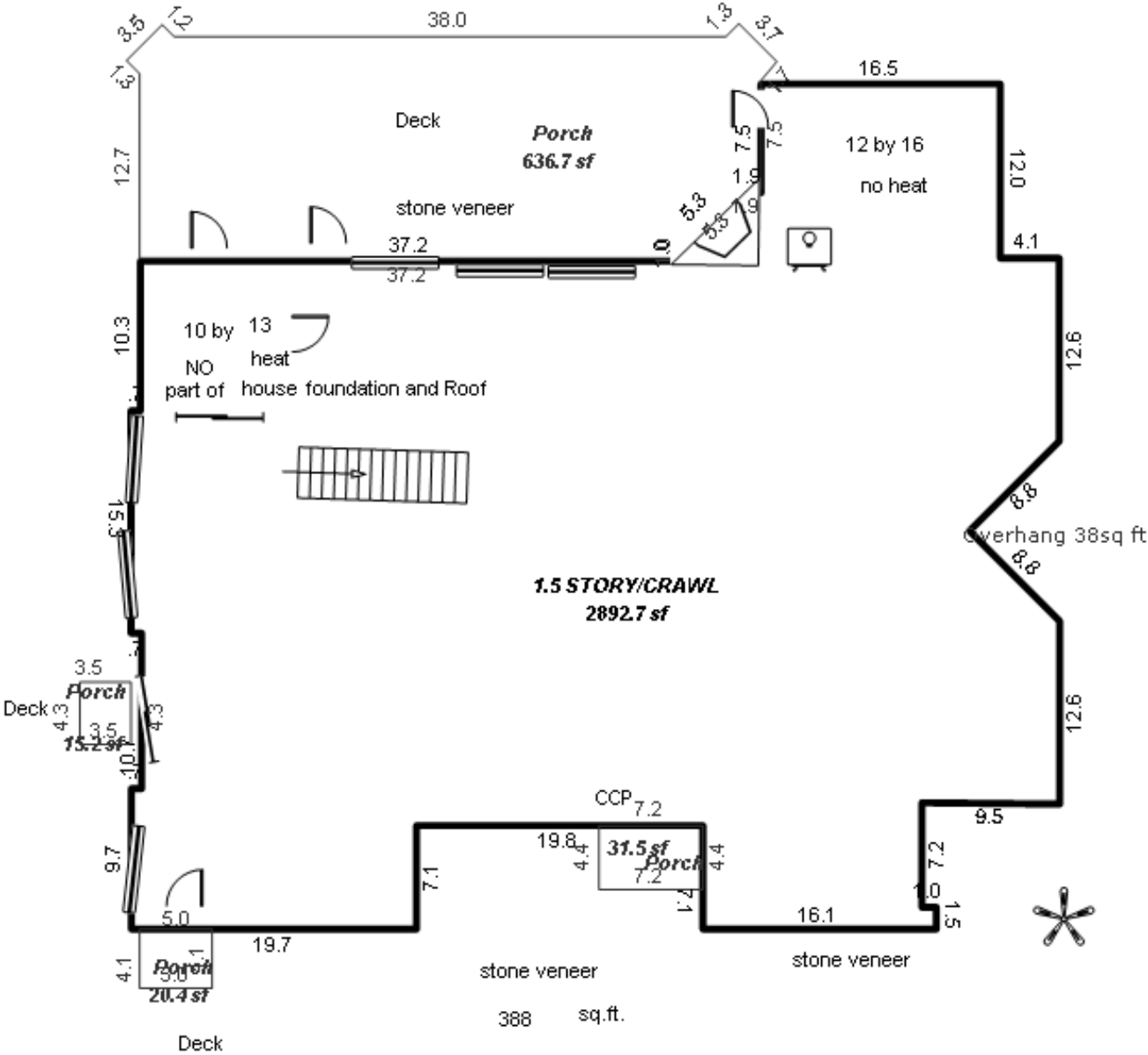


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	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:					
	Mobile Home				Wood	Coal	Steam				Interior 2 Story				31	CCP (1 Story)			
	Town Home				Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water				2nd/Same Stack				636	Treated Wood			
	Duplex	(4) Interior			Electric Baseboard	1	Exterior 1 Story				15				Treated Wood	E.C.F. X 2.700			
	A-Frame	Drywall	Plaster		Electric Ceil. Radiant	1	Exterior 2 Story				20				Treated Wood				
	Wood Frame	Paneled	Wood T&G		Radiant (in-floor)	Class: B	Effec. Age: 16				Floor Area: 4,407								
	Building Style: 1.5 STORY	Trim & Decoration			Electric Wall Heat	Total Base New : 767,462					Total Depr Cost: 644,667				Estimated T.C.V: 1,740,601				
	Yr Built	Remodeled	Ex		Ord	Min	Total Base New : 767,462				Total Depr Cost: 644,667				Estimated T.C.V: 1,740,601				
	2008	0	Size of Closets			Total Base New : 767,462					Total Depr Cost: 644,667				Estimated T.C.V: 1,740,601				
	Condition: Average		Lg		Ord	Small	Total Base New : 767,462				Total Depr Cost: 644,667				Estimated T.C.V: 1,740,601				
Room List		Doors	Solid	H.C.	Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601										
Basement	(5) Floors			Central Air		Wood Furnace		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
1st Floor	Kitchen:			(12) Electric		0 Amps Service		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
2nd Floor	Other:			No./Qual. of Fixtures		Ex. Ord. Min		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
3 Bedrooms	Other:			No. of Elec. Outlets		Many Ave. Few		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
(1) Exterior	(6) Ceilings			(13) Plumbing		1 Average Fixture(s)		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Wood/Shingle	(7) Excavation			3 3 Fixture Bath		2 Fixture Bath		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Aluminum/Vinyl	Basement: 0 S.F.			3 3 Fixture Bath		Softener, Auto		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Brick	Crawl: 2892 S.F.			2 Fixture Bath		Softener, Manual		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Insulation	Slab: 0 S.F.			Softener, Manual		Solar Water Heat		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
(2) Windows	Height to Joists: 0.0			No Plumbing		Extra Toilet		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Many	Large	(8) Basement			Extra Sink		Separate Shower		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601						
Avg.	Avg.	Conc. Block			Separate Shower		2000 Gal Septic		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601						
Few	Small	Poured Conc.			Ceramic Tile Floor		Ceramic Tile Wains		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601						
Wood Sash	Stone			Ceramic Tile Floor		Ceramic Tub Alcove		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Metal Sash	Treated Wood			Ceramic Tub Alcove		Vent Fan		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Vinyl Sash	Concrete Floor			Vent Fan				Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Double Hung	(9) Basement Finish			(14) Water/Sewer		Public Water		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Horiz. Slide	Recreation SF			1 Public Water		Public Sewer		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Casement	Living SF			1 Public Sewer		Water Well		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Double Glass	Walkout Doors (B)			1 Water Well		1000 Gal Septic		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Patio Doors	No Floor SF			1 2000 Gal Septic		Lump Sum Items:		Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Storms & Screens	Walkout Doors (A)							Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
(3) Roof	(10) Floor Support							Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Gable	Gambrel	Joists:							Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601						
Hip	Mansard	Unsupported Len:							Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601						
Flat	Shed	Cntr.Sup:							Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601						
Asphalt Shingle								Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							
Chimney:								Total Base New : 767,462		Total Depr Cost: 644,667		Estimated T.C.V: 1,740,601							

<<<<< 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.
AYLSWORTH THOMAS G & KATH	AYLSWORTH KATHY A TRUST	0	11/03/2020	WD	09-FAMILY	2020007789	PROPERTY TRANSFER	0.0
SHANKS JUANITA	AYLSWORTH THOMAS G & KATH	1	05/08/2012	QC	09-FAMILY	1312P3	DEED	1.0
AYLSWORTH G THOMAS & KATH	SHANKS JUANITA 1%	1	04/25/2012	QC	09-FAMILY	1121-689	OTHER	1.0
WINGERTER ALVIN R & FRANCO	AYLSWORTH G THOMAS & KATH	820,000	06/29/2007	WD	03-ARM'S LENGTH	945:890	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6416 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/02/2024	PM24-0315	100% FINIS
	P.R.E. 0%		WELL/SEPTIC	12/09/2015	L15 -252	100% FINIS
Owner's Name/Address	MAP #: 52					
AYLSWORTH KATHY A TRUST 4467 W GLEN EDEN DR GLEN ARBOR MI 49636	2025 Est TCV 1,124,798 TCV/TFA: 1113.6					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 20000	60.00	226.00	1.0000	0.7538	20000 100	904,553
60 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =						904,553

Tax Description	X	Description	Rate	Size % Good	Cash Value
L351 P66/92 L945 P890/07 PRT OF GOVT LOT 1 SEC 27 COM AT N 1/4 POST TH S 41 DEG 00' E ALG C/L LAKE ST 3191.23 FT TH S 41 DEG 00' W 33.32 FT TO POB ON SWLY R/W LN LAKE ST TH S 41 DEG 00' E ALG R/W LN 236.54 FT TO SHR GLEN LAKE TH S 60 DEG 33' W ALG SHR 60 FT TH N 41 DEG 00' W 216.26 FT TH N 41 DEG 00' E 59.38 FT TO POB SEC 27 T29N R14W .31 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric	26.52	160 50	2,121
	X	Gas			
	X	Curb	1,500.00	1 100	1,500
		Street Lights Standard Utilities Underground Utils.			
		LAND IMPROVEMENTS 15			
		Total Estimated Land Improvements True Cash Value =			3,621

Comments/Influences  
ACROSS FROM MARINA&RD END



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

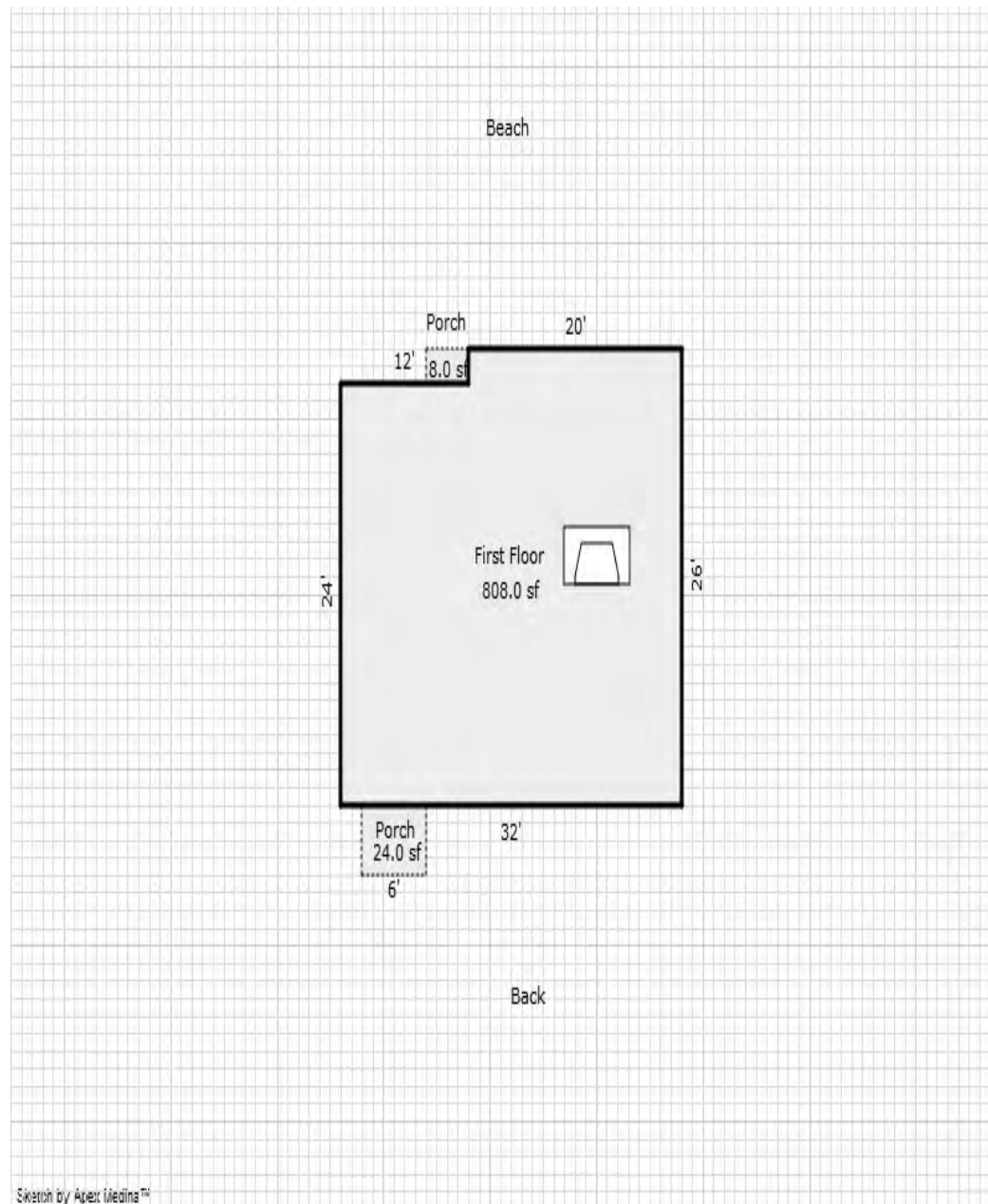
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	452,300	110,100	562,400			416,440C
2024	467,400	108,300	575,700			403,919C
2023	393,600	81,800	475,400			384,685C
2022	318,100	67,100	385,200			366,367C

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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		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 8	Type CPP CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G																
Building Style: 1.25 STORY		Trim & Decoration		Ex		X	Ord		Min														
Yr Built 1950	Remodeled 1975	Size of Closets			Lg	X	Ord		Small														
Condition: Average		Doors				X	Solid	X	H.C.														
Room List		(5) Floors		(12) Electric																			
	Basement 4 1st Floor 1 2nd Floor 2 Bedrooms	Kitchen: Other: Carpeted Other:		150 Amps Service																			
(1) Exterior		No./Qual. of Fixtures		Ex.			X	Ord.		Min													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few										
X	Insulation	X	Drywall	(13) Plumbing																			
(2) Windows		(7) Excavation		1	Average Fixture(s)																		
X	Many Avg. Few	X	Large Avg. Small	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer																			
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Public Water Public Sewer 1 Water Well 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																					
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																					
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY										Cls C -5		Blt 1950											
(11) Heating System: Forced Air w/ Ducts										Ground Area = 808 SF		Floor Area = 1010 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		Crawl Space		808		Total:		122,519		67,381			
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1		1,486		817					
Water/Sewer										2000 Gal Septic		1		9,735		5,354							
Water Well, 100 Feet										1		5,849		3,217									
Built-Ins										Appliance Allow.		1		2,786		1,532							
Fireplaces										Ceramic Tile Floor		1		2,610		1,435							
Porches										CPP		24		675		371							
										CPP		8		225		124							
										Totals:		145,885		80,231									
Notes:										ECF (4080 BIG GLEN) 2.700 =>		TCV:		216,624									

\*\*\* 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.
STEWART DAVID ALAN	STEWART DANIEL ELI	0	12/30/2009	OTH	33-TO BE DETERMINED	2009 1036-9830	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6337 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/29/2023	PM23-0265	100% FINIS
Owner's Name/Address	P.R.E. 100% 02/24/2010		WELL/SEPTIC	09/30/2008	L08-188	100% FINIS
STEWART DANIEL ELI 6337 S LAKE ST GLEN ARBOR MI 49636	MAP #: 52					
	2025 Est TCV 456,981 TCV/TFA: 214.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
L330 P473/91 PRT GOVT LOT 1 SEC 27 COM N 1/4 COR POST TH S 41 DEG 50' E ALG C/L LAKE ST 1860 FT TH S 41' E 847.12 FT TO POB TH S 41 DEG E ALG C/L 100 FT TH N 49 DEG E 377.14 FT TH N 41 DEG W 100 FT TH S 49 DEG W 377.14 FT TO POB RESERVING A LIFE ESTATE TO RUTH STEWART SEC 27 T29N R14W.	X		* Factors * ADJ TO COMMERICAL				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			C 100' @ 2000/	100.00	377.00	1.0000 0.9649 2000 100	192,971
			100 Actual Front Feet, 0.86 Total Acres				Total Est. Land Value = 192,971
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			Fencing: Wd, Solid, 6 ft.	29.01	40 0	0	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVEMENTS 15	0.00	0 95	1,425	
			Total Estimated Land Improvements True Cash Value =				1,425



Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Street Lights Standard Utilities Underground Utils.	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	96,500	132,000	228,500			81,466C
			2024	67,500	120,700	188,200			79,017C
			2023	53,100	112,300	165,400			75,255C
			2022	42,500	98,700	141,200			71,672C

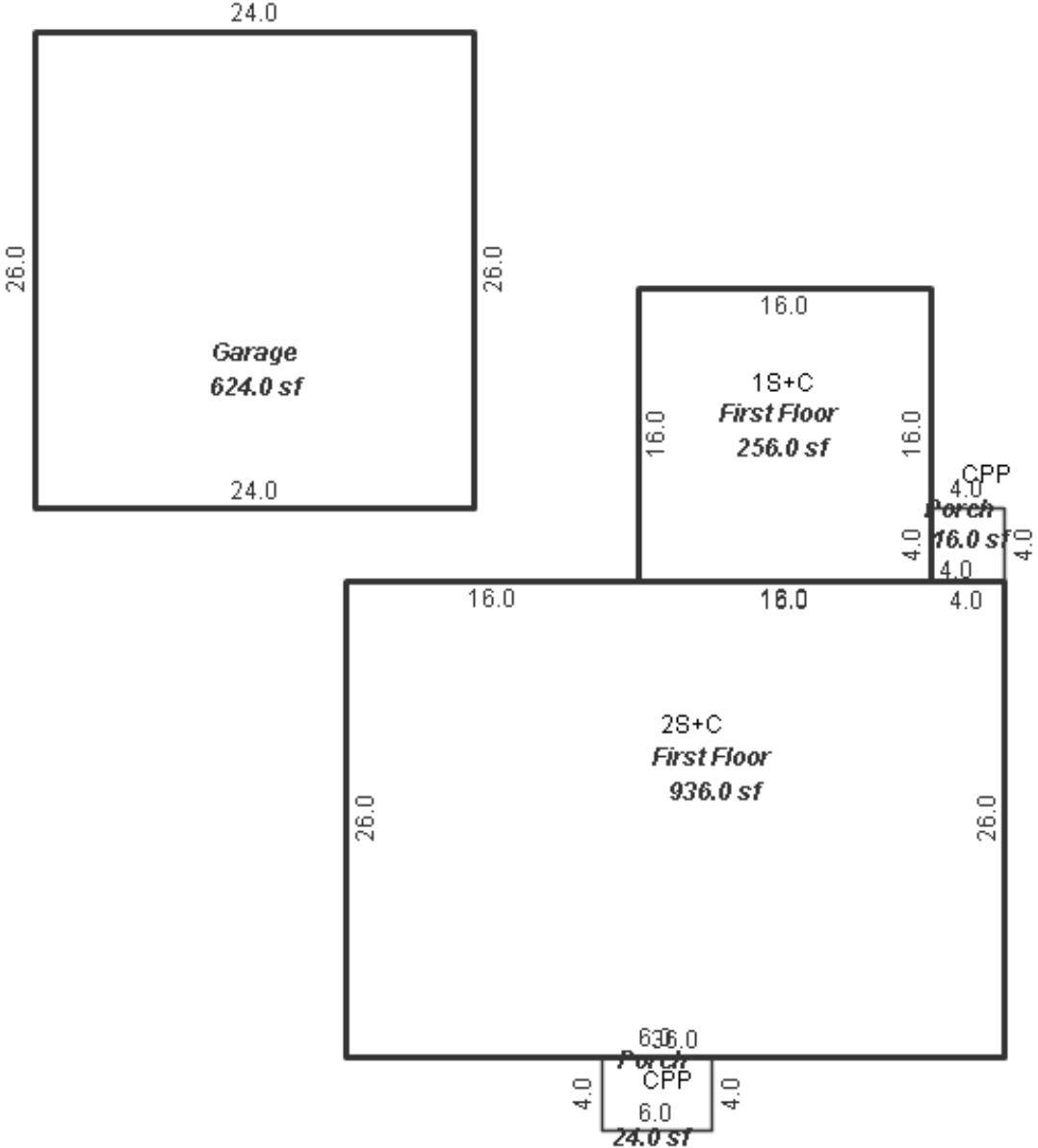
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1900 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % 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						16 24	CPP CPP																																																																																																						
Building Style: 2 STORY		Drywall	X	Plaster																																																																																																														
Yr Built 1885		Remodeled 0	Ex	X	Ord		Min																																																																																																											
Condition: Average		Size of Closets		Lg	X	Ord		Small																																																																																																										
Room List		Doors		Solid	X	H.C.																																																																																																												
	Basement 5 1st Floor 5 2nd Floor 7 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Hardwood Other:		(12) Electric		100	Amps Service																																																																																																									
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.		Min																																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.		Few																																																																																																								
X	Insulation	X	Plaster			(13) Plumbing		1	Average Fixture(s)																																																																																																									
(2) Windows		(7) Excavation		1	3	Fixture Bath	1	2	Fixture Bath																																																																																																									
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 256 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																																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(14) Water/Sewer		1	1000 Gal Septic	2000 Gal Septic																																																																																																					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water	Public Sewer	Water Well	1	1000 Gal Septic	2000 Gal Septic																																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																																											
X	Asphalt Shingle	Chimney: Brick																																																																																																																
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1885</p> <p>(11) Heating System: Forced Air w/ Ducts Ground Area = 1192 SF Floor Area = 2128 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Piers</td> <td>936</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>256</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>213,080</td> <td>117,194</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>1</th> <th>1,238</th> <th>681</th> </tr> </thead> <tbody> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>2,614</td> <td>1,438</td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,582</td> <td>2,520</td> <td></td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,680</td> <td>3,124</td> <td></td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>624</td> <td>21,072</td> <td>11,590</td> <td></td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,947</td> <td>1,071</td> <td></td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>16</td> <td>425</td> <td>234</td> <td></td> </tr> <tr> <td>CPP</td> <td>24</td> <td>638</td> <td>351</td> <td></td> </tr> <tr> <td colspan="4">Totals:</td> <td>251,276</td> <td>138,203</td> </tr> </tbody> </table> <p>Notes: ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 1.900 =&gt; TCV: 262,585</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Piers	936				1 Story	Siding	Crawl Space	256				Total:					213,080	117,194	Plumbing	Average Fixture(s)	1	1,238	681	2 Fixture Bath	1	2,614	1,438		Water/Sewer					1000 Gal Septic	1	4,582	2,520		Water Well, 100 Feet	1	5,680	3,124		Garages					Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					Base Cost	624	21,072	11,590		Built-Ins					Appliance Allow.	1	1,947	1,071		Porches					CPP	16	425	234		CPP	24	638	351		Totals:				251,276	138,203
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRY PATRICK J JR & CHER	BARRY PATRICK J JR & CHER	1	02/25/2011	WD	03-ARM'S LENGTH	1080-914	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6277 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/28/2016	PM16-0414	
Owner's Name/Address	P.R.E. 0%					
BARRY PATRICK J JR & CHERYL L TRUST BARRY PATRICK J JR & CHERYL L TTEES 34090 PARKDALE LIVONIA MI 48150	MAP #: 52					
	2025 Est TCV 567,090 TCV/TFA: 420.07					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L284 P292 L345 P283/92 PRT GOVT LOT 1 SEC 27 COM N 1/4 POST TH S 41 DEG 50' E ALG C/L LAKE ST 1860 FTTH S 41 DEG E ALG C/L 331.62 FT TO POB TH S 41 DEG E 200 FT TH N 49 DEG E 377.14 FT TH N 41 DEG W 200 FT TH S 49 DEG W 377.14 FT TO POB EXC N 100 FT THEREOF SEC 27 T29N R14W.	X			C 100' @ 2000/	100.00	377.00	1.0000	0.9649	2000	100	192,971
				100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 192,971							
	X			Land Improvement Cost Estimates							
	X			Description	Rate	Size	% Good	Cash Value			
	X			D/W/P: 4in Concrete	7.01	297	0	0			
	X			Residential Local Cost Land Improvements							
	X			Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
				Total Estimated Land Improvements True Cash Value = 5,000							

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

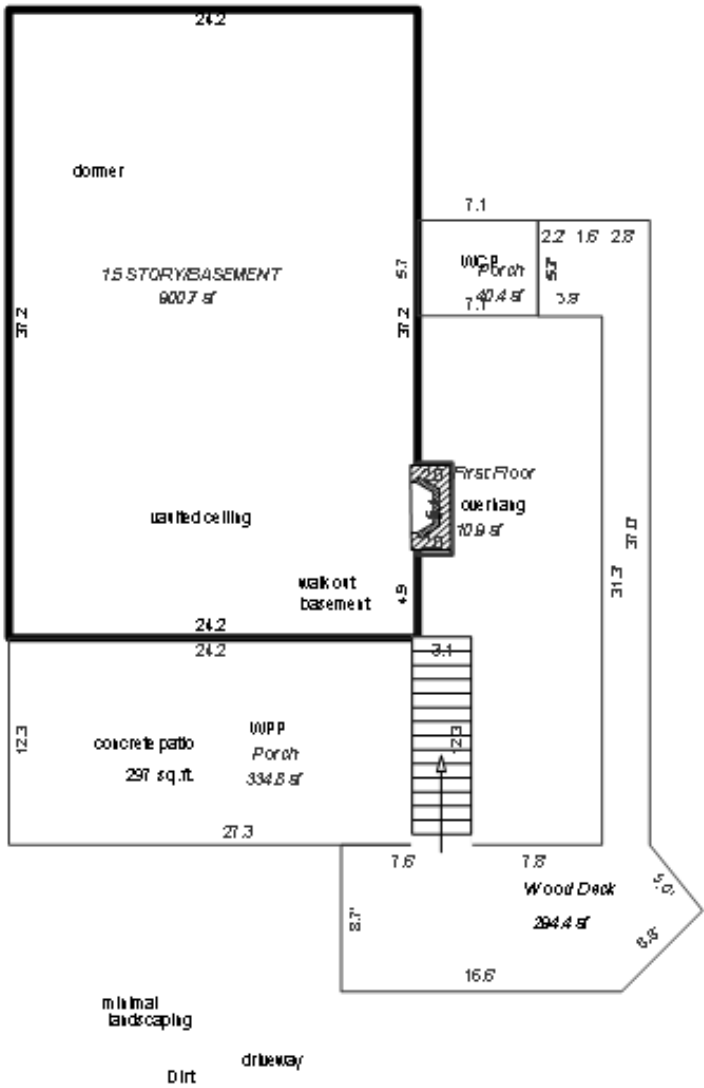
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	96,500	187,000	283,500			111,252C
2024	96,500	171,100	267,600			107,907C
2023	77,200	159,500	236,700			102,769C
2022	54,200	140,200	194,400			97,876C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							40 334 294	WCP (1 Story) WPP Treated Wood			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Class: C +10 Effec. Age: 20 Floor Area: 1,350 Total Base New : 254,907 Total Depr Cost: 194,273 Estimated T.C.V: 369,119		E.C.F. X 1.900		Cls C 10 Blt 1992			
Yr Built 1992	Remodeled 0	Ex	X Ord	Min	(12) Electric			Ground Area = 900 SF Floor Area = 1350 SF.								
Condition: Average		Size of Closets		150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas							
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Stories Exterior Foundation		Size		Cost New		Depr. Cost		
Basement	1st Floor	(5) Floors		Ex. X Ord. Min			1.5 Story Siding		900		198,723		158,965			
2nd Floor	3 Bedrooms	Kitchen: Vinyl Other: Carpeted Other:		No. of Elec. Outlets			Other Additions/Adjustments		Total:		17,523		4,381			
(1) Exterior		(6) Ceilings		Many X Ave. Few			Recreation Room		1		2,578		2,062			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(13) Plumbing			Plumbing		Average Fixture(s)		1,486		1,189			
X	Insulation	(7) Excavation		1 Average Fixture(s)			Solar Water Heat		3 Fixture Bath		4,678		3,742			
(2) Windows		Basement: 900 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			No Plumbing		Extra Toilet		1000 Gal Septic		4,899		3,919	
X	Many Avg. X Avg. Few Small	(8) Basement		1 2 Fixture Bath			Extra Sink		Separate Shower		Water Well, 100 Feet		5,849		4,679	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Extra Toilet			Ceramic Tile Floor		Ceramic Tile Wains		Porches		WCP (1 Story) WPP		2,739 5,668	
(3) Roof		(9) Basement Finish		1 1000 Gal Septic			Ceramic Tub Alcove		Vent Fan		Deck		Treated Wood		2,294 5,368	
X	Gable Hip Flat	900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 2000 Gal Septic			(14) Water/Sewer		Public Water Public Sewer Water Well		Built-Ins		Appliance Allow.		2,786 2,229	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic		1000 Gal Septic		Fireplaces		Prefab 1 Story		1 2,610 2,088	
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:									Totals:		254,907		194,273	
Notes:													ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv:		369,119	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUIT	HILGARD	49,000	05/28/1994	WD	03-ARM'S LENGTH	387:314	OTHER	0.0

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

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 52

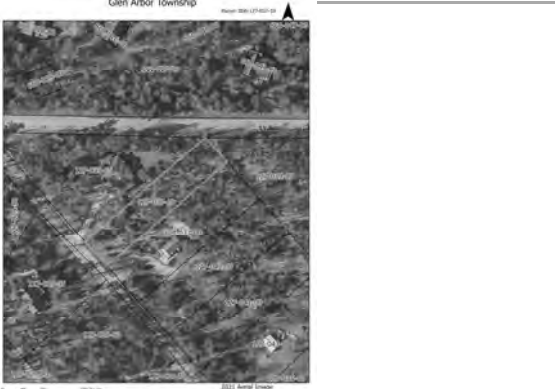
Owner's Name/Address: HILGARD JAMES H & JENNIFER  
 REVOCABLE LIVING TRUSTS  
 24 FRONTENAC PL  
 GODFREY IL 62035

2025 Est TCV 192,971  
 Land Value Estimates for Land Table 4120.4120 RESI

Improved	X	Vacant	* Factors *				
Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value
			C 100' @ 2000/	100.00	377.00	1.0000 0.9649	2000 100
			100 Actual Front Feet, 0.86 Total Acres			Total Est. Land Value =	192,971

Tax Description	Improvements	Value
L272 P469/87 L387 P314/94 L557 P204/00 L562 P108/00 PRT GOVT LOT 1 SEC 27 COM N 1/4 POST SD SEC TH S 41 DEG 50' E ALG C/L LAKE ST 1860 FT TH CONT ALG LAKE ST S 41 DEG 0' E 331.62 FT FOR POB TH CONT ALG SD C/L S 41 DEG 0' E 100 FT TH N 49 DEG 0' E 377.14 FT TH N 41 DEG 0' W 100 FT TH S 49 DEG 0' W 377.14 FT TO POB SUBJECT TO R/W REVOCABLE LIVING TRUSTS UND 1/2 INT JAMES H HILGARD TRUSTEE AND UND 1/2 INT JEFFIFER F HILGARD TRUSTEE SEC 27 T29N R14W.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb Street Lights Standard Utilities Underground Utils.	192,971

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	96,500	0	96,500			41,080C
TPC 04/30/2021 INSPECTED	2024	96,500	0	96,500			39,845C
TPC 03/23/2017 INSPECTED	2023	77,200	0	77,200			37,948C
TPC 05/10/2016 INSPECTED	2022	54,200	0	54,200			36,141C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSKETT W ROBERT & VIRGIN	ISRAEL MICHENER FAMILY TR	700,000	04/02/2018	WD	03-ARM'S LENGTH	1325P236	PROPERTY TRANSFER	100.0
HEMPHILL THEOLA K IRREVO	FOSKETT W ROBERT & VIRGIN	150,000	04/13/2011	WD	03-ARM'S LENGTH	1084-339	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6263 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	05/14/2020	PB20-0087	100% FINIS
	P.R.E. 0%		Electrical	05/06/2020	PE20-0157	100% FINIS
Owner's Name/Address	MAP #: 52		SOLAR	04/18/2020	LU20-06	100% FINIS
ISRAEL MICHENER FAMILY TRUST 6263 S LAKE ST GLEN ARBOR MI 49636-9724	2025 Est TCY 1,082,156 TCY/TFA: 616.61		Mechanical	06/28/2013	PM13-0292	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
			Description	Frontage	Depth	Value
PER PROPERTY OWNERS REQUEST - 2011 INT 05 & 06 COMBINED L1084P346 Part of Gov Lot 1, Sec27, T29 N R14 W: Commencing at the North 1/4 corner of Sec 27; thence S 41 °00'00" E, 1981.12 feet along the centerline of Lake St to the POB; thence N 00°45'43" E, 89.89 feet along the W line of said Government Lot 1; thence S 89°37'58" E, 422.47 feet along the S line of roadway deeded to Leelanau County Road Commission per Liber 277, Page 700; thence S 48°55'57" W, 376.92 feet; thence N 41 °00'00" W			* Factors * TRAINGULAR SHAPE			

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
PER PROPERTY OWNERS REQUEST - 2011 INT 05 & 06 COMBINED L1084P346 Part of Gov Lot 1, Sec27, T29 N R14 W: Commencing at the North 1/4 corner of Sec 27; thence S 41 °00'00" E, 1981.12 feet along the centerline of Lake St to the POB; thence N 00°45'43" E, 89.89 feet along the W line of said Government Lot 1; thence S 89°37'58" E, 422.47 feet along the S line of roadway deeded to Leelanau County Road Commission per Liber 277, Page 700; thence S 48°55'57" W, 376.92 feet; thence N 41 °00'00" W			* Factors * TRAINGULAR SHAPE			



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	128,800	412,300	541,100			403,738C
TPC 11/05/2020 INSPECTED	2024	90,200	376,900	467,100		391,599C			
TPC 09/21/2017 INSPECTED	2023	70,900	351,100	422,000		372,952C			
TPC 06/09/2016 INSPECTED	2022	55,000	314,000	369,000		355,193C			

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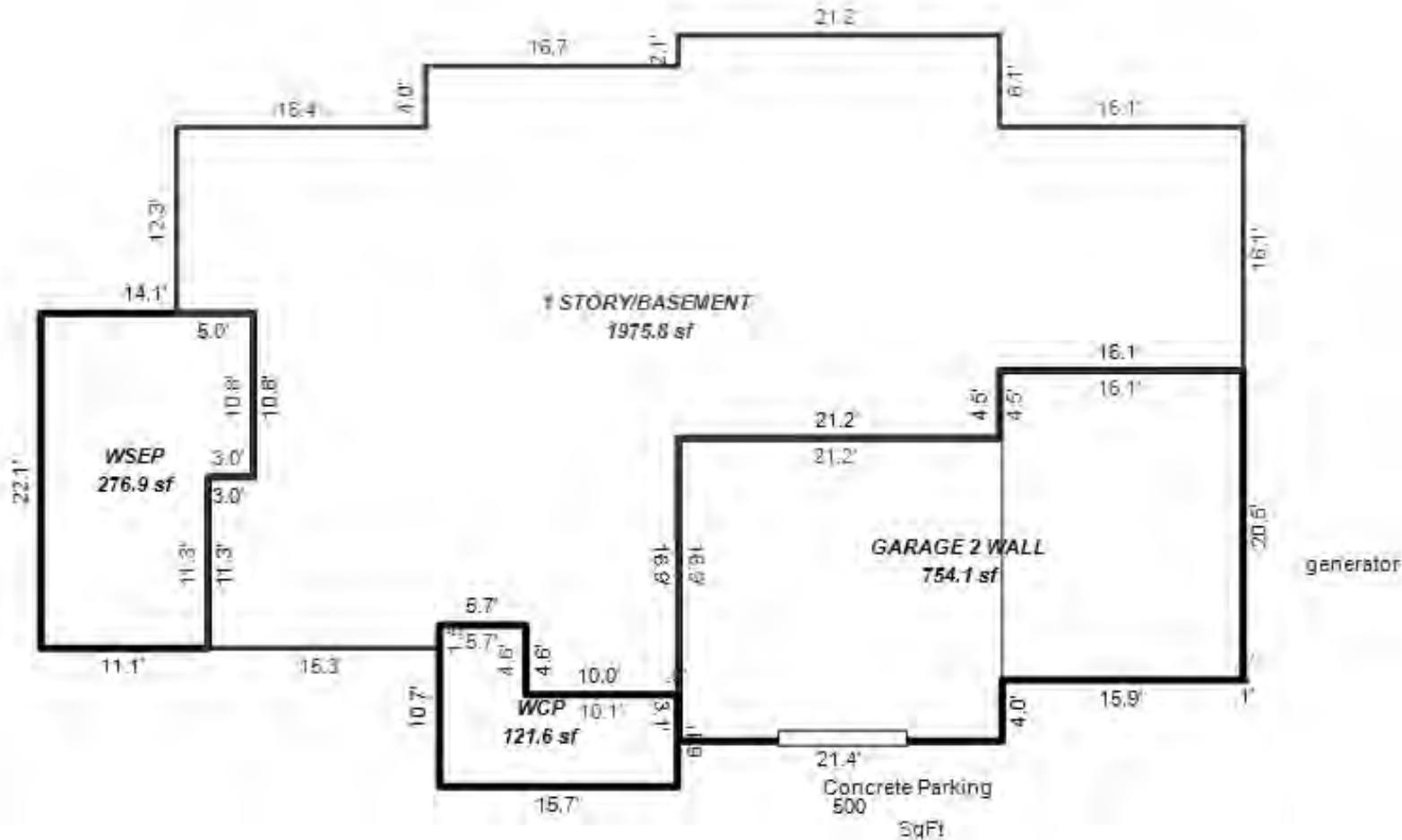
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 276 121	Type WSEP (1 Story) WCP (1 Story)	Year Built: 2013 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 754 % 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			Class: BC Effec. Age: 10 Floor Area: 1,755 Total Base New : 478,249 Total Depr Cost: 430,422 Estimated T.C.V: 817,802			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			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1755 SF Floor Area = 1755 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas			Cls BC Blt 2013			
Yr Built 2013	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Lg	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 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1393 2 4,810 3 20,640 1 11,146 1 2,941 276 16,922 121 7,179			293,156 34,501 4,329 1,969 18,576 10,031 2,647 15,230 6,461		
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			0 Amps Service			Recreation Room Basement, Outside Entrance, Above Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 50 Feet Porches WSEP (1 Story) WCP (1 Story)			Total: 325,731 293,156			
(1) Exterior		(7) Excavation		Basement: 1755 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Garages						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items			46,243 -6,271 688 4,003 3,603 3,692 3,323			
(2) Windows		(9) Basement Finish		1393 Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages						
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items			46,243 -6,271 688 4,003 3,603 3,692 3,323			
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:						Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items			46,243 -6,271 688 4,003 3,603 3,692 3,323			
(3) Roof		Asphalt Shingle		Chimney:						Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 2 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Local Cost Items			46,243 -6,271 688 4,003 3,603 3,692 3,323			

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S NORTHWOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 52		2025 Est TCV 408,558
Owner's Name/Address		Improved		X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
PEREZ MICHAEL & MOLLY 3709 EAST ST CINCINNATI OH 45227		Public Improvements		* Factors *				
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer
2022006687 A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 1, SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEEELANAU COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 41 °00' 00" EAST, 1981.12 FEET, ALONG THE CENTERLINE OF LAKE STREET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 00°45' 43" EAST, 89.89 FEET, ALONG SAID WEST LINE OF GOVERNMENT LOT 1; THENCE SOUTH 89°41 '06" EAST, 422.91 FEET, TO THE 3 OF NORTHWOOD, REPLAT NO. 1; WEST, 380.33 E OF SAID UNIT 3; WEST, 507.17 FEET NG. SAID PARCEL N ON FILE***		X		Electric		X		Gas
		X		Curb		Street Lights		Standard Utilities
		X		Underground Utils.		Topography of Site		Level
		X		Rolling		Low		High
		X		Landscaped		Swamp		Wooded
		X		Pond		Waterfront		Ravine
		X		Wetland		Flood Plain		Year
3 completed		Who		When		What		2025
1-001-01;		TPC 12/08/2022		INSPECTED		2024		204,300
-039-07;		TPC 06/21/2018		INSPECTED		2023		143,000
-----		WAS 10/25/2007		INSPECTED		2022		112,400
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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.
SUCIU SPIRIDON N & JEAN E	SUCIU JEAN E TRUST	0	11/14/2022	WD	09-FAMILY	2022006729	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
5965 W NORTHWOOD DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SUCIU JEAN E TRUST 4524 POND APPLE DR N NAPLES FL 34119	MAP #: 52					
	2025 Est TCV 2,779,762 TCV/TFA: 1152.4					

	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Tax Description	Public Improvements		* Factors *						
LI93 P831 PRT GOVT LOT 1 SEC 27 & PRT GOVT LOT 4 SEC 26 COM NE COR OF GOVT LOT 1 TH S 01 DEG 22' 49" W 450.89 FT FOR POB TH S 03 DEG 09' 01" E INTO GOVT LOT 4 338.01 FT ALG SHR GLEN LAKE TH S 64 DEG 10' 00" W 30 FT TO E LN OF GOVT LOT 1 TH CONT S 64DEG 10' 00" W 115 FT TH N 17 DEG 14' 37" W 274.71 FT TH N 54 DEG 25' 20" E 237.75 TO POB SEC 27 & 26 T29N R14W. 1.23 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Rate %Adj.	Reason	Value	
	X	Electric	GROUP A 20000	100.00	343.64	0.9500	0.8370	20000 100	1,590,406
	X	Gas	GROUP A 20000	55.92	343.64	0.9500	0.8370	20000 50	SURPLUS: ZONING 100 ft 44
		Curb	156 Actual Front Feet, 1.23 Total Acres Total Est. Land Value = 2,035,060						
Comments/Influences		Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates						
		Topography of Site	Description	Rate	Size % Good	Cash Value			
	X	Level	Residential Local Cost Land Improvements						
		Rolling	Description	Rate	Size % Good	Cash Value			
		Low	LAND IMPROVEMENTS 15						
		High		1,500.00	1	100	1,500		
		Landscaped	Total Estimated Land Improvements True Cash Value = 1,500						
		Swamp	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Wooded	2025	1,017,500	372,400	1,389,900			380,114C
		Pond	2024	990,500	366,200	1,356,700			368,685C
	X	Waterfront	2023	834,100	275,500	1,109,600			351,129C
		Ravine	2022	542,400	246,300	788,700			334,409C
		Wetland							
		Flood Plain							

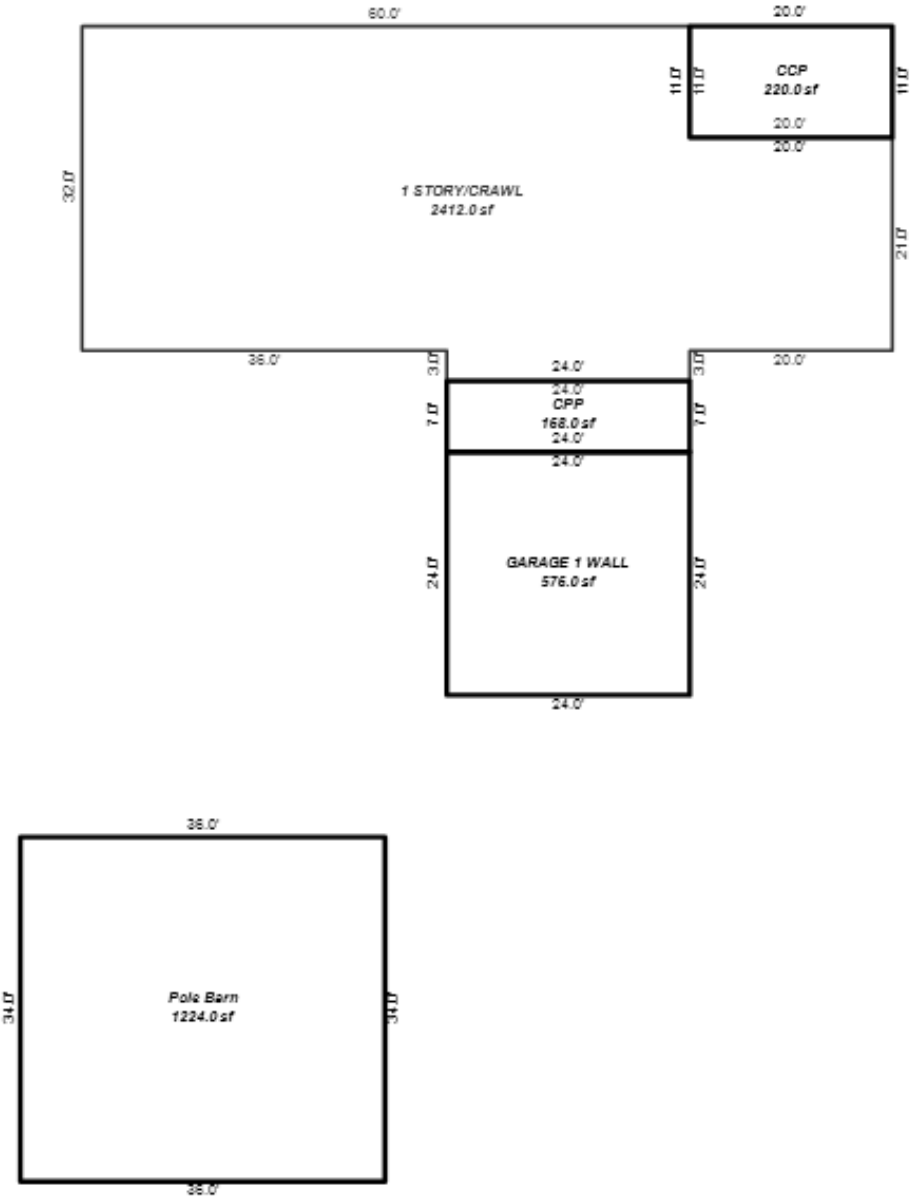


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	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 168 220	Type CPP CPP	Year Built: 1965 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 2,412 Total Base New : 423,485 Total Depr Cost: 275,260 Estimated T.C.V: 743,202		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 1960	
Yr Built 1960	Remodeled 0	Ex	X	Ord	Min	Size of Closets			200 Amps Service			Ground Area = 2412 SF		Floor Area = 2412 SF.	
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space			2,412		Total: 329,834 214,386	
8	Basement	(5) Floors				Kitchen: Other: Carpeted Other:			Other Additions/Adjustments			Average Fixture(s)		1 1,486 966	
1	1st Floor	Kitchen: Other: Carpeted Other:				200 Amps Service			Plumbing			3 Fixture Bath		1 4,678 3,041	
2	2nd Floor	Kitchen: Other: Carpeted Other:				No./Qual. of Fixtures			Water/Sewer			1000 Gal Septic		1 4,899 3,184	
5	Bedrooms	Kitchen: Other: Carpeted Other:				Ex. X Ord. Min			Porches			Water Well, 100 Feet		1 5,849 3,802	
(1) Exterior		(6) Ceilings				No. of Elec. Outlets			Garages			CPP		168 3,168 2,059	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall				Many X Ave. Few			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			CPP		220 3,898 2,534	
X	Insulation	X Drywall				(13) Plumbing			Class: C Exterior: Pole (Unfinished)			CPP		2 1,101 716	
(2) Windows		(7) Excavation				1 Average Fixture(s)			Built-Ins			Appliance Allow.		1 2,786 1,811	
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 2412 S.F. Slab: 0 S.F. Height to Joists: 0.0				2 3 Fixture Bath			Fireplaces			Interior 1 Story		2 10,751 6,988	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:			423,485 275,260		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
(3) Roof		(9) Basement Finish				(14) Water/Sewer			Class: C Exterior: Pole (Unfinished)			Door Opener		2 1,101 716	
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			Door Opener			Base Cost		1296 31,493 20,470	
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:			Appliance Allow.			1 2,786 1,811			
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:							Fireplaces			Interior 1 Story		2 10,751 6,988	

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



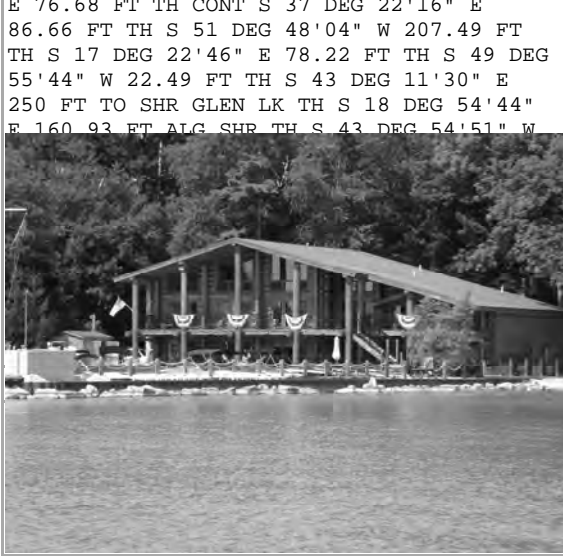
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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
AYLSWORTH G THOMAS & KATH	AYLSWORTH KATHY A TRUST	0	11/03/2020	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0
AYLSWORTH G THOMAS & KATH	CONSUMERS ENERGY 12' EASE	0	04/12/2013	OTH	33-TO BE DETERMINED	1167P646	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
6391 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Demolish	10/05/2016	PB16-0418	100% FINIS
	P.R.E. 0%		Electrical	01/29/2016	PE16-0045	
Owner's Name/Address	MAP #: 52		Post Frame Building	11/03/2015	PB15-0270	100% FINIS
GCMR REAL ESTATE LLC 6391 S LAKE ST GLEN ARBOR MI 49636	2025 Est TCV 4,689,521 TCV/TFA: 179.28		Res. Demolition	10/22/2015	PB15-0418	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
			* Factors * IRR ALONG SHORE ~170			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP A 20000	113.411274.42	1.0000 1.1616	20000 100 RD END - WATERS EDGE2,634, 113 Actual Front Feet, 3.32 Total Acres Total Est. Land Value = 2,634,724

Tax Description	Public Improvements	Land Improvement Cost Estimates
L258 P161 L394 P695 L497 P366/98 PARCEL 1- PRT OF GOVT LOT 1 SEC 27 COM AT N 1/4 COR SD SEC TH S 41 DEG 00'00" E 2909.19 FT ALG C/L LAKE ST FOR POB TH N 48 DEG 55'49" E 180.48 FT TH N 41 DEG 00'00" W 99.85 FT PARALLEL WITH LAKE ST TH N 49 DEG 01'13" E 254.46 FT TH S 37 DEG 22'16" E 76.68 FT TH CONT S 37 DEG 22'16" E 86.66 FT TH S 51 DEG 48'04" W 207.49 FT TH S 17 DEG 22'46" E 78.22 FT TH S 49 DEG 55'44" W 22.49 FT TH S 43 DEG 11'30" E 250 FT TO SHR GLEN LK TH S 18 DEG 54'44" E 160.93 FT ALG SHR TH S 43 DEG 54'51" W	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description D/W/P: Crushed Rock D/W/P: 4in Concrete Total Estimated Land Improvements True Cash Value =
		Rate 2.27 6.49 41,591
		Size % Good 33500 50 1100 50
		Cash Value 38,022 3,569



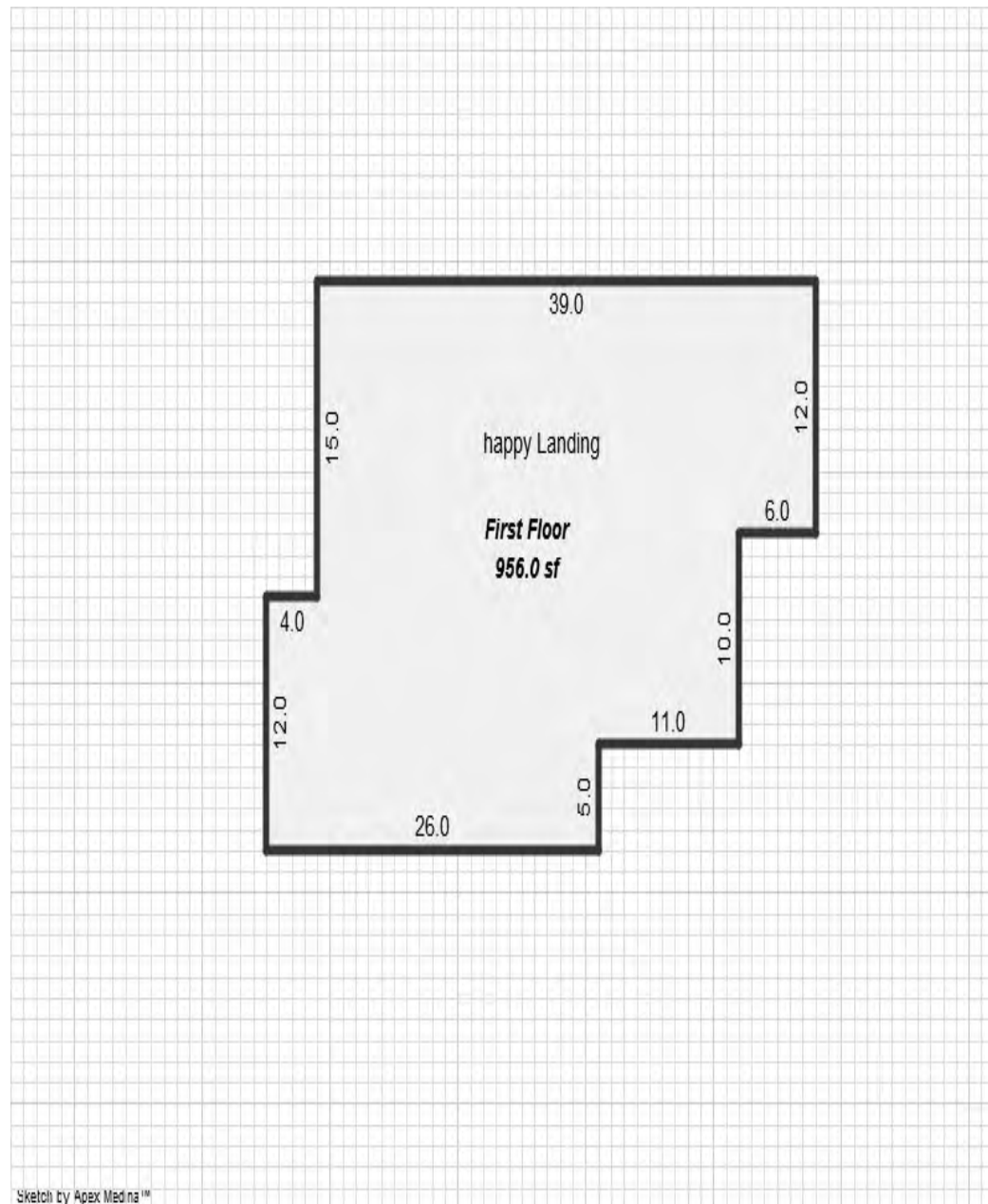
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	1,317,400	1,027,400	2,344,800			2,237,197C
		2024	1,385,100	967,400	2,352,500			2,169,930C
		2023	1,166,400	900,200	2,066,600			2,066,600S
		2022	640,900	695,500	1,336,400			756,598C

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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: 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: 1,195 Total Base New : 146,879 Total Depr Cost: 80,782 Estimated T.C.V: 137,329		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		100 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY	
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
1950 HAP	1984	Lg	X	Ord	Small	Doors		X Ex.		Ord.		Min		1.25 Story Siding Crawl Space 956	
Condition: Average		(5) Floors		Kitchen: Tile Other: Carpeted Other:		(12) Electric		Many		X Ave.		Few		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	
Room List		Doors		Solid X H.C.		100 Amps Service		(13) Plumbing		Notes: HAPPY LANDING		E.C.F. (2201 COMMERCIAL) 1.700 => TC.V:		137,329	
5	Basement	(6) Ceilings		No. of Elec. Outlets		1		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)	
1	1st Floor	X Tile		X Ex.		Ord.		Min		Water/Sewer		Average Fixture(s)		1 1,032 568	
2	2nd Floor	X		Many		X Ave.		Few		Solar Water Heat		2000 Gal Septic		1 8,630 4,746	
2	Bedrooms	(7) Excavation		Basement: 0 S.F. Crawl: 956 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		3 Fixture Bath		Water Well, 100 Feet		Water Well		1 5,545 3,050	
(1) Exterior		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Extra Toilet		Built-Ins		Appliance Allow.		1 1,650 907	
X	Wood/Shingle Aluminum/Vinyl Brick	X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Extra Sink		Fireplaces		Exterior 1 Story		1 5,004 2,752	
X	Insulation	(9) Basement Finish		(10) Floor Support		1		Separate Shower		Totals:		146,879		80,782	
(2) Windows		Many Avg. Few		X Large Avg. Small		1		Ceramic Tile Floor		Notes: HAPPY LANDING		E.C.F. (2201 COMMERCIAL) 1.700 => TC.V:		137,329	
X	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		Ceramic Tub Alcove Vent Fan		Lump Sum Items:					
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1		Ceramic Tile Wains							

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



Sketch by Apex Medina™

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



Desc. of Bldg/Section:  
 Calculator Occupancy: Motels

Class: C  
 Floor Area: 6,282  
 Gross Bldg Area: 24,962  
 Stories Above Grd: 2  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2.25%  
 Effective Age : 14  
 Physical %Good: 72  
 Func. %Good : 100  
 Economic %Good: 100

1950	Year Built
1997	Remodeled
20	Overall Bldg Height

Comments:

Construction Cost

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

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

Quality: Average  
 Heat#1: Zoned A.C. Warm & Cooled Air 100  
 Heat#2: Zoned A.C. Warm & Cooled Air 100  
 Ave. SqFt/Story: 3141  
 Total # Units: 7  
 Has Elevators:

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

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

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type:

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

Class: C Quality: Average  
 Total Floor Area: 6282 # of Units: 7  
 Overall Building Height: 20

Base Rate for Upper Floors = 112.18

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.19 100%  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.19 100%  
 Combined Heating System adjustment: 34.38 100%

Adjusted Square Foot Cost for Upper Floors = 146.56

Total Floor Area: 6,282 Base Cost New of Upper Floors = 920,690  
 Reproduction/Replacement Cost = 920,690  
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 662,897

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 994,345  
 Replacement Cost/Floor Area= 146.56 Est. TCV/Floor Area= 158.28

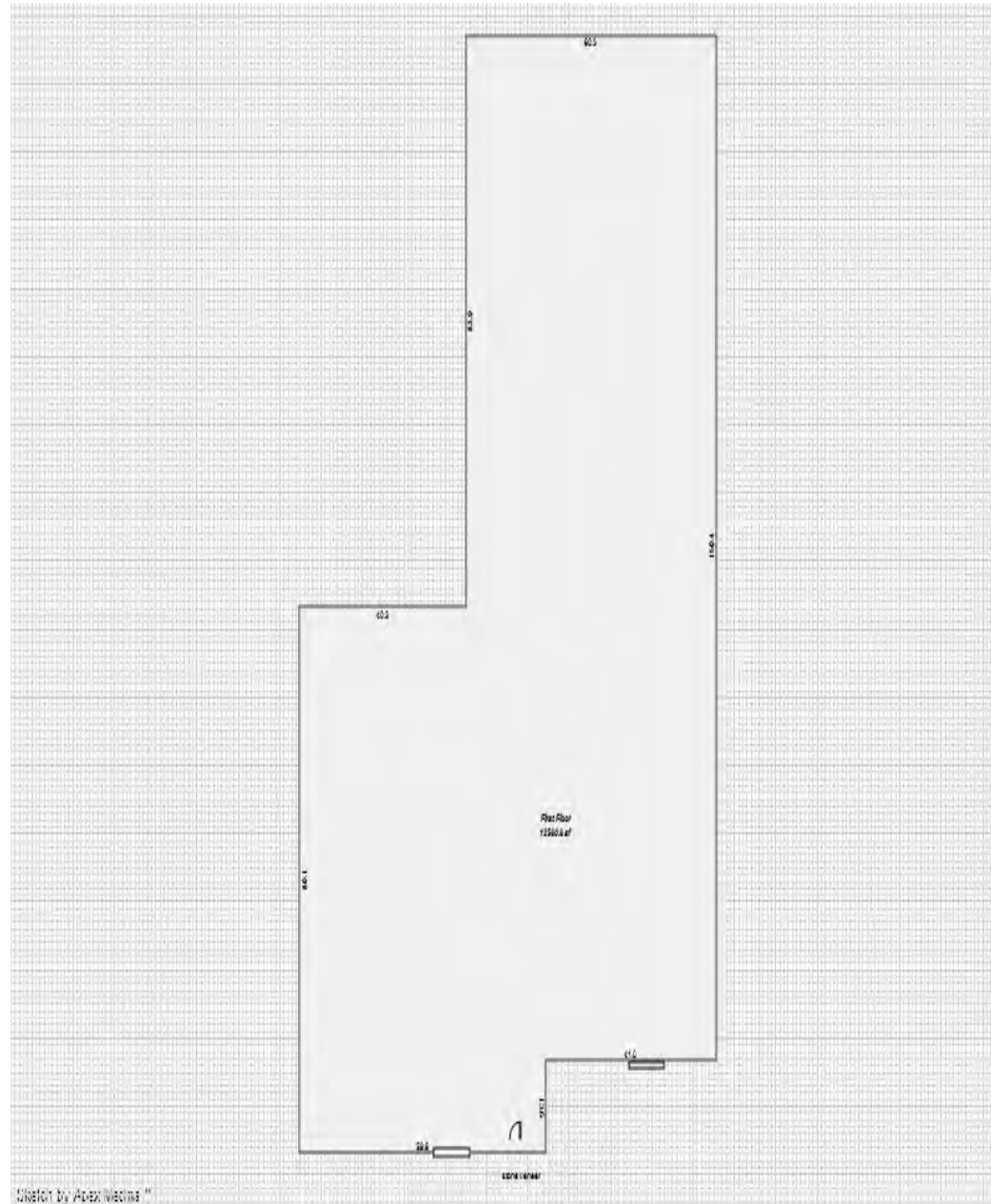
(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash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

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

Desc. of Bldg/Section: BACK WAREHOUSE BLDG Calculator Occupancy: Shed - Utility Light Commercial Building		<<<< Calculator Cost Computations >>>> Class: S Quality: Average Stories: 1 Story Height: 14 Perimeter: 529 Overall Building Height: 12						
Class: S Floor Area: 12,560 Gross Bldg Area: 24,962 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 25.47  (10) Heating system: Forced Air Furnace Cost/SqFt: 6.57 12% Adjusted Square Foot Cost for Upper Floors = 26.26
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 12% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 12560 Ave. Perimeter: 529 Has Elevators:		Total Floor Area: 12,560 Base Cost New of Upper Floors = 329,804  Reproduction/Replacement Cost = 329,804 Total Depreciated Cost = 217,671					
1950 Year Built 1997 Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 326,506 Replacement Cost/Floor Area= 26.26 Est. TCV/Floor Area= 26.00					
12 Overall Bldg Height	*** Basement Info *** * Mezzanine Info *							
Comments: ORIG BLDG WAS 9,000 SQ FT WITH ADD LATE SUMMER 2008 - 3,560	Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type:							

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

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



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

Desc. of Bldg/Section: FRONT BUILDING-MORTON BLDG  
 Calculator Occupancy: Automobile Showrooms

Class: D  
 Floor Area: 2,880  
 Gross Bldg Area: 24,962  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 10  
 Physical %Good: 74  
 Func. %Good : 100  
 Economic %Good: 100

2004 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

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

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

Quality: Average  
 Heat#1: Forced Air Furnace 100%  
 Heat#2: Forced Air Furnace 0%  
 Ave. SqFt/Story: 2880  
 Ave. Perimeter: 216  
 Has Elevators:

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

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

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type:

Calculator Cost Computations

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 216  
 Overall Building Height: 10

Base Rate for Upper Floors = 123.10

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.15 100%  
 Adjusted Square Foot Cost for Upper Floors = 133.25

Total Floor Area: 2,880 Base Cost New of Upper Floors = 383,760

Reproduction/Replacement Cost = 383,760  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 283,982

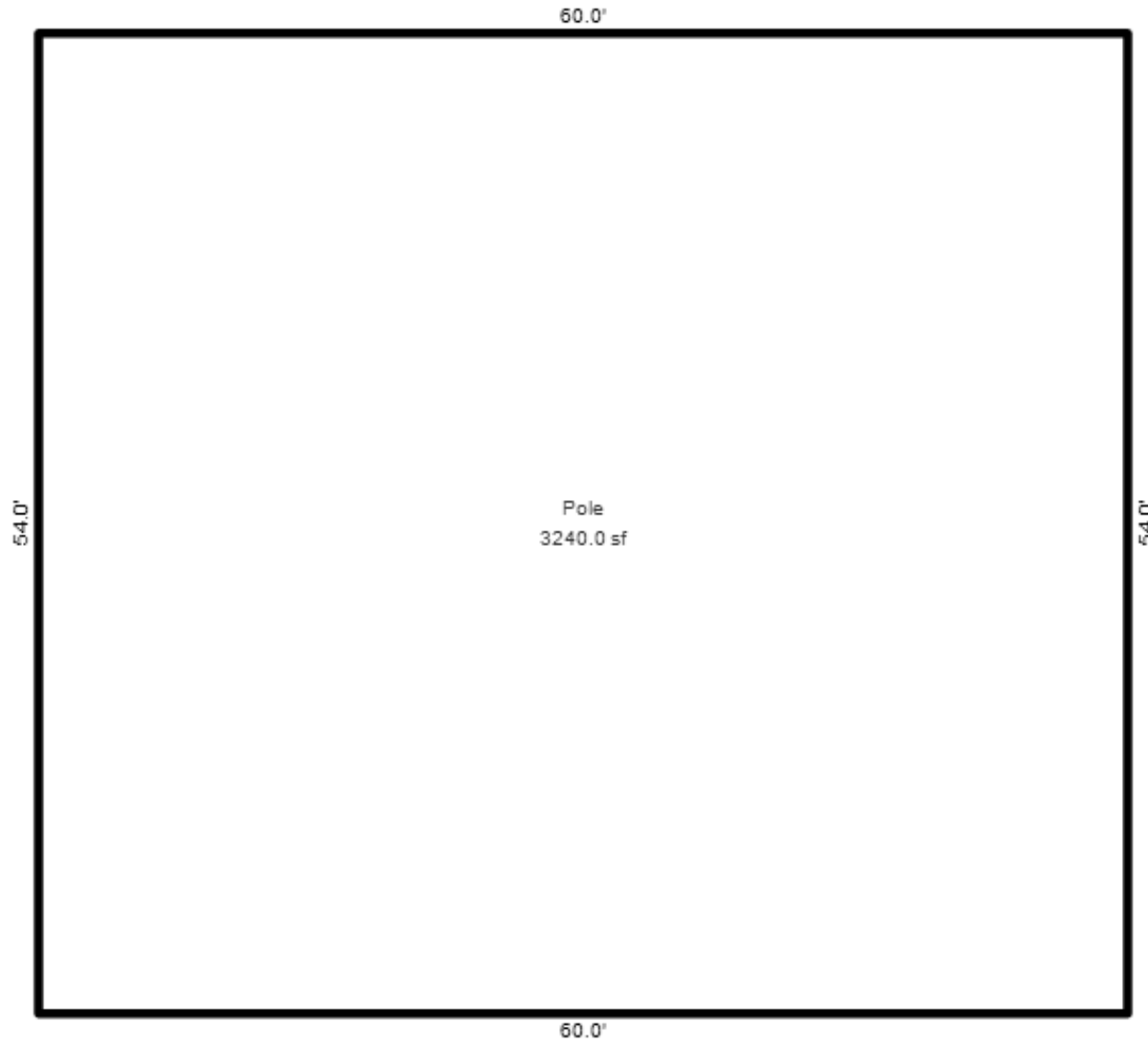
ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 3 = 425,974  
 Replacement Cost/Floor Area= 133.25 Est. TCV/Floor Area= 147.91

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

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

Desc. of Bldg/Section: 2016 AT RD 60'X54'X16'H Calculator Occupancy: Sheds - Equipment 4 Wall Building				<<<<< Calculator Cost Computations >>>>>																									
Class: D,Pole Floor Area: 3,240 Gross Bldg Area: 24,962 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole    Quality: Average Stories: 1    Story Height: 16    Perimeter: 228 Overall Building Height: 16																									
Depr. Table : 4% Effective Age : 4 Physical %Good: 85 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 27.71  (10) Heating system: Space Heaters, Gas with Fan    Cost/SqFt: 3.53    100% Adjusted Square Foot Cost for Upper Floors = 31.24																				
High	Above Ave.	Ave.	X	Low																									
2016 Year Built Remodeled  16 Overall Bldg Height		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan    100 Heat#2: Space Heaters, Gas with Fan    0% Ave. SqFt/Story: 3240 Ave. Perimeter: 228 Has Elevators:		Total Floor Area: 3,240    Base Cost New of Upper Floors = 101,217  Reproduction/Replacement Cost = 101,217 Total Depreciated Cost = 86,034																									
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">0</td> </tr> </tbody> </table> Architectural Multiplier: 0.00  Reproduction/Replacement Cost = 0 Eff.Age:4    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0 Total Depreciated Cost = 0 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	Total Cost New =						0										
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost																							
Total Cost New =						0																							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:																							
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:																							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">X</td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few Average</td> <td style="width:10%;">Many Unfinished Typical</td> <td style="width:10%;">Few Average</td> <td style="width:10%;">Many Unfinished Typical</td> </tr> </table>		Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	(40) Exterior Wall:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.							
X	Poured Conc	Brick/Stone	Block																										
Many Above Ave.	Average Typical	Few None																											
Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical																										
Thickness	Bsmnt Insul.																												
(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;">Urinals</td> </tr> <tr> <td style="width:10%;">3-Piece Baths</td> <td style="width:10%;">Wash Bowls</td> </tr> <tr> <td style="width:10%;">2-Piece Baths</td> <td style="width:10%;">Water Heaters</td> </tr> <tr> <td style="width:10%;">Shower Stalls</td> <td style="width:10%;">Wash Fountains</td> </tr> <tr> <td style="width:10%;">Toilets</td> <td style="width:10%;">Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Flex Conduit</td> <td style="width:10%;">Incandescent</td> </tr> <tr> <td style="width:10%;">Rigid Conduit</td> <td style="width:10%;">Fluorescent</td> </tr> <tr> <td style="width:10%;">Armored Cable</td> <td style="width:10%;">Mercury</td> </tr> <tr> <td style="width:10%;">Non-Metalic</td> <td style="width:10%;">Sodium Vapor</td> </tr> <tr> <td style="width:10%;">Bus Duct</td> <td style="width:10%;">Transformer</td> </tr> </table>		Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer	(13) Roof Structure:    Slope=0			
Total Fixtures	Urinals																												
3-Piece Baths	Wash Bowls																												
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(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler																							
Gas Oil	Coal Stoker	Hand Fired Boiler																											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PALUTKE/JOHNSON GLEN ARBO	GENDRON ERIN & WAKELING S	360,000	07/21/2020	WD	03-ARM'S LENGTH	2020004576	PROPERTY TRANSFER	100.0
AYLSWORTH G THOMAS & KATH	PALUTKE/JOHNSON GLEN ARBO	242,500	05/21/2004	WD	03-ARM'S LENGTH	805:691	OTHER	100.0
MURRELL	AYLSWORTH	106,000	07/25/1997	WD	03-ARM'S LENGTH	449:672	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6307 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 52					
GENDRON ERIN & WAKELING STEPHEN 1066 ROSEDALE DR NE ATLANTA GA 30306-3117	2025 Est TCV 411,670 TCV/TFA: 389.47					

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
L449 P672/97 L805 P691/04 PRT GOVT LOT 1 SEC 27 COM AT N 1/4 COR SEC 27 TH S 41 DEG E 2495.5 FT AS POB TH S 41 DEG E ALG C/L HWY 100.0 FT TH N 49 DEG E 377.14 FT TH N 41 DEG W 100.0 FT TH S 49 DEG W 377.14 FT TO POB SEC 27 T29N R14W .87 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							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			100 Actual Front Feet, 0.87 Total Acres							
			Total Est. Land Value =							193,010

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
MLS 1618744 \$265,000	Topography of Site	Rolling	2025	96,500	109,300	205,800			148,885C
		Low	2024	96,500	99,900	196,400			144,409C
		High	2023	77,200	93,000	170,200			137,533C
		Landscaped	2022	54,200	81,600	135,800			130,984C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



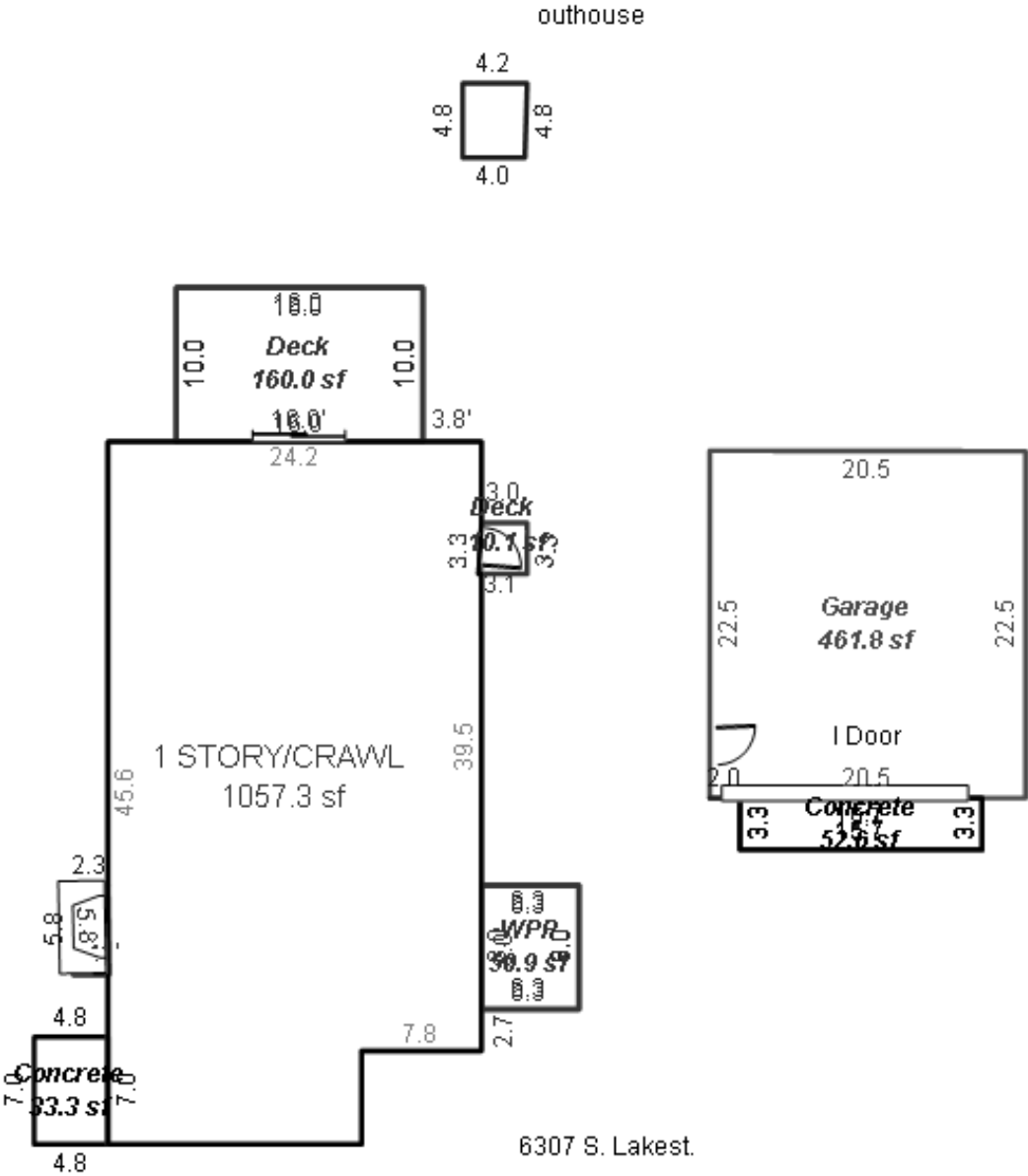
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 1 Direct-Vented Ga	Area 50 160	Type WPP Treated Wood	Year Built: 1955 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: 520 % 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	Class: C Effec. Age: 40 Floor Area: 1,057 Total Base New : 191,810 Total Depr Cost: 115,084 Estimated T.C.V: 218,660		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Trim & Decoration	Ex	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1950			
Yr Built 1950	Remodeled 1997	Size of Closets	Lg	Ord	Small	No. of Elec. Outlets		Ground Area = 1057 SF Floor Area = 1057 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Condition: Average		Doors	Solid	H.C.	(12) Electric		100 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		(5) Floors	Kitchen: Other: Other:		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Crawl Space		1,057 Total: 140,608 84,364				
3	Basement	Kitchen: Other: Other:		No. of Elec. Outlets		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,486 892			
2	1st Floor	No. of Elec. Outlets		Many X Ave. Few		(14) Water/Sewer		Water/Sewer		1000 Gal Septic 1 4,899 2,939		Water Well, 100 Feet 1 5,849 3,509			
2	2nd Floor	No. of Elec. Outlets		Many X Ave. Few		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Porches		WPP 50 2,074 1,244		Deck		Treated Wood 160 3,602 2,161	
2	Bedrooms	No. of Elec. Outlets		Many X Ave. Few		Lump Sum Items:		Decks		WPP 50 2,074 1,244		Garages		Treated Wood 160 3,602 2,161	
(1) Exterior		No. of Elec. Outlets		Many X Ave. Few		Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 520 20,904 12,542		Built-Ins		Appliance Allow. 1 2,786 1,672	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Lump Sum Items:		Fireplaces		Exterior 1 Story 1 6,559 3,935		Direct-Vented Gas 1 3,043 1,826		Totals: 191,810 115,084	
X	Insulation	(7) Excavation		No. of Elec. Outlets		Lump Sum Items:		Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv: 218,660					
(2) Windows		Basement: 0 S.F. Crawl: 1057 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Lump Sum Items:									
X	Many Avg. X Few	Large Avg. X Small		No. of Elec. Outlets		Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets		Lump Sum Items:									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed		No. of Elec. Outlets		Lump Sum Items:									
X	Asphalt Shingle	(9) Basement Finish		No. of Elec. Outlets		Lump Sum Items:									
Chimney: Block		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		Lump Sum Items:									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARTELS JOHN H	THE UP NORTH BURROW LLC	0	05/13/2019	QC	09-FAMILY	1360P741	DEED	100.0				
FINK MARK F & SARA E	BARTELS JOHN H	350,842	04/19/2019	WD	03-ARM'S LENGTH	1358P63	PROPERTY TRANSFER	100.0				
DEATRICK JOANNE J TRUST	FINK MARK F & SARA E	301,000	08/29/2014	WD	03-ARM'S LENGTH	1207P807	PROPERTY TRANSFER	100.0				
WALBERG ROBERT & MARY JAN	DEATRICK JOANNE J TRUST	244,000	06/25/2004	WD	03-ARM'S LENGTH	810:687	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6289 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/07/2022	PM22-0971	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		10/13/2022	PE22-0771	100% FINIS				
THE UP NORTH BURROW LLC 1128 HOL HI DR KALAMAZOO MI 49008		MAP #: 52		Mechanical		04/12/2021	PM21-0279	100% FINIS				
		2025 Est TCV 439,095 TCV/TFA: 393.10		DECK/PORCH		03/21/2021	LU21-09	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 100' @ 2000/	100.00	377.14	1.0000	0.9649	2000	100		192,989
				100 Actual Front Feet, 0.87 Total Acres				Total Est. Land Value =		192,989		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 3.5 Concrete	6.63	14	0	0				
				Sewer	6.63	15	0	0				
		X Electric		Wood Frame	28.70	108	50	1,550				
		X Gas		Wood Frame/Conc.	46.15	24	50	554				
				Total Estimated Land Improvements True Cash Value = 2,104								
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	96,500	123,000	219,500			157,151C	
		TPC 12/08/2022 INSPECTED			2024	96,500	112,500	209,000			152,426C	
		TPC 05/05/2021 INSPECTED			2023	77,200	104,800	182,000			145,168C	
		TPC 05/02/2019 INSPECTED			2022	54,200	88,200	142,400			138,256C	

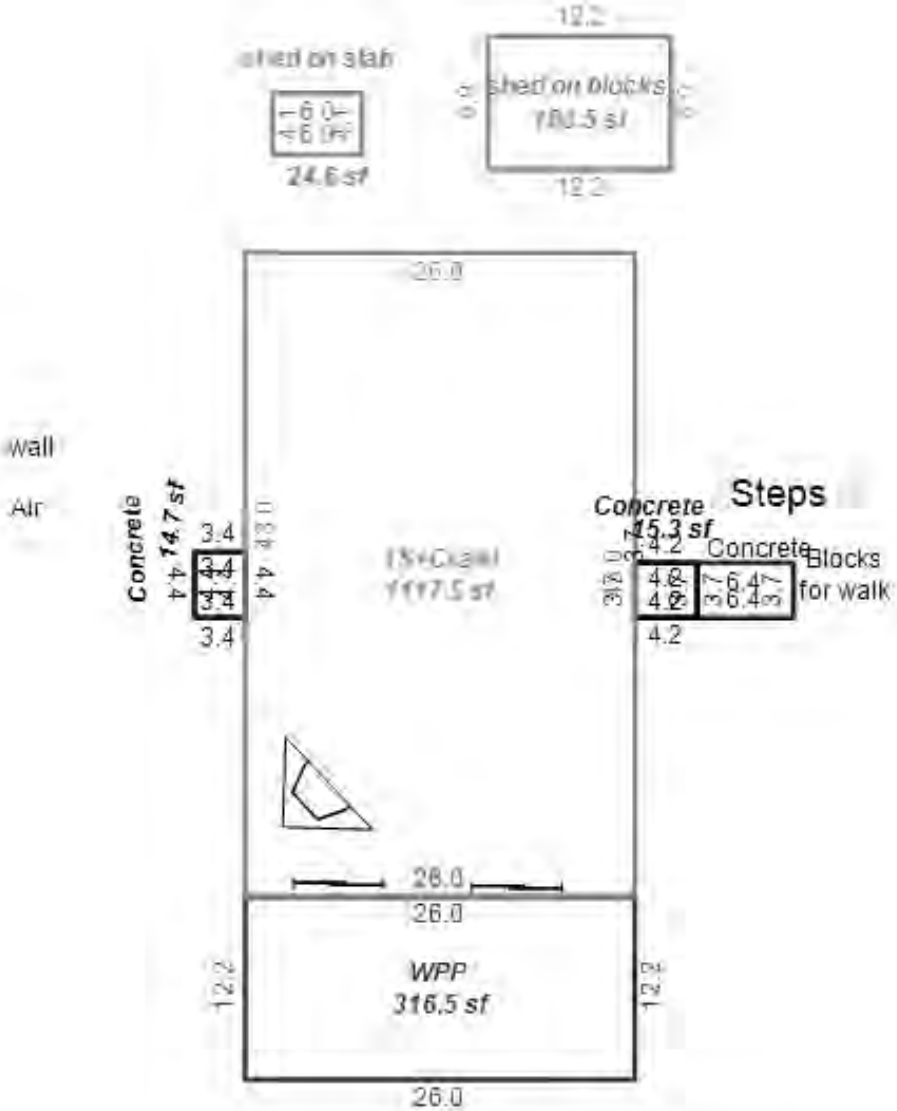


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X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X Ex. X Ord Min			Size of Closets		Lg X Ord Small		Doors Solid X H.C.																																
Building Style: 1 STORY		Yr Built Remodeled 1961 201 2021		Condition: Average		Room List		Basement 4 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Tile Other: Carpeted Other:		(12) Electric		100 Amps Service	No./Qual. of Fixtures	X Ex. Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:		Central Air Wood Furnace		(12) Electric		100 Amps Service	No./Qual. of Fixtures	X Ex. Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:		Central Air Wood Furnace	
(1) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 1117 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: 2X8X16 Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1117 SF Floor Area = 1117 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,117 Total: 152,659 106,862		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,040 Separate Shower 1 1,369 958 Water/Sewer 1000 Gal Septic 1 4,899 3,429 Water Well, 100 Feet 1 5,849 4,094 Porches WPP 316 5,363 3,754 Deck Treated Wood 349 6,006 4,204 Built-Ins Appliance Allow. 1 2,786 1,950 Fireplaces Direct-Vented Gas 1 3,043 2,130 Local Cost Items GENERATOR 1 1 1 *		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 244,002																					
(2) Windows		Many Avg. X Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(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: 2X8X16 Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1117 SF Floor Area = 1117 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,117 Total: 152,659 106,862		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,040 Separate Shower 1 1,369 958 Water/Sewer 1000 Gal Septic 1 4,899 3,429 Water Well, 100 Feet 1 5,849 4,094 Porches WPP 316 5,363 3,754 Deck Treated Wood 349 6,006 4,204 Built-Ins Appliance Allow. 1 2,786 1,950 Fireplaces Direct-Vented Gas 1 3,043 2,130 Local Cost Items GENERATOR 1 1 1 *		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 244,002																									
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(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: 2X8X16 Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1117 SF Floor Area = 1117 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,117 Total: 152,659 106,862		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,040 Separate Shower 1 1,369 958 Water/Sewer 1000 Gal Septic 1 4,899 3,429 Water Well, 100 Feet 1 5,849 4,094 Porches WPP 316 5,363 3,754 Deck Treated Wood 349 6,006 4,204 Built-Ins Appliance Allow. 1 2,786 1,950 Fireplaces Direct-Vented Gas 1 3,043 2,130 Local Cost Items GENERATOR 1 1 1 *		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 244,002																									

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



6289 S.Lakest

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GREENE KATHLYNE J	GREENE KATHLEEN J TRUST	0	03/19/2019	QC	09-FAMILY	1363P15	PROPERTY TRANSFER	0.0				
GREENE VIRGINIA IRENE	GREENE KATHLYNE J & GREEN	0	09/01/1987	QC	09-FAMILY	L279P890	OTHER	0.0				
GREENE RAYMOND P	GREENE KATHLYNE J & GREEN	0	08/06/1987	WD	03-ARM'S LENGTH	279P599 TO P 6	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6327 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/28/2016	PM16-0529					
Owner's Name/Address		P.R.E. 0%		MAP #: 52								
GREENE KATHLEEN J TRUST & GREENE RK LANCE 31471 AVENUE E BIG PINE KEY FL 33043-4547		2025 Est TCV 409,861 TCV/TFA: 365.95										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L279 P599-601 L279 P890 1987 L157 P550 L259 P954 BEG ON CEN LINE HWY FROM N 1/4 POST SEC 27 IN LINE TO FOOT OF OLD DOCK ON GLEN LAKE WHICH PT IS S 41 DEG E 2595 FT FROM 1/4 POST TH AT RIGHT ANGLE TO C/L HWY N 49 DEG E 377.14 FT TH S 41 DEG E 115.5 FT TH S 49 DEG W 377.14 FT TO HWY TH N 41 DEG W 115.5 FT TO POB SEC 27 T29N R14W 1 A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C 100' @ 2000/	115.50	377.14	0.9646	0.9649	2000	100		215,016
		Paved Road		116 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 215,016								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.21	24	0	0				
		Sewer		Total Estimated Land Improvements True Cash Value = 0								
		X Electric										
		X Gas										
		X Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	107,500	97,400	204,900			77,427C	
		TPC 05/02/2019 INSPECTED			2024	107,500	89,000	196,500			75,099C	
		WAS 09/16/2007 APPRAISAL			2023	86,000	82,900	168,900			71,523C	
					2022	57,600	72,700	130,300			68,118C	

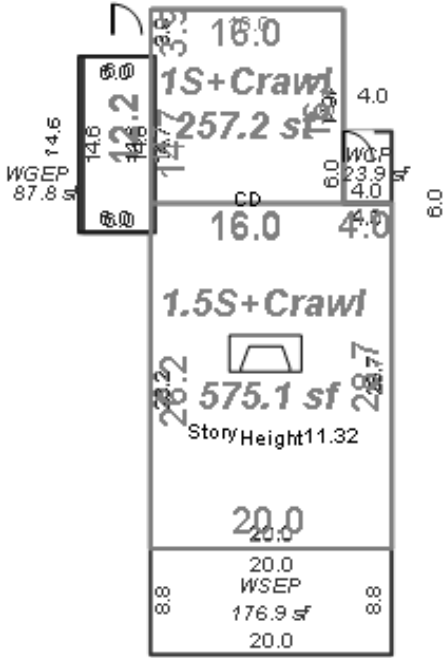
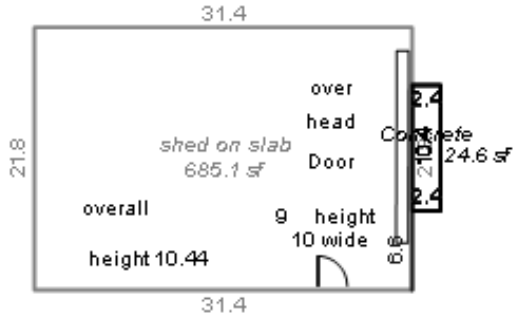


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1997 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 685 % Good: 90 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							176	WSEP (1 Story)			
Building Style: 1.5 STORY		X	Drywall Paneled									87	WGEP (1 Story)			
Yr Built 1925	Remodeled 0	Trim & Decoration										23	WCP (1 Story)			
Condition: Average			Ex	X	Ord		Min									
Room List		Size of Closets														
	Basement 5 1st Floor 2 2nd Floor 4 Bedrooms		Lg	X	Ord		Small									
(1) Exterior		Doors					Solid	X	H.C.							
		(5) Floors														
		Kitchen: Other: Other:														
		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile													
X	Insulation	(7) Excavation														
(2) Windows		Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
			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: 2X8X10 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														
			60 Amps Service													
		No./Qual. of Fixtures														
		X	Ex.		Ord.		Min									
		No. of Elec. Outlets														
			Many	X	Ave.		Few									
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY														
		(11) Heating System: Wall/Floor Furnace														
		Ground Area = 832 SF Floor Area = 1120 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55														
		Building Areas														
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
		1.5 Story	Siding	Crawl Space	575											
		1 Story	Siding	Crawl Space	257											
		Total:				118,990	65,445									
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)				1	1,238	681								
		Water/Sewer														
		1000 Gal Septic				1	4,582	2,520								
		Water Well, 100 Feet				1	5,680	3,124								
		Porches														
		WSEP (1 Story)				176	8,314	4,573								
		WGEP (1 Story)				87	8,116	4,464								
		WCP (1 Story)				23	1,636	900								
		Garages														
		Class: C Exterior: Pole (Unfinished)														
		Base Cost				685	19,077	17,169	*							
		Built-Ins														
		Appliance Allow.				1	1,947	1,071								
		Fireplaces														
		Interior 1 Story				1	4,733	2,603								
		Totals:					174,313	102,550								
		Notes:														
		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:						194,845								

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



6327 S.LakeSt.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUMPHREY CARLIE	6142 S LAKE STREET LLC	1	09/03/2024	QC	21-NOT USED/OTHER	2024005236	PROPERTY TRANSFER	0.0
LESLIE ANITA	HUMPHREY CARLIE	170,000	10/20/2020	WD	03-ARM'S LENGTH	2020007077	PROPERTY TRANSFER	100.0
WILLIAMS ADROMEDA	LESLIE ANITA	150,000	11/03/2017	WD	03-ARM'S LENGTH	1312P443	PROPERTY TRANSFER	100.0
JT62 LIVING TRUST	WILLIAMS ADROMEDA	126,050	09/14/2012	WD	03-ARM'S LENGTH	1136P579	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6143 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/24/2021	PM21-0156	100% FINIS
	P.R.E. 0%		Plumbing	02/24/2021	PP21-0056	100% FINIS
Owner's Name/Address	MAP #: 52		Electrical	02/09/2021	PE21-0078	100% FINIS
6142 S LAKE STREET LLC 8292 FOREST LN TRAVERSE CITY MI 49684	2025 Est TCV 580,565 TCV/TFA: 503.96		Res. Single Family Dwellin	12/18/2020	PB20-0456	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/	107.20	190.00	0.9828	0.8130	2000	100	171,294
107 Actual Front Feet, 0.47 Total Acres						Total Est. Land Value =	171,294

Tax Description	X	Improvements
L205 P430 L449 P352/97 L762 P130/03 2003 DESC REVISED DUE TO SPLITS PARCEL A- PRT OF NE 1/4 SEC 27 COM N 1/4 COR SD SEC TH ALG N LN S 88 DEG 29'34" E 693.62 FT TH S 36 DEG 18'47" W 293.03 FT FOR POB TH CONT S 36 DEG 18'47" W 200.00 FT TO NELY R/W LAKE ST TH ALG SD R/W N 40 DEG 44'59" W 107.20 FT TH N 36 DEG 18'47" E 173.92 FT TH S 54 DEG 49'36" E 104.50 FT TO POB SEC 27 T29N R14W 0.45 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	85,600	204,700	290,300			237,792C
TPC 05/12/2022	INSPECTED		2024	85,600	187,000	272,600		272,600A	230,643C
TPC 11/17/2021	INSPECTED		2023	68,500	174,100	242,600		242,600A	219,660C
TPC 05/05/2021	INSPECTED		2022	55,000	154,200	209,200			209,200S

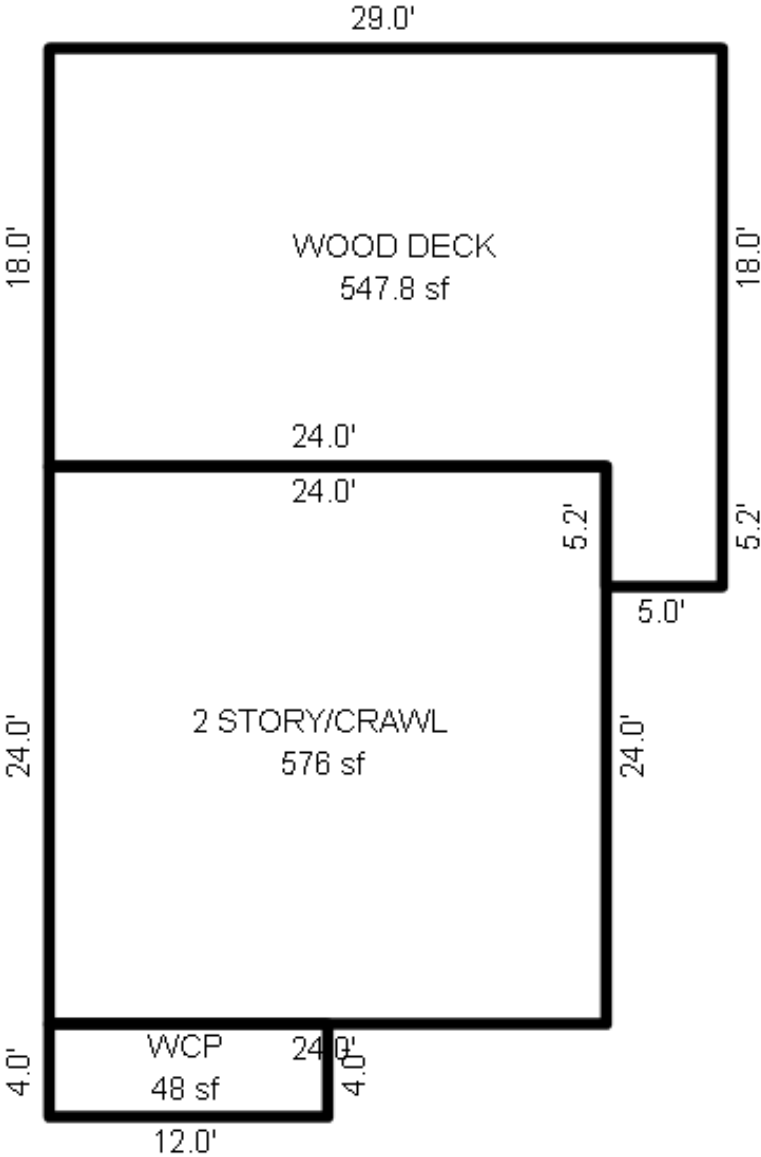
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 547	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 2 Floor Area: 1,152 Total Base New : 219,803 Total Depr Cost: 215,406 Estimated T.C.V: 409,271			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 576 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98			Cls BC		Blt 2021				
Yr Built 2021	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas								
Condition: Average		Size of Closets		0 Amps Service			Stories Exterior Foundation Size			Cost New		Depr. Cost				
Room List		Doors	Solid	H.C.	(12) Electric			2 Story Siding Crawl Space			Total: 184,667		180,973			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)				
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			2 Fixture Bath		Softener, Auto				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many Ave. Few			2 Fixture Bath			Softener, Manual		Solar Water Heat				
(2) Windows		(7) Excavation		(14) Water/Sewer			No Plumbing			1000 Gal Septic		Water Well, 100 Feet				
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well			Extra Toilet			Water Well, 100 Feet			Porches			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Average Fixture(s)			Extra Sink			WCP (1 Story)			Deck			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath			Separate Shower			Ceramic Tile Floor			Treated Wood			
Gable Hip Flat		Gambrel Mansard Shed		1 2 Fixture Bath			Ceramic Tile Wains			Built-Ins			Appliance Allow.			
Asphalt Shingle		(9) Basement Finish		1 2 Fixture Bath			Ceramic Tub Alcove			Totals:			219,803 215,406			
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic			Vent Fan			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv: 409,271			
		(10) Floor Support		1 2000 Gal Septic			Lump Sum Items:									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR CABIN LLC	BURKE CARYL & M & LAANSMA	0	03/11/2011	WD	03-ARM'S LENGTH	1081-125	PROPERTY TRANSFER	100.0
BURKE CARYL & M & LAANSMA	GLEN ARBOR CABIN, LLC	1	03/11/2011	WD	03-ARM'S LENGTH	1081-148	OTHER	100.0
BURKE CARYL L & HAYWARD J	GLEN ARBOR CABIN LLC	0	03/17/2003	QC	09-FAMILY	715:444	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6455 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	03/04/2024	PM24-0175	100% FINIS
	P.R.E. 0%		SHED	05/01/2006	2060-06	
Owner's Name/Address	MAP #: 52		Electrical	05/31/2005	PE05-0264	
GLEN ARBOR CABIN LLC 1682 BAKER RD DEXTER MI 48130	2025 Est TCV 480,670 TCV/TFA: 370.89		Plumbing	05/23/2005	PP05-0160	

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
	Public Improvements		* Factors * ADJ FIRE STATION			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			C 100' @ 2000/	119.00	140.00	0.9574 0.7532 2000 100 171,633
			119 Actual Front Feet, 0.38 Total Acres			Total Est. Land Value = 171,633

**Tax Description**  
 L715 P444/03 2003 SPLIT FROM  
 006-127-044-00 PARCEL B - PRT OF NE 1/4  
 SEC 27 COM AT N 1/4 COR SD SEC TH ALG N  
 LN SD SEC S 88 DEG 29'34" E 693.62 FT TH  
 S 36 DEG 18'47" W 12.20 FT TO POB TH CONT  
 S 36 DEG 18'47" W 280.83 FT TH N 54 DEG  
 49'36" W 97.50 FT TH N 31 DEG 16'06" E  
 203.36 FT TO S R/W STATE ST (L365 P20) TH  
 ALG SD R/W S 88 DEG 29'34" E 140.50 FT TO  
 POB TOGETHER WITH UTILITY EASEMENT ALG  
 STATE ST WLY TO LAKE ST SEC 27 T29N R14W.  
 0.45 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
- Street Lights
- Standard Utilities
- Underground Utils.

Description	Rate	Size % Good	Cash Value
Wood Frame	28.20	120 50	1,692
<b>Residential Local Cost Land Improvements</b>			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =			6,692



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

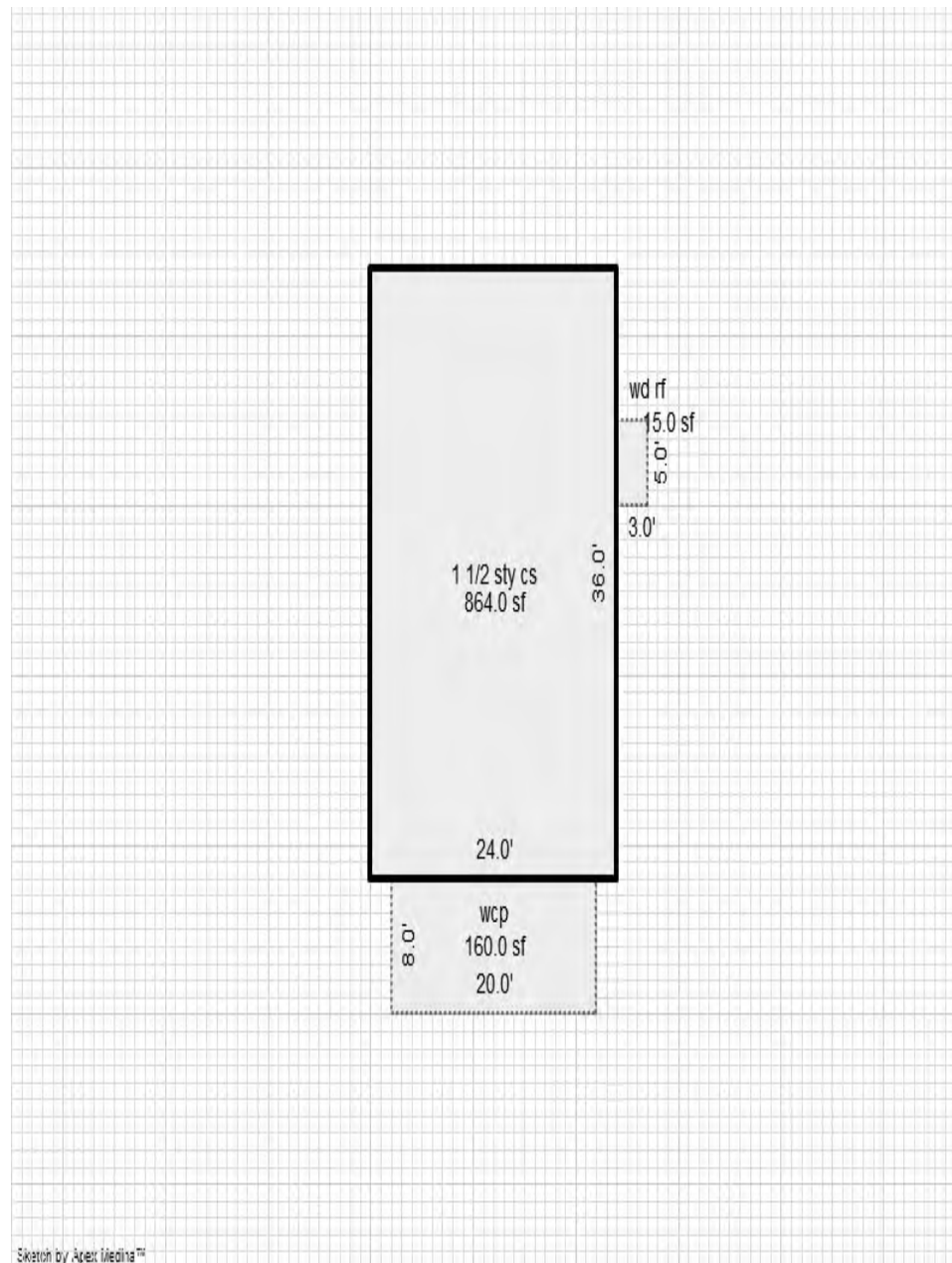
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Who	When	What	2025	85,800	154,500	240,300	169,343C
TPC	06/29/2017	INSPECTED	2024	60,100	141,500	201,600	164,252C
			2023	47,200	131,900	179,100	156,431C
			2022	58,800	116,000	174,800	148,982C

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WSEP (1 Story) 15 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			1	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C -5 Effec. Age: 15 Floor Area: 1,296 Total Base New : 187,214 Total Depr Cost: 159,129 Estimated T.C.V: 302,345		E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:		
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 C -5 Blt 2005						
Yr Built 2005	Remodeled 0	Ex	X Ord	Min	200 Amps Service			Ex. X Ord. Min			Ground Area = 864 SF Floor Area = 1296 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost				
Room List		Doors	Solid X	H.C.	(13) Plumbing			(11) Heating System: Forced Air w/ Ducts			1.5 Story Siding Crawl Space		864					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Plumbing		3 Fixture Bath		1 4,678		3,976		
(1) Exterior		Kitchen: Other: Other:		2			Water/Sewer			Water/Sewer		2000 Gal Septic		1 9,735		8,275		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		3 Fixture Bath			Public Water			Porches		WSEP (1 Story)		160 8,656		7,358		
X	Insulation	X	Drywall		2 Fixture Bath			Public Sewer			Built-Ins		Appliance Allow.		1 2,786		2,368	
(2) Windows		(7) Excavation		Softener, Auto			1 Water Well			Fireplaces		Microwave		1 426		362		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Manual			1000 Gal Septic			Prefab 2 Story		1 3,192		2,713			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No Plumbing			2000 Gal Septic			Deck		Treated Wood		15 690		586		
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Extra Toilet			Lump Sum Items:					Totals: 187,214		159,129			
X					Extra Sink													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Separate Shower														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Ceramic Tile Floor													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains														
Chimney: Metal				Vent Fan														
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 302,345																		

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



Sketch by Apex Medina™

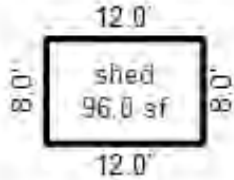
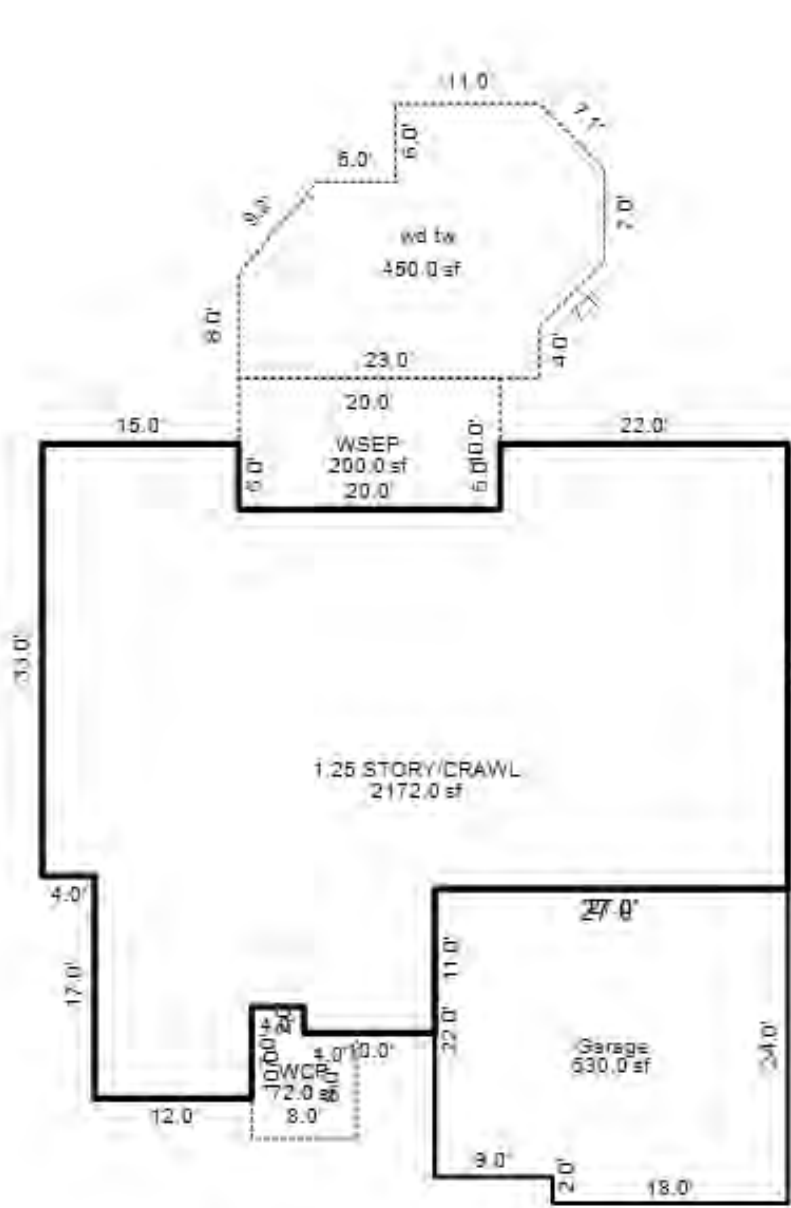
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CHURCH MARY S TRUST	CHURCH MARY S TRUST	0	12/03/2021	QC	09-FAMILY	2021009444	DEED	0.0				
BEARBERRY HOUSE LLC	CHURCH MARY S TRUST	589,000	08/27/2019	WD	03-ARM'S LENGTH	2019004769	PROPERTY TRANSFER	100.0				
VOGEL WILLIAM JR & SUSAN	BEARBERRY HOUSE LLC	0	02/27/2015	QC	09-FAMILY	1225P461	PROPERTY TRANSFER	0.0				
BEARBERRY HOUSE LLC	VOGEL WILLIAM JR & SUSAN	0	12/19/2014	QC	09-FAMILY	1218P196	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status			
6497 W STATE ST		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		09/09/2015	PB15-0334	100% FINIS				
Owner's Name/Address		P.R.E. 100% 08/29/2019		Res. Add/Alter/Repair		04/24/2006	PB06-0133					
CHURCH MARY S TRUST PO BOX 453 GLEN ARBOR MI 49636		MAP #: 52		Electrical		04/07/2006	PE06-0170					
		2025 Est TCV 965,805 TCV/TFA: 398.76		Plumbing		02/15/2005	PP05-0043					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
L715 P444/03 L834 P723/04 2003 SPLIT FROM 006-127-044-00 PARCEL C - PRT OF NE 1/4 SEC 27 COM AT N 1/4 COR SD SEC TH ALG N SEC LN S 88 DEG 29'34" E 693.62 FT TH S 36 DEG 18'47" W 12.20 FT TO S R/W STATE ST (L365 P20) TH ALG SD R/W N 88 DEG 29'34" W 140.50 FT TO POB TH S 31 DEG 16'06" W 203.36 FT TH N 54 DEG 49'36" W 70.35 FT TH N 05 DEG 02'37" E 137.80 FT TO S R/W STATE ST TH S 88 DEG 29'34" E 151.00 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 27 T29N R14W. 0.40 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Electric	C 100' @ 2000/	124.00	170.00	0.9476	0.7907	2000	100		185,817
		X	Gas	124 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 185,817								
		X	Curb	Land Improvement Cost Estimates								
		X	Street Lights	Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities	Wood Frame	38.06	96	50	1,827				
		X	Underground Utils.	Residential Local Cost Land Improvements								
		X	Topography of Site	Description	Rate	Size	% Good	Cash Value				
		X	Level	LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		X	Rolling	Total Estimated Land Improvements True Cash Value = 9,327								
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who		2025	92,900	390,000	482,900			358,613C		
		When		2024	65,000	356,700	421,700			347,831C		
		What		2023	51,100	332,400	383,500			331,268C		
		TPC 06/29/2017 INSPECTED		2022	45,000	294,500	339,500			315,494C		
		TPC 12/17/2015 INSPECTED										
WAS 10/25/2007 INSPECTED												

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 630 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							72 200 450	WCP (1 Story) WSEP (1 Story) Treated Wood												
Building Style: 1.25 STORY		Trim & Decoration		X	Central Air Wood Furnace																				
Yr Built 2004	Remodeled 0	Ex	X Ord	Min																					
Condition: Average		Size of Closets																							
Room List		Doors	Solid	X H.C.																					
Basement 5 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Tile Other: Carpeted Other: Hardwood																						
(1) Exterior		(6) Ceilings		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls BC		Blt 2004											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall					Ex.	X Ord.	Min	(11) Heating System: Forced Heat & Cool, Air Conditioning		Ground Area = 2172 SF		Floor Area = 2422 SF.										
X	Insulation	No. of Elec. Outlets		Many	X Ave.	Few	(13) Plumbing		Building Areas		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 2172 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 5 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding		1 Story Siding		1 Story Siding		Foundation		Crawl Space		2,172		250		Total: 395,118 316,092	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,188		1,750		3 Fixture Bath		4		27,521		22,017	
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		Porches		WCP (1 Story)		72		5,103		4,082		WSEP (1 Story)		200		13,244		10,595			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Deck		Treated Wood		450		7,515		7,365		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		630		40,711 32,569	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		6,289		5,031		Built-Ins		Appliance Allow.		1		4,003 3,202		
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:		Fireplaces		Interior 1 Story		1		6,965		5,572		Local Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KONOLD STEVE & JODIE PO BOX 695 GLEN ARBOR MI 49636	MAP #: 52					
	2025 Est TCV 204,547					

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
	Public Improvements			* Factors * EFF TRIANGLE 2(211.53)/3		
				Description	Frontage	Depth
				C 100' @ 2000/	141.02	169.71
				141 Actual Front Feet,	0.9177	0.7903
					Rate	%Adj.
					2000	100
					Total Est. Land Value =	
						204,547

Tax Description

PARCEL "L": (AS SURVEYED)  
 A PARCEL OF LAND IN THE NORTHEAST 1 /4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 COMER OF SAID SECTION THENCE SOUTH 88°31'47" EAST, 693.54 FEET ALONG THE NORTH LINE OF SECTION 27; THENCE SOUTH. 36°16'34' WEST, 12.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF STALE STREET AS RECORDED IN LIBER 365, PAGE 20; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 88°31'47" WEST. 421.55 FEET TO THE POINT



TH 01°31'57" WEST  
 TH 47°35'50"  
 NORTHERLY RIGHT  
 HENCE ALONG SAID  
 '12" WEST, 276,27  
 F WAY OF STATE  
 D RIGHT OF WAY OF  
 '47. EAST, 211.53  
 N ON FILE\*\*\*

- 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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	24.17	144 0	0
Total Estimated Land Improvements True Cash Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	102,300	0	102,300			102,300S
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

4 completed ;  
 7-044-30;  
 -044-31,  
 044-33;

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 County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 52		2025 Est TCV 179,234			
Owner's Name/Address		Improved		X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
KONOLD STEVE & JODIE PO BOX 695 GLEN ARBOR MI 49636		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description		Frontage	Depth	Rate %Adj.	Reason	Value	
PARCEL "2": (AS SURVEYED) A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, OLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 COMER OF SAID SECTION THENCE SOUTH 88°31'47" EAST, 693.54 FEET ALONG THE NORTH LINE OF SECTION 27; THENCE SOUTH 36°16'34" WEST, 12.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE STREET AS RECORDED IN LIBER 365, PAGE 20; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 88°31'47" WEST. 291.42 FEET TO THE POINT		X Paved Road		C 100' @ 2000/		127.35	135.86	0.9414	0.7476	2000 100	179,234
TH 05°00'42" WEST		X Gravel Road		127 Actual Front Feet, 0.40 Total Acres		Total Est. Land Value =		179,234			
TH 88°21'41" •		X Storm Sewer		Land Improvement Cost Estimates							
E NORTH 01°31'		X Sidewalk		Description		Rate	Size % Good	Cash Value			
O THE SOUTHERLY REET; THENCE		X Water		Wood Frame		24.17	144 0	0			
SOUTH 88°31'47" POINT OF		X Electric		Total Estimated Land Improvements True Cash Value =		0		0			
7,301 SQUARE FEET		X Gas									
N ON FILE***		X Curb									
4 completed		X Street Lights									
7-044-30;		X Standard Utilities									
-044-31;		X Underground Utils.									
044-33;		Topography of Site									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Rolling		2025	89,600	0	89,600			89,600S	
		X Low		2024	0	0	0			0	
		X High		2023	0	0	0			0	
		X Landscaped		2022	0	0	0			0	
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Who		When		What					
		TPC 12/02/2021		INSPECTED							
		TPC 06/29/2017		INSPECTED							
		TPC 10/01/2015		INSPECTED							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST	Res. Single Family Dwellin	11/13/2024	PB24-0492	20%				
Owner's Name/Address		P.R.E. 0%	Electrical	09/10/2024	PE24-0636	0%				
KONOLD STEVE & JODIE PO BOX 695 GLEN ARBOR MI 49636		MAP #: 52	HOUSE	07/23/2024	LU24-38	20%				
		2025 Est TCV 303,862 TCV/TFA: 189.91								
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		C 100' @ 2000/	149.95	137.46	0.9037 0.7498	2000 100	203,194	
		Paved Road		150 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =	203,194
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	27.19	144	0	0		
		Sewer		Total Estimated Land Improvements True Cash Value =					0	
		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	101,600	50,300	151,900			151,900S
		Rolling		2024	0	0	0			0
		Low		2023	0	0	0			0
		High		2022	0	0	0			0
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2025	101,600	50,300	151,900		151,900S
		TPC	11/07/2024	INSPECTED	2024	0	0	0		0
		TPC	12/02/2021	INSPECTED	2023	0	0	0		0
		TPC	06/29/2017	INSPECTED	2022	0	0	0		0



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2025 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 450 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 1,600 Total Base New : 267,593 Total Depr Cost: 264,917 Estimated T.C.V: 503,342		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 2025			
Yr Built 2025	Remodeled 0	Ex	Ord		Min	No. of Elec. Outlets			Ground Area = 1600 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average Part. Construct.: 20%		Lg	Ord		Small	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 -4,678 -4,631		Water/Sewer		
Room List		Doors	Solid	H.C.	(12) Electric			1 Story Siding Basement 1,600		Total: 235,422		233,068					
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 450 21,164		Common Wall: 1 Wall 1 -2,705 -2,678		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. Ord. Min		Totals: 267,593		264,917						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1600 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY: 503,342 20% Completed => Est. True Cash Value 2025 =							
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water		Public Sewer		1 Water Well		1 1000 Gal Septic	
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			Lump Sum Items:							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																

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

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

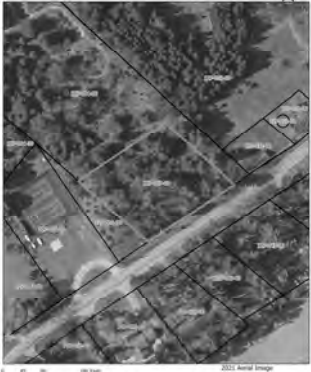
Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-3 (	Building Permit(s)	Date	Number	Status
S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST	DRIVEWAY	09/07/2016	2016-121	EXPIRED	

Owner's Name/Address	P.R.E. 0%	MAP #: 55,54	2025 Est TCV 147,218
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SELOKE DENNIS J & POLLY S 166 MOSS HILL RD JAMAICA PLAIN MA 02130	Improved X Vacant	Land Value Estimates for Land Table 4120.4120 RESI
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Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-----------------	---------------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

A PARCEL OF LAND IN SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 114 CORNER OF SECTION 27, THENCE SOUTH 88°06'46" WEST, 413.34 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 01°42'00" EAST, 2570.70 FEET; THENCE SOUTH 47°19'00" EAST, 1695.81 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 54°57'54" WEST, 39.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG



057'54" WEST,  
H 47°39'38" WEST,  
54°57'54" EAST,  
H 47°39'38" EAST,  
OF BEGINNING.  
RE OR LESS.  
WAY OF SUNSET  
EMENT FOR  
N ON FILE\*\*\*

00  
6 completed ;  
7-045-00;  
-045-01,

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

Topography of Site

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

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
E 200' @ 800/	230.00	205.00	0.9657	0.8285	800	100		147,218	
230 Actual Front Feet, 1.08 Total Acres					Total Est. Land Value =		147,218		

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 04/30/2021 INSPECTED			2025	73,600	0	73,600			6,967C
TPC 08/17/2016 INSPECTED			2024	73,600	0	73,600			6,758C
			2023	46,000	0	46,000			6,437C
			2022	45,000	0	45,000			6,131C

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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.
SELKOE CLIFFORD E TRUST	SELKOE DENNIS J & POLLY S	175,000	11/25/1998	WD	09-FAMILY	495P589	DEED	50.0
SELKOE MARY P TRUST	SELKOE DENNIS J TRUST	1	04/21/1994	QC	09-FAMILY	385P999	OTHER	0.0
SELKOE MARY P TRUST	SELKOE CLIFFORD E TRUST	0	04/21/1994	QC	09-FAMILY	386P001	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6599 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 55					
SELKOE DENNIS J TRUST 166 MOSS HILL RD JAMAICA PLAIN MA 02130	2025 Est TCV 2,140,463 TCV/TFA: 1301.9					

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		
L350 P519 L385 P999/94 PRT GOVT LOT 2 SEC 27 COM N 1/4 POST SEC TH S 88 DEG 18' W 414.62 FT TO C/L M-22 TH S 1 DEG 42' E ON C/L 2944.23 FT TH S 47 DEG 32' E 1378.84 FT TO C/L SUNSET DR & POB TH S 47 DEG 32' E 223.38 FT TO SHR GLEN LAKE TH N 54 DEG 09' 15" E 102.11 FT ALG SHR TH N 47 DEG 32' W 221.92 FT TO C/L SUNSET DR TH ALG C/L S 54 DEG 57' W 102.42 FT TO POB SEC 27 T29N R14W .52 A M/L.	X			Dirt Road	100.00	220.00	1.0000	0.7487	20000	100		1,497,480		
	X			Gravel Road	2.00	220.00	1.0000	0.7487	20000	50	SURPLUS: ZONING 100 ft	1		
	X			Paved Road	102 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =							1,512,455		
	X			Storm Sewer	Land Improvement Cost Estimates									
	X			Sidewalk	Description							Rate	Size % Good	Cash Value
	X			Water	Residential Local Cost Land Improvements									
	X			Sewer	Description							Rate	Size % Good	Cash Value
	X			Electric	LAND IMPROVEMENTS 5							5,000.00	1 100	5,000
	X			Gas	Total Estimated Land Improvements True Cash Value =									5,000
	X			Curb										
	X			Street Lights										
	X			Standard Utilities										
	X			Underground Utils.										

Comments/Influences



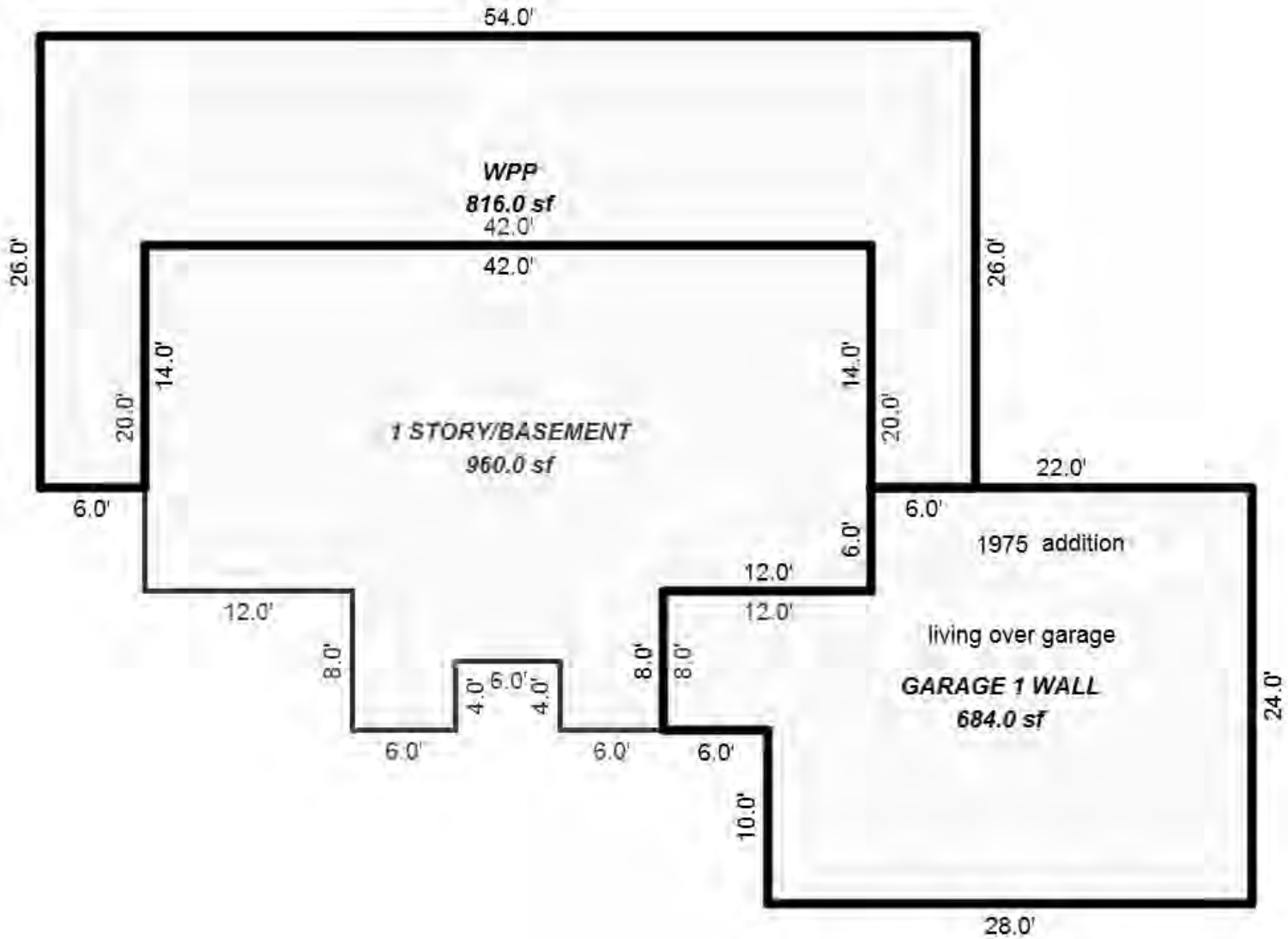
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	756,200	314,000	1,070,200			304,850C
X Rolling	2024	777,600	308,800	1,086,400			295,684C
X Low	2023	554,100	232,800	786,900			281,604C
X High	2022	454,800	190,800	645,600			268,195C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 816	Type WPP	Year Built: 1975 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: 684 % 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: 35 Floor Area: 1,644 Total Base New : 354,990 Total Depr Cost: 230,744 Estimated T.C.V: 623,008		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Electric Baseboard Ground Area = 960 SF Floor Area = 1644 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls BC		Blt 1965						
Yr Built 1965	Remodeled 1975	Ex	X Ord	Min	(12) Electric 150 Amps Service				No./Qual. of Fixtures X Ex. Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few				(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding 960 1 Story Siding 684		Total: 255,843		166,299				
Room List		Doors Solid X H.C.		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		2 7,238		4,705						
Basement 5 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:				Lump Sum Items:		Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Porches WPP		1 2,188 1 6,880 1 5,676 1 6,289 2 1,376 1 4,003 1 8,588		1,422 4,472 3,689 4,088 894 2,602 5,582		816 16,826 10,937 Totals: 354,990 230,744			
(1) Exterior	(6) Ceilings		(9) Basement Finish				Notes:				816 16,826 10,937		Totals: 354,990 230,744		ECF (4080 BIG GLEN) 2.700 => TCv: 623,008			
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X Insulation	(8) Basement		(10) Floor Support															
(2) Windows	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Joists: Unsupported Len: Cntr.Sup:															
X Many Avg. Few X Large Avg. Small	Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish																	
(3) Roof	Chimney: Brick																	
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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status					
6591 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/16/2023	PE23-0172	100% FINIS					
Owner's Name/Address		P.R.E. 0%		Mechanical	03/01/2013	PM13-0101	100% FINIS					
KNIGHT LESTER B III & REBECCA 657 SERIDAN RD WINNETKA IL 60093		MAP #: 55		Plumbing	03/01/2013	PP13-0034	100% FINIS					
Tax Description		2025 Est TCY 3,041,859 TCY/TFA: 890.73		Electrical	12/06/2012	PE12-0537	100% FINIS					
L625 P5/02 PRT GOVT LOT 2 SEC 27 COM N 1/4 SEC COR TH S 88 DEG 18' W 414.62 FT TO C/L ST RD M-22 TH S 1 DEG 42' E ON C/L 2570.7 FT TH S 47 DEG 19' E 1698 FT M/L TO C/L CO RD TH S 54 DEG 57' W 15 FT FOR POB TH S 47 DEG 19' E 223.38 FT M/L TO SHR GLEN LAKE TH SWLY ALG SHR 149.49 FT TH N 47 DEG 32' W 221.92 FT TO C/L CO RD TH N 54 DEG 57' E ON C/L TO POB SEC 27 T29N R14W .76 A M/L.		X Improved		Vacant		Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 20000	100.00	222.19	0.9608	0.7506	20000	100		1,442,409
		Paved Road		GROUP A 20000	49.00	222.19	0.9608	0.7506	20000	50	SURPLUS: ZONING 100 ft	35
		Storm Sewer		149 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,795,800								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	47.90	700	50	16,765				
		Electric		D/W/P: 3.5 Concrete	7.64	468	0	0				
		Gas		Wood Frame/Conc.	37.57	339	50	6,368				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Underground Utils.		BOAT HOIST	2,000.00	1	100	2,000				
		Topography of Site		Total Estimated Land Improvements True Cash Value = 30,133								
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2025	897,900	623,000	1,520,900			866,884C		
		X Low		2024	874,000	613,100	1,487,100			840,819C		
		X High		2023	736,000	464,100	1,200,100			800,780C		
		Landscaped		2022	501,100	381,000	882,100			762,648C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	05/14/2015	INSPECTED								
		TPC	11/14/2013	INSPECTED								
		WAS	10/25/2007	INSPECTED								

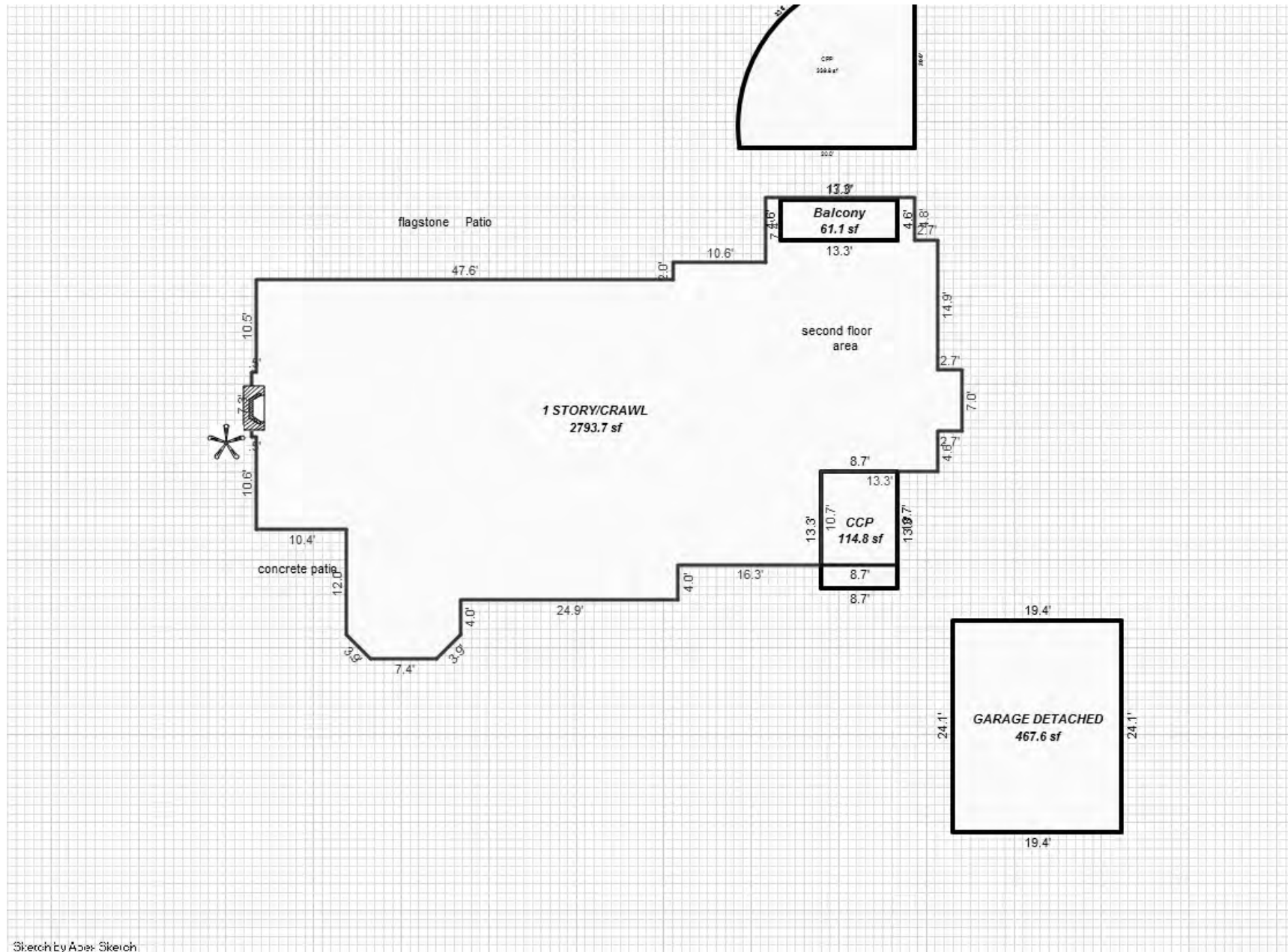


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County of Leelanau, Michigan

\*\*\* 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	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 78 339 189	Type CPP CPP Treated Wood	Year Built: 1987 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: 467 % 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		Class: BC Effec. Age: 25 Floor Area: 3,415 Total Base New : 600,461 Total Depr Cost: 450,343 Estimated T.C.V: 1,215,926		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:
Building Style: 1.25 STORY		Trim & Decoration		X		Central Air Wood Furnace		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		X		(12) Electric		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
1965	198	Ex	X	Ord	Min	200		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg		X	Ord	Amps Service		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors		Solid		No./Qual. of Fixtures		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
6	Basement	X		H.C.		Ex.		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
1st Floor	(5) Floors	X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
2nd Floor	Kitchen:	X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
5 Bedrooms	Other: Carpeted	X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Insulation	X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. Few	X	Large Avg. Small	X		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	X	Gambrel Mansard Shed	X		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Chimney: Brick		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(10) Floor Support		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Joists: 2X12X16 Unsupported Len: Cntr.Sup:		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
(14) Water/Sewer		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Lump Sum Items:		X		H.C.		X		1		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2732 SF Floor Area = 3415 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 2,732 Total: 494,711 371,032 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 1,641 3 Fixture Bath 2 13,760 10,320 Separate Shower 1 2,786 2,089 Water/Sewer 1000 Gal Septic 1 5,676 4,257 Water Well, 100 Feet 1 6,289 4,717 Porches CPP 78 2,095 1,571 CPP 339 6,841 5,131 Foundation: Basement 339 10,058 7,543 Deck Treated Wood 189 4,273 3,205 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 467 30,546 22,909 Door Opener 1 688 516 Built-Ins Appliance Allow. 1 4,003 3,002 Security System 1 7,959 5,969 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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

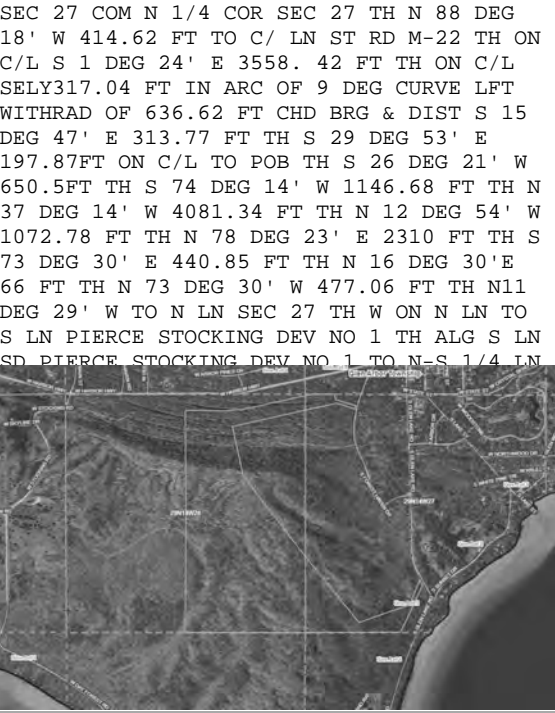


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: 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 #: 56					
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 *								
L244 P959 PRT E 1/2 SEC 28 & PRT W 1/2 SEC 27 COM N 1/4 COR SEC 27 TH N 88 DEG 18' W 414.62 FT TO C/ LN ST RD M-22 TH ON C/L S 1 DEG 24' E 3558. 42 FT TH ON C/L SELY317.04 FT IN ARC OF 9 DEG CURVE LFT WITHRAD OF 636.62 FT CHD BRG & DIST S 15 DEG 47' E 313.77 FT TH S 29 DEG 53' E 197.87FT ON C/L TO POB TH S 26 DEG 21' W 650.5FT TH S 74 DEG 14' W 1146.68 FT TH N 37 DEG 14' W 4081.34 FT TH N 12 DEG 54' W 1072.78 FT TH N 78 DEG 23' E 2310 FT TH S 73 DEG 30' E 440.85 FT TH N 16 DEG 30' E 66 FT TH N 73 DEG 30' W 477.06 FT TH N11 DEG 29' W TO N LN SEC 27 TH W ON N LN TO S LN PIERCE STOCKING DEV NO 1 TH ALG S LN SD PIERCE STOCKING DEV NO 1 TO N-S 1/4 LN	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			VILLAGE AR >10 ACRES 50K/ 255.00 Acres 50000 50 SHAPE TOPOGRAPHY INT 6,375, 255.00 Total Acres Total Est. Land Value = 6,375,000								
	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
	Rolling			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
	Low			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
	High			2023	0	0	0			0		
	Landscaped			2022	0	0	0			0		
	Swamp											
	Wooded											
	Pond											
	Waterfront											
	Ravine											
	Wetland											
	Flood Plain											



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Who When What  
TPC 04/28/2017 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		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6084 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	01/13/2023	PM23-0064	100% FINIS			
Owner's Name/Address		P.R.E. 0%			Plumbing	11/14/2022	PP22-0375	100% FINIS			
FABER PETE 7000 WINCREST ST GRAND RAPIDS MI 49546		MAP #: 53			Electrical	11/01/2022	PE22-0834	100% FINIS			
		2025 Est TCV 1,176,438 TCV/TFA: 460.27			Res. Single Family Dwellin	10/31/2022	PB22-0496	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		C 100' @ 2000/	100.00	172.46	1.0000	0.7935	2000	100	158,701
		Paved Road		100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 158,701							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	10.34	1000	50	5,170			
		Sewer		Total Estimated Land Improvements True Cash Value = 5,170							
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2025	79,400	508,800	588,200			507,642C	
		Rolling		2024	79,400	465,100	544,500			492,379C	
		Low		2023	63,500	64,900	128,400			92,266C	
		High		2022	45,000	90,800	135,800			108,904C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC 12/12/2023	INSPECTED								
		TPC 05/12/2022	INSPECTED								
		TPC 12/29/2021	INSPECTED								

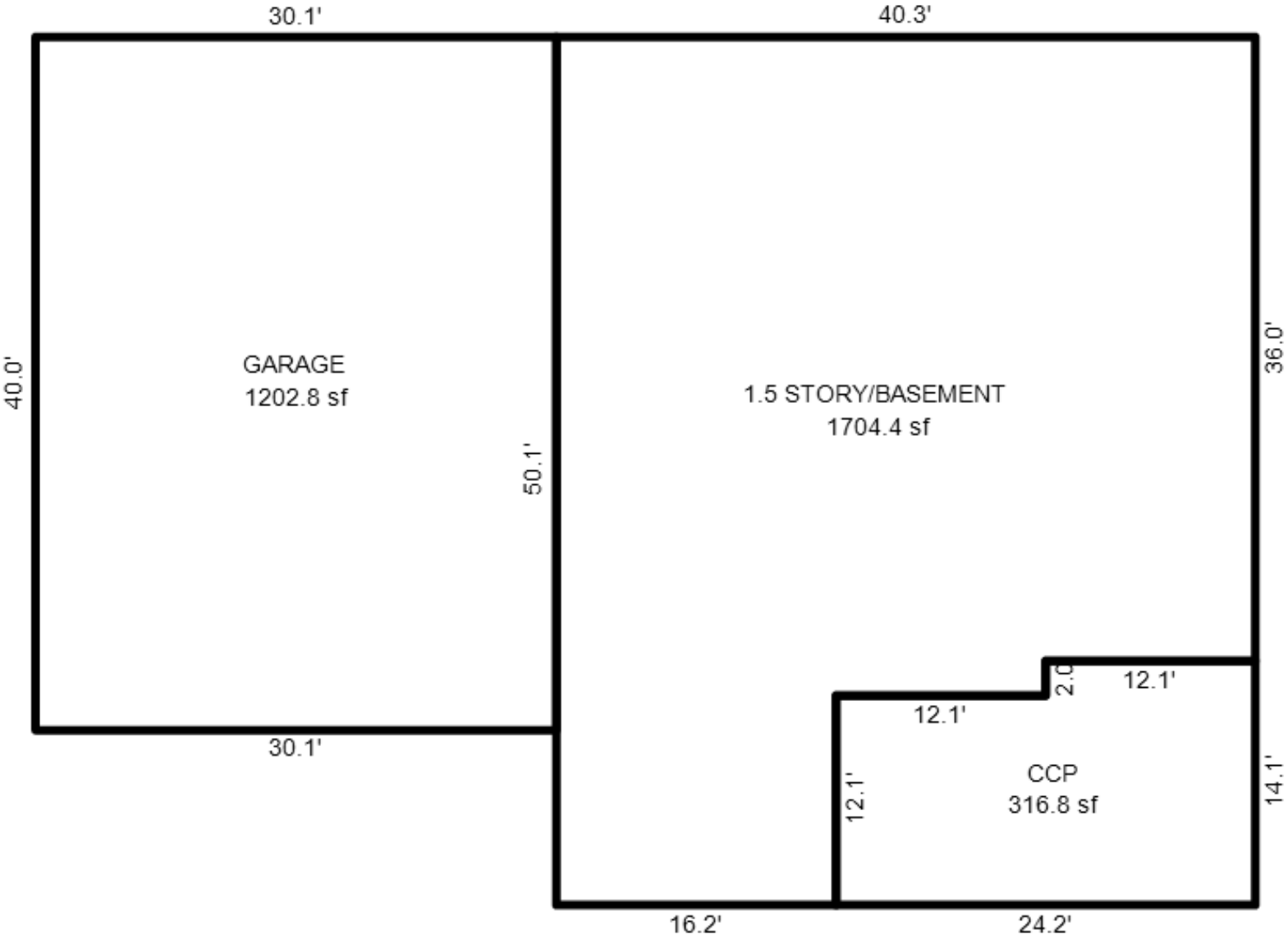


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 2023 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 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			Class: BC Effec. Age: 1 Floor Area: 2,556 Total Base New : 538,315 Total Depr Cost: 532,930 Estimated T.C.V: 1,012,567			316 CCP (1 Story)			E.C.F. X 1.900					
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace						Bsmnt Garage:					
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cls BC			Blt 2023				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Floor Area = 2556 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99				
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 1704 SF			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1.5 Story Siding Basement 1,704			Total: 402,587 398,560					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Recreation Room 1475 40,592 40,186			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex. Ord. Min			Plumbing			Average Fixture(s)			1 2,188 2,166					
	Insulation	(8) Basement		Many Ave. Few			Plumbing			3 Fixture Bath			2 13,760 13,622					
(2) Windows		(9) Basement Finish		Basement: 1704 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			2 Fixture Bath			1 4,610 4,564					
Many Avg. Few	Large Avg. Small	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Extra Toilet			Porches					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Heating/Cooling		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Extra Sink			Garages						
(3) Roof		(12) Electric		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Separate Shower			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
X	Gable Hip Flat	(13) Plumbing		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Ceramic Tile Floor			Common Wall: 1 Wall 1 -3,139 -3,108					
	Gambrel Mansard Shed	(14) Water/Sewer		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Ceramic Tile Wains			Door Opener 2 1,376 1,362					
X	Asphalt Shingle	(15) Fireplaces		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Ceramic Tub Alcove			Base Cost 1200 66,096 65,435					
	Chimney:	(16) Porches/Decks		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Vent Fan			Totals: 538,315 532,930					
Chimney:		(17) Garage		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 1,012,567					

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



\*\*\* 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

S GLEN LAKE RD      School: GLEN LAKE COMMUNITY SCH DIST      P.R.E.    0%      MAP #: 53

Owner's Name/Address      2025 Est TCV 276,979

FABER PETE      Improved    X    Vacant      Land Value Estimates for Land Table 4120.4120 RESI

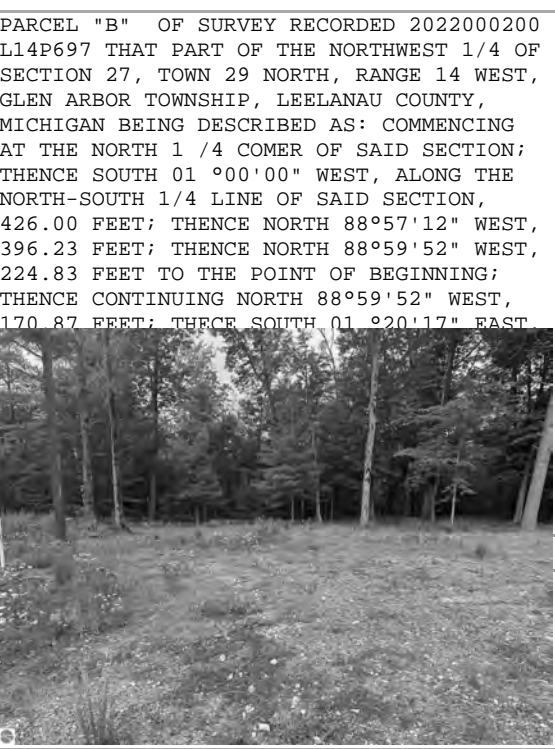
7000 WINCREST ST      Public Improvements      \* Factors \*

GRAND RAPIDS MI 49546      Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason      Value

Tax Description      B 100' @ 3500/    100.00    170.61    1.0000    0.7914    3500    100      276,979

PARCEL "B" OF SURVEY RECORDED 2022000200      100 Actual Front Feet, 0.39 Total Acres      Total Est. Land Value =      276,979

L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1 /4 COMER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET; THENCE NORTH 88°59'52" WEST, 224.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°59'52" WEST, 170.87 FEET; THENCE SOUTH 01 °20'17" EAST



- 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	138,500	0	138,500			29,852C
2024	79,100	0	79,100			28,955C
2023	63,300	0	63,300			27,577C
2022	45,000	0	45,000			26,264C

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

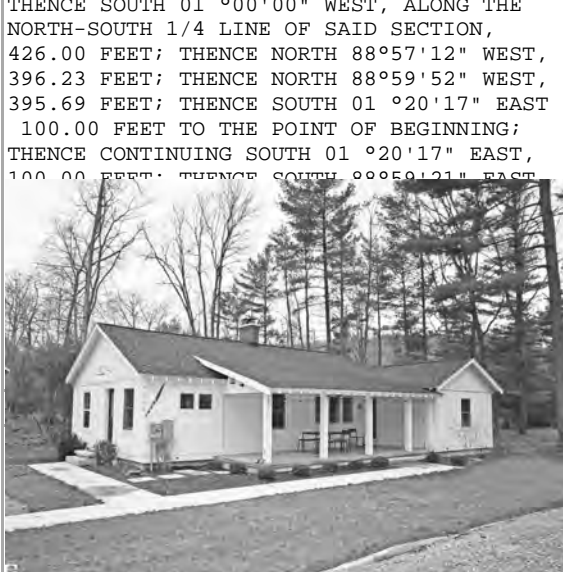


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FABER PETE	HRG PROPERTIES LLC	745,000	06/15/2023	WD	03-ARM'S LENGTH	2023002736	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6104 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/09/2022	PM22-0397	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	04/13/2022	PP22-0105	100% FINIS
HRG PROPERTIES LLC 1807 BRAEMAR DR FORT WAYNE IN 46814	MAP #: 53		Electrical	03/04/2022	PE22-0135	100% FINIS
	2025 Est TCV 696,193 TCV/TFA: 460.45		Res. Add/Alter/Repair	02/17/2022	PB22-0018	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
PARCEL "C" OF SURVEY RECORDED 2022000200 L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1 /4 CORNER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET; THENCE NORTH 88°59'52" WEST, 395.69 FEET; THENCE SOUTH 01 °20'17" EAST 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 °20'17" EAST, 100.00 FEET; THENCE SOUTH 88°59'12" EAST			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			B 100' @ 3500/	100.00	178.82	1.0000	0.8007	3500 100	280,253	
			100 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value =	280,253

Tax Description	Public Improvements	Land Improvement Cost Estimates				
	Dirt Road	Description	Rate	Size	% Good	Cash Value
	Gravel Road	D/W/P: Crushed Rock	2.29	1000	50	1,145
	Paved Road	Total Estimated Land Improvements True Cash Value =				1,145
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Rolling	2025	140,100	208,000	348,100			278,576C
	Low	2024	80,100	190,100	270,200			270,200S
	High	2023	64,100	164,400	228,500			191,077C
	Landscaped	2022	45,000	0	45,000			26,264C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

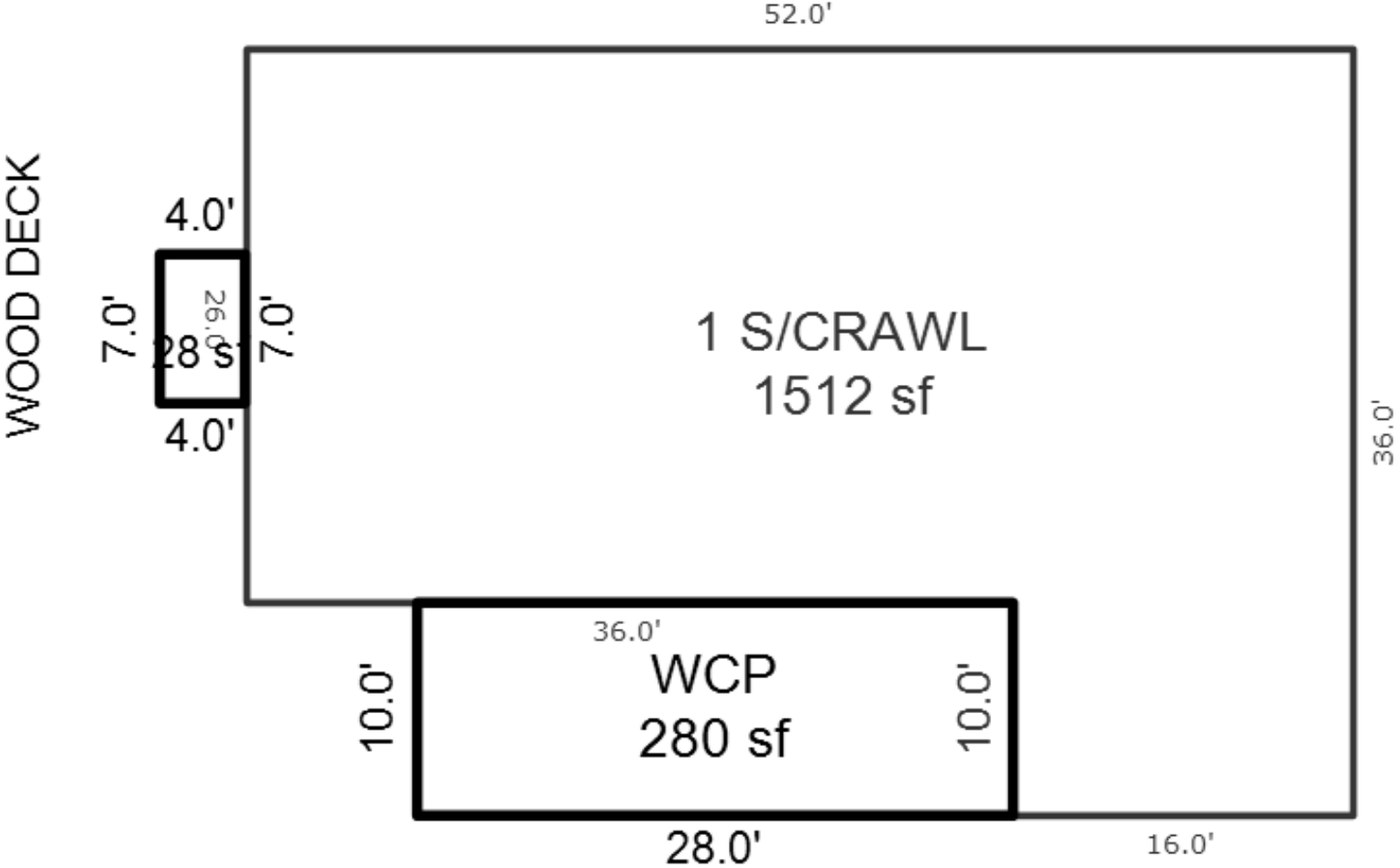
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	05/04/2023	INSPECTED	2024	80,100	190,100	270,200			270,200S
TPC	12/12/2022	INSPECTED	2023	64,100	164,400	228,500			191,077C
TPC	05/12/2022	INSPECTED	2022	45,000	0	45,000			26,264C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:	Class:	
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G						280	WCP (1 Story) 28 Treated Wood			Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
Building Style: 1 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: 15 Floor Area: 1,512 Total Base New : 256,835 Total Depr Cost: 218,313 Estimated T.C.V: 414,795			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:					
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls C 10 Blt 1952					
1952	2022	Ex	X Ord	Min	(12) Electric			(11) Heating System: Forced Heat & Cool									
Condition: Average		Lg	X Ord	Small	150 Amps Service			Ground Area = 1512 SF Floor Area = 1512 SF.									
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
Basement 4 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Ex. X Ord. Min			Building Areas								
(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Stories Exterior Foundation			Size		Cost New		Depr. Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall			Many	X Ave.	Few	1 Story	Siding	Crawl Space	1,512	Total:	219,442	186,529		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments							
(2) Windows	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Water/Sewer							
(3) Roof	766	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Decks									
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Appliance Allow.			Fireplaces										
Chimney:							Interior 1 Story										
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCVCost Est. for Res. Bldg: 1 Single Family 1 STORY																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FABER PETE	HENNESSEY JOHN M & CHRIST	260,000	06/16/2023	WD	03-ARM'S LENGTH	2023002735	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 53					
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HENNESSEY JOHN M & CHRISTINE M 10754 ELDORADO CIRCLE NOBLESVILLE IN 46060	2025 Est TCV 294,043					
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Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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B 100' @ 3500/	100.00	216.70	1.0000	0.8401	3500	100	294,043
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100 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =		294,043
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Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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PARCEL "D" OF SURVEY RECORDED 2022000200 L14P697 THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTH 1/4 COMER OF SAID SECTION; THENCE SOUTH 01 °00'00" WEST, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 426.00 FEET; THENCE NORTH 88°57'12" WEST, 396.23 FEET; THENCE SOUTH 01 °29'00" EAST 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 °29'00" EAST, 100.00 FEET; THENCE NORTH 88°59'21" WEST, 217.12 FEET; THENCE NORTH 01 °20'17" WEST, 100.00 FEET; THENCE SOUTH 88°59'37" EAST.													
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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2025	147,000	0	147,000			86,604C
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2024	84,000	0	84,000			84,000S
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2023	67,200	0	67,200			27,577C
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2022	45,000	0	45,000			26,264C
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Who	When	What				
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TPC 12/02/2022	INSPECTED					
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TPC 12/29/2021	INSPECTED					
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TPC 05/05/2021	INSPECTED					
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOTTERWEICH ANDREW C II T	DOTTERWEICH ANDREW C II T	0	05/17/2024	QC	09-FAMILY	2024002579	PROPERTY TRANSFER	0.0
DOTTERWEICH ANDREW C & MA	DOTTERWEICH ANDREW C II T	0	02/04/2015	WD	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0
DOTTERWEICH ANDREW C II &	DOTTERWEICH II ANDREW TRU	1	02/04/2015	QC	09-FAMILY	1222P348	OTHER	0.0
BASCH	DOTTERWEICH	199,500	03/28/2001	WD	03-ARM'S LENGTH	575:179	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
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6200 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	01/05/2016	PM16-0007		
	P.R.E. 100% 01/24/2018	Res. Porch/Deck	09/28/2010	PB10-0292	100% FINIS	

Owner's Name/Address	MAP #: 53	DECK/PORCH	09/17/2010	LU10-2196	100% FINIS
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DOTTERWEICH ANDREW C II TRUST & DOTTERWEICH MARIA MICELI TRUST PO BOX 612 GLEN ARBOR MI 49636	2025 Est TCV 691,328 TCV/TFA: 376.54	Electrical	08/20/2010	PE10-0257	
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X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements	* Factors *				Value
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Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Gravel Road	C 100' @ 2000/	214.48	249.00	0.8263	0.8698	2000	100		308,317
Paved Road	214 Actual Front Feet, 1.23 Total Acres								308,317
Storm Sewer	Total Est. Land Value =								
Sidewalk									

DC L444 P655 L444 P657/97 L575 P179/01	Land Improvement Cost Estimates			
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PRT NW 1/4 SEC 27 COM N 1/4 COR SD SEC TH N 88 DEG 45'55" W ALG N SEC LN 414.00 FT TO C/L ST HWY M-22 TH S 1 DEG 07'40" E ALG SD C/L 925.87 FT TH N 88 DEG 45'45" W 53.04 FT TO POB TH S 1 DEG 07'40" E ALG W'LY LN SD HWY 257.08 FT TH N 54 DEG 18'0" W 75.04 FT TH N 88 DEG 45'45" W 219.05 FT TH N 1 DEG 11'0" W 214.48 FT TH S 88 DEG 45'45" E 279.31 FT TO POB SEC 27 T29N R14W.	Description	Rate	Size	% Good	Cash Value
	D/W/P: Asphalt Paving	2.91	2250	0	0

X Electric	Description	Rate	Size	% Good	Cash Value
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X Gas	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
X Curb	Total Estimated Land Improvements True Cash Value =				5,000

Street Lights				
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Standard Utilities				
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Underground Utils.				
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Comments/Influences	Topography of Site
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	X Level
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	Rolling
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	Low
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	High
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	Landscaped
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	Swamp
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	Wooded
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	Pond
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	Waterfront
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	Ravine
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	Wetland
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	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	154,200	191,500	345,700			165,536C
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2024	107,900	175,200	283,100			160,559C
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2023	84,800	164,300	249,100			152,914C
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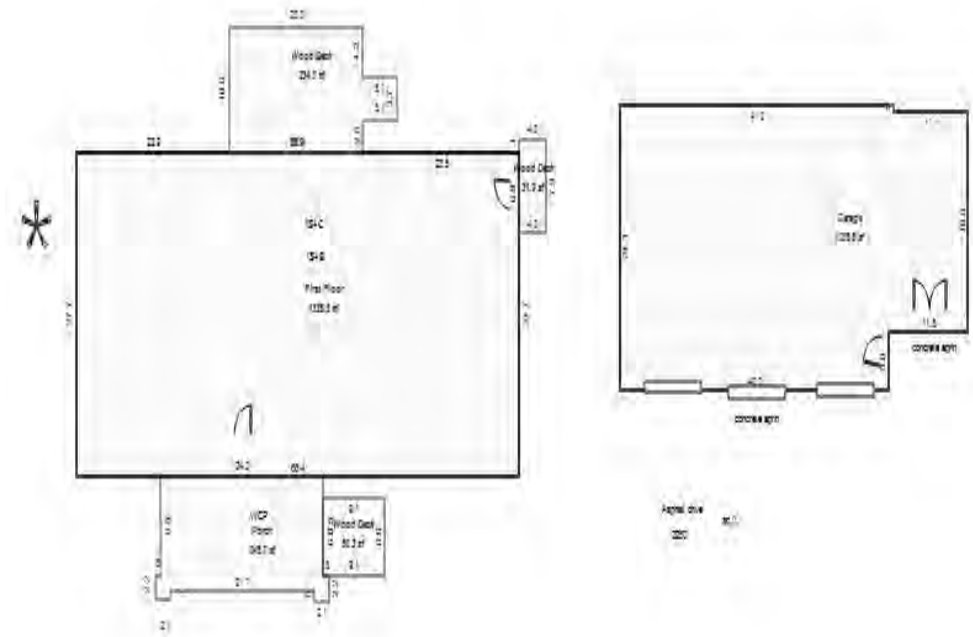
2022	90,000	139,600	229,600			145,633C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							245	WCP (1 Story)																				
	Building Style: MODULAR		Ex	X	Ord							60	WCP (1 Story)																				
	Yr Built 1988	Remodeled 2010										234	Treated Wood																				
	Condition: Average																																
	Room List		Lg	X	Ord																												
	Basement 6 1st Floor 2nd Floor 3 Bedrooms																																
	(1) Exterior																																
X	Wood/Shingle Aluminum/Vinyl Brick		(5) Floors Kitchen: Linoleum Other: Carpeted Other:		(12) Electric 200 Amps Service																												
X	Insulation		(6) Ceilings Tile		No./Qual. of Fixtures Ex. X Ord. Min																												
	(2) Windows		(7) Excavation Basement: 1836 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets Many X Ave. Few																												
X	Many Avg. X Few	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(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 Water/Sewer 1000 Gal Septic 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		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:																												
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																														
X	Asphalt Shingle																																
	Chimney: Metal																																
<p>Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1988                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1836 SF Floor Area = 1836 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>Basement</td> <td>1,836</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>232,647</td> <td>151,219</td> </tr> </tbody> </table>                 Other Additions/Adjustments                  Exterior                  Stone Veneer 60 2,066 1,343                  Plumbing                  Average Fixture(s)                  3 Fixture Bath 1 3,887 2,527                  Extra Sink 1 784 510                  Separate Shower 1 1,197 778                  Water/Sewer                  1000 Gal Septic 1 4,582 2,978                  Water Well, 100 Feet 1 5,680 3,692                  Porches                  WCP (1 Story) 245 8,139 5,290                  WCP (1 Story) 60 3,197 2,078                  Deck                  Treated Wood 234 4,523 2,940                  Garages                  Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)                  Base Cost 960 32,525 21,141                  Door Opener 3 1,466 953                  Built-Ins                  Appliance Allow. 1 1,947 1,266                  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,836			Total:				232,647	151,219
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Basement	1,836																														
Total:				232,647	151,219																												

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



Sketch by Apex Medina™

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 53	2025 Est TCV 0		
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Owner's Name/Address						
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US GOVT NATL PARK						
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SLEEPING BEAR DUNES NATL LAKE SHR						
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9922 W FRONT ST						
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EMPIRE MI 49630						
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Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
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L189 P460 4-20-77 PRT OF NW 1/4 COM N 1/4	Dirt Road			* Factors *		
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COR TH ELY ALG N LN 414 FT TO C/L STATE	Gravel Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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HWY M-22 TH S 2 DEG 23' E ALG SD C/L 1526	Paved Road			C 100' @ 2000/	245.00	289.00	0.7993	0.9028	2000	100		353,595
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FT M/L TH WLY 33 FT FOR POB TH CONT WLY	Storm Sewer			245 Actual Front Feet, 1.63 Total Acres			Total Est. Land Value =	353,595
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TO & ALG N LN OF LOT 28 PLAT OF FOREST	Sidewalk											
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HAVEN 300 FT TH NELY 245.52 FT TO NE COR	Water											
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OF LOT 18 OF SD PLAT TH ELY 300 FT TH S 2	Sewer											
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DEG 23' E 245.42 FT TO POB SEC 27 T29N	Electric											
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R14W 1.69 A M/L.	Gas											
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Comments/Influences	Curb											
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	Street Lights											
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	Standard Utilities											
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	Underground Utils.											
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	Topography of Site											
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	Level											
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	Rolling											
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	Low											
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	High											
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	Landscaped											
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	Swamp											
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	Wooded											
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	Pond											
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	Waterfront											
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	Ravine											
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	Wetland											
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	Flood Plain											
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT
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				2024	EXEMPT	EXEMPT	EXEMPT
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				2023	0	0	0
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				2022	0	0	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
THOMAS RANDALL A ET AL	BOOTH MARY M	260,000	12/16/2016	WD	03-ARM'S LENGTH	1282P805	PROPERTY TRANSFER	100.0				
THOMAS RANDALL A ET AL	THOMAS RANDALL A & MELISS	0	09/01/2007	QC	09-FAMILY	954:632	OTHER	0.0				
HARGREAVES(HARGRAVES) PAM	THOMAS RANDALL A & MELISS	0	08/31/2007	QC	09-FAMILY	954:606	OTHER	50.0				
THOMAS RANDALL A & MELISS	THOMAS RANDALL A ET AL	0	06/08/2004	QC	09-FAMILY	808:175	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6216 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		12/18/2024	PE24-0868	0%				
Owner's Name/Address		P.R.E. 0%		Mechanical		12/18/2024	PM24-1004	0%				
BOOTH MARY M 772 EUCLAIRE AVE COLUMBUS OH 43209		MAP #: 53		Electrical		03/28/2018	PE18-0142	100% FINIS				
		2025 Est TCV 532,648 TCV/TFA: 475.58		Mechanical		12/05/2011	PM11-0430					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L285 P406/88 L695 P990/03 L808 P149&175/04 PRT NW 1/4 SEC 27 COM N 1/4 COR SD SEC TH N 88 DEG 45' 45" W ALG N SEC LN 414.00 FT TO C/L ST HWY M-22 TH S 1 DEG 07' 40" E ALG SD C/L 1280.26 FT TH N 88 DEG 45' 45" W 53.04 FT FOR POB TH N 88 DEG 45' 45" W 278.96 FT TO SE COR LOT 17 PLAT OF FOREST HAVEN TH N 1 DEG 11' W ALG E LN SD PLAT 140.00 FT TH S 88 DEG 45' 45" E 219.05 FT TH S 54 DEG 18' 0" E 75.04 FT TH S 1 DEG 07' 40" E ALG WLY LN ST HWY M-22 97.50 FT TO POB CONSISTING OF INTEREST TO RANDALL A & MELISSA L THOMAS AND DAMIAN J HARGREAVES (AS TENANTS IN COMMON)		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C 100' @ 2000/	130.00	291.52	0.9365	0.9048	2000	100		220,308
		Paved Road		130 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = 220,308								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		X	Electric	LAND IMPROVEMENTS 15								
		X	Gas	1,500.00		1	100	1,500				
		Curb		Total Estimated Land Improvements True Cash Value = 1,500								
		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	110,200	156,100	266,300			149,042C		
		Low		2024	77,100	142,800	219,900			144,561C		
		High		2023	60,600	132,900	193,500			137,678C		
		Landscaped		2022	45,000	118,400	163,400			131,122C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	11/09/2018	INSPECTED								
		TPC	05/10/2016	INSPECTED								
		TPC	08/26/2015	INSPECTED								

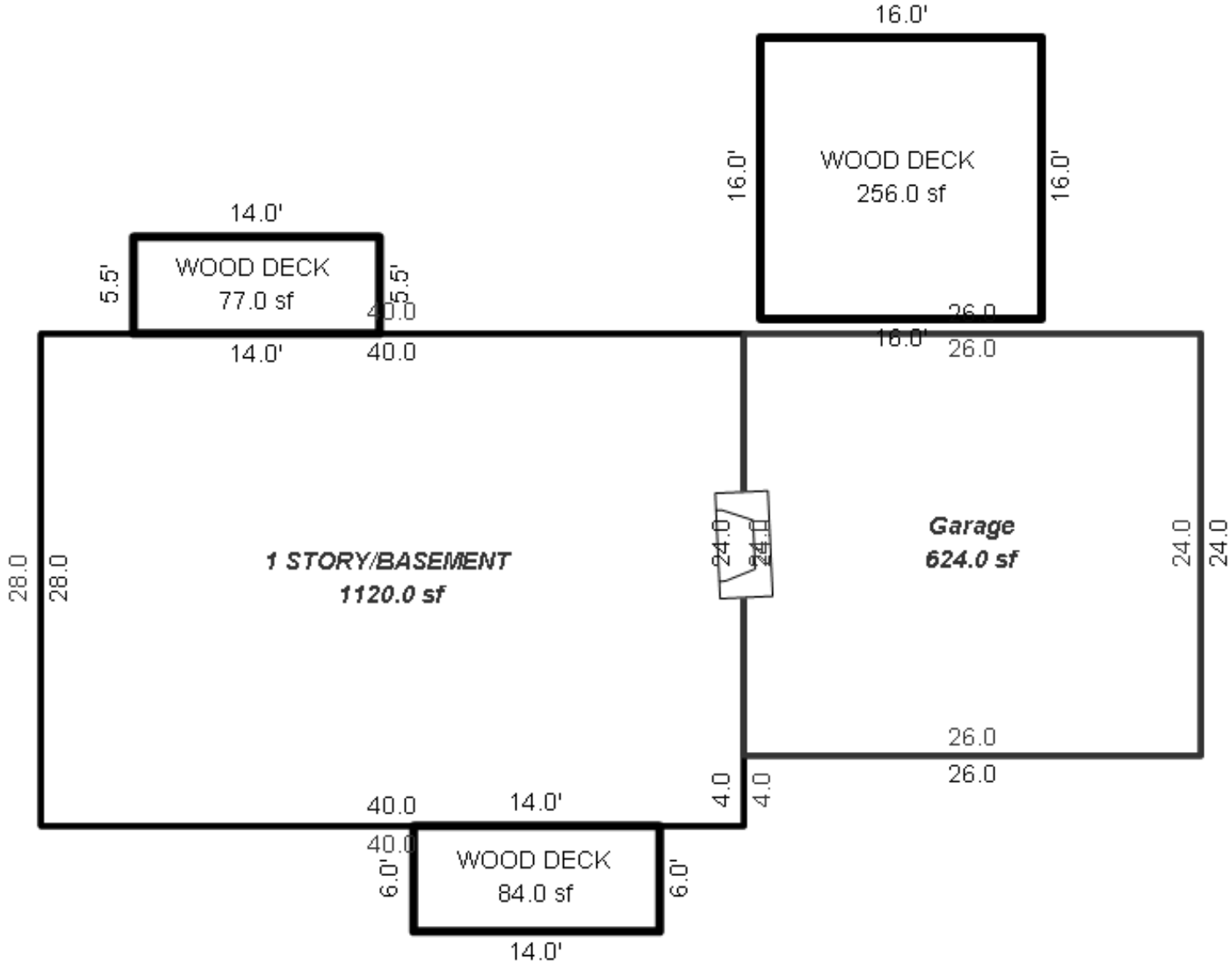


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								15 WPP 84 Treated Wood 77 Treated Wood 256 Treated Wood			
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built Remodeled 1989 2018		Trim & Decoration		Ex	X	Ord		Min								
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		150	Amps Service							
(1) Exterior						No./Qual. of Fixtures		Ex.	X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.		Few						
X	Insulation	X	Drywall			(13) Plumbing		1	Average Fixture(s)							
(2) Windows		(7) Excavation		Basement: 1120 S.F. Crawl: 0 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									
X	Many Avg. X Few	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 1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:										
Chimney: Brick																
										Class: C +5 Effec. Age: 30 Floor Area: 1,120 Total Base New : 233,704 Total Depr Cost: 163,600 Estimated T.C.V: 310,840		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas		Cls C 5 Blt 1989				
										Stories Exterior Foundation Size Cost New Depr. Cost						
										1 Story Siding Wood Bsmnt. 1,120		Total: 174,108 121,883				
										Other Additions/Adjustments						
										Plumbing						
										Average Fixture(s)		1 1,486 1,040				
										3 Fixture Bath		1 4,678 3,275				
										Water/Sewer						
										1000 Gal Septic		1 4,899 3,429				
										Water Well, 100 Feet		1 5,849 4,094				
										Deck						
										Treated Wood		84 2,347 1,643				
										Treated Wood		77 2,227 1,559				
										Treated Wood		256 4,902 3,431				
										Garages						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost		624 26,401 18,481				
										Common Wall: 1 Wall		1 -2,705 -1,893				
										Door Opener		1 550 385				
										Built-Ins						
										Appliance Allow.		1 2,786 1,950				
										Fireplaces						
										Interior 1 Story		1 5,376 3,763				
										Porches						
										WPP		15 800 560				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

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

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

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address      MAP #: 53,54,56

US GOVT NATL PARK      2025 Est TCV 0

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

9922 W FRONT ST      Public      \* Factors \*

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

Tax Description      VILLAGE AR >10 ACRES 50K/ 250.00 Acres      50000      50      SIZE SHAPE INT ISSUES      6,250

L191 P742 7-27-77 PRT W 1/2 SEC 27 & PRT      250.00 Total Acres      Total Est. Land Value =      6,250,000

E 1/2 SEC 28 COM N 1/4 SEC 27 COR TH N 88

DEG 58' W 414 FT TO C/L ST RD M-22 TH ON

C/L S 1 DEG 21' E 2126.43 FT TO POB TH ON

C/L S 1 DEG 21' E 1431.99 FT & ALG CHORD

OF 636.2 FT RAD CURVE A DISTANCE OF

313.77 FT TH S 74 DEG 18' W 1146.68 FT TH

N 37 DEG 14' 10" W 4081.34 FT TH N 12DEG

52' W 1072.78 FT TH N 78 DEG 23' E 2310

FT TH S 73 DEG 30' E 143.06 FT TH S8 DEG

10' W 725 FT TH S 21 DEG 50' E 370 FT TH

N 71 DEG 22' E 284 FT TH S 19 DEG 07' E

147.7 FT TH S 24 DEG 02' E 433.61 FT TH S

14 DEG 18' E 90.58 FT TH S 5 DEG05' E

149.75 FT TH S 20 DEG 09' E 128.08 FT TH

S 32 DEG 59' E 322.93 FT TH S 6 DEG 28' W



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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.
LICHLITER ANNE S & BRUCE	LICHLITER BRUCE E	0	06/07/2022	WD	09-FAMILY	2022003500	DEED	0.0
STONE HELEN E TRUST	LICHLITER ANNE S	0	06/11/1996	QC	09-FAMILY	425P353	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6463 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	05/29/2003	PM03-0319	
	P.R.E. 100% 02/19/2003		HOUSE	10/26/2000	2000-1837	100% FINIS
Owner's Name/Address	MAP #: 55		2025 Est TCV 2,553,394 TCV/TFA: 1067.4			

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	262.81	1.0000	0.7828	20000	100	1,565,548
GROUP A 20000	2.76	262.81	1.0000	0.7828	20000	50	SURPLUS: ZONING 100 ft 2
103 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value = 1,587,176

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Wood Frame	41.64	80	50	1,665	
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 = 4,165					

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	793,600	483,100	1,276,700			360,913C
Rolling		2024	814,500	475,100	1,289,600			350,062C
Low		2023	685,900	357,700	1,043,600			333,393C
High		2022	467,800	292,800	760,600			317,518C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



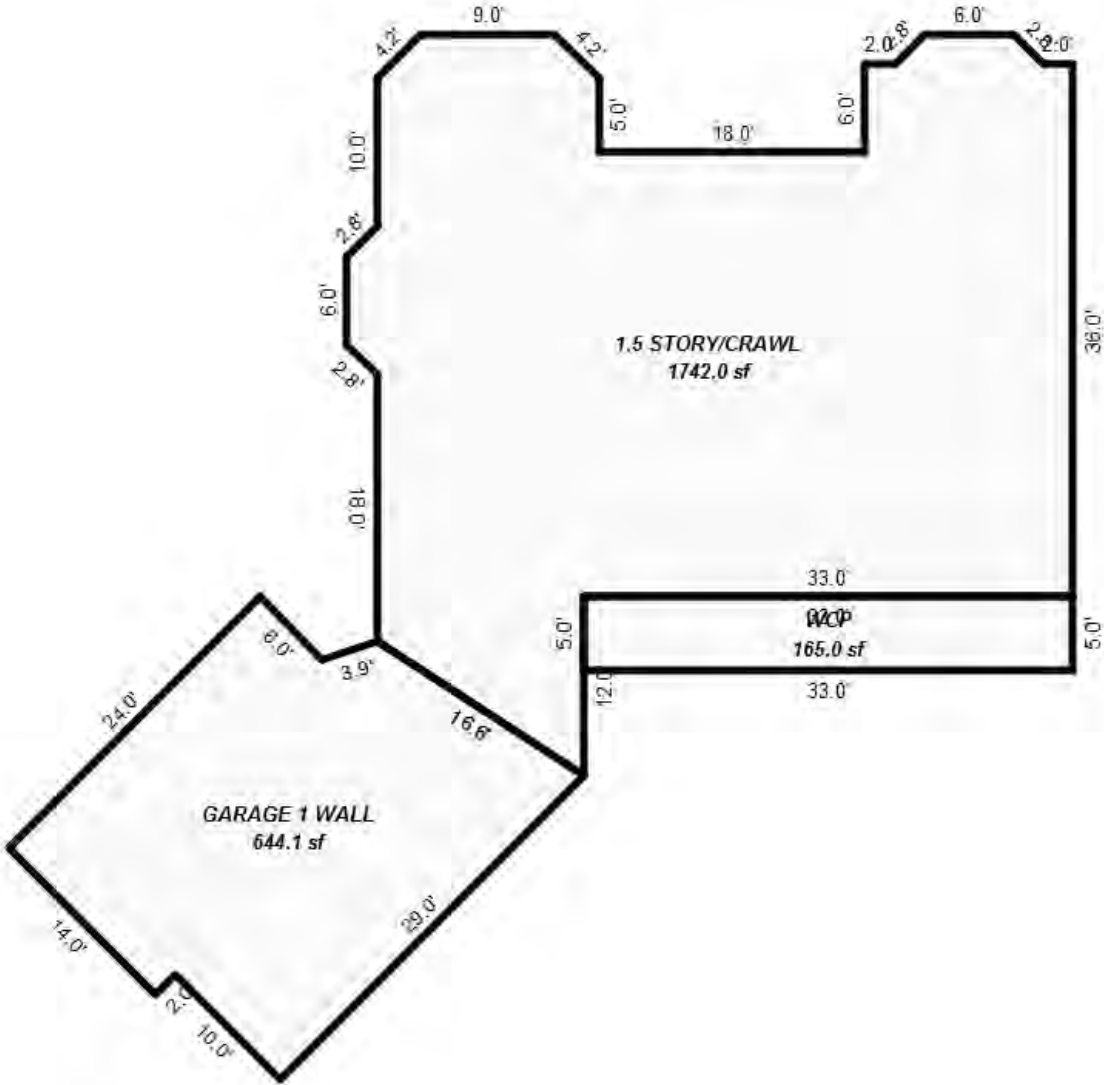
Who	When	What	2025	2024	2023	2022
TPC	05/04/2011	INSPECTED				
WAS	10/25/2007	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 644 % 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		165 WCP (1 Story) 112 Pine 136 Treated Wood																											
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G																																		
Trim & Decoration																																							
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min																																	
Condition: Average		Size of Closets			Lg	X	Ord		Small																														
Room List		Doors		Solid	X	H.C.																																	
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Carpeted Other:			(12) Electric																															
(1) Exterior								150 Amps Service																															
								No./Qual. of Fixtures																															
								Ex. X Ord. Min																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																		
X	Insulation	X	Drywall					Many	X	Ave.		Few																											
(2) Windows		(7) Excavation						(13) Plumbing																															
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1742 S.F. Slab: 0 S.F. Height to Joists: 0.0						Average Fixture(s)																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement						2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																															
(3) Roof		(9) Basement Finish						(14) Water/Sewer																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 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 1.5 STORY Cls BC Blt 2001 (11) Heating System: Forced Heat & Cool Ground Area = 1742 SF Floor Area = 2392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,742</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>650</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>352,146</td> <td>281,714</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 6,880 5,504 2 Fixture Bath 2 9,219 7,375 Water/Sewer 1000 Gal Septic 1 5,676 4,541 Water Well, 100 Feet 1 6,289 5,031 Porches WCP (1 Story) 165 9,164 7,331 Deck Pine w/Roof (Deck Portion) 112 2,389 1,911 Pine w/Roof (Roof portion) 112 2,712 2,170 Treated Wood 136 3,431 2,745 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 644 41,377 33,102 Common Wall: 1 Wall 1 -3,139 -2,511 Door Opener 1 688 550 Built-Ins Appliance Allow. 1 4,003 3,202 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,742			1 Story	Siding	Overhang	650			Total:				352,146	281,714
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1 Story	Siding	Crawl Space	1,742																																				
1 Story	Siding	Overhang	650																																				
Total:				352,146	281,714																																		

\*\*\* 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.
LICHLITER ANNE S & BRUCE	LICHLITER BRUCE E	0	06/07/2022	WD	09-FAMILY	2022003500	DEED	0.0
STONE HELEN E TRUST	LICHLITER ANNE S	0	06/11/1996	QC	09-FAMILY	425P353	DEED	100.0

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

S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 100% 02/19/2003					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #: 55					
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LICHLITER BRUCE E PO BOX 637 GLEN ARBOR MI 49636-0637	2025 Est TCV 1,608,723					
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Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
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Public Improvements	* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value

	GROUP A 20000	100.00	249.69	1.0000	0.7728	20000 100 1,545,631
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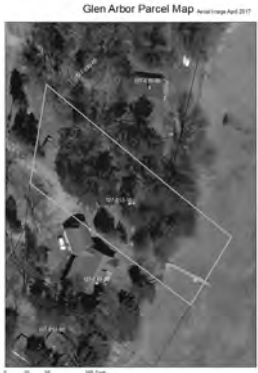
	GROUP A 20000	8.16	249.69	1.0000	0.7728	20000 50 SURPLUS: ZONING 100 ft 6
--	---------------	------	--------	--------	--------	-----------------------------------

	108 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 1,608,723					
--	---	--	--	--	--	--

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

L559 P582/00 L562 P565 & SURVEY PARCEL A - PRT NE 1/4 SEC 27 COM AT INTERSECTION C/L LAKE ST & SUNSET DR TH S 04 DEG 29' 00" W 694.20 FT TO PT ON C/L SUNSET DR & POB TH S 52 DEG 26' 20" E 280.07 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 17 DEG 23' 01" W 106.54 FT ALG SD TRAVERSE LN TH LEAVING SD TRAVERSE LN N 52 DEG 26' 20" W 267.70 FT TO C/L SUNSET DR TH NELY LONG CH-N 11 DEG 24' 11" E 111.41 FT ALG C/L SUNSET DR TO POB SEC 27 T29N R14W 0.62 A.

YEAR 2000 LAND DIVISION SPLIT 127-053-00 CEL B), 053-10 CEL C, ACCROSS



53-00 (PARCEL B), 20 (PARCEL C)

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	804,400	0	804,400			210,612C
2024	815,100	0	815,100			204,280C
2023	686,400	0	686,400			194,553C
2022	469,300	0	469,300			185,289C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LICHLITER ANNE S & BRUCE	LICHLITER BRUCE E	0	06/07/2022	WD	09-FAMILY	2022003500	DEED	0.0
STONE HELEN E TRUST	LICHLITER ANNE S	0	06/11/1996	QC	09-FAMILY	425P353	DEED	100.0

Property Address: S SUNSET DR  
 Class: RESIDENTIAL-VACAN Zoning: R-3 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 100% 02/19/2003

Owner's Name/Address: LICHLITER BRUCE E  
 PO BOX 637  
 GLEN ARBOR MI 49636-0637  
 MAP #: 55  
 2025 Est TCV 146,139

Land Value Estimates for Land Table 4120.4120 RESI

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			E 200' @ 800/	200.00	302.74	1.0000	0.9134	800	100		146,139	
200 Actual Front Feet, 1.39 Total Acres											Total Est. Land Value =	146,139

Tax Description: L559 P582 L562 P571/00 & SURVEY PARCEL C - PRT NE 1/4 SEC 27 COM AT INTERSECTION C/L LAKE ST & SUNSET DR TH S 04 DEG 29' 00" W 694.20 FT TO PT ON C/L SUNSET DR & POB TH SWLY LONG CH-S 18 DEG 55' 13" W 211.07 FT ALG C/L SUNSET DR TH N 52 DEG 26' 20" W 326.31 FT TH N 37 DEG 35' 30" E 200.00 FT TH S 52 DEG 26' 20" E 258.72FT TO C/L SUNSET DR & POB SEC 27 T29N R14W 1.39 A.

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

YEAR 2000 LAND DIVISION SPLIT 127-053-00 INTO PARCELS 053-00 (PARCEL B), 053-10 (PARCEL A) & 053-020 (PARCEL C, ACCROSS



SPLIT 127-053-00  
 CEL B), 053-10  
 CEL C, ACCROSS

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 County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	73,100	0	73,100			38,823C
		TPC 04/30/2021 INSPECTED	2024	73,100	0	73,100			37,656C
		TPC 05/10/2016 INSPECTED	2023	45,700	0	45,700			35,863C
		WAS 02/04/2009 INSPECTED	2022	40,000	0	40,000			34,156C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPAETH JANET C	SPAETH JANET C TRUST	0	07/16/2019	QC	09-FAMILY	1366P715	PROPERTY TRANSFER	0.0
CORN THOMAS R TRUST B-KME	CORN DANIEL E & SPAETH JA	0	12/23/2009	QC	03-ARM'S LENGTH	2009 1036-988T	DEED	100.0
CORN THOMAS R TRUST B		0	06/04/2008	QC	08-ESTATE		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6469 S SUNSET DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 55					
CORN DANIEL E & SPAETH JANET C TRUST 6469 S SUNSET DR GLEN ARBOR MI 49636	2025 Est TCV 1,991,586 TCV/TFA: 1113.8					

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	304.92	1.0000	0.8124	20000	100	1,624,808
			100 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =							1,624,808

Taxpayer's Name/Address	X	Public Improvements	Description	Rate	Size % Good	Cash Value
SPAETH JANET TRUST & 35974 SOLON RD BENTLEYVILLE OH 44022	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates			
	X	Electric	Residential Local Cost Land Improvements			
	X	Gas	Description	Rate	Size % Good	Cash Value
		Curb	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
		Street Lights	Total Estimated Land Improvements True Cash Value =			1,500
		Standard Utilities				
		Underground Utils.				

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
L282 P781 L404 P885/95 L761 P433/03 PRT GOVT LOT 2 SEC 27 BEG AT PT ON GLEN LAKE S 31 DEG 10' W 655 FT FROM INT OF C/L LAKE ST WITH GLEN LAKE TH S 31 DEG 10' W 100 FT TH N 51 DEG 10' W 300 FT M/L TO CO HWY TH NELY ALG C/L CO HWY 100 FT TH S 51	X	Level	2025	812,400	183,400	995,800			578,277C
	X	Rolling	2024	839,500	180,300	1,019,800			560,890C
	X	Low	2023	707,000	135,800	842,800			534,181C
	X	High	2022	475,700	111,200	586,900			508,744C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



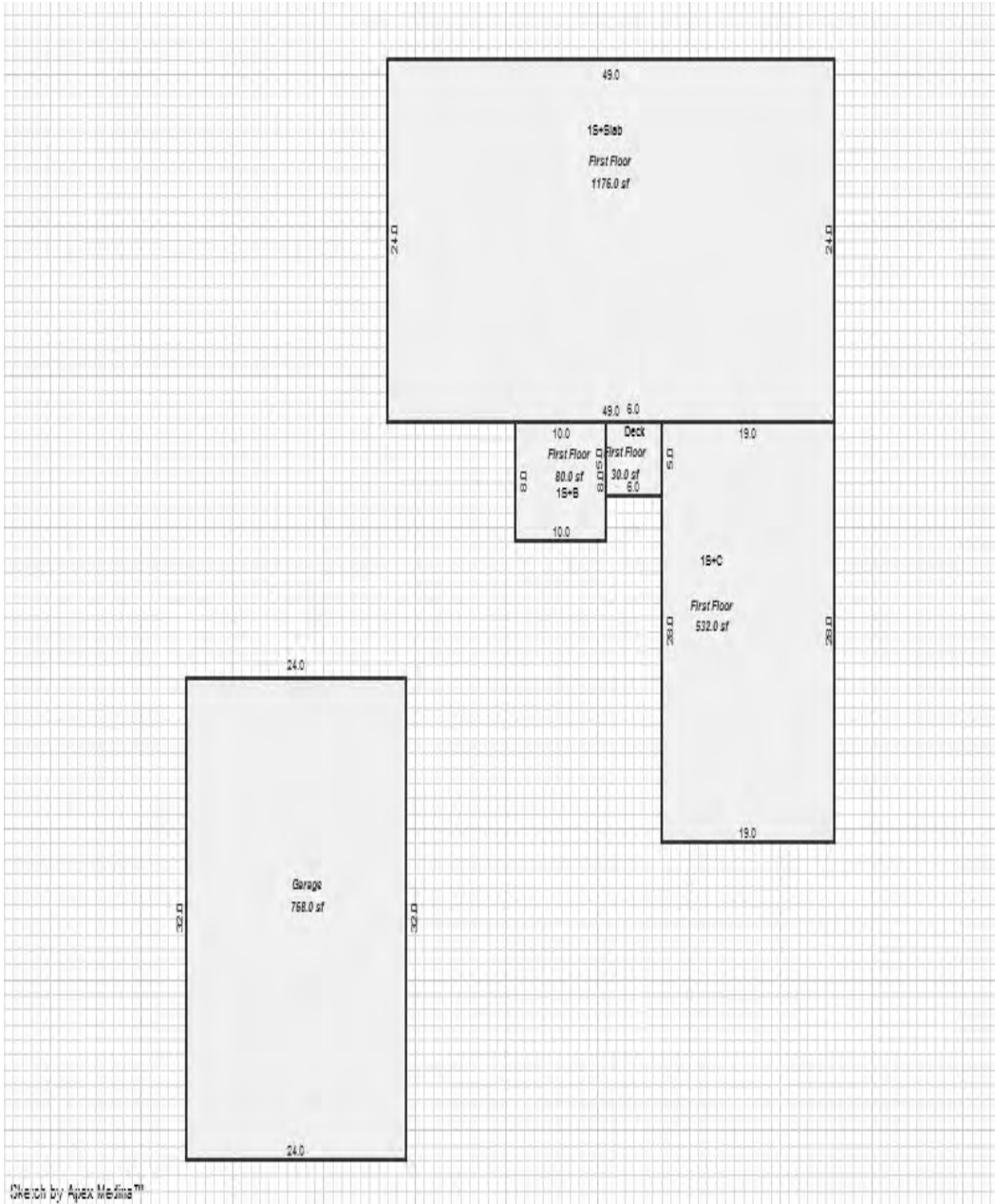
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/04/2011	INSPECTED	2025	812,400	183,400	995,800			578,277C
WAS	11/06/2010	INSPECTED	2024	839,500	180,300	1,019,800			560,890C
WAS	10/25/2007	INSPECTED	2023	707,000	135,800	842,800			534,181C
			2022	475,700	111,200	586,900			508,744C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single 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 30	Type Treated Wood	Year Built: 1988 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: CD Effec. Age: 45 Floor Area: 1,788 Total Base New : 245,977 Total Depr Cost: 135,288 Estimated T.C.V: 365,278	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		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Hot Water Ground Area = 1788 SF Floor Area = 1788 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD		Blt 1940		
Yr Built 1940	Remodeled 1994	Ex	X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Hot Water Ground Area = 1788 SF Floor Area = 1788 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD		Blt 1940				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		Building Areas		Total: 200,622		110,343				
Room List		Doors	Solid	X	H.C.	(12) Electric		Stories Exterior Foundation Size Cost New Depr. Cost		200,622		110,343				
5	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Tile Other: Hardwood Other: Carpeted			100 Amps Service		1 Story Siding Basement 80		1,238		681			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing		1 Story Siding Crawl Space 532		3,887		2,138			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Many X Ave. Few			1 Average Fixture(s)		1 Story Siding Slab 1,176		4,582		2,520			
(2) Windows		(7) Excavation		Basement: 80 S.F. Crawl: 532 S.F. Slab: 1176 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		Other Additions/Adjustments Plumbing		5,680		3,124			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer		Deck		1,327		730			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Treated Wood 30		1,947		1,071			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Garages		2,164		1,190			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Notes:		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 24,530 13,491 Built-Ins Appliance Allow. 1 1,947 1,071 Fireplaces Wood Stove 1 2,164 1,190		Totals: 245,977		135,288				
X	Asphalt Shingle	Chimney: Brick			ECF (4080 BIG GLEN) 2.700 => TCV: 365,278											

\*\*\* 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.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6477 S SUNSET DR		School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL		01/14/2005	PM05-0043					
Owner's Name/Address		P.R.E. 0%		MAP #: 55								
CORNILLIE FAMILY LLC 3279 WENDOVER TROY MI 48084		2025 Est TCV 2,079,898 TCV/TFA: 875.38										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L268 P154 L301 P156/89 L561 P946/00 BEG AT PT ON GLEN LAKE S 31 DEG 10' W 755 FT FROM INTERSECTION OF C/L OF LAKE ST WITH GLEN LAKE TH S 31 DEG 10' W 100 FT TH N 51 DEG 10' W 300 FT TO CO ROAD TH NE'LY 100 FT TH S 51 DEG 10' E 300 FT TO POB SEC 27 T29N R14W .69 A M/L.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 20000	100.00	300.56	1.0000	0.8095	20000	100		1,618,973
		Paved Road		100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =		1,618,973	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	21.71	240	50	2,605				
		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 = 5,105								
		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	809,500	230,400	1,039,900			296,837C		
		Low		2024	836,500	226,700	1,063,200			287,912C		
		High		2023	704,400	171,000	875,400			274,202C		
		Landscaped		2022	474,700	140,100	614,800			261,145C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	09/15/2012	INSPECTED								
		TPC	05/04/2011	INSPECTED								
		WAS	11/06/2010	INSPECTED								

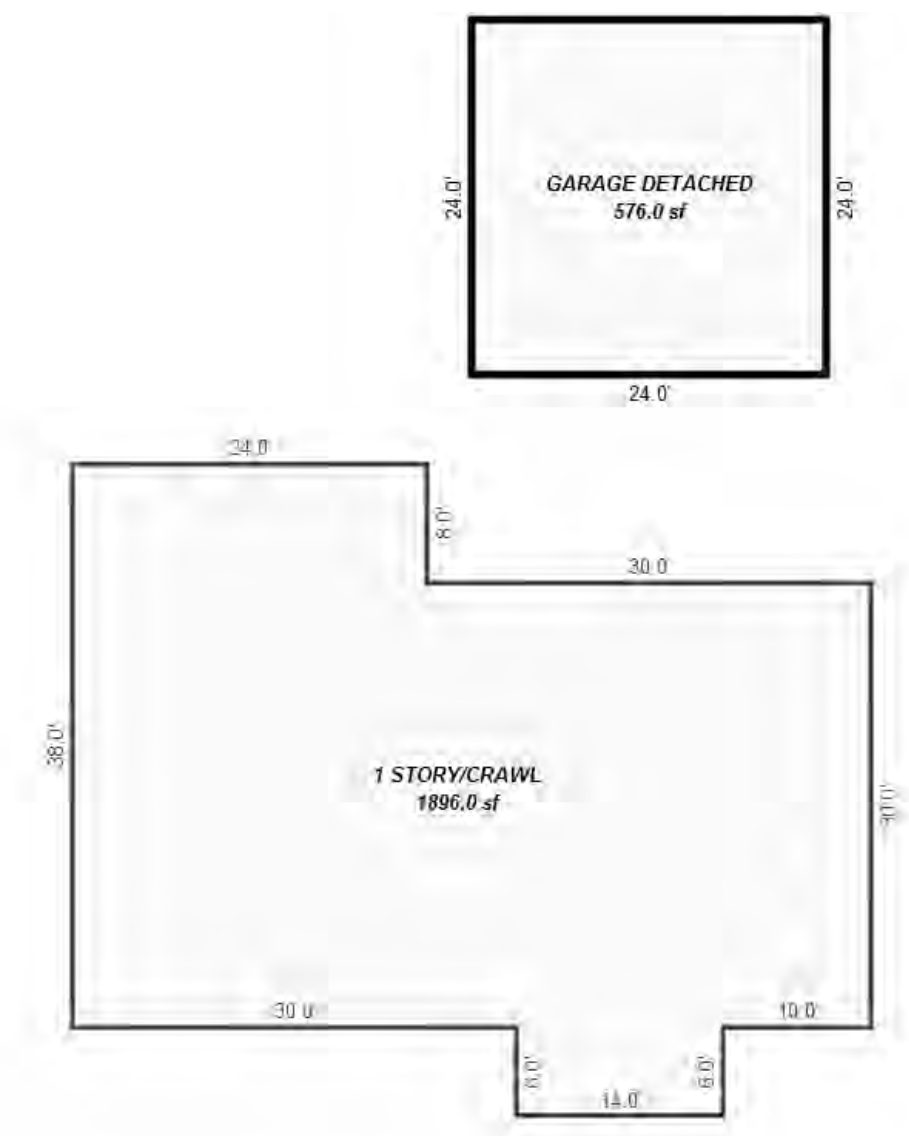


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1977 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: 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: CD Effec. Age: 45 Floor Area: 1,896 Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700		Bsmnt Garage:																																																																																																							
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700		Carport Area:																																																																																																						
Yr Built 1940	Remodeled 1990	Ex	X	Ord	Min	Size of Closets			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700		Roof:																																																																																																						
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																								
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6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Tile Other: Carpeted Other:			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																									
(1) Exterior		Kitchens: Tile Other: Carpeted Other:			150 Amps Service			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																									
X	Insulation	X	Drywall	No. of Elec. Outlets			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																										
(2) Windows		Ex.	X	Ord.	Min	(13) Plumbing			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1896 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			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																									
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																								
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																									
Chimney: Brick		Joists: 2X8X16 Unsupported Len: Cntr.Sup:						Total Base New : 246,632 Total Depr Cost: 135,648 Estimated T.C.V: 366,250			E.C.F. X 2.700																																																																																																									
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1896 SF Floor Area = 1896 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>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,896</td> <td>205,903</td> <td>113,247</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,238</td> <td>681</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>2,614</td> <td>1,438</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,582</td> <td>2,520</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,680</td> <td>3,124</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>576</td> <td>19,935</td> <td>10,964</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>1,947</td> <td>1,071</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td></td> <td>Interior 1 Story</td> <td></td> <td>1</td> <td>4,733</td> <td>2,603</td> </tr> <tr> <td colspan="4">Totals:</td> <td>246,632</td> <td>135,648</td> </tr> </tbody> </table> <p>Notes: ECF (4080 BIG GLEN) 2.700 =&gt; TCV: 366,250</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,896	205,903	113,247	Other Additions/Adjustments						Plumbing							Average Fixture(s)		1	1,238	681		2 Fixture Bath		1	2,614	1,438	Water/Sewer							1000 Gal Septic		1	4,582	2,520		Water Well, 100 Feet		1	5,680	3,124	Garages						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							Base Cost		576	19,935	10,964	Built-Ins							Appliance Allow.		1	1,947	1,071	Fireplaces							Interior 1 Story		1	4,733	2,603	Totals:				246,632	135,648
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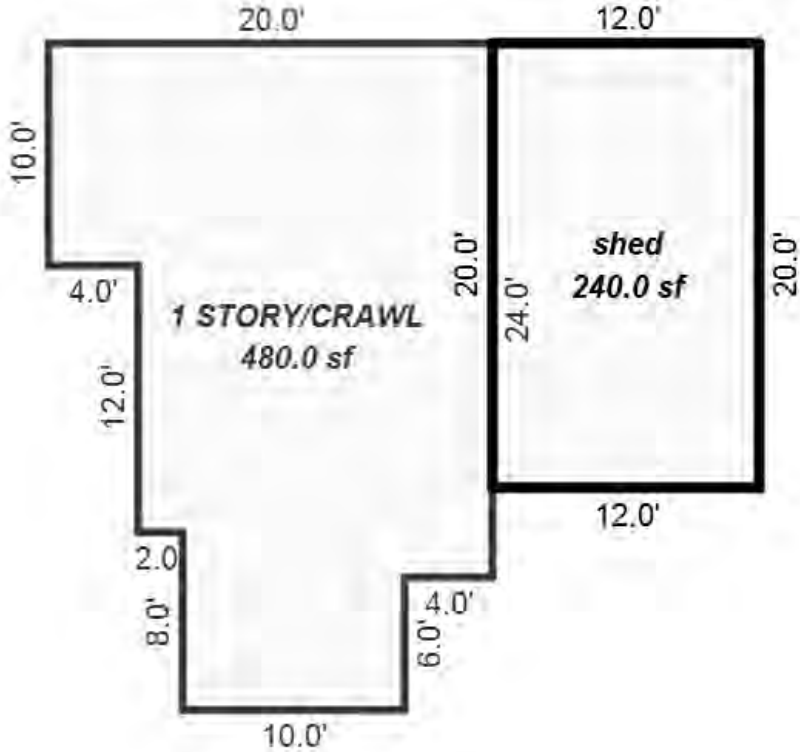
Sketch by Apex Sketch

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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	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	(4) Interior	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			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700		Class:	Exterior:
Building Style: 1 STORY		Ex Ord X Min		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700		Foundation:	Auto. Doors:	
Yr Built 1940	Remodeled 0	Lg Ord X Small		Doors Solid X H.C.			No. Heating/Cooling			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700		Finished ?	Mech. Doors:	
Condition: Average		Lg Ord X Small		Doors Solid X H.C.			Central Air Wood Furnace			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700		% Good:	Storage Area:	
Room List		Lg Ord X Small		Doors Solid X H.C.			Central Air Wood Furnace			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700		No Conc. Floor:	Bsmnt Garage:	
2	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700		Roof:		
(1) Exterior		Kitchen: Other: Other:		60 Amps Service			No./Qual. of Fixtures			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
(2) Windows		No. of Elec. Outlets		Many X Ave. Few			Building Areas			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
X	Many Avg. X Large Avg. Few Small	(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 480 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 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space Total: 60,964 30,480			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
(3) Roof		Basement: 0 S.F. Crawl: 480 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 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
X	Gable Hip Flat Gambrel Mansard Shed	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
Chimney: Brick		(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				
Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4080 BIG GLEN) 2.700 => TCV: 89,570			Class: CD Effec. Age: 50 Floor Area: 480 Total Base New : 66,353 Total Depr Cost: 33,174 Estimated T.C.V: 89,570		E.C.F. X 2.700				

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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.				
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 #: 53		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 *								
L184 P231 7-76 PRT NW 1/4 OF NW 1/4 COM N 1/4 COR TH W ALG N SEC LN 1,780 FT M/L TO POB TH S 16 DEG 10' W 170.30 FT M/L TO SW COR LOT 7 FOREST HAVEN SUBD TH N 11 DEG 29' W TO N SEC LN TH E TO POB SEC 27 T29N R14W. .53 A M/L.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		E 200' @ 800/	150.00	160.98	1.0746	0.7800	800	100		100,574
		Paved Road		150 Actual Front Feet, 0.55 Total Acres				Total Est. Land Value =		100,574		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TPC 04/28/2017 INSPECTED			2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
					2023	0	0	0		0		
					2022	0	0	0		0		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
IHME ROBERT & RANAE	GLEN VIEW INVESTMENTS LLC	1	02/24/2017	QC	03-ARM'S LENGTH	1287P795	PROPERTY TRANSFER	0.0
GLEN VIEW INVESTMENTS LLC	SUDSLAND LLC	1	02/24/2017	WD	03-ARM'S LENGTH	1288P205	DEED	0.0
GLEN VIEW INVESTMENTS LLC	IHME ROBERT	162,165	12/21/2016	WD	03-ARM'S LENGTH	1283P38	PROPERTY TRANSFER	100.0
PEPPLER WILLIAM H & HELEN	GLEN VIEW INVESTMENTS LLC	1	04/24/2002	WD	09-FAMILY	688P672	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: COM (	Building Permit(s)	Date	Number	Status
6016 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/06/2024	PE24-0539	100% FINIS
	P.R.E. 0%		Mechanical	12/12/2023	PM23-1154	100% FINIS
Owner's Name/Address	MAP #: 53		WELL/SEPTIC	12/31/2018	LU18-999	100% FINIS

SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636	2025 Est TCV 355,975 TCV/TFA: 474.63		Land Value Estimates for Land Table 4120.4120 RESI			
	X Improved	Vacant				
	Public Improvements		* Factors *			

Tax Description		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L311 P414&418 L313 P416/90 L333 P761 L375 P117/93 L688 P652&672/02 PRT OF NE 1/4 OF NW 1/4 SEC 27 COM AT N 1/4 COR SEC 27 TH ALG N SEC LN N 88 DEG 45' 50" W 414 FT TO C/L ST HWY M-22 TH ALG SD C/L S 1 DEG 07' 40" E 43 FT FOR POB TH ALG SD C/L S 1 DEG 07' 40" E 120 FT TH N 88 DEG 45' 50" W 377.73 FT TH ALG ELY LN OF PLAT OF FOREST HAVEN N 1 DEG 13' 10" W 120 FT TH S 88 DEG 45' 50" E 377.91 FT TO POB SEC 27 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	120.00	377.00	0.9554	0.9649	2000	100		221,248
		120 Actual Front Feet, 1.04 Total Acres Total Est. Land Value = 221,248								
		Land Improvement Cost Estimates								
		Description	Rate	Size	% Good	Cash Value				
		Residential Local Cost Land Improvements				Cash Value				
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	1,500.00	1	100	1,500				
		Total Estimated Land Improvements True Cash Value = 1,500								



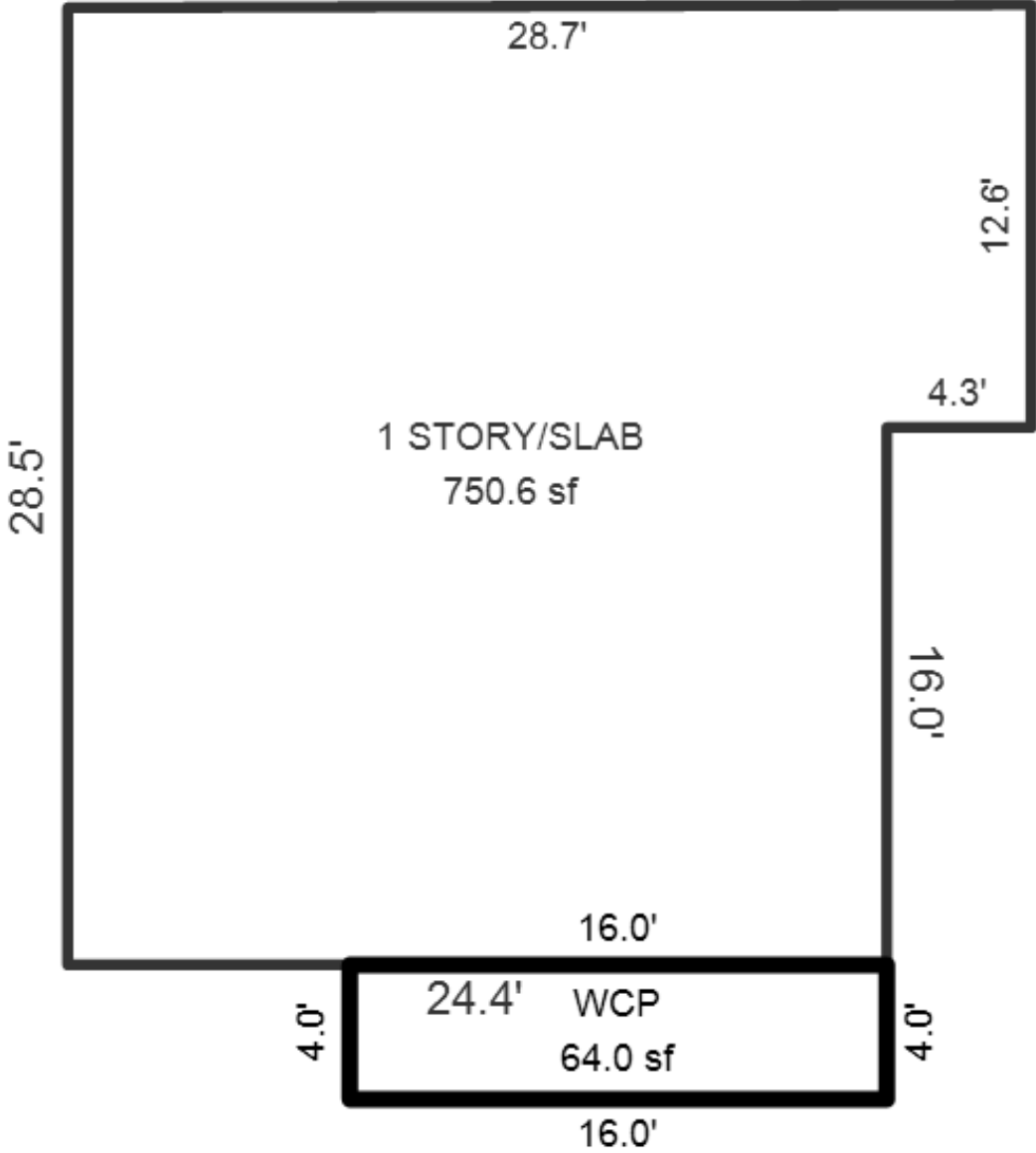
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	110,600	67,400	178,000			113,507C
	2024	77,400	66,000	143,400			110,095C
	2023	60,800	61,800	122,600			104,853C
	2022	58,600	53,300	111,900			99,860C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single 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	64	WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D -10 Effec. Age: 45 Floor Area: 750 Total Base New : 91,949 Total Depr Cost: 50,577 Estimated T.C.V: 96,096			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D-10 Blt 1900			
Yr Built 1900	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Ground Area = 750 SF Floor Area = 750 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas			Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Totals:			75,653 41,614		
Room List		Doors	Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 750			Other Additions/Adjustments			Water/Sewer			
3	Basement	(5) Floors		(12) Electric			1			1000 Gal Septic			1			4,293 2,361		
1	1st Floor	Kitchen:		200			1			Water Well, 100 Feet			1			5,545 3,050		
2	2nd Floor	Other:		No./Qual. of Fixtures			1			Porches			64			3,016 1,659		
2	Bedrooms	Other:		Ex. X Ord. Min			1			WCP (1 Story)			1			1,650 907		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Built-Ins			1			1,792 986		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Many X Ave. Few			1			Fireplaces			1			91,949 50,577		
X	Insulation	(7) Excavation		(14) Water/Sewer			1			Wood Stove			Totals:			96,096		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 750 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:			96,096		
X	Many Avg.	X	Large Avg.	Lump Sum Items:			1											
X	Few	X	Small	1			1											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			1											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			1											
X	Gable Hip Flat	Gambrel Mansard Shed		1			1											
X	Asphalt Shingle	(9) Basement Finish		1			1											
Chimney: Brick		(10) Floor Support		1			1											
		Joists: SLAB Unsupported Len: Cntr.Sup:		1			1											

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Desc. of Bldg/Section: DRIAN FIELD	
Calculator Occupancy: 0	
Class: C	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
** ** Calculator Cost Data ** **	
Quality: Average	
Heat#1: Zoned A.C. Warm & Cooled Air 0%	
Heat#2: Zoned A.C. Warm & Cooled Air 0%	
Ave. SqFt/Story	
Ave. Perimeter	
Has Elevators:	
*** Basement Info ***	
2014 Year Built	Area:
Remodeled	Perimeter:
	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Average

Segregated Cost Computations						
Costs taken from Segregated Cost Section 2: Multiples & Motels						
Item Description	Cost	# or	Height	Storys	Cost	
	Col.	Rate	SqFt	Adj.	Adj.	
Architectural Multiplier: 0.00					Total Cost New =	0
Reproduction/Replacement Cost =					0	
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall	%Good: 98	/100/100/100/98.0	Total Depreciated Cost =		0
Unit in Place Items						
	Rate	Quantity	Arch	%Good	Depr.Cost	
/CI3/PLUAW/SEWD/GRAOSBA	1.40	6000	1.00	100	8,400	
/CI3/PLUAW/SEWD/GRIPSA	12978.81	1	1.00	100	12,979	
/CI3/PLUAW/SEWD/LEALPPA	11.25	300	1.00	100	3,375	
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg:					1	= 37

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

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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
M 109	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
US GOVT NATL PARK	MAP #: 56					
SLEEPING BEAR DUNES NATL LAKE SHR	2025 Est TCV 0					
9922 W FRONT ST						
EMPIRE MI 49630						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
L244 P959 11-76 W 1/2 SECTION 28 EXC PAR BEG AT NW COR SEC TH E 132 FT TH S 509.45 FT TH W 132 FT TH N TO POB ALSO EXC PLAT OF PINE HAVEN NO 2 SEC 28 T29N R14W 300 A M/L. 2014 PRIOR - FORMERLY KNOWN AS 129-001-00	Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road			VILLAGE AR >10 ACRES 50K/	300.00	Acres	50000	50	SIZE SHAPE TOPOGRAPHY ISSUES	
Paved Road			300.00 Total Acres		Total Est. Land Value =		7,500,000			

Comments/Influences

2015 PARCEL NUMBER UPDATE FOR SECTION  
[HTTP://HOME.NPS.GOV/SLBE/PLANYOURVISIT/TRAILALLIGATORHILL.HTM](http://HOME.NPS.GOV/SLBE/PLANYOURVISIT/TRAILALLIGATORHILL.HTM)  
 ALLIGATOR HILL TRAIL  
 DISTANCE:  
 TOTAL OF 9 MILES OF TRAILS DIVIDED INTO

2015 PARCEL NUMBER UPDATE FOR SECTION  
[HTTP://HOME.NPS.GOV/SLBE/PLANYOURVISIT/TRAILALLIGATORHILL.HTM](http://HOME.NPS.GOV/SLBE/PLANYOURVISIT/TRAILALLIGATORHILL.HTM)  
 ALLIGATOR HILL TRAIL  
 DISTANCE:  
 TOTAL OF 9 MILES OF TRAILS DIVIDED INTO



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

Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	04/28/2017	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
WAS	11/11/2007	INSPECTED	2023	0	0	0			0
			2022	0	0	0			0

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 County of Leelanau, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)		Date	Number	Status			
M 109		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 #: 61		2025 Est TCV 0								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L207 P991 PRT OF NW 1/4 OF NW 1/4 BEG AT NW COR SEC TH S 89 DEG 34' E 132 FT ON N SEC LNTH S 509.45 FT TH N 89 DEG 34' W 132 FT TH N ON SEC LN 509.45 FT TO POB SEC 28 T29N R14W 1.54 A M/L. 2014 PRIOR - FORMERLY KNOWN AS 129-002-00 2015 PIN CHANGE FOR SECTION FROM PIN 129		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		VILLAGE AR >10 ACRES 50K/		1.54 Acres		50000		100		77,000
		Paved Road		1.54 Total Acres		Total Est. Land Value =						77,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
TPC 04/28/2017 INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
WAS 11/11/2007 INSPECTED		2023	0	0	0			0				
		2022	0	0	0			0				



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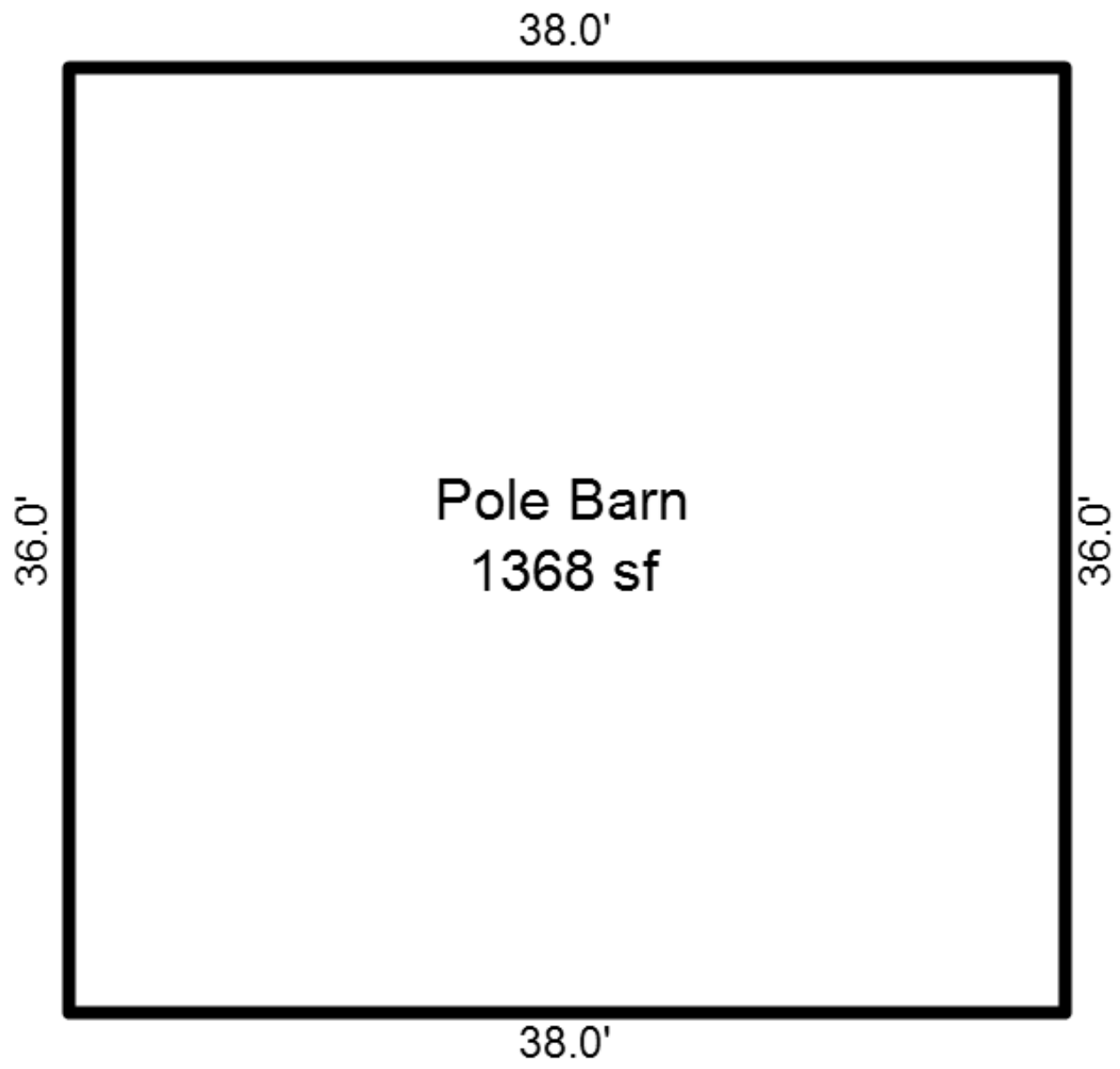


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: NTL P	Building Permit(s)		Date	Number	Status		
W STOCKING DR		School: GLEN LAKE COMMUNITY SCH DIST		Demolish		05/10/2024	PB24-0203	100% FINIS		
Owner's Name/Address		P.R.E. 0%		Electrical		10/13/2008	PE08-0468	100% FINIS		
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 57		2025 Est TCV 0 TCV/TFA: 0.00						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
L244 P959/76 L214 P25/79 L207 P991 L251 P252/84 L244 P959/76 NE 1/4 EXC PRIVATELY OWNED LAND AND ALSOEXC SKYLINE SUBDIVISION NO. 1 ACREAGE INCLUDES SKYLINE SUBDIVISION NO. 1 SEC 29 T29N R14W 154.16 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
SCENIC VIEW		Topography of Site		VILLAGE AR >10 ACRES	50K/	154.56 Acres	50000	100		7,728,000
		Level		154.56 Total Acres					Total Est. Land Value =	7,728,000
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Low		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		High		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Landscaped		2023	0	0	0			0
		Swamp		2022	0	0	0			0
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 08/31/2018	INSPECTED							
		TPC 04/28/2017	INSPECTED							
		TPC 10/25/2016	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	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: 1970 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1368 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.000	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home	Wood Frame	(4) Interior			Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65	Cls C	Blt 1970				
Duplex		Drywall Paneled	Plaster Wood T&G	Kitchen: Other: Other:								No. of Elec. Outlets	Building Areas	Stories Exterior Foundation Size Cost New Depr. Cost	
A-Frame	Trim & Decoration				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Plumbing	3 Fixture Bath Water/Sewer Water Well, 200 Feet Garages Class: C Exterior: Pole (Unfinished) Base Cost	1368 Totals:	33,242 39,383	21,607 25,598					
Yr Built 1970	Remodeled 0	Ex	Ord	Min							(13) Plumbing	Notes: ECF (090 EXEMPT) 1.000 => TCV:	25,598		
	Condition: Average	Size of Closets			Lump Sum Items:										
Room List	Basement	(5) Floors	Doors	Solid		H.C.	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	1	Chimney:					
	1st Floor				Joists: Unsupported Len: Cntr.Sup:										
2nd Floor	(6) Ceilings	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
Bedrooms								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
(1) Exterior	Wood/Shingle	(6) Ceilings	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
	Aluminum/Vinyl							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
Brick	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
Insulation								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
(2) Windows	Many	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
	Avg.							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
Few	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
Wood Sash	Avg.							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
(3) Roof	Wood Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
	Metal Sash							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
Metal Sash	Many	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
	Vinyl Sash							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
Double Hung	Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
	Horiz. Slide							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
Casement	Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
	Double Glass							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
Patio Doors	Wood Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
	Storms & Screens							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							
Chimney:	Wood Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support								
	Asphalt Shingle							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEUSCHELE ANN L ET AL	STOCKING HOUSE TRUST	0	05/07/2004	QC	09-FAMILY	811:612	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
8039 W STOCKING RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/17/2019	PE19-0544	100% FINIS
Owner's Name/Address	P.R.E. 0%		SHED	05/04/2018	LU18-12	EXPIRED
STOCKING HOUSE TRUST STOCKING SUSAN ET AL TRUSTEES 123 COUNTY RD JJ RIVER FALLS WI 54022	MAP #: 57		Electrical	03/20/2013	PE13-0084	100% FINIS
	2025 Est TCV 1,846,097 TCV/TFA: 922.13		Electrical	09/07/2012	PE12-0361	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L215 P915 L333 P263 L483 P929-931/98 L811 P612/04 PRT OF NE 1/4 SEC 29 COM AT NE SEC COR TH S 415.0 FT ALG E SEC LN FOR POB TH S 659.90 FT ALG E SEC LN TH S 74 DEG 03'W 76.90 FT TH N 87 DEG 26'W 168.87 FT TH N67 DEG 57'W 88.97 FT TH N 53 DEG 07'W 119.83 FT TH N 35 DEG 46'W 138 FT TH NELY 560.00 FT M/L TO A POINT ON S R/W LN OF EXISTING 60 FT EASEMENT "STOCKING RD" WHICH IS S 61 DEG 26' W OF E SEC LN AND 185 FT W OF POB ON E SEC LN TH E 185 FT M/L TO POB SEC 29 T29N R14W 5.32 A M/L.	X	Dirt Road		A 100' @ 5000/	400.00	413.82	0.6501	0.9876	5000	100		1,283,996
	X	Gravel Road		E 200' @ 800/	160.00	413.82	0.7731	0.9876	800	50	SURPLUS: PARK RESTRICTION	
	X	Paved Road		560 Actual Front Feet, 5.32 Total Acres Total Est. Land Value = 1,332,858								
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description					Rate	Size	% Good	Cash Value
	X	Water		Fencing: Wd, Split, 2 Rail					18.73	100	50	936
	X	Sewer		D/W/P: Flagstone/Sand					26.31	280	0	0
	X	Electric		D/W/P: 4in Concrete					8.21	144	0	0
	X	Gas		Residential Local Cost Land Improvements								
	X	Curb		Description					Rate	Size	% Good	Cash Value
	X	Street Lights		LAND IMPROVEMENTS 5					5,000.00	1	100	5,000
	X	Standard Utilities		Total Estimated Land Improvements True Cash Value = 5,936								
	X	Underground Utils.										



Comments/Influences

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	666,400	256,600	923,000			461,336C
	Rolling		2024	395,500	236,100	631,600			447,465C
	Low		2023	341,500	219,900	561,400			426,158C
	High		2022	249,400	193,100	442,500			405,865C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

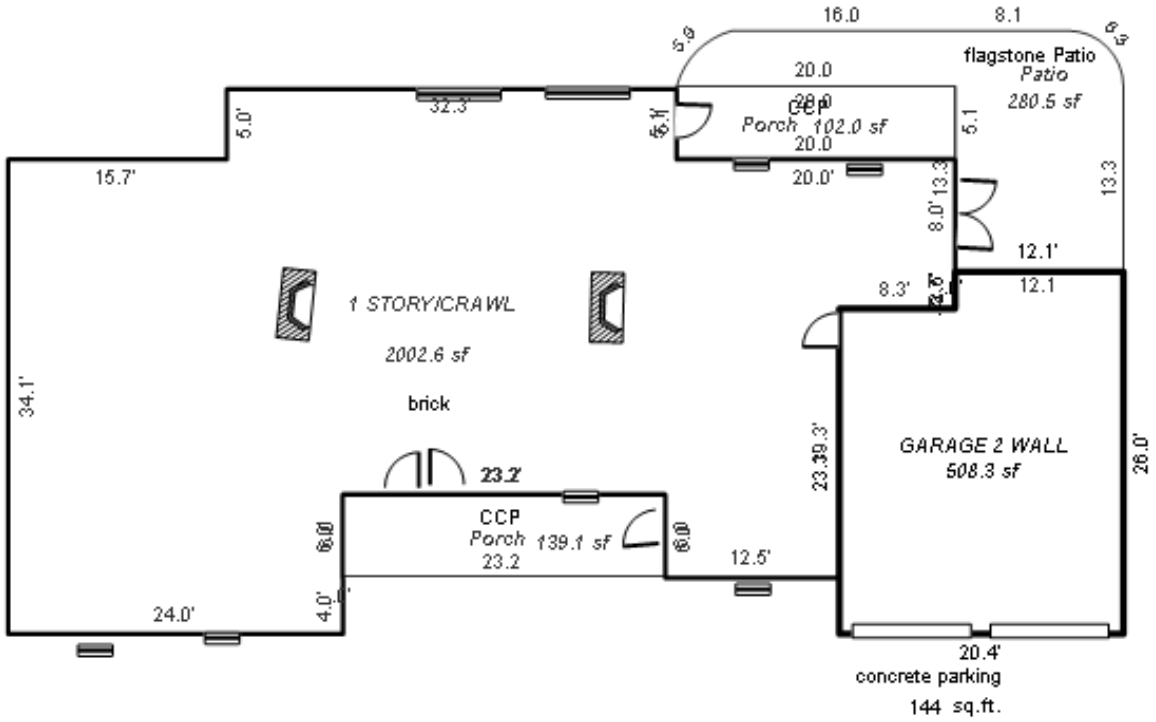
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

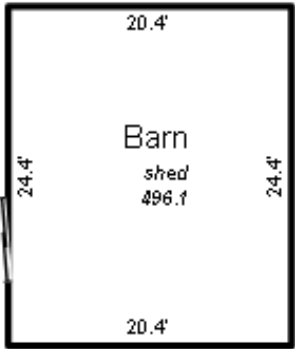
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 139 102	Type CCP (1 Story) CCP (1 Story)	Year Built: 1953 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 509 % 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: BC Effec. Age: 35 Floor Area: 2,002 Total Base New : 400,562 Total Depr Cost: 260,363 Estimated T.C.V: 494,690		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled				Plaster Wood T&G	Trim & Decoration			Size of Closets							
Yr Built 1953	Remodeled 0	X	Ex		Ord		Min				X Lg			Ord	Small			
Condition: Average		Doors					Solid	X	H.C.									
Room List		(5) Floors		(12) Electric			200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC		Blt 1953			
8	Basement	Kitchen:		200			No. of Elec. Outlets		Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts							
1	1st Floor	Other: Carpeted		No. of Elec. Outlets			Many X Ave. Few				Ground Area = 2002 SF		Floor Area = 2002 SF.					
2	2nd Floor	Other:		(13) Plumbing							Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas					
3	Bedrooms			1 Average Fixture(s)							Stories Exterior Foundation Size		Cost New		Depr. Cost			
(1) Exterior		(6) Ceilings		2 3 Fixture Bath							1 Story Brick Crawl Space		2,002		Total:	329,791	214,364	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		2 2 Fixture Bath							Other Additions/Adjustments							
X	Insulation	(7) Excavation		2 3 Fixture Bath							Plumbing							
(2) Windows		Basement: 0 S.F. Crawl: 2002 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Softener, Auto							Average Fixture(s)		1		2,188	1,422		
X	Many Avg. Few	X	Large Avg. Small	2 Softener, Manual							3 Fixture Bath		1		6,880	4,472		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 Solar Water Heat							Water/Sewer		1		5,676	3,689		
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 No Plumbing							1000 Gal Septic		1		6,289	4,088		
		(9) Basement Finish		2 Extra Toilet							Water Well, 100 Feet		1		4,930	3,204		
				2 Extra Sink							Porches		139		4,930	3,204		
(3) Roof				2 Separate Shower							CCP (1 Story)		102		3,690	2,398		
X	Gable Hip Flat		Gambrel Mansard Shed	2 Ceramic Tile Floor							Garages				Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Asphalt Shingle	(10) Floor Support		2 Ceramic Tile Wains							Base Cost		509		27,186	17,671		
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		2 Ceramic Tub Alcove							Common Wall: 1.5 Wall		1		-4,001	-2,601		
				2 Vent Fan							Built-Ins		1		4,003	2,602		
				2 Water Well							Appliance Allow.		2		13,930	9,054		
				2 1000 Gal Septic							Fireplaces				Totals:		400,562	260,363
				2 2000 Gal Septic							Interior 1 Story						Notes:	
				Lump Sum Items:													ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 494,690	

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

view



fence



fence

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

Building Type	Barn - General Purpose			
Year Built	1970			
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 89			
Height	12			
Heating System	No Heating/Cooling			
Length/Width/Area	24 x 20 = 480			
Cost New	\$ 18,686			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 8,409			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 1.500			
% Good	45			
Est. True Cash Value	\$ 12,613			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12613 / All Cards: 12613				

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

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

SCHOOL: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 60  
 2025 Est TCV 0

Owner's Name/Address: 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

Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 VILLAGE AR >10 ACRES 50K/ 158.02 Acres 50000 100 LITTLE GLEN AREA 7,901,000  
 158.02 Total Acres Total Est. Land Value = 7,901,000

Tax Description: L244 P959/76 L239 P29/82 L236 P964/83  
 L229 P599/82 L244 P959/76 L199 P853/78  
 L244 P92 ENTIRE SE 1/4 SEC 29 EXC  
 PRIVATELY OWNED LAND SEC 29 T29N R14W  
 158.02 A M/L.  
 Comments/Influences:



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

Who When What  
 TPC 04/28/2017 INSPECTED  
 WAS 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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status					
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 0%											
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 58		2025 Est TCV 0									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L244 P959/76 L207 P469 L198 P360/78 NW 1/4 EXC PRIVATELY OWNED LAND SEC 29 T29N R14W 143.408 A M/L.		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		VILLAGE AR >10 ACRES 50K/		143.41	Acres	50000	100	LITTLE GLEN AREA		7,170,400	
		Paved Road		143.41 Total Acres		Total Est. Land Value =		7,170,400					
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 04/28/2017 INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
		WAS 11/11/2007 INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	0	0	0	0	0	0	0	0	
				2022	0	0	0	0	0	0	0	0	



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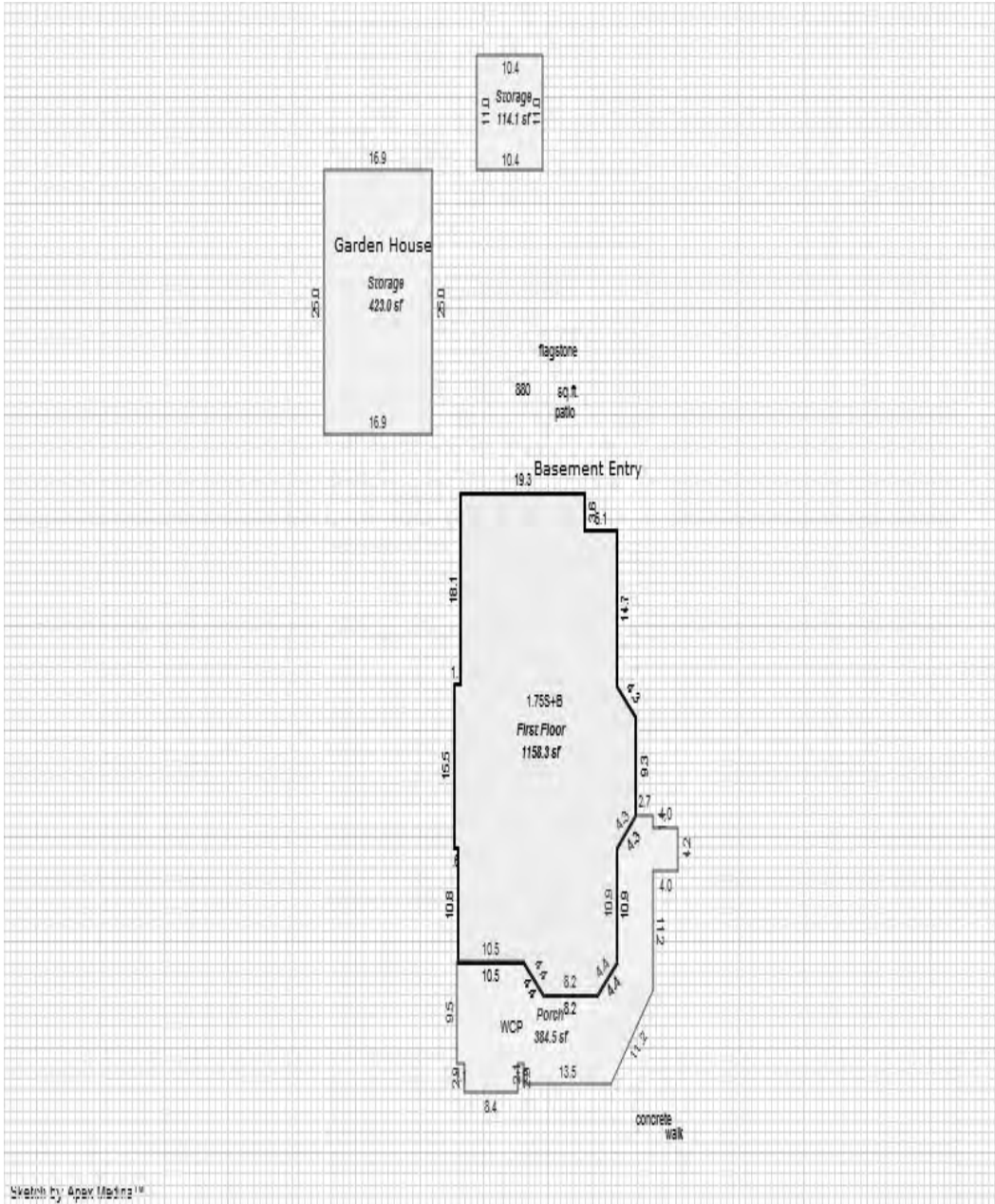
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)		Date	Number	Status				
6141 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST	MISC			07/17/2003	2008-011-10	60%				
Owner's Name/Address		P.R.E. 0%	GARAGE		/ /		1996					
LEWIS DONALD J PO BOX 202 GLEN ARBOR MI 49636		MAP #: 58		2025 Est TCV 1,276,007 TCV/TFA: 629.82								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L538 P518/00 PRT SE 1/4 OF NW 1/4 COM AT N 1/4 COR THW 479.3 FT ALG N LN TH S 2 DEG 45' 07" W343.07 FT TH S 21 DEG 17' 30" W 1125.35 FT TO POB TH S 69 DEG 49' 45" E 800 FT TH S 21 DEG 17' 30" W 215 FT TH N69 DEG 49' 45" W 800 FT TH N 21 DEG 17' 30" E 215 FT ALG C/L ST HWY M-109 TO POB SEC 29 T29N R14W 3.45 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 100' @ 3500/	200.00	698.99	1.0000	1.1259	3500	100		788,121
		Paved Road		B 100' @ 3500/	15.00	698.99	1.0000	1.1259	3500	50	SURPLUS: ZONING 100 ft	2
		Storm Sewer		3.45 Total Acres				Total Est. Land Value =			817,675	
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: 4in Concrete	7.01	880	0	0				
		Electric		D/W/P: 3.5 Concrete	6.63	300	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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	408,800	229,200	638,000			184,446C		
		Low		2024	257,000	260,500	517,500			178,901C		
		High		2023	221,900	239,500	461,400			170,382C		
		Landscaped		2022	232,900	191,200	424,100			162,269C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 04/30/2021	INSPECTED									
		TPC 12/13/2017	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		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 423 % 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			Class: C Effec. Age: 45 Floor Area: 2,026 Total Base New : 283,616 Total Depr Cost: 165,123 Estimated T.C.V: 313,734			384 WCP (1 Story)			Bsmnt Garage: Carport Area: Roof:																																																																									
Building Style: 1.75 STORY			Drywall Paneled	X	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.900																																																																													
Yr Built 1900		Remodeled 2009		Ex	X	Ord		Min																																																																														
Condition: Average Part. Construct.: 60%		Size of Closets		Lg	X	Ord		Small																																																																														
Room List		Doors		Solid	X	H.C.																																																																																
	Basement 7 1st Floor 3 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Linoleum Other: Tile Other:																																																																																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster				Ex.	X	Ord.		Min																																																																											
X	Insulation	(7) Excavation		No. of Elec. Outlets																																																																																		
(2) Windows		Many Avg.	X	Large Avg.			Many	X	Ave.		Few																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1158 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																																																																																		
(3) Roof		(8) Basement		(13) Plumbing																																																																																		
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1																																																																																		
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer																																																																																		
Chimney: Brick		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																		
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																		
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C Blt 1900</p> <p>(11) Heating System: No Heating/Cooling Ground Area = 1158 SF Floor Area = 2026 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55</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>1.75 Story</td> <td>Siding</td> <td></td> <td>Basement</td> <td>1,158</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total:</td> <td>233,405</td> <td>128,372</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>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>WCP (1 Story)</td> <td>384</td> <td>12,649</td> <td>6,957</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>423</td> <td>20,300</td> <td>20,300</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>114</td> <td>6,514</td> <td>3,583</td> </tr> <tr> <td colspan="5">Totals:</td> <td>283,616</td> <td>165,123</td> </tr> </tbody> </table> <p>Notes: ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA) 1.900 =&gt; TCV: 313,734 60% Completed =&gt; Est. True Cash Value 2025 =</p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding		Basement	1,158			Total:					233,405	128,372	Item	Quantity	Cost	Depr. Cost	Water/Sewer				1000 Gal Septic	1	4,899	2,694	Water Well, 100 Feet	1	5,849	3,217	Porches				WCP (1 Story)	384	12,649	6,957	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	423	20,300	20,300	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	114	6,514	3,583	Totals:					283,616	165,123
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																
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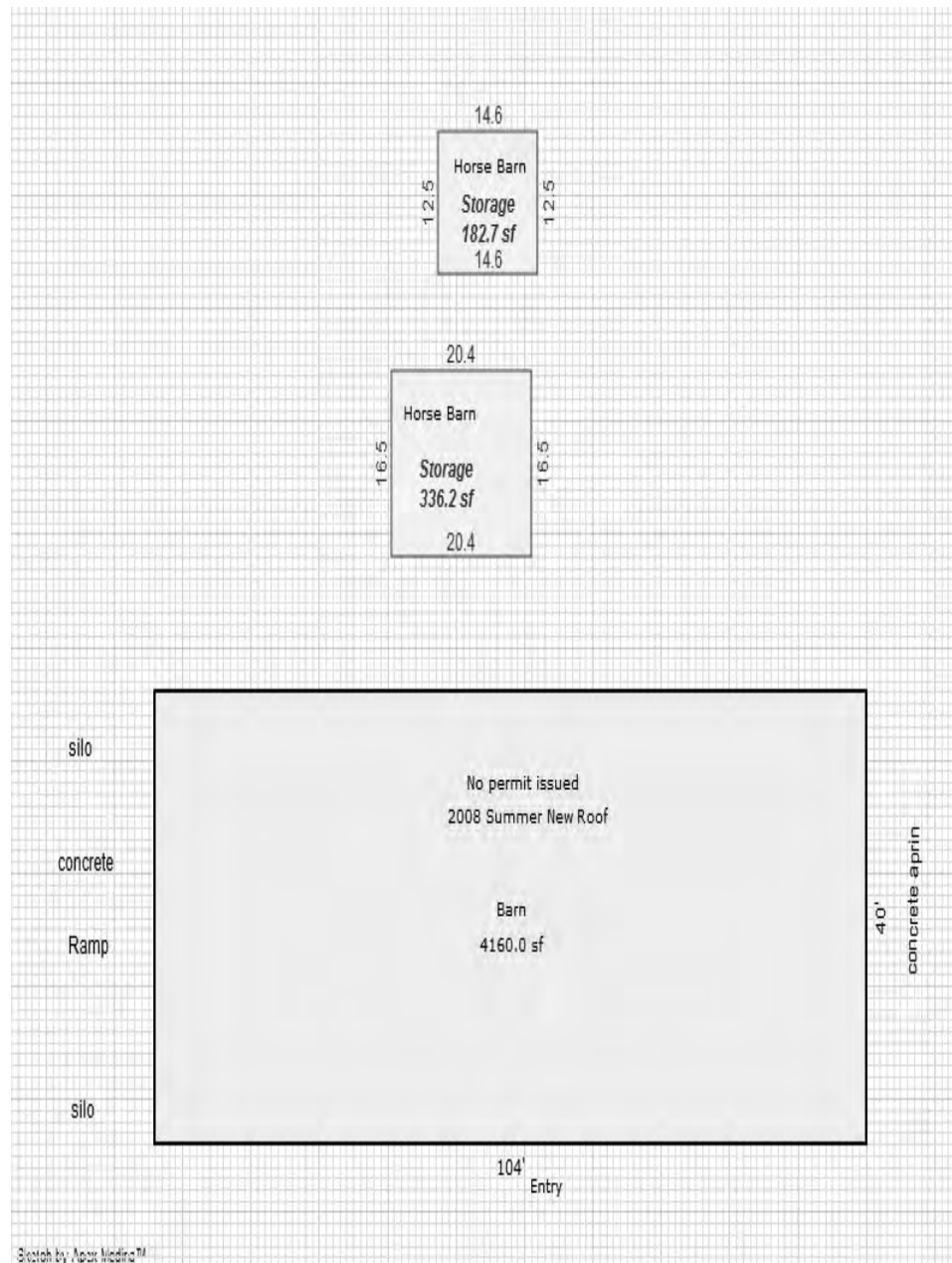
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose		
Year Built	1973	1973	1973		
Class/Construction	D,Frame	D,Frame	D,Frame		
Quality/Exterior	Good	Good	Good		
# of Walls, Perimeter	4 Wall, 288	4 Wall, 72	4 Wall, 52		
Height	22	22	22		
Heating System	Wall/Floor Furnace	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	104 x 40 = 4160	20 x 16 = 320	14 x 12 = 168		
Cost New	\$ 254,883	\$ 26,432	\$ 16,009		
Phy./Func./Econ. %Good	60/100/100 60.0	60/100/100 60.0	60/100/100 60.0		
Depreciated Cost	\$ 152,930	\$ 15,859	\$ 9,605		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 1.500	X 1.500	X 1.500		
% Good	60	60	60		
Est. True Cash Value	\$ 229,395	\$ 23,789	\$ 14,408		
Comments:	2008 NEW ROOF SHINGLES	HORSE BARN	HORSE BARN SMALLER		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 267592 / All Cards: 267592					

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



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

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

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

W DAY FARM RD      School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address      MAP #: 59

US GOVT NATL PARK      2025 Est TCV 0

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

9922 W FRONT ST      Public      \* Factors \*

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

Tax Description      Dirt Road      VILLAGE AR >10 ACRES 50K/ 115.10 Acres      50000      100      2      PARCELS ROAD SPLIT - LITTL

4-75 L206 P366/79 L244 P959/76 L180      Gravel Road      115.10 Total Acres      Total Est. Land Value =      5,755,000

P455/75 L190 P522/77 NW 1/4 OF SW 1/4 EXC      Paved Road

PRIVATELY OWNED LAND ALSO GOVT LOTS 1 & 2      Storm Sewer

EXC S 1709.96 FT GOVT LOT 1 MEASURED ALG      Sidewalk

LAKE SHR LYING ELY M-109 SEC 29 T29N R14W      Water      Land Improvement Cost Estimates

115.10 A M/L.      Sewer      Description      Rate      Size      % Good      Cash Value

Comments/Influences      Electric      D/W/P: 3.5 Concrete      6.63      30      97      193

Gas      Total Estimated Land Improvements True Cash Value =      3,010

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

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

Who      When      What

TPC 04/28/2017 INSPECTED

TPC 04/27/2016 INSPECTED

PSC 09/05/2014 INSPECTED

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/09/2012	PE12-0150	
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	04/20/2007	PB07-062	INSPECTED
US GOVT NATL PARK	MAP #: 58		MECHANICAL	01/09/2003	PM03-0017	
SLEEPING BEAR DUNES NATL LAKE SHR	2025 Est TCV 0					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI
9922 W FRONT ST EMPIRE MI 49630				
	Public Improvements			* Factors *
	Dirt Road			Description Frontage Depth Front Depth Rate %Adj. Reason Value
	Gravel Road			VILLAGE AR >10 ACRES 50K/ 12.58 Acres 50000 100 W HARRWOOD RD CUTS THRU 6
	Paved Road			12.58 Total Acres Total Est. Land Value = 629,000
	Storm Sewer			
	Sidewalk			
	Water			
	Sewer			
	Electric			
	Gas			
	Curb			
	Street Lights			
	Standard Utilities			
	Underground Utils.			

Tax Description  
 L207 P469 L405 P799-801/95 BEG AT PT 297 FT N OF SE COR OF W 1/2 OF NW 1/4 SEC 29 TH W 520 FT TH N 1000 FT TH E 520 FT TH S TO POB ALSO BEG AT A POINT 297 FT N OF SE COR OF W 1/2 OF NW 1/4 TH N 378.14 FT TH E 147.84 FT M/LTO HWY M-109 TH S 21 DEG W 401.28 FT TH S TO POB SEC 29 T29N R14W 12.58 A M/L.

Comments/Influences



Topography of Site

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

Who	When	What
TPC	04/28/2017	INSPECTED
TPC	04/15/2015	INSPECTED
WAS	12/21/2007	INSPECTED

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

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON DONALD FLOYD	US GOVT NATL PARK	10	12/15/2003	WD	03-ARM'S LENGTH	781:741	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST	Demolish	01/23/2006	PB06-0019		
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 58 & 59					
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US GOVT NATL PARK	2025 Est TCV 0					
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SLEEPING BEAR DUNES NATL LAKE SHR	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
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9922 W FRONT ST	Public Improvements	* Factors *				
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EMPIRE MI 49630	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	VILLAGE AR >10 ACRES 50K/		3.53 Acres	50000	100					176,500
--	---------------------------	--	------------	-------	-----	--	--	--	--	---------

			3.53 Total Acres	Total Est. Land Value =						176,500
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Tax Description	X	Dirt Road	<table border="1"> <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> <tr> <td>2025</td> <td>EXEMPT</td> <td>EXEMPT</td> <td>EXEMPT</td> <td> </td> <td> </td> <td>EXEMPT</td> </tr> <tr> <td>2024</td> <td>EXEMPT</td> <td>EXEMPT</td> <td>EXEMPT</td> <td> </td> <td> </td> <td>EXEMPT</td> </tr> <tr> <td>2023</td> <td>0</td> <td>0</td> <td>0</td> <td> </td> <td> </td> <td>0</td> </tr> <tr> <td>2022</td> <td>0</td> <td>0</td> <td>0</td> <td> </td> <td> </td> <td>0</td> </tr> </table>	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
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																															

L144 P276 DC L362 P455 L392 P213/94 L781	X	Gravel Road
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P741/03 TRACT 20-184 PRT BEG AT PT OF	X	Paved Road
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INTER OF S LN OF W 1/2 OF NW 1/4 & C/L OF	X	Storm Sewer
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ST HWY M-109 TH S 11 DEG 30' W ALG SD C/L	X	Sidewalk
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330 FT TH W 350 FT TH N 11 DEG 30' E	X	Water
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PARALLEL WITH SD C/L 470 FT TH E 350 FT	X	Sewer
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TO SD C/L TH SWLY ALG SD C/L TO POB SEC 29	X	Electric
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T29N R14W 3.53 A.	X	Gas
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Comments/Influences	X	Curb
---------------------	---	------

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

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

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

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

	X	Level
--	---	-------

	X	Rolling
--	---	---------

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

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

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

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

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

	X	Pond
--	---	------

	X	Waterfront
--	---	------------

	X	Ravine
--	---	--------

	X	Wetland
--	---	---------

	X	Flood Plain
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	X	Who	When	What
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	X	TPC 04/28/2017	INSPECTED	
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	X	TPC 04/15/2015	INSPECTED	
--	---	----------------	-----------	--

	X			
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	X			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRICKER BEN S REVOCABLE T	BRICKER COTTAGE LLC	1	01/26/2012	QC	09-FAMILY	1111P322	DEED	100.0
BRICKER BEN S TRUSTEE		0	12/01/2011	CD	07-DEATH CERTIFICATE		DEED	100.0
BRICKER BEN S & ANANDA NA	BRICKER BEN S TRUSTEE	0	07/22/2008	WD	03-ARM'S LENGTH	2008 988/268WD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6847 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/24/2005	PE05-0257	
	P.R.E. 0%		Res. Add/Alter/Repair	05/12/2005	PB05-0194	
Owner's Name/Address	MAP #: 59		ADDITION/ALTERATION	05/02/2005	2009	
BRICKER COTTAGE LLC CHERRIE L STEGE MGR 7124 S DUNE HIGHWAY EMPIRE MI 49630	2025 Est TCV 1,400,025 TCV/TFA: 1100.6					

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
			* Factors *			
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP B 10000	100.00	275.00	0.9001 0.9415 10000 100 847,480
			GROUP B 10000	42.00	275.00	0.9001 0.9415 10000 50 SURPLUS: ZONING 100 ft 17
			142 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 1,025,451			

**Tax Description**  
 L1111P322 Part of Government Lot No. I of Section 29, and the Southeast 1/4 of the Southeast 1/4 of Section 30, all in Town 29 North, Range 14 West, Glen Arbor Township, Leelanau County, Michigan, and described as: Commencing at the Southeast corner of said Section 30; thence West on Section line, 226.74 feet to the Easterly right-of-way line of State Highway M-109; thence North 15°45'48" East along said right-of-way line, 348.98 feet to the point of beginning; thence continuing



X	Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Wood Frame	27.36	140 50	1,915
			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 = 4,415			

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

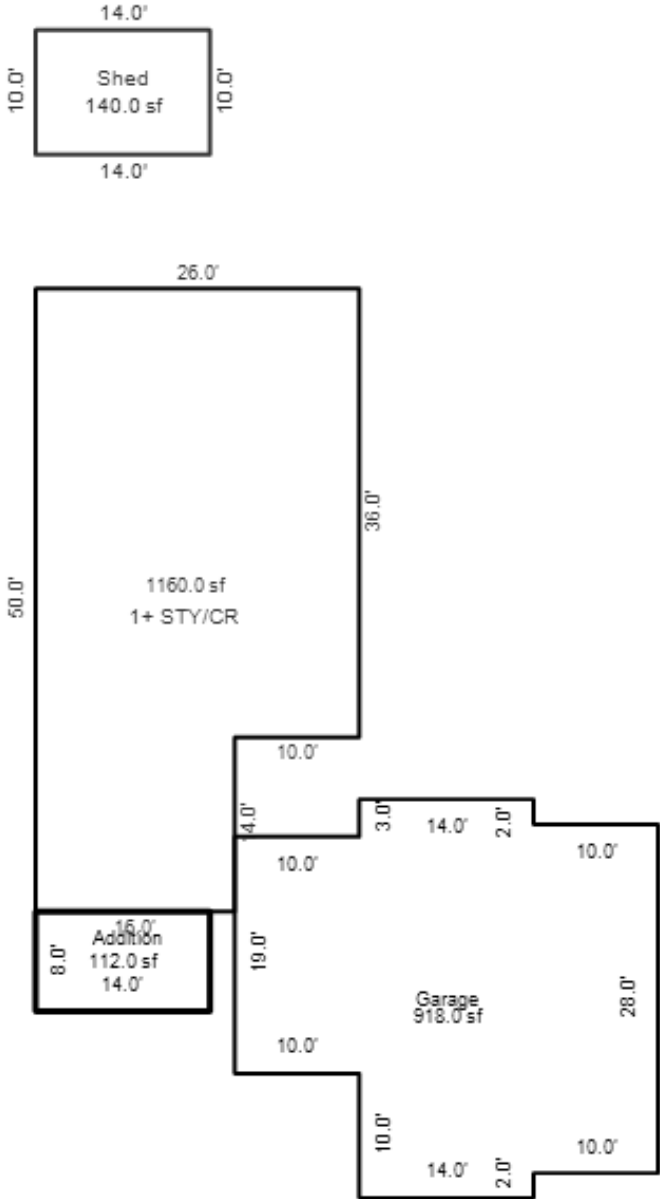
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	512,700	187,300	700,000			352,472C
2024	417,400	184,300	601,700			341,874C
2023	281,800	139,000	420,800			325,595C
2022	276,000	114,000	390,000			310,091C

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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: 1984 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 918 % Good: 0 Storage Area: 420 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 40 Floor Area: 1,272 Total Base New : 228,513 Total Depr Cost: 137,096 Estimated T.C.V: 370,159		E.C.F. X 2.700		Bsmnt Garage:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1272 SF Floor Area = 1272 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C -5 Blt 1918		Carport Area:		
Yr Built 1918	Remodeled 1984	Ex	X	Ord	Min	150 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Roof:		
Condition: Average		Trim & Decoration		No./Qual. of Fixtures			1+ Story Siding Crawl Space 1,160		1 Story Siding Crawl Space 112		Total: 164,932 98,947				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments						
5	Basement	(5) Floors		Many			X	Ave.	Few	Plumbing					
2	1st Floor	Kitchen:		1			Average Fixture(s)		Plumbing						
3	2nd Floor	Other: Carpeted		2			3 Fixture Bath		Water/Sewer						
	3 Bedrooms	Other:		1			2 Fixture Bath		Garages						
(1) Exterior		(6) Ceilings		1			Softener, Auto		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		1			Softener, Manual		Base Cost 918 31,524 18,914						
X	Insulation	No. of Elec. Outlets		1			Solar Water Heat		Storage Over Garage 420 5,813 3,488						
(2) Windows		(7) Excavation		1			No Plumbing		Common Wall: 1/2 Wall 1 -1,114 -668						
X	Many Avg. Few	X	Large Avg. Small	1			Extra Toilet		Door Opener 2 1,101 661						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1272 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Extra Sink		Built-Ins						
(3) Roof		(8) Basement		1			Separate Shower		Appliance Allow. 1 2,786 1,672						
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			Ceramic Tile Floor		Fireplaces						
X	Asphalt Shingle	(9) Basement Finish		1			Ceramic Tile Wains		Exterior 1 Story 1 6,559 3,935						
Chimney: Brick		(10) Floor Support		1			Ceramic Tub Alcove		Totals: 228,513 137,096						
		Joists: Unsupported Len: Cntr.Sup:		1			Vent Fan		Notes:						
				Lump Sum Items:			Vent Fan		ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 370,159						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIDAY DENNIS R	RIDAY DENNIS RY & MARY LO	1	01/28/2019	QC	03-ARM'S LENGTH	1352P1	PROPERTY TRANSFER	0.0
RIDAY JOHN & BARRIE TRUST	RIDAY DENNIS R	0	03/02/2017	QC	09-FAMILY	1322P502	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6827 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	10/02/2015	L15 -221	100% FINIS
Owner's Name/Address	P.R.E. 0%					
RIDAY DENNIS RY & MARY LOU 207 N MAPLE ST BOWLING GREEN OH 43402	MAP #: 59					
	2025 Est TCV 1,156,954 TCV/TFA: 909.56					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
L249 P599 L483 P388 L516 P307/99 L221 P296 PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE 1/4 SEC 30 COM SE COR SD SEC 30 TH W ON SEC LN 226.74 FT TO ELY R/W LN OF ST HWYM-109 TH N 15 DEG 45' 48" E ALG SD R/W 509.74 FT FOR POB TH CONT N 15 DEG 45' 48" E ALG SD R/W 56.65 FT TH N 89 DEG 57' 24" E 312.22 FT TO PT ON SHR GLEN LAKE TH S 28 DEG 21' 53" W ALG SD SHR 80.00 FT TH N 86 DEG 54' 18" W 290.00 FT TO ELY R/W OF ST HWY M-109 & TO POB SEC 29 & 30 T29N R14W.	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP B 10000	80.00	275.00	1.0692 0.9415 10000 100	805,340
			80 Actual Front Feet, 0.51 Total Acres				Total Est. Land Value = 805,340

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Water	34.63	68 50	1,177
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
			Total Estimated Land Improvements True Cash Value = 2,677			



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

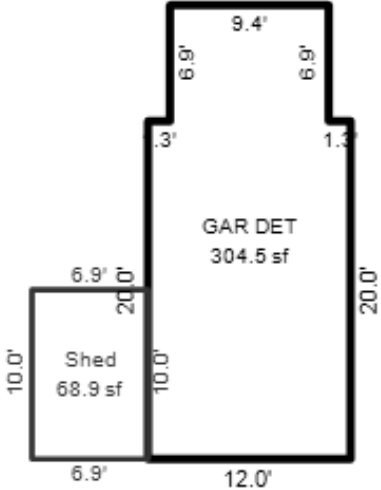
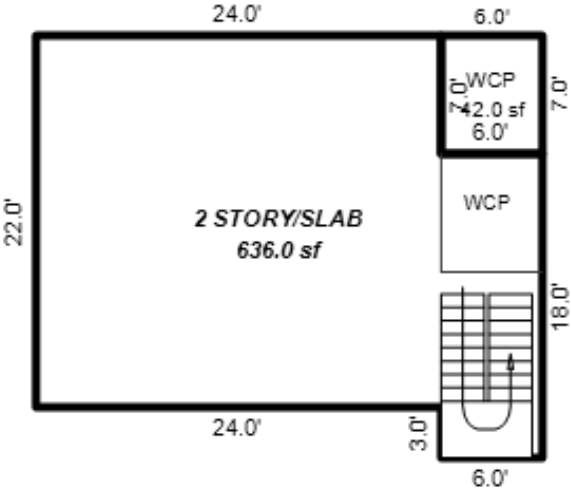
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	402,700	175,800	578,500			164,324C
2024	318,600	172,900	491,500			159,384C
2023	215,000	130,300	345,300			151,795C
2022	223,100	106,700	329,800			144,567C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single 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 42 WPP 42 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: 1 Mech. Doors: 0 Area: 304 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,272 Total Base New : 198,824 Total Depr Cost: 129,236 Estimated T.C.V: 348,937		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C		Blt 1940		
Yr Built 1940	Remodeled 1990	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 636 SF Floor Area = 1272 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
Condition: Average		Lg	X Ord	Small	(13) Plumbing			Stories Exterior Foundation		Size		Cost New		Depr. Cost		
Room List		Doors	Solid	X H.C.	Average Fixture(s)			2 Story Siding Slab		636		156,629		101,809		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Other Additions/Adjustments			Total:		1,486		966		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s)		1,486		966		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Water/Sewer			3 Fixture Bath		4,678		3,041		
X	Insulation	(8) Basement		Average Fixture(s)			Plumbing			1000 Gal Septic		4,899		3,184		
(2) Windows		(9) Basement Finish		3 Fixture Bath			Porches			Water Well, 100 Feet		5,849		3,802		
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 636 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			WPP		1,924		1,251		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		1 1000 Gal Septic 1 2000 Gal Septic			WCP (1 Story)			WCP (1 Story)		2,821		1,834		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		304	14,632	9,511
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Door Opener		1		550	357
X	Asphalt Shingle	Chimney:		Lump Sum Items:			Appliance Allow.			Fireplaces		1		2,570	1,670	
							Wood Stove			Totals:		198,824		129,236		
							Notes:			ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV:		348,937				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENINSULA EXCHANGE SERVIC	YANOVER JENNIFER &	1	10/23/2002	QC	09-FAMILY	713:313	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8271 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/07/2023	PE23-0627	100% FINIS
	P.R.E. 0%		Electrical	09/07/2023	PE23-0632	100% FINIS
Owner's Name/Address	MAP #: 66,60		Mechanical	07/25/2023	PM23-0655	100% FINIS
YANOVER JENNIFER & LARIVIERE STEPHEN 5400 SUNNYCREST DR WEST BLOOMFIELD MI 48323	2025 Est TCV 1,919,898 (192,600 MCL 21		Plumbing	07/13/2023	PP23-0213	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
DC L340 P156 L342 P520/92 L607 P357/01 L713 P313/03 PRT OF GOVT LOT 1 SEC 32 & PRT OF GOVT LOT 3 SEC 29 DESC AS BEG AT A PT 475.6 FT W OF & 19.4 FT N OF SE COR SD GOVT LOT 3 SEC 29 TH S 65 DEG 40' W 263.3 FT TO SHR GLEN LAKE TH N 35 DEG 08' W ALG SD SHR 37.40 FT TH N 42 DEG 45' W ALG SD SHR 62.6 FT TH N 56 DEG 01' E 247.80 FT TH S 42 DEG 42' E 145.00 FT TO POB TOGETHER WITH & SUBJECT TO A NON-EXCLUSIVE EASEMENT SECS 29 & 32 T29N R14W.	X		GROUP A 14500	100.00	250.00	1.0000 0.9036	14500 100	1,310,223
			100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 1,310,223					

Tax Description	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
DC L340 P156 L342 P520/92 L607 P357/01 L713 P313/03 PRT OF GOVT LOT 1 SEC 32 & PRT OF GOVT LOT 3 SEC 29 DESC AS BEG AT A PT 475.6 FT W OF & 19.4 FT N OF SE COR SD GOVT LOT 3 SEC 29 TH S 65 DEG 40' W 263.3 FT TO SHR GLEN LAKE TH N 35 DEG 08' W ALG SD SHR 37.40 FT TH N 42 DEG 45' W ALG SD SHR 62.6 FT TH N 56 DEG 01' E 247.80 FT TH S 42 DEG 42' E 145.00 FT TO POB TOGETHER WITH & SUBJECT TO A NON-EXCLUSIVE EASEMENT SECS 29 & 32 T29N R14W.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
		Sidewalk				
		Water	D/W/P: 3.5 Concrete	6.63	120 0	0
		Sewer	D/W/P: 3.5 Concrete	6.63	100 0	0
	X	Electric	D/W/P: 4in Concrete	7.01	256 0	0
	X	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	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

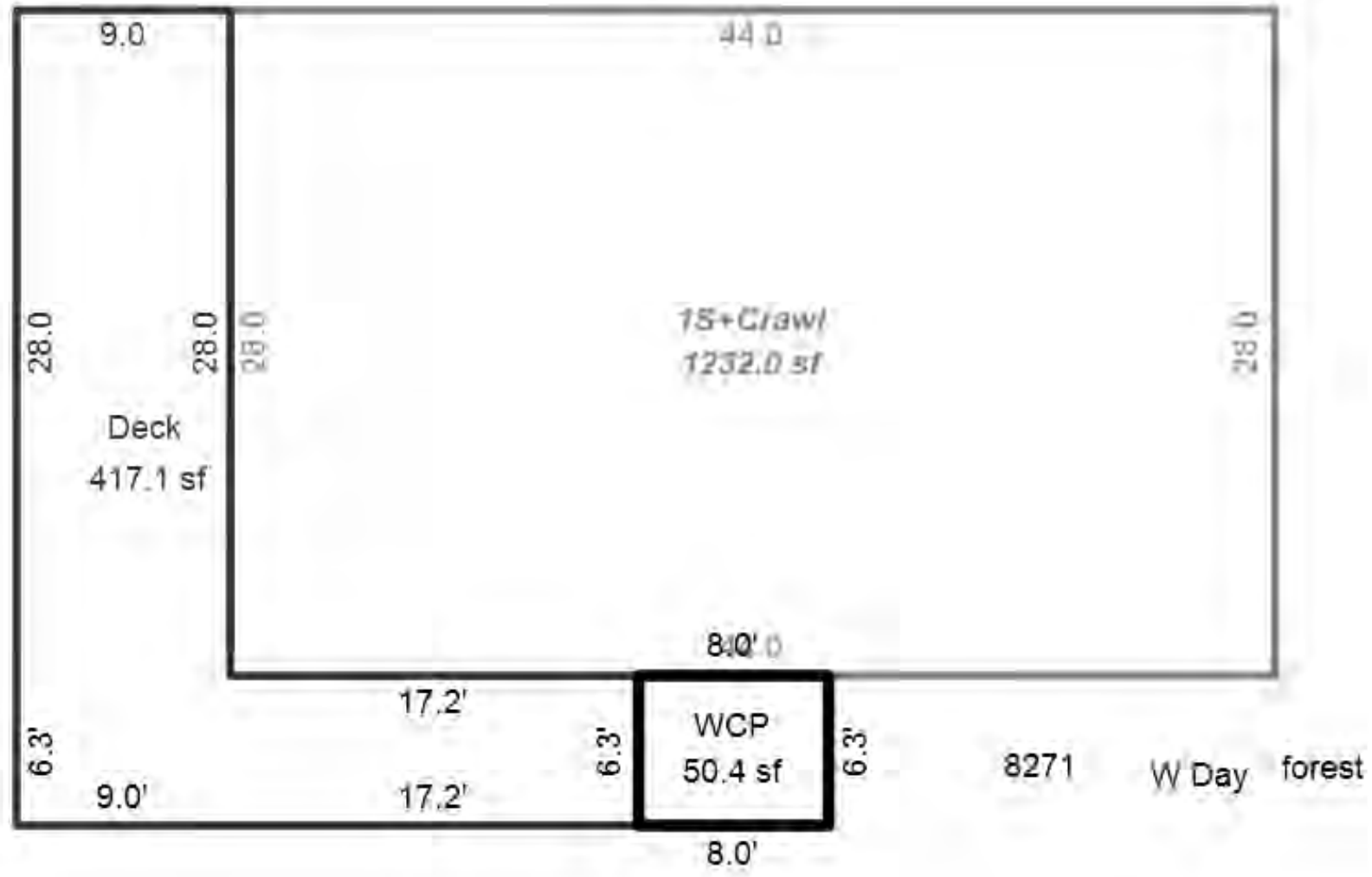
Who	When	What	2025	2024	2023	2022
TPC 11/07/2023	INSPECTED		655,100	297,400	315,200	302,800
TPC 05/17/2023	INSPECTED			297,400	315,200	302,800
TPC 12/08/2022	INSPECTED			297,400	315,200	302,800

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50 417	Type WCP (1 Story) Treated Wood	Year Built: 1961 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 1,232 Total Base New : 231,980 Total Depr Cost: 174,001 Estimated T.C.V: 469,803		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 5 Blt 1967				
Yr Built 1967	Remodeled 2016	Ex	X	Ord	Min	(12) Electric			Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		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		1,232		Total: 174,864 131,166		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,486 1,114		
4	Basement	(5) Floors		Kitchen: Ceramic Til Other: Tile Other:			Many X Ave. Few			Plumbing		2 Fixture Bath		1 3,130 2,347			
1st Floor		Kitchen: Ceramic Til		Other: Tile			(13) Plumbing			Water/Sewer		1000 Gal Septic		1 4,899 3,674			
2nd Floor		Other: Tile		Other:			1 Average Fixture(s)			Porches		Water Well, 100 Feet		1 5,849 4,387			
3 Bedrooms		Other:					1 3 Fixture Bath			Deck		WCP (1 Story)		50 3,096 2,322			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 2 Fixture Bath			Treated Wood		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			1 Softener, Auto			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		624 23,743 17,807			
X	Insulation	(7) Excavation		(14) Water/Sewer			1 Softener, Manual			Built-Ins		Appliance Allow.		1 2,786 2,089			
(2) Windows		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 1000 Gal Septic			1 No Plumbing			Fireplaces		Interior 1 Story		1 5,376 4,032			
X	Many Avg. Few	X	Large Avg. Small	1 2000 Gal Septic			Extra Toilet			Notes:		ECF (4083 LITTLE GLEN AREA ) 2.700 => TC		469,803			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Extra Sink										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Separate Shower										
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish					Ceramic Tile Floor									
X	Asphalt Shingle	(10) Floor Support					Ceramic Tile Wains										
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Ceramic Tub Alcove Vent Fan										

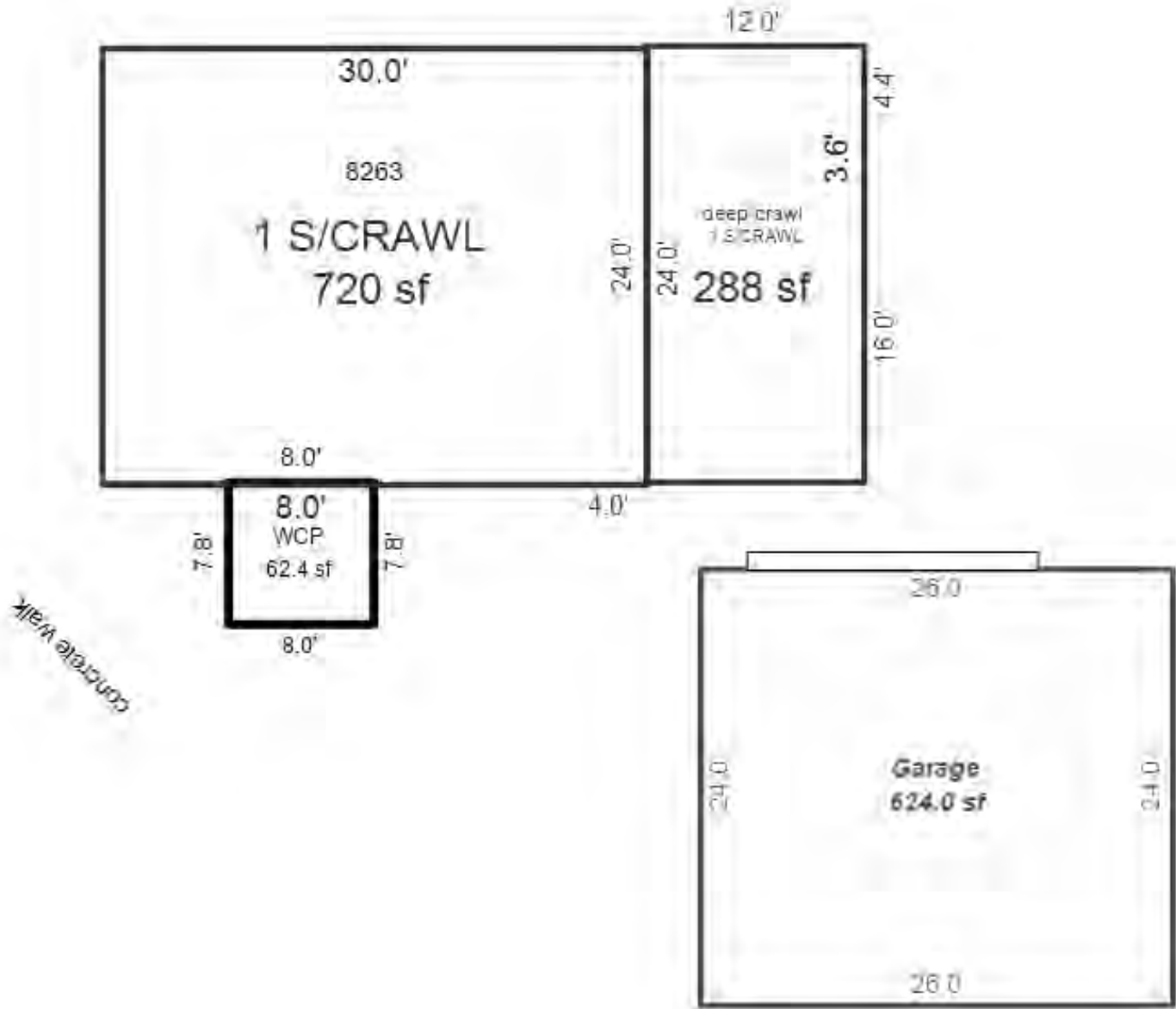
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*




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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 62 312	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric			0 Amps Service		No./Qual. of Fixtures Ex.      Ord.      Min			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Ex.      Ord.      Min								
Yr Built 1967	Remodeled 2024	Ex	Ord		Min	Size of Closets			Lg      Ord      Small			Doors      Solid      H.C.							
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			(14) Water/Sewer					
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		No. of Elec. Outlets			Many      Ave.      Few			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes: 2023 STRIP TO STUDS ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 329,972					
(2) Windows		Many Avg. Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:				
(3) Roof		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			

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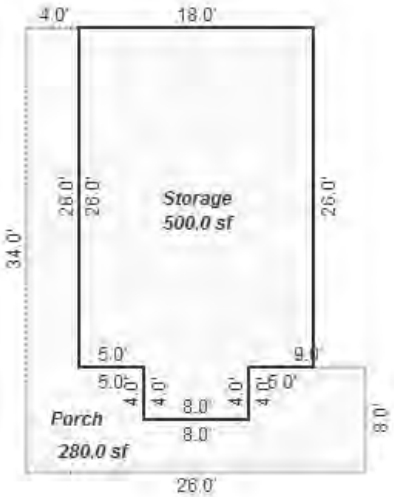
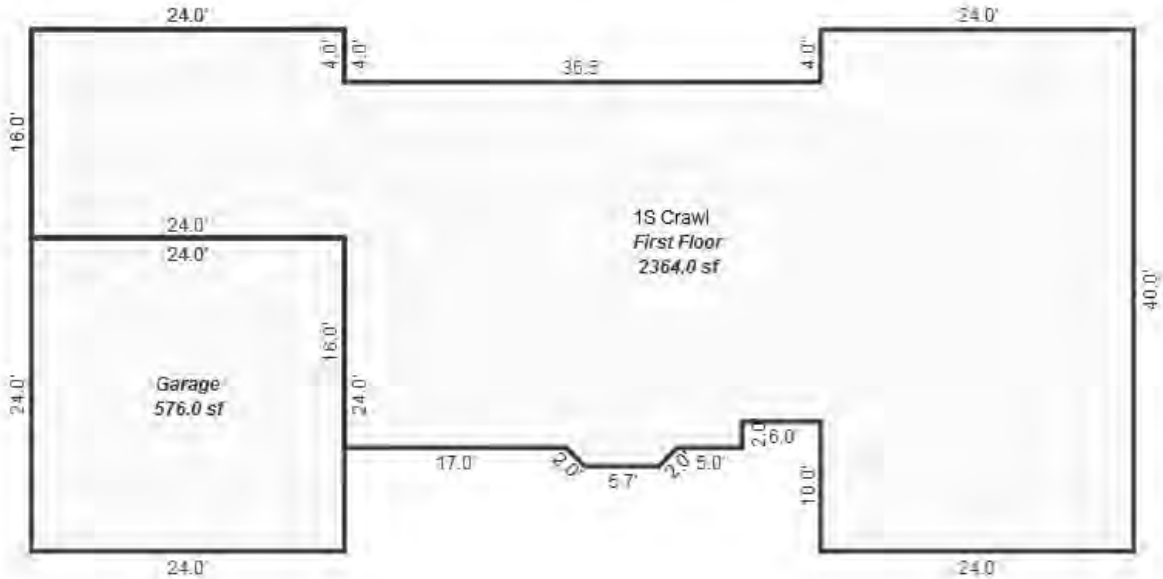


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HECK LINDA & CHRIS & SCHU	HECK LINDA & CHRIS &	0	10/29/2021	QC	09-FAMILY	2021009077	PROPERTY TRANSFER	0.0						
LINDERMAN WESLEY W LIVING	HECK LINDA&CHRIS & SCHUL	598,000	10/11/2012	WD	09-FAMILY	1139P698	PROPERTY TRANSFER	100.0						
LINDERMAN DAVID E & LINDA	HECK CHRIS & LINDA C & SC	325,000	09/28/2012	QC	09-FAMILY	1139P699	OTHER	100.0						
LINDERMAN WESLEY W LIVING	LINDERMAN WESLEY W LIVING	0	08/10/2010	AFF	07-DEATH CERTIFICATE	L1139P687	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status						
6703 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		11/30/2006	PE06-0740							
Owner's Name/Address		P.R.E. 0%		WELL/SEPTIC		12/01/1975	1975-9795	100% FINIS						
HECK LINDA & CHRIS & SCHULMEISTER ELIZABETH & KEVIN 19188 FITZGERALD ST LIVONIA MI 48152		MAP #: 59		2025 Est TCV 1,693,374 TCV/TFA: 726.15										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L328 P16 L344 P749/92 PRT GOVT LOT 1 SEC 29 BEG AT PT ON SHR GLEN LAKE 485.25 FT E & 1068.40 FT N OF SW COR LOT 1 TH N 35 DEG 37' E ALG SHR 90.4 FT TH N 37 DEG 15' E ALG SHR 59.6 FT TH N 60 DEG 51' W 257.83 FT TO SE R/W OF HWY M109 TH S 47 DEG 17'W ALG HWY 80.14 FT TO PT OF CURVE TH SW ALG CURVE CONVEX NW RADIUS OF 1086.66 FT & LONG CHORD WHICH BEARS S 44 DEG 39' W 99.86 FT TH S 65 DEG 29' E 291.82 FT TO BEG SEC 29 T29N R14W 1 A.		X		Public Improvements		* Factors * HOLDING TANK Description Frontage Depth Front Depth Rate %Adj. Reason Value GROUP B 10000 100.00 275.00 0.8872 0.9415 10000 100 835,334 GROUP B 10000 49.00 275.00 0.8872 0.9415 10000 50 SURPLUS: ZONING 100 ft 20 149 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 1,039,991								
		X		Dirt Road										
		X		Gravel Road										
		X		Paved Road										
		X		Storm Sewer										
		X		Sidewalk										
		X		Water										
		X		Sewer										
		X		Electric										
		X		Gas										
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
Comments/Influences		Topography of Site		X Level										
		X Rolling		X Low										
		X High		X Landscaped										
		X Swamp		X Wooded										
		X Pond		X Waterfront										
		X Ravine		X Wetland										
		X Flood Plain		Year		Land Value								
		Who		When		What		2025	520,000	326,700	846,700	Board of Review	Tribunal/Other	Taxable Value
		TPC 04/27/2016 INSPECTED		2024		424,400		321,200	745,600			398,127C		
		TPC 05/22/2013 DATA ENTER		2023		286,500		241,800	528,300			379,169C		
		TPC 11/04/2011 INSPECTED		2022		206,800		198,000	404,800			361,114C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	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: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 4 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		Class: C +10 Effec. Age: 40 Floor Area: 2,332 Total Base New : 401,832 Total Depr Cost: 241,114 Estimated T.C.V: 651,008		E.C.F. X 2.700		Bsmnt Garage:	
Building Style: 1 STORY		X	Drywall		Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 1977			
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	Size of Closets		200 Amps Service		Ground Area = 2332 SF Floor Area = 2332 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas			
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets		200 Amps Service		Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Lump Sum Items:		1 Story Siding Crawl Space 2,332		Total: 310,502 186,315			
7	Basement	(5) Floors		Kitchen: Carpeted Other: Carpeted Other:			Average Fixture(s)		Other Additions/Adjustments		1 1,486 892					
	1st Floor	Kitchen: Carpeted		Other: Carpeted			3 Fixture Bath		Exterior		1 4,678 2,807					
	2nd Floor	Other: Carpeted		Other:			2 Fixture Bath		Brick Veneer		1 3,130 1,878					
4	Bedrooms	Other:					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		1 1,486 892					
(1) Exterior		(6) Ceilings		Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1 4,899 2,939					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(8) Basement			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		1 10,819 6,491					
X	Insulation	(7) Excavation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water Well 1000 Gal Septic 2000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		1 24,981 14,989					
(2) Windows		Basement: 0 S.F. Crawl: 2332 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			(14) Water/Sewer		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		1 -4,057 -2,434					
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost 576 24,981		1 550 330					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Joints: 2X10X16 Unsupported Len: 12 Cntr.Sup:			Lump Sum Items:		Door Opener 1 550 330		1 500 17,220					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish							Brick Veneer 4 69 41		1 17,220 10,332					
X	Asphalt Shingle	(10) Floor Support							Class: D Exterior: Block Foundation: 18 Inch (Unfinished)		1 17,220 10,332					
Chimney: Brick									Base Cost 500 17,220		1 2,786 1,672					
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																



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.
STONE WILMA H PROPERTY TR	DUDEK KIMBERLY A & FRANCI	690,000	08/30/2017	WD	03-ARM'S LENGTH	1305P470	PROPERTY TRANSFER	100.0
STONE JAMES H & WILMA H	STONE WILMA H PROPERTY TR	0	10/01/2015	QC	09-FAMILY	1241P271	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6727 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/16/2022	PM22-0408	100% FINIS
	P.R.E. 0%		Electrical	04/04/2022	PE22-0197	100% FINIS
Owner's Name/Address	MAP #: 59		WELL/SEPTIC	10/31/2016	L16 -281	100% FINIS
DUDEK KIMBERLY A & FRANCIS C 3705 CULLEN RD HOWELL MI 48855	2025 Est TCV 1,496,407 TCV/TFA: 1106.8		WELL/SEPTIC	06/19/1997	L97 -015	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 10000	100.00	316.54	0.8855	0.9752	10000	100		863,498
GROUP B 10000	50.00	316.54	0.8855	0.9752	10000	50	SURPLUS: ZONING 100 ft	21
150 Actual Front Feet, 1.09 Total Acres								Total Est. Land Value = 1,079,373

Tax Description		Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value		
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric	3.12	4200	50	6,552		
Gas	27.36	140	50	1,915		
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
Total Estimated Land Improvements					True Cash Value = 8,467	

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

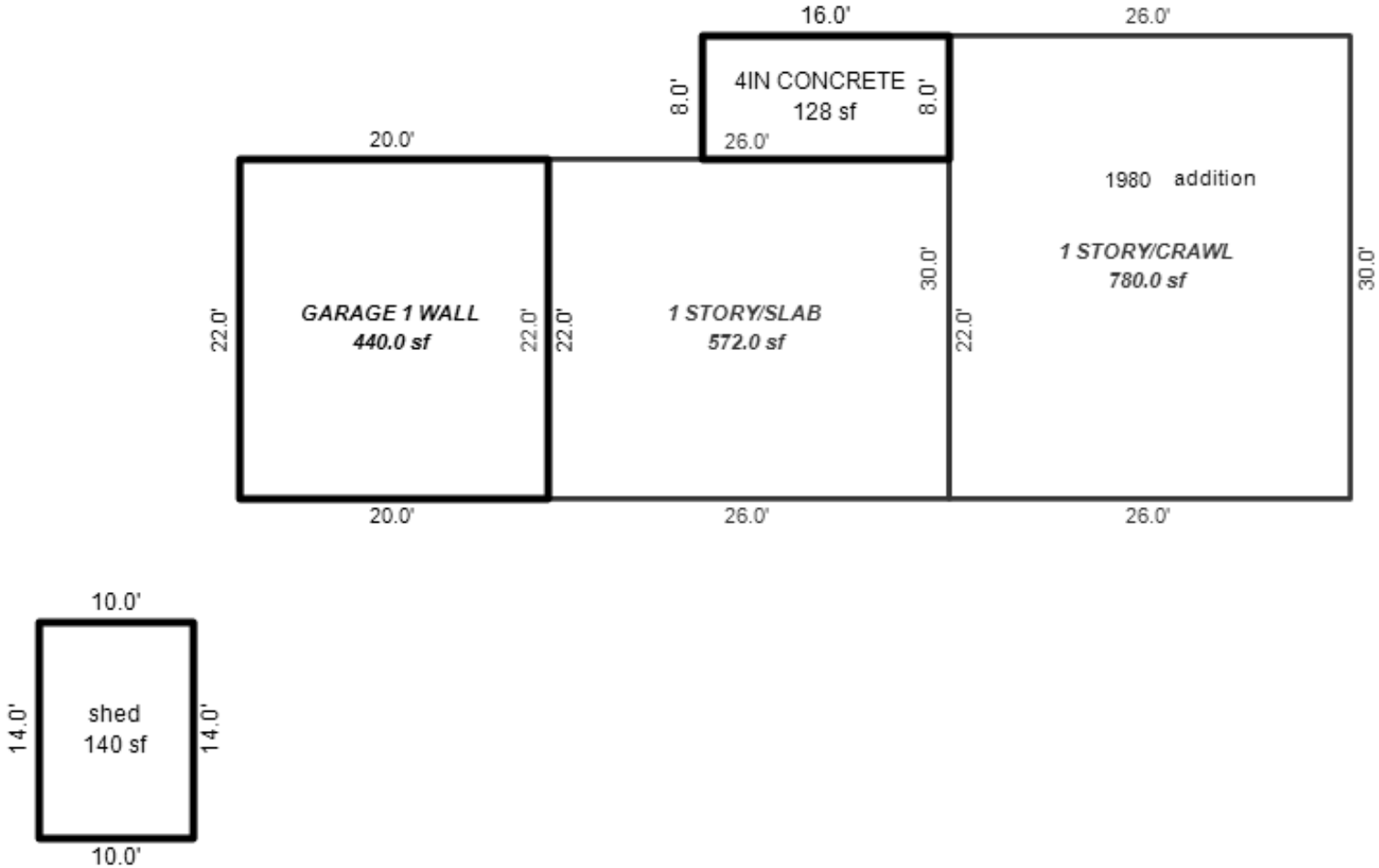
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	539,700	208,500	748,200			417,183C
2024	440,600	213,100	653,700			404,640C
2023	297,400	161,000	458,400			385,372C
2022	283,700	132,700	416,400			367,021C

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







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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALLON MEG M & DANIEL ELI	MALLON MEG M & DANIEL ELI	0	10/09/2015	QC	09-FAMILY	1243P110	OTHER	0.0
HOOG JOSEPH D & TERESA B	MALLON MEG M AND DANIEL E	705,000	10/25/2010	WD	03-ARM'S LENGTH	2010 1066-319W	PROPERTY TRANSFER	100.0
TURNER CLIFFORD J & ELLEN	HOOG JOSEPH D & TERESA B	642,500	01/17/2003	WD	03-ARM'S LENGTH	700:386	PROPERTY TRANSFER	100.0
PECKHAM	TURNER	469,500	08/27/1999	WD	03-ARM'S LENGTH	522:272	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6679 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/19/2020	PE20-0076	100% FINIS
	P.R.E. 0%		Plumbing	02/19/2020	PP20-0056	100% FINIS
Owner's Name/Address	MAP #: 59		Mechanical	12/13/2019	PM19-0994	100% FINIS
MALLON MEG M & DANIEL ELIZABETH A 6679 S DUNE HWY EMPIRE MI 49630	2025 Est TCV 1,714,276 TCV/TFA: 661.37		Res. Add/Alter/Repair	10/21/2019	PB19-0437	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 10000	75.00	251.16	1.0901	0.9204	10000 100	752,511
75 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =						752,511

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
X Dirt Road		72	50	591	
X Gravel Road		320	0	0	
X Paved Road		404	0	0	
X Storm Sewer		56	0	0	
X Sidewalk		96	50	1,427	
X Water	16.41				
X Sewer	43.23				
X Electric	8.24				
X Gas	6.63				
X Curb	29.74				
X Street Lights					
X Standard Utilities					
X Underground Utils.					

Comments/Influences		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
		Total Estimated Land Improvements True Cash Value =				7,018

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	Rolling	2025	376,300	480,800	857,100			465,555C
X Low	High	2024	296,700	473,000	769,700			451,557C
X Landscaped		2023	200,300	356,400	556,700			430,055C
X Swamp		2022	163,200	309,000	472,200			409,577C
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								

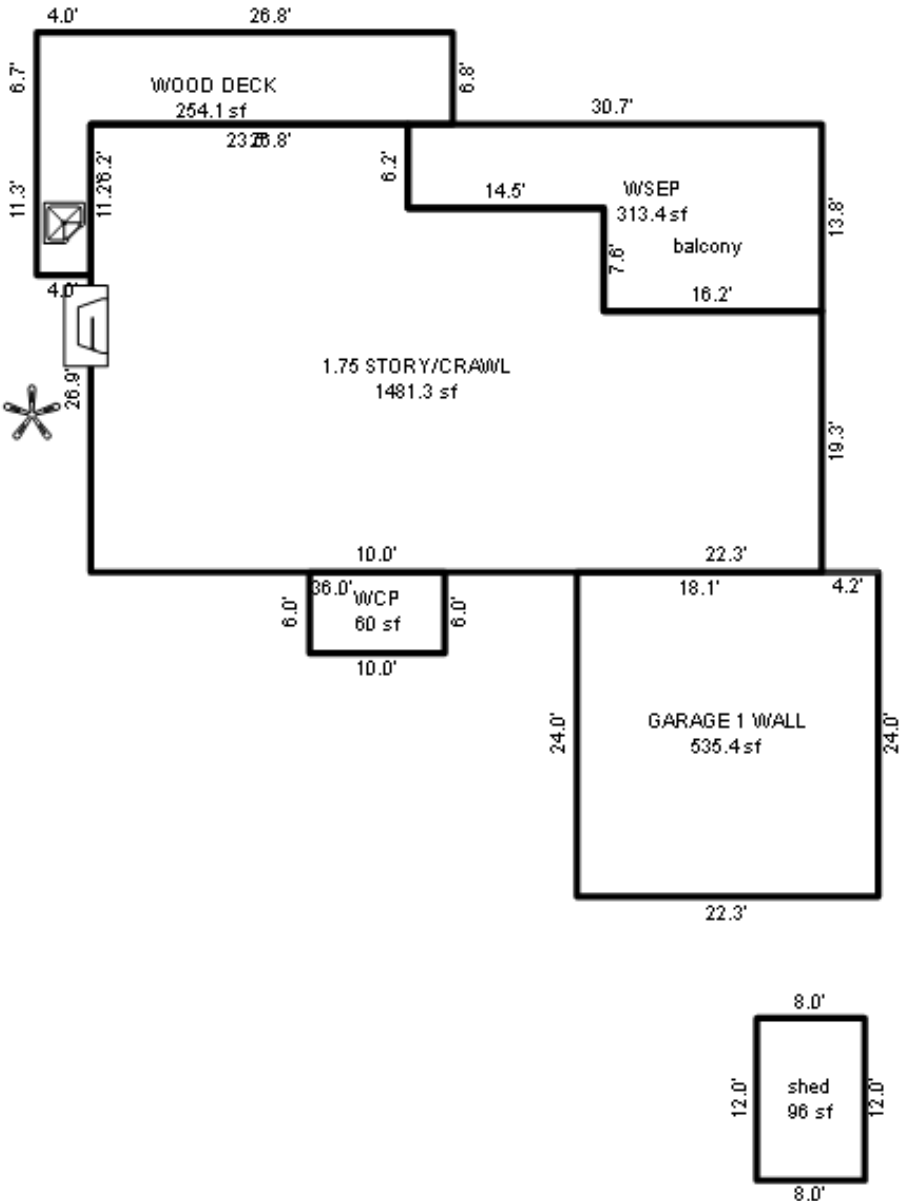


Who	When	What	2025	2024	2023	2022
TPC	12/02/2019	INSPECTED				
TPC	04/27/2016	INSPECTED				
TPC	03/29/2012	INSPECTED				

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






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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIERENGA BETH TRUST	WIERENGA BETH W	0	04/08/2018	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
WIERENGA BETH	WIERENGA BETH TRUST	0	11/19/2008	WD	03-ARM'S LENGTH	2008 992/712	DEED	0.0
WIERENGA KEVIN J	WIERENGA BETH	1	08/28/2006	QC	09-FAMILY	913:608	OTHER	0.0
FORD	WIERENGA	68,000	12/10/1990	WD	03-ARM'S LENGTH	318:786	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6685 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Res. Porch/Deck	10/22/2020	PB20-0303	100% FINIS
	P.R.E. 100% 04/14/2011		COVERED PORCH	08/31/2020	LU20-18	100% FINIS
Owner's Name/Address	MAP #: 59		Plumbing	08/21/2020	PP20-0228	100% FINIS
WIERENGA BETH W PO BOX 692 GLEN ARBOR MI 49636	2025 Est TCV 1,766,904 TCV/TFA: 1003.9		Electrical	05/03/2019	PE19-0184	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
L318 P425 L318 P636&786/90 L759 P827/03 L913 P608/06 COM AT SW COR GOVT LOT 1 SEC 29 TH E 573.98 FT TH N 1189.33 FT TO SHR GLEN LAKE TH N 37 DEG 15' E 75 FT TO PT ON SHR AS POB TH S 37 DEG 15' W ALG SHR 75 FT TH N 60 DEG 51' W 257.83 FT TH N 47 DEG 17' E ALG SELY R/W LN OF HWY M-109 90 FT TH SELY IN STRAIGHT LINE TO POB SEC 29 T29N R14W .44 A.	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP A 14500	75.00	250.00	1.0746 0.9036 14500 100	1,055,945
			75 Actual Front Feet, 0.43 Total Acres				Total Est. Land Value = 1,055,945
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: Crushed Rock	2.29	250 0	0	
			D/W/P: 4in Concrete	7.01	45 0	0	
			Wood Frame	28.20	120 50	1,692	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVEMENTS 15	1,500.00	1 100	1,500	
			Total Estimated Land Improvements True Cash Value =				3,192

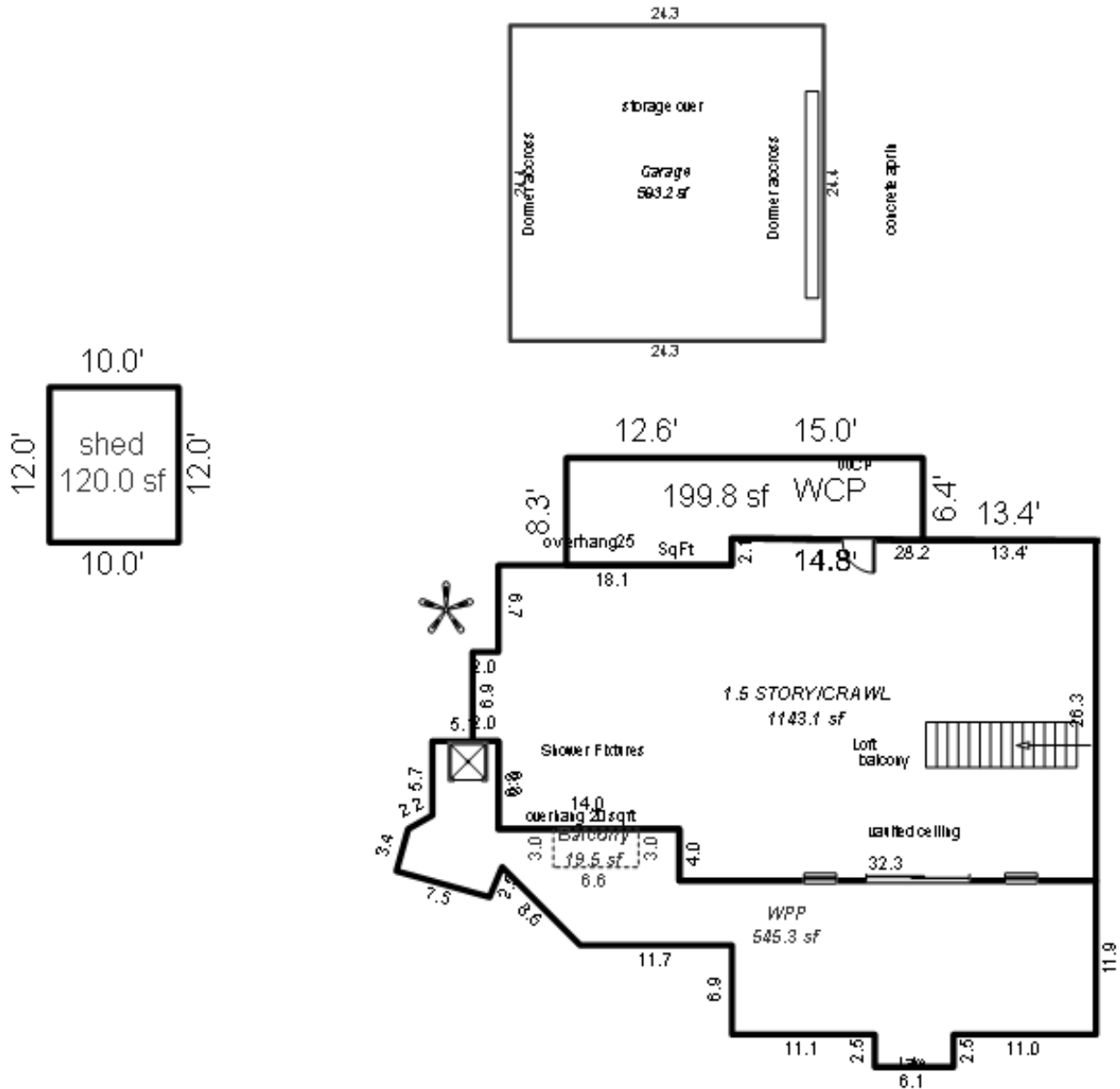
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level							
	X Rolling							
	X Low							
	X High							
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Who	When	What	2025	528,000	355,500	883,500	207,001C
	TPC 05/05/2021	INSPECTED		2024	526,200	349,600	875,800	200,777C
	TPC 11/04/2020	INSPECTED		2023	254,000	263,200	517,200	191,217C
	TPC 12/02/2019	INSPECTED		2022	156,900	215,500	372,400	182,112C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 545 200 19	Type WPP WCP (1 Story) Wood Balcony	Year Built: 1998 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 593 % Good: 0 Storage Area: 445 No Conc. Floor: 0		
X	Wood Frame	(4) Interior													
	Building Style: 1.5 STORY	X	Drywall Paneled							1					
	Yr Built 1993 201		Plaster Wood T&G												
	Remodeled 2021		Trim & Decoration												
	Condition: Average		Ex X Ord Min												
	Room List		Size of Closets												
	Basement 2 1st Floor 2nd Floor 3 Bedrooms		Lg X Ord Small												
	(1) Exterior		Doors Solid X H.C.												
	Wood/Shingle Aluminum/Vinyl Brick	(5) Floors													
	X Insulation	Kitchen: Linoleum Other: Carpeted Other:													
	(2) Windows	(6) Ceilings													
	Many Avg. Few Large Avg. Small	X Drywall													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation													
	X	Basement: 0 S.F. Crawl: 1143 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	(3) Roof	(8) Basement													
	X Gable Hip Flat Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	X Asphalt Shingle	(9) Basement Finish													
	Chimney: Brick	(10) Floor Support													
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:													
		(11) Electric													
		150 Amps Service													
		No./Qual. of Fixtures													
		Ex. X Ord. Min													
		No. of Elec. Outlets													
		Many X Ave. Few													
		(12) 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(13) 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 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1143 SF Floor Area = 1760 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85													
		Building Areas													
		Stories Exterior Foundation Size Cost New Depr. Cost													
		1.5 Story Siding Crawl Space 1,143													
		1 Story Siding Overhang 25													
		1 Story Siding Overhang 20													
		Total: 228,730 194,410													
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s) 1 1,486 1,263													
		3 Fixture Bath 1 4,678 3,976													
		Separate Shower 1 1,369 1,164													
		Water/Sewer													
		1000 Gal Septic 1 4,899 4,164													
		Water Well, 100 Feet 1 5,849 4,972													
		Porches													
		WPP 545 9,189 7,811													
		WCP (1 Story) 200 8,084 6,871													
		Balcony													
		Wood Balcony 19 780 663													
		Garages													
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
		Base Cost 593 30,658 26,059													
		Storage Over Garage 445 6,159 5,235													
		Door Opener 1 550 467													
		Built-Ins													
		Appliance Allow. 1 2,786 2,368													
		<<<< 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.
ESCHTRUTH DOUGLAS L & LYN	LOMSKE STEVE & ZACHARIAS	39,500	06/22/1989	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6663 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	11/02/2015	WR -495	EXPIRED
Owner's Name/Address	P.R.E. 0%		PLUMBING	11/13/2002	PP02-0414	100% FINIS
LOMSKE STEVE ZACHARIAS CECILE A 45929 NORTHVIEW NORTHVILLE MI 48167	MAP #: 59		MECHANICAL	11/13/2002	PM02-0825	100% FINIS
	2025 Est TCV 1,623,900 TCV/TFA: 693.38		FOUNDATION ONLY	08/16/2002	PB02-0441	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
GROUP B 10000	100.00	268.85	0.9286	0.9362	10000	100	869,353
GROUP B 10000	28.00	268.85	0.9286	0.9362	10000	50 SURPLUS: ZONING	100 ft 12
128 Actual Front Feet, 0.79 Total Acres							Total Est. Land Value = 991,063

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water					
Sewer					
Electric	43.23	245	50	5,295	
Gas	35.33	64	50	1,130	
Curb					

Comments/Influences		Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value		
Street Lights						
Standard Utilities						
Underground Utils.						
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500		
Total Estimated Land Improvements True Cash Value = 7,925						

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	495,500	316,500	812,000			145,528C
TPC	04/27/2016	INSPECTED	2024	401,300	311,400	712,700			141,153C
TPC	11/04/2011	INSPECTED	2023	270,900	234,800	505,700			134,432C
TPC	08/31/2009	INSPECTED	2022	199,300	205,000	404,300			128,031C

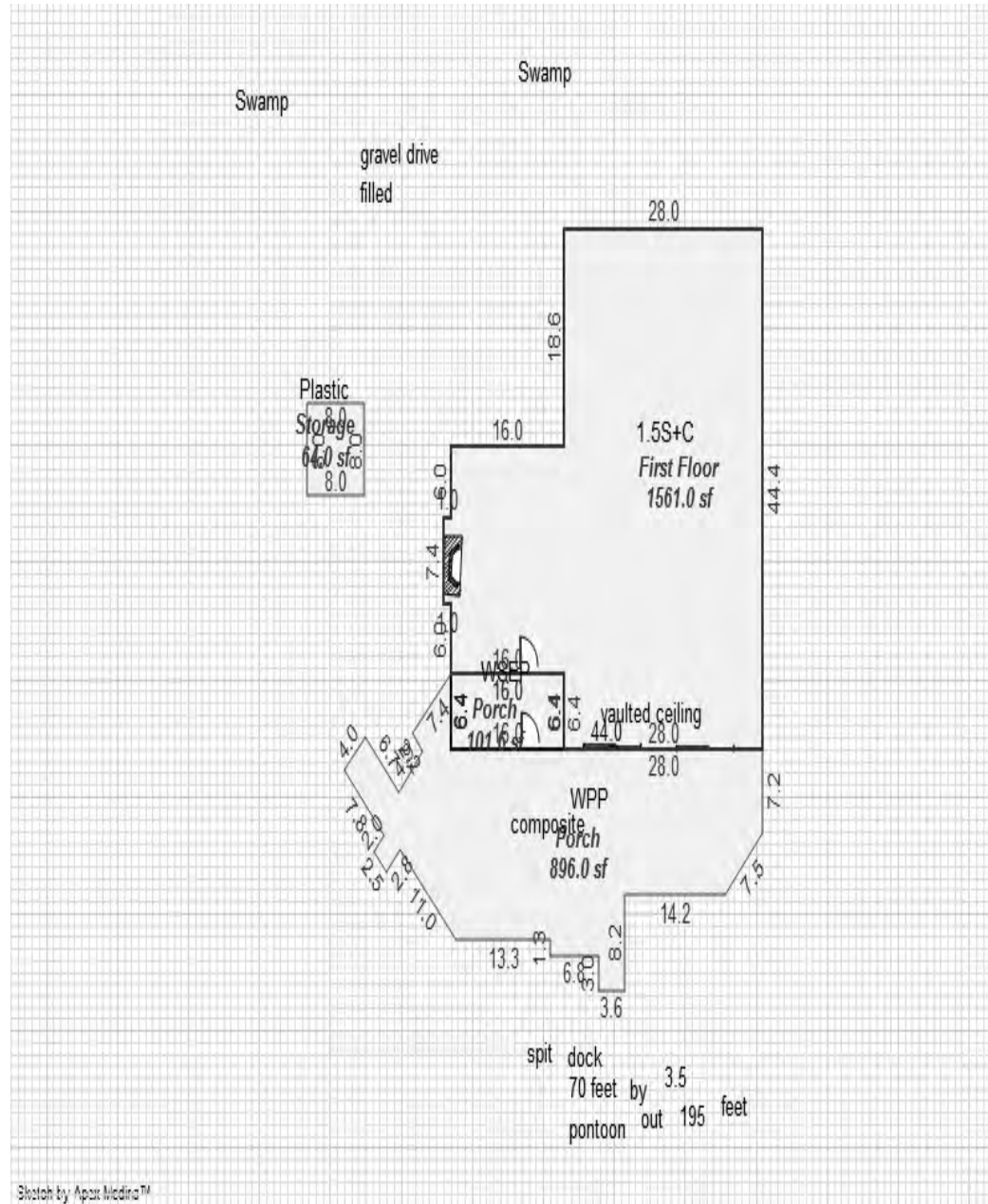
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 101 896	Type WSEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior	X 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: 25 Floor Area: 2,342 Total Base New : 308,604 Total Depr Cost: 231,449 Estimated T.C.V: 624,912		E.C.F. X 2.700		Bsmnt Garage:
Building Style: 1.5 STORY		Trim & Decoration		Ex X Ord Min			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 2,342 Total Base New : 308,604 Total Depr Cost: 231,449 Estimated T.C.V: 624,912		E.C.F. X 2.700		Carport Area: Roof:	
Yr Built 2002	Remodeled 2003	Size of Closets		Lg X Ord Small			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C		Blt 2002	
Condition: Average		Doors		Solid X H.C.			(12) Electric			Ground Area = 1561 SF		Floor Area = 2342 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75	
Room List		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			150 Amps Service			Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost	
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchens		Other: Carpeted Other:			No. of Elec. Outlets			1.5 Story Siding		Crawl Space		1,561	
(1) Exterior		(6) Ceilings		X Drywall			Many X Ave. Few			Other Additions/Adjustments		Plumbing		Average Fixture(s)	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 1561 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Plumbing		Average Fixture(s)		1 1,486 1,114	
X Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic		1 4,678 3,508	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Porches		WSEP (1 Story)		101 6,071 4,553	
Many Avg. X Large Avg. Small		Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well			WPP		896 14,300 10,725		1 8,080 6,060	
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)			1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1 2,786 2,089	
X Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Fireplaces		Exterior 2 Story		1 8,080 6,060	
X Asphalt Shingle		Chimney: Metal		Lump Sum Items:			ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 624,912			Totals:		308,604		231,449	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKER JAMES G & LYNN A	BECKER JAMES G & LYNN A	0	11/28/2022	QC	09-FAMILY	2022006768	PROPERTY TRANSFER	0.0
RABINOWITZ	BECKER	370,000	03/09/1995	WD	03-ARM'S LENGTH	401:439	OTHER	0.0
VANDERWALL	RABINOWITZ	251,000	08/09/1991	WD	03-ARM'S LENGTH	327:425	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
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6511 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/23/2015	PM15-0111	
	P.R.E. 100% 12/13/2005		Mechanical	10/20/2010	PM10-0331	

Owner's Name/Address	MAP #: 59	Plumbing	Date	Number	Status
BECKER JAMES G & LYNN A 6511 S DUNE HWY EMPIRE MI 49630	2025 Est TCV 1,921,596 TCV/TFA: 793.72	Electrical	10/20/2010	PP10-0172	
			10/18/2010	PE10-0353	

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
	Public Improvements		* Factors * 130*236			
			Description	Frontage	Depth	Rate %Adj. Reason Value

L267 P683 L300 P182 L327 P425 L385 P742 L401 P439/95 PRT OF GOVT LOT 1 BEG AT PT ON SHR GLEN LAKE 664.77 FT E & 1308.75 FT N OF SW COR SD GOVT LOT TH N 37 DEG 15' E ALG SD SHR 153.4 FT FOR POB TH CONT ALG SHR N 37 DEG 15' E 46.6 FT TH N 31 DEG 50' E ALG SHR 83.4 FT TH N 89 DEG 36' W 236 FT TO SELY R/W LN OF HWY M-109 TH S 47 DEG 17' W ALG SD R/W 75.0 FT TH S 74 DEG 58' E 226.9 FT TO POB SEC 29 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		GROUP B 10000	100.00	275.10	0.9692 0.9416 10000 100	912,550
			GROUP B 10000	11.00	275.10	0.9692 0.9416 10000 50 SURPLUS: ZONING 100 ft	5
			111 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =				962,740

Tax Description	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	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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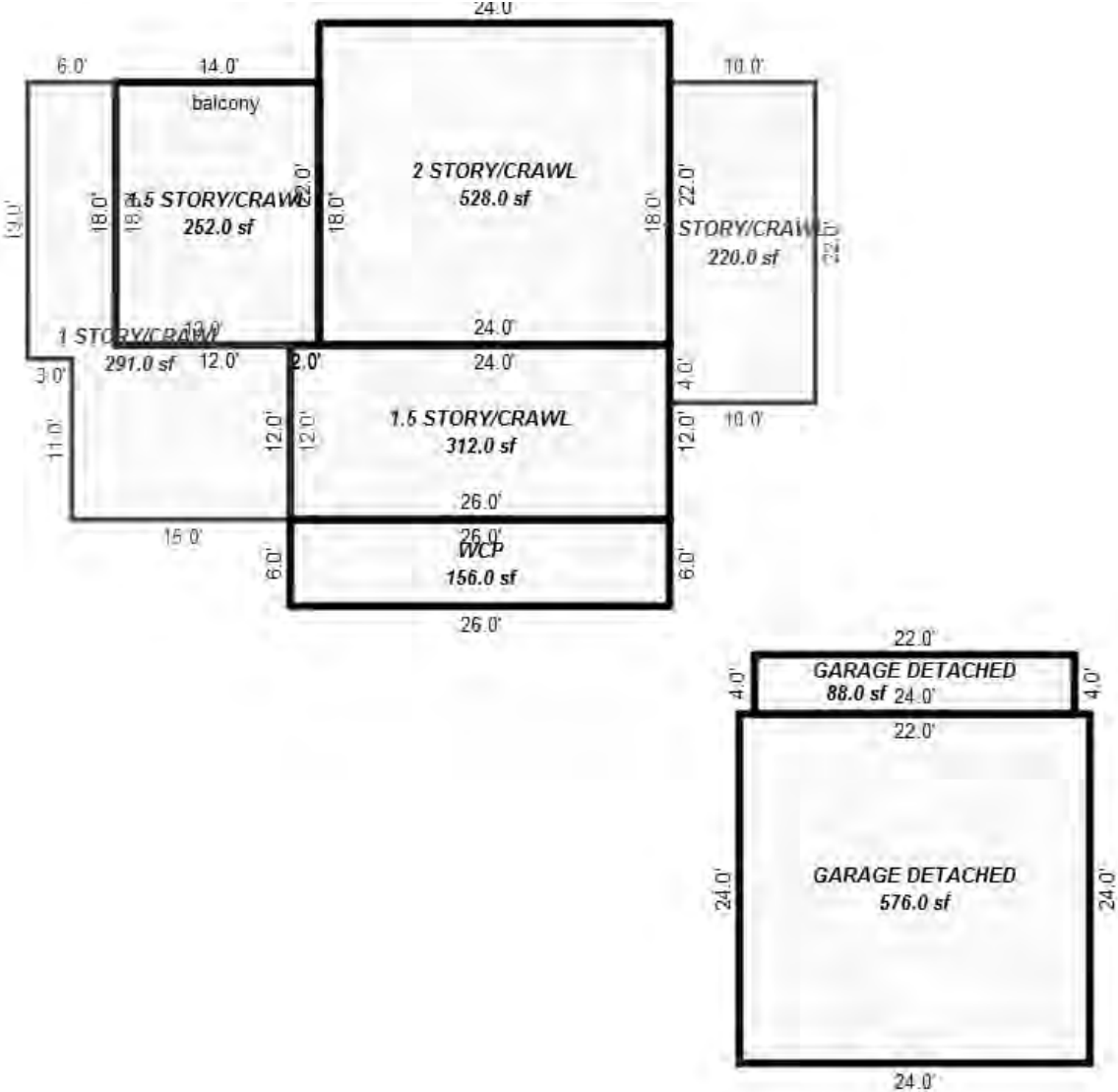
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	Level Rolling Low High Landscaped X Swamp Wooded Pond X Waterfront Ravine X Wetland Flood Plain	2025	481,400	479,400	960,800			332,768C
	TPC 04/27/2016 INSPECTED	2024	387,100	471,500	858,600			322,763C
	TPC 11/04/2011 INSPECTED	2023	261,300	355,800	617,100			307,394C
	TPC 02/10/2011 INSPECTED	2022	194,300	309,700	504,000			292,757C

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single 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: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 664 % 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: 20 Floor Area: 2,421 Total Base New : 439,286 Total Depr Cost: 351,428 Estimated T.C.V: 948,856			156 240 72	WCP (1 Story) Treated Wood Wood Balcony	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1603 SF Floor Area = 2421 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			E.C.F. X 2.700		Cls BC Blt 1989			
Yr Built	Remodeled	Size of Closets		(12) Electric			Building Areas								
1989	200	Ex	X Ord	Min	200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Lg X Ord Small		No./Qual. of Fixtures			1.5 Story Siding Crawl Space 528								
Room List		Doors Solid X H.C.		Ex. X Ord. Min			2 Story Siding Crawl Space 312								
Basement 5 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		No. of Elec. Outlets			1 Story Siding Crawl Space 220								
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		Many X Ave. Few			1.5 Story Siding Crawl Space 252								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			1 Story Siding Crawl Space 291								
X	Insulation	X Drywall		1 Average Fixture(s)			1 Story Siding Overhang 8			Total:		342,292		273,833	
(2) Windows		(7) Excavation		2 3 Fixture Bath			Other Additions/Adjustments								
X	Many Avg. X Avg. Few Large Small	Basement: 0 S.F. Crawl: 1603 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			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1000 Gal Septic			Average Fixture(s)			1		2,188		1,750	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2000 Gal Septic			3 Fixture Bath			1		6,880		5,504	
(3) Roof		(9) Basement Finish		Lump Sum Items:			2 Fixture Bath			1		4,610		3,688	
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			Water/Sewer			1		5,676		4,541	
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic			1000 Gal Septic			1		6,289		5,031	
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		2000 Gal Septic			Porches			156		8,786		7,029	
							Deck			240		4,992		3,994	
							Balcony			72		3,607		2,886	
							Garages								
							Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost			664		42,310		33,848	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



Sketch by Apex Sketch

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

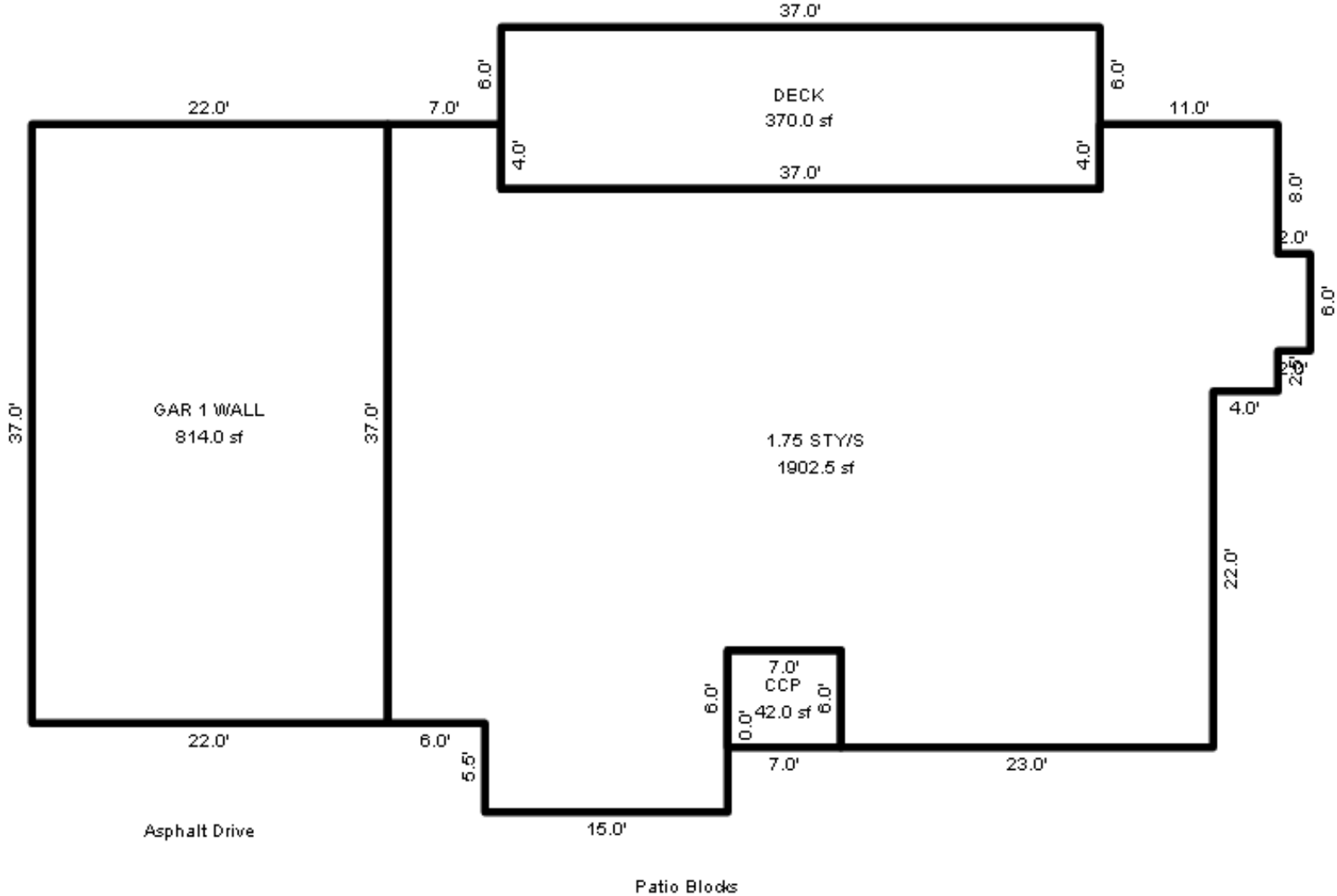
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6777 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	06/12/2019	PM19-0413	100% FINIS				
Owner's Name/Address		P.R.E. 94% 02/10/1995			Electrical	06/04/2019	PE19-0276	100% FINIS				
GIFFIN ELEANOR K TRUST 6777 S DUNE HWY EMPIRE MI 49630		MAP #: 59			Mechanical	12/02/2017	PM17-0766	REVIEWED				
		2025 Est TCV 2,935,645 TCV/TFA: 628.35			Res. Add/Alter/Repair	03/31/2016	PB16-0064	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L446 P968/97 PRT GOVT LOT 1 SEC 29 & PRT OF SE 1/4 SEC 30 BEG AT PT ON SHR GLEN LAKE 254.97 FT E & 686.35 FT N OF SE COR SEC 30 TH N 20 DEG 26' E ALG SHR 52.23 FT TH N 23 DEG 39' E ALG SHR 22.77 FT TO POB TH N 23 DEG 39' E ON SHR 133.6 FT TH N 40 DEG 48' E ON SHR 91.4 FT TH N 71 DEG 01' W 301.24 FT TO SE R/W HWY M-109 TH S 27 DEG 46' W 180 FT TH S 19 DEG 03' W 90 FT TH S 80 DEG 59' E 288.35 FT TO POB SEC 25 & 30 T29N R14W 1.7 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 10000	200.00	344.43	0.7948	0.9960	10000	100		1,583,274
		Paved Road		GROUP B 10000	15.00	344.43	0.7948	0.9960	10000	50	SURPLUS: ZONING 100 ft	5
		Storm Sewer		215 Actual Front Feet, 1.70 Total Acres Total Est. Land Value = 1,642,647								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Patio Blocks	19.00	200	0	0				
		Electric		D/W/P: 3.5 Concrete	7.64	100	0	0				
		Gas		D/W/P: Asphalt Paving	3.64	3700	0	0				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 7,500								
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Flood Plain		2025	821,300	646,500	1,467,800			432,872C		
		Who When What		2024	682,700	635,800	1,318,500			419,857C		
		TPC 11/02/2016 INSPECTED		2023	460,800	479,100	939,900			399,864C		
		TPC 04/27/2016 INSPECTED		2022	313,400	418,800	732,200			380,823C		
		TPC 12/06/2012 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 42 370	Type CCP (1 Story) Treated Wood	Year Built: 1988 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 814 % Good: 0 Storage Area: 407 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 35 Floor Area: 3,328 Total Base New : 578,379 Total Depr Cost: 375,946 Estimated T.C.V: 1,015,054			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1988	Remodeled 0	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: Heat Pump Ground Area = 1902 SF Floor Area = 3328 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC		Blt 1988			
Condition: Average		Size of Closets Lg X Ord Small		200 Amps Service			Building Areas Stories Exterior Foundation Size 1.75 Story Brick Crawl Space 1,902			Total: 472,438		Depr. Cost 307,085				
Room List		Doors Solid X H.C.		(12) Electric			Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,188 1,422 3 Fixture Bath 1 6,880 4,472 2 Fixture Bath 2 9,219 5,992 Water/Sewer 1000 Gal Septic 1 5,676 3,689 Water Well, 100 Feet 1 6,289 4,088									
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Porches CCP (1 Story) 42 1,666 1,083							
(1) Exterior	(6) Ceilings		Height to Joists: 0.0			(13) Plumbing			Deck Treated Wood 370 6,619 4,302							
X Wood/Shingle Aluminum/Vinyl X Brick	X Drywall		(7) Excavation			Average Fixture(s) 2 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			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 814 48,759 31,693 Storage Over Garage 407 7,367 4,789 Common Wall: 1 Wall 1 -3,139 -2,040							
X Insulation	X Drywall		Basement: 0 S.F. Crawl: 1902 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Built-Ins Appliance Allow. 1 4,003 2,602							
(2) Windows	X Drywall		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Fireplaces Exterior 2 Story 1 10,413 6,768							
X Many Avg. X Large Avg. Few Small	X Drywall		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Local Cost Items							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X Drywall		(9) Basement Finish						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
(3) Roof	X Drywall		(10) Floor Support													
X Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X10X16 Unsupported Len: Cntr.Sup:													

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

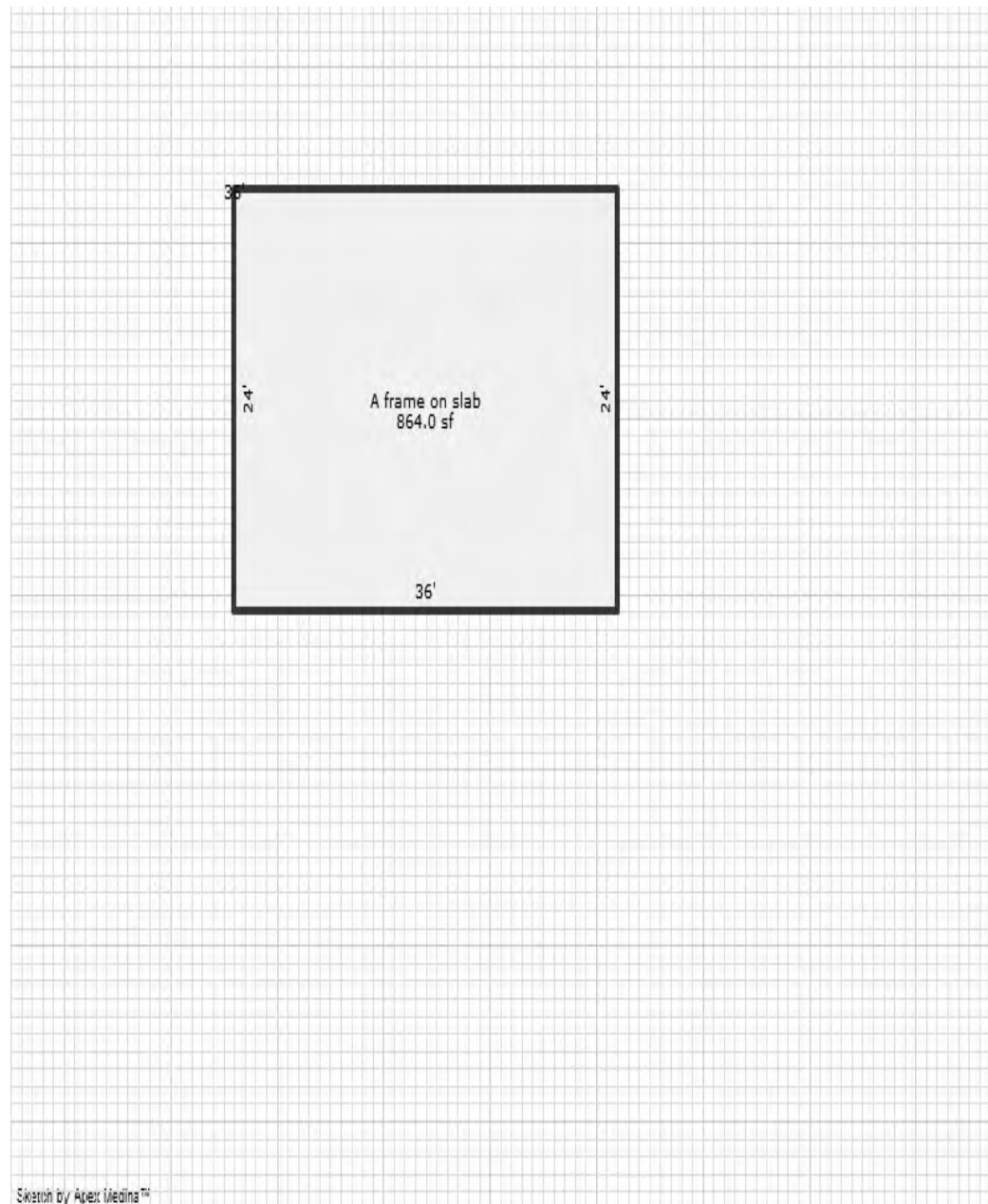




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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		400	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				Drywall Paneled	Plaster Wood T&G	Wood				Coal	Steam				Interior 2 Story	
	Town Home						(4) Interior				2nd/Same Stack						
	Duplex	Trim & Decoration			Forced Air w/o Ducts		Two Sided										
	A-Frame	Ex	Ord		Min	Forced Air w/ Ducts					Exterior 1 Story						
	Wood Frame	Size of Closets			Forced Hot Water		Exterior 2 Story										
	Building Style: 1.25 STORY	Lg	Ord		Small	Electric Baseboard					Prefab 1 Story						
	Yr Built 1962	Remodeled 0	Doors			Elec. Ceil. Radiant					Prefab 2 Story						
	Condition: Average	H.C.			Radiant (in-floor)		Heat Circulator										
	Room List	Solid			Electric Wall Heat		Raised Hearth										
Basement	H.C.			Space Heater		Wood Stove											
1st Floor	H.C.			Wall/Floor Furnace		Direct-Vented Ga											
2nd Floor	H.C.			Forced Heat & Cool		Class: CD											
3 Bedrooms	H.C.			Heat Pump		Effec. Age: 45											
(1) Exterior	H.C.			No Heating/Cooling		Floor Area: 1,080											
Wood/Shingle	H.C.			Central Air		Total Base New : 144,829											
Aluminum/Vinyl	H.C.			Wood Furnace		Total Depr Cost: 79,654											
Brick	H.C.			(12) Electric		Estimated T.C.V: 215,066											
Insulation	H.C.			0 Amps Service		E.C.F. X 2.700											
(2) Windows	H.C.			No./Qual. of Fixtures		Cls CD											
Many	H.C.			Ex. Ord. Min		Blt 1962											
Avg.	H.C.			No. of Elec. Outlets		Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY											
Few	H.C.			Many Ave. Few		(11) Heating System: Forced Air w/o Ducts											
Wood Sash	H.C.			(13) Plumbing		Ground Area = 864 SF Floor Area = 1080 SF.											
Metal Sash	H.C.			1 Average Fixture(s)		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55											
Vinyl Sash	H.C.			1 3 Fixture Bath		Building Areas											
Double Hung	H.C.			2 Fixture Bath		Stories Exterior Foundation Size Cost New Depr. Cost											
Horiz. Slide	H.C.			Softener, Auto		1.25 Story Siding Slab											
Casement	H.C.			Softener, Manual		Total: 116,669 64,166											
Double Glass	H.C.			Solar Water Heat		Other Additions/Adjustments											
Patio Doors	H.C.			No Plumbing		Plumbing											
Storms & Screens	H.C.			Extra Toilet		Average Fixture(s)											
(3) Roof	H.C.			Extra Sink		Separate Shower											
Gable	H.C.			1 Separate Shower		Water/Sewer											
Hip	H.C.			Ceramic Tile Floor		1000 Gal Septic											
Gambrel	H.C.			Ceramic Tile Wains		1 4,582 2,520											
Mansard	H.C.			Ceramic Tub Alcove		1 5,680 3,124											
Flat	H.C.			Vent Fan		Deck											
Shed	H.C.			(14) Water/Sewer		Treated Wood											
Asphalt Shingle	H.C.			Public Water		400 6,416 3,529											
Chimney:	H.C.			Public Sewer		Built-Ins											
	H.C.			Water Well		Appliance Allow.											
	H.C.			1000 Gal Septic		1 1,947 1,071											
	H.C.			2000 Gal Septic		Fireplaces											
	H.C.			Lump Sum Items:		Exterior 2 Story											
	H.C.					1 7,100 3,905											
	H.C.					Totals: 144,829 79,654											
	H.C.					Notes: 6795 RED RENTAL 3BDRM HOME											
	H.C.					ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV: 215,066											

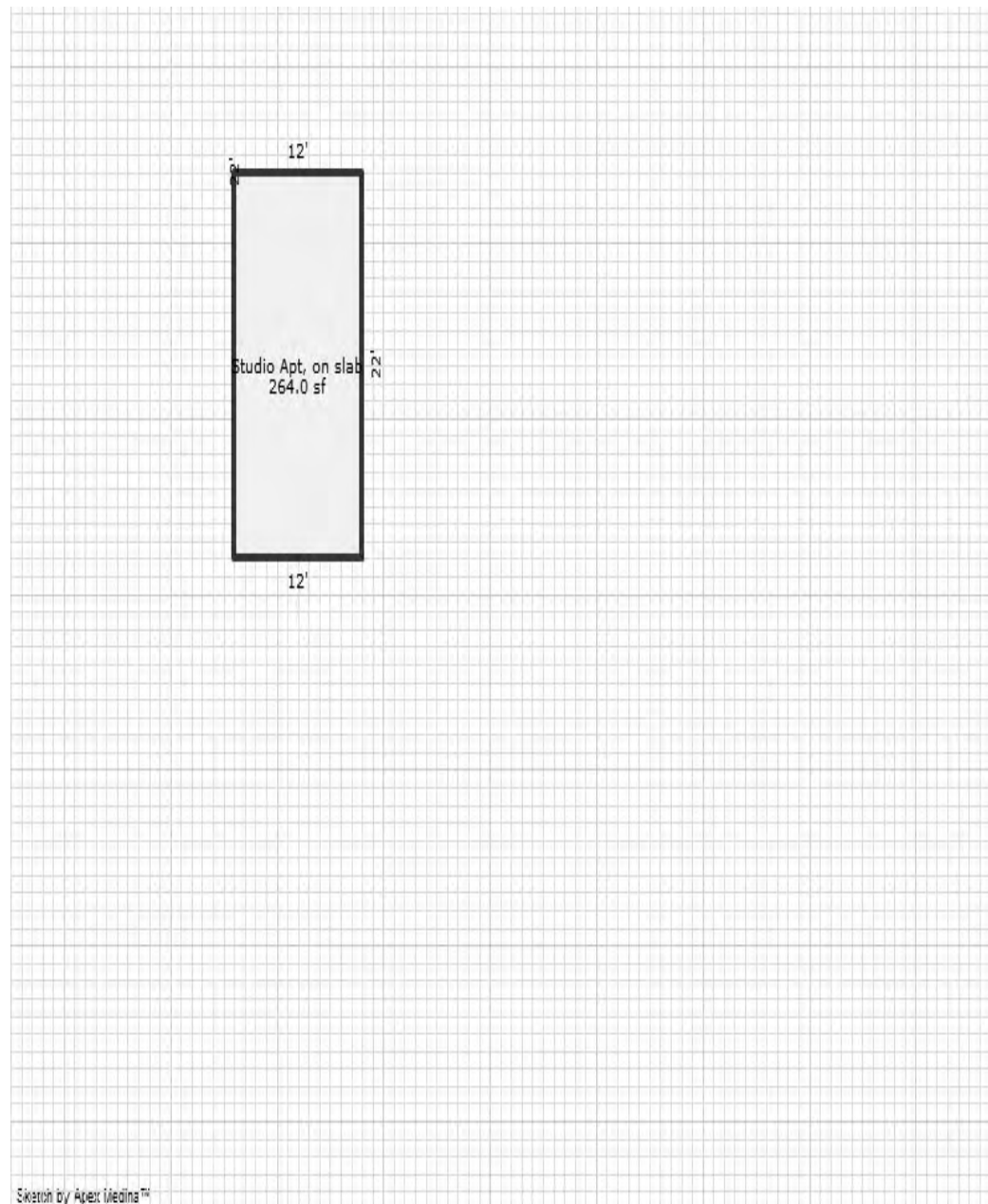
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Sketched by Apex Medina™

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
6900 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST	DEQ WATER RESOURCES DIVISI	05/20/2014	2014-0018	100% FINIS	
Owner's Name/Address	P.R.E. 0%	WELL/SEPTIC	05/05/2009	L09-046	100% FINIS	
US GOVT NATL PARK	MAP #: 61	2025 Est TCV 0				

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
Public Improvements			Description	Frontage	Depth	Value
			EXEMPT PARK LAND	762.920	10,000	7,629,200
			762.92 Total Acres		Total Est. Land Value =	7,629,200

Tax Description  
 L244 P959/76 L198 P883/78 L663 P672/02  
 ENTIRE SEC 30 EXC PRIVATELY OWNED LAND  
 SEC 30 T29N R14W 726.92 A M/L.

Comments/Influences

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

Topography of Site

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

Who When What

TPC 04/28/2017 INSPECTED  
 TPC 03/22/2018 INSPECTED  
 WAS 07/01/2007 INSPECTED

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



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 County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEGE WILLIAM C & CHERRIE	STEGE JOINT TRUST	0	08/30/2012	QC	09-FAMILY	1135P272	DEED	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERRIE	0	08/29/2012	WD	03-ARM'S LENGTH	1135P251	OTHER	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERIE	0	08/29/2012	QC	09-FAMILY	1135P251	DEED	0.0
HSBC BANK	STEGE JOINT TRUST	835,000	09/16/2011	CD	11-FROM LENDING INSTITUT	2011 1096-842	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6879 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	04/09/2012	L12 -038	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 59,62	2025 Est TCV 1,796,718 TCV/TFA: 795.71
STEGE JOINT TRUST CHERRIE L. STEGE TTEE 7124 S DUNE HWY EMPIRE MI 49630		

X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L241 P109 L249 P596 DC L575 P24/01 L575 P29/01 L726 P89/03 L932 P369&387/07 PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SEL/4 SEC 30 BEG 345.5 FT N & 1190 FT M/L E OF NW COR GOVT LOT 1 SEC 31-29-14 TH N 89 DEG 12' E 259 FT TO SHR GLEN LK TH S 23 DEG 09' W ALG SD SHR 184.7 FT TH CONT ALG SHR S 18 DEG 3' W 31.7 FT TH S 89 DEG 12' W TO E LN ST RD M-109 TH N 15 DEG 4' E ALG E LN TO POB ALSO THE S 25 FT OF PRT COM GOVT LOT 1 SEC 31-29-14 TH N 543.5 FT TH N 89 DEG 12' E 1243.3 FT FOR POB TH N 89 DEG 12' E 76.7 FT TH S 198 FT TH S 89	X		Dirt Road	200.00	172.21	0.7948	0.8375	10000	100		1,331,369	
	X		Gravel Road	15.00	172.21	0.7948	0.8375	10000	50	SURPLUS: ZONING 100 ft	4	
	X		Paved Road	215 Actual Front Feet, 0.85 Total Acres							Total Est. Land Value =	1,381,296
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Wood Frame									
	X		Curb									
	X		Street Lights									
	X		Standard Utilities									
	X		Underground Utils.									

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	D/W/P: Asphalt Paving	2.71	1200	0	0
	D/W/P: Asphalt Paving	2.71	256	0	0
	Wood Frame	24.68	88	50	1,086

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 =					6,086

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	690,600	207,800	898,400			444,543C
X Rolling	2024	574,100	204,300	778,400			431,177C
X Low	2023	387,500	154,400	541,900			410,645C
X High	2022	390,600	126,700	517,300			391,091C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



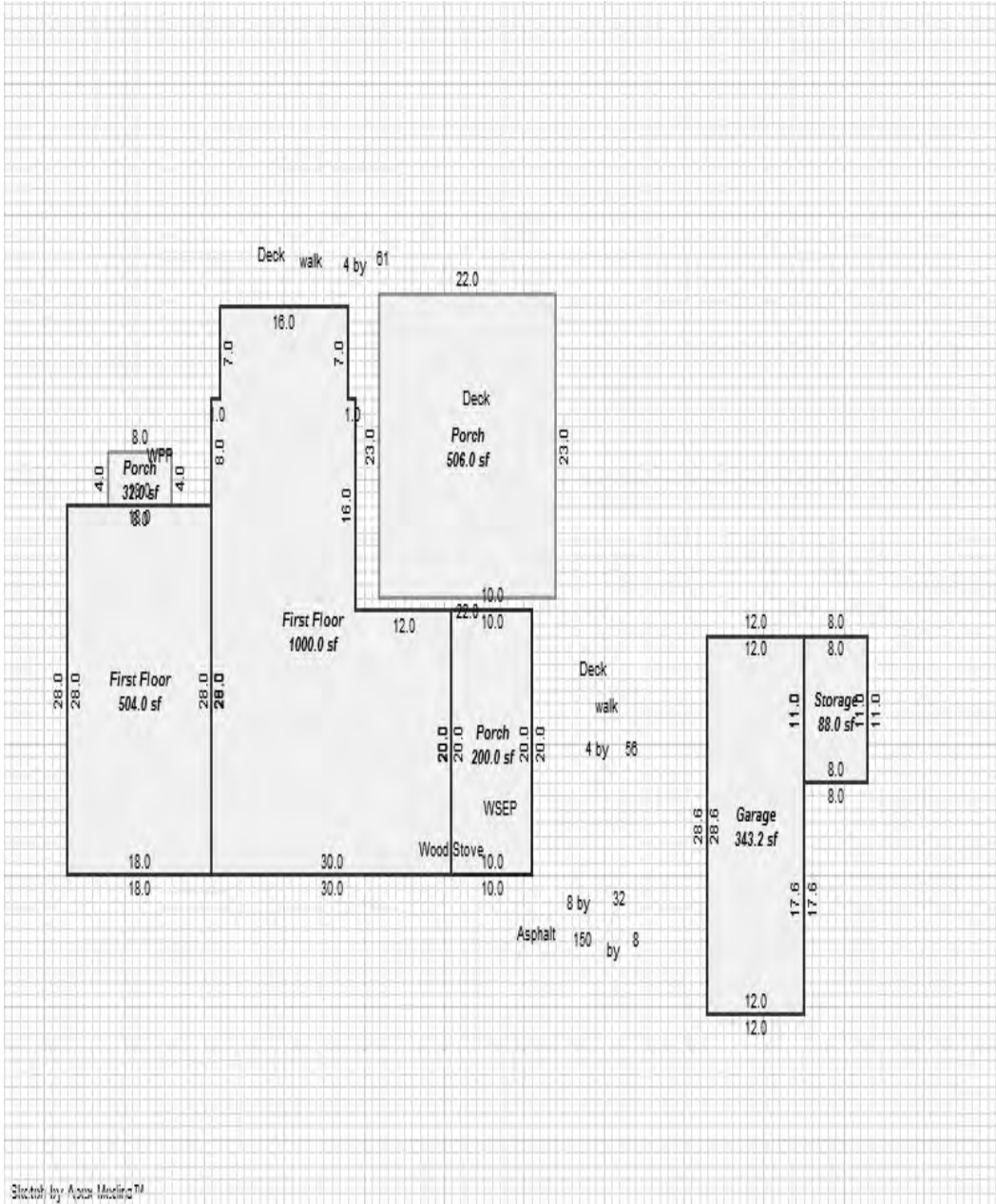
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1930 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: 343 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 45 Floor Area: 2,258 Total Base New : 275,644 Total Depr Cost: 151,606 Estimated T.C.V: 409,336		E.C.F. X 2.700		Bsmnt Garage:		
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			100 Amps Service			Total Base New : 275,644 Total Depr Cost: 151,606 Estimated T.C.V: 409,336		E.C.F. X 2.700		Carpport Area: Roof:		
Yr Built 1930	Remodeled 1985	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls D		Blt 1930			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1504 SF Floor Area = 2258 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cost New		Depr. Cost			
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas			210,434		115,739			
Basement 7 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Tile 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			2 Story Siding 1.25 Story Siding			1,000					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Other Additions/Adjustments			Total:						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Basement: 0 S.F. Crawl: 1504 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Average Fixture(s)		1	1,032	568			
X	Insulation	(7) Excavation			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			3 Fixture Bath		1	3,268	1,797		
(2) Windows		Many Avg.	X	Large Avg.	Small	Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			1000 Gal Septic		1	4,293	2,361	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Water Well, 100 Feet		1	5,545	3,050		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Lump Sum Items:			Garages			Ceramic Tile Floor		200		12,680	6,974
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			Deck			WGP (1 Story)		32		1,424	783
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Porches			WGP		506		7,312	4,022	
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Decks			Treated Wood		224		4,301	2,366	
								Fireplaces			Treated Wood		244		4,541	2,498	
								Garages			WGEP (1 Story)		200		12,680	6,974	
								Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			WPP		32		1,424	783	
								Base Cost			Treated Wood		506		7,312	4,022	
								Built-Ins			Treated Wood		224		4,301	2,366	
								Appliance Allow.			Treated Wood		244		4,541	2,498	
								Fireplaces			WGEP (1 Story)		200		12,680	6,974	
								Interior 2 Story			WPP		32		1,424	783	
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Treated Wood		506		7,312	4,022	

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
6985 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/05/2014	PM14-0199					
Owner's Name/Address		P.R.E. 0%		MECHANICAL		04/14/2003	PM03-0217					
BARTLETT JANICE L TR 1 ARBOR LN APT 102 EVANSTON IL 60201		MAP #: 59,62		PLUMBING		01/27/2003	PP03-0030					
		2025 Est TCV 2,043,690 TCV/TFA: 640.25		MECHANICAL		01/27/2003	PM03-0056					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L258 P875 L291 P383 /88 L670 P374-377/02 2002 LDA PARCEL A PRT GOVT LOT 1 SEC 29 & PRT SE 1/4 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31 (SW COR OF SE 1/4 OF SE 1/4 SEC 30) TH N 543.5 FT TH N 89 DEG 12' E 1243 FT TO ELY R/W HWY M-109 TH S 15 DEG 14' W ALG SD R/W 412.62 FT TO POB TH N 89 DEG 12' E 214.62 FT TO PT NEAR SHR GLEN LAKE TH S 18 DEG 17' W ALG SD SHR 100.00 FT TH S 89 DEG 12' W 209.28 FT TO ELY R/W LN HWYM-109 TH N 15 DEG 20' E ALG SD R/W 98 38FT TO POB TOGETHER WITH ALL LANDS		Public Improvements		* Factors *				Value				
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 10000 99.33 200.00 1.0020 0.8694 10000 100 865,378								
		Paved Road		99 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 865,378								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		X	Electric	LAND IMPROVEMENTS 75 7,500.00 1 100 7,500								
		Gas		Total Estimated Land Improvements True Cash Value = 7,500								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2025	432,700	589,100	1,021,800			447,141C		
		Rolling										
		Low										
		X	High	2024	346,000	579,400	925,400			433,697C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront	2023	233,600	436,600	670,200			413,045C		
		Ravine										
		Wetland										
		Flood Plain		2022	248,700	357,700	606,400			393,377C		
		Who	When	What								
		TPC	05/04/2016	INSPECTED								
		WAS	10/30/2007	INSPECTED								

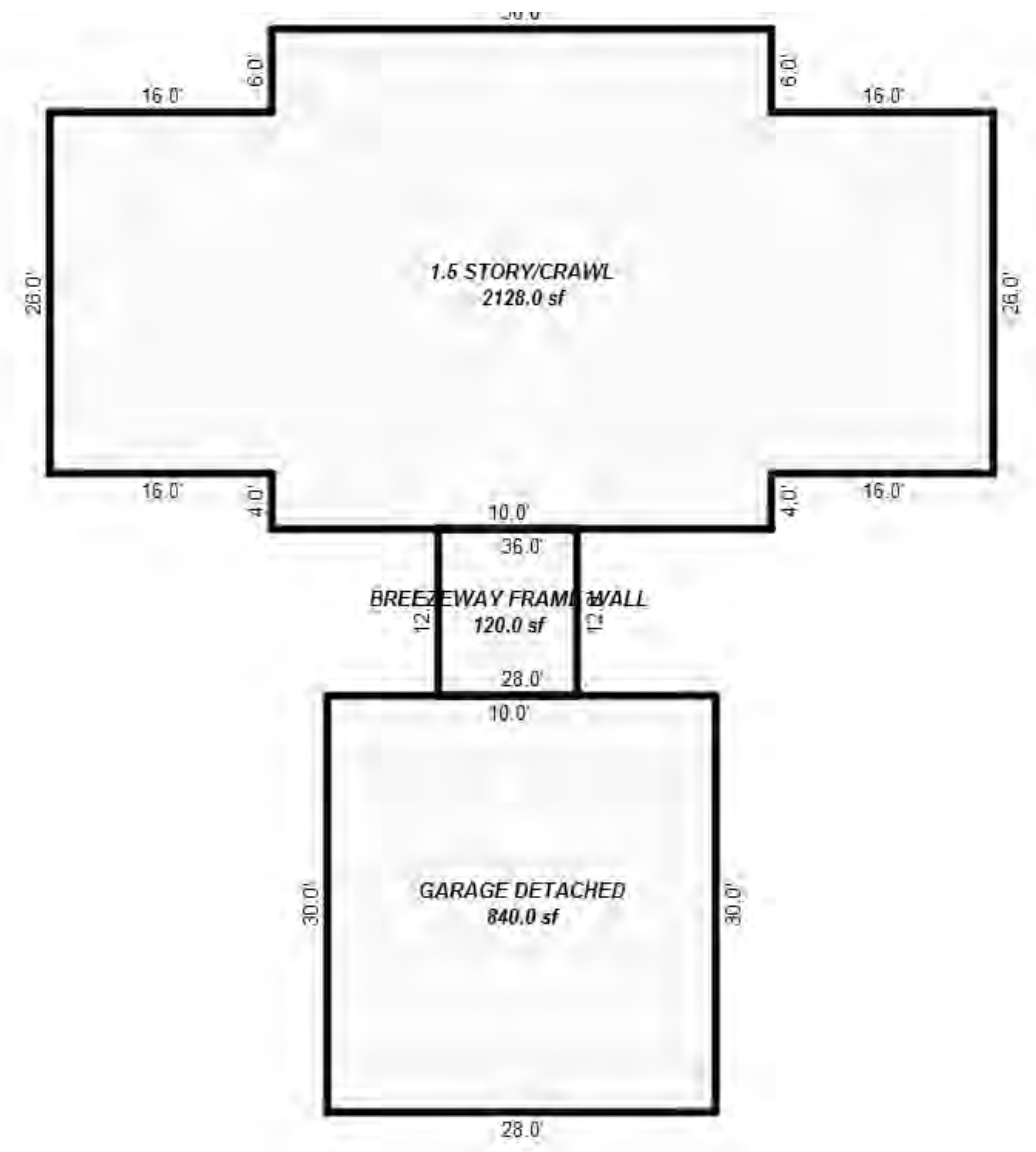


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type Brzwy, FW	Year Built: 2002 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 3,192 Total Base New : 510,157 Total Depr Cost: 433,634 Estimated T.C.V: 1,170,812		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Ex X Ord Min		Size of Closets			Central Air Wood Furnace			E.C.F. X 2.700		Cls BC Blt 2002			
Yr Built 2002	Remodeled 0	Lg X Ord Small		Doors Solid X H.C.			No./Qual. of Fixtures			Total Area: 3,192 SF		Depr. Cost			
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			100 Amps Service			Total Area: 3,192 SF		Depr. Cost			
Room List		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			(12) Electric			Total Area: 3,192 SF		Depr. Cost			
Basement	1st Floor	Kitchens		Other: Carpeted			100 Amps Service			Total Area: 3,192 SF		Depr. Cost			
2nd Floor	4 Bedrooms	Kitchens		Other: Carpeted			100 Amps Service			Total Area: 3,192 SF		Depr. Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Total Area: 3,192 SF		Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Area: 3,192 SF		Depr. Cost			
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2128 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Area: 3,192 SF		Depr. Cost			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Area: 3,192 SF		Depr. Cost			
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Area: 3,192 SF		Depr. Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Area: 3,192 SF		Depr. Cost			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(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			Total Area: 3,192 SF		Depr. Cost			
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Area: 3,192 SF		Depr. Cost			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Area: 3,192 SF		Depr. Cost			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Area: 3,192 SF		Depr. Cost			
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY  (11) Heating System: Forced Heat &amp; Cool  Ground Area = 2128 SF Floor Area = 3192 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85  Building Areas  Stories Exterior Foundation Size Cost New Depr. Cost  1.5 Story Siding Crawl Space 2,128  Total: 435,021 369,767</p> <p>Other Additions/Adjustments  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, 100 Feet 1 6,289 5,346  Garages  Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)  Base Cost 840 42,025 35,721  Common Wall: 1 Wall 1 -3,139 -2,668  Built-Ins  Appliance Allow. 1 4,003 3,403  Breezeways  Frame Wall 120 11,214 9,532  Totals: 510,157 433,634</p> <p>Notes:  ECF (4083 LITTLE GLEN AREA ) 2.700 =&gt; TCv: 1,170,812</p>															

\*\*\* 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: S DUNE HWY  
 Class: RESIDENTIAL-VACAN Zoning: R-2 ( Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST  
 P.R.E. 0%  
 MAP #: 59,62

Owner's Name/Address: BARTLETT JANICE L TR  
 1 ARBOR LANE APT 102  
 EVANSTON IL 60201  
 2025 Est TCV 1,021,333

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 GROUP B 10000 98.00 403.00 1.0061 1.0359 10000 100 1,021,333  
 98 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 1,021,333

Improved X Vacant  
 Public Improvements  
 Tax Description: LDA L670 P374-377/02 2002 SPLIT FROM 006-130-008-00 PARCEL B PRT GOVT LOT 1 SEC 29 & PRT OF SE 1/4 OF OF 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31(SW COR OF SE 1/4 OF SE 1/4 SEC 30)TH N 543.5 FTTH N 89 DEG 12' E 1243 FT TO ELY R/W HWY M-109 TH S 15 DEG 14' W ALG SD R/W 511.0FT TO POB TH N 89 DEG 12' E 209.28 FT TOPT NEAR SHORE GLEN LAKE TH S 18 DEG 17' W 100.00 FT TH S 89 DEG 12' W 203.94 FT TO ELY R/W LN SD HWY M-109 & POB. TOGETHER WITH ALL LANDS BETW SIDE LINES EXT WLY TO C/L HWY M-109. SECS 29 20 & 31 T29N R14W.

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	510,700	0	510,700			103,293C
			2024	408,100	0	408,100			100,188C
			2023	275,500	0	275,500			95,418C
			2022	264,400	0	264,400			90,875C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEAN THOMAS G REVOCABLE T	LITTLE GLENN LAKE PROPERT	0	03/23/2023	QC	09-FAMILY	2023001459	PROPERTY TRANSFER	0.0
DEAN JEANINE W TRUST	DEAN THOMAS G REVOCABLE T	0	05/31/1995	QC	09-FAMILY	406P382	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6963 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 63					
LITTLE GLENN LAKE PROPERTY TRUST DEAN JEANINE W TRUSTEE 6963 S DUNE HWY EMPIRE MI 49630	2025 Est TCV 2,663,205 TCV/TFA: 637.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN											
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L258 P874 L320 P873 L406 P382/95 GA 392A PRT GOVT LOT 1 SEC 29 PRT S 1/2 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31 TH N 543.5 FT TH N 89 DEG 12' E 1243 FT TH S 15 DEG14' W 412.62 FT TH N 89 DEG 12' E 214.62 FT TH ALG SHR GLEN LK S 18 DEG 17' W 200.00 FT FOR POB TH ALG SD SHR S 18 DEG 17' W 200.80 FT TH S 89 DEG 31' W192.90 FT TH ALG ELY LN ST HWY M-109 N 15 DEG 20' E 196.47 FT TH N 89 DEG 12' E 203.94 FT TO POB TOGETHER WITH ALL LANDSLYING TO SHR GLEN JK & C/T. ST HWY M-109 SECS 29 30 &	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	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN											
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L258 P874 L320 P873 L406 P382/95 GA 392A PRT GOVT LOT 1 SEC 29 PRT S 1/2 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31 TH N 543.5 FT TH N 89 DEG 12' E 1243 FT TH S 15 DEG14' W 412.62 FT TH N 89 DEG 12' E 214.62 FT TH ALG SHR GLEN LK S 18 DEG 17' W 200.00 FT FOR POB TH ALG SD SHR S 18 DEG 17' W 200.80 FT TH S 89 DEG 31' W192.90 FT TH ALG ELY LN ST HWY M-109 N 15 DEG 20' E 196.47 FT TH N 89 DEG 12' E 203.94 FT TO POB TOGETHER WITH ALL LANDSLYING TO SHR GLEN JK & C/T. ST HWY M-109 SECS 29 30 &	X		GROUP A 14500	100.00	228.50	0.8694	0.8835	14500	100					1,113,842
	X		GROUP A 14500	75.00	228.50	0.8694	0.8835	14500	50	SURPLUS: ZONNING 100 FT	4			
			175 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,531,533											

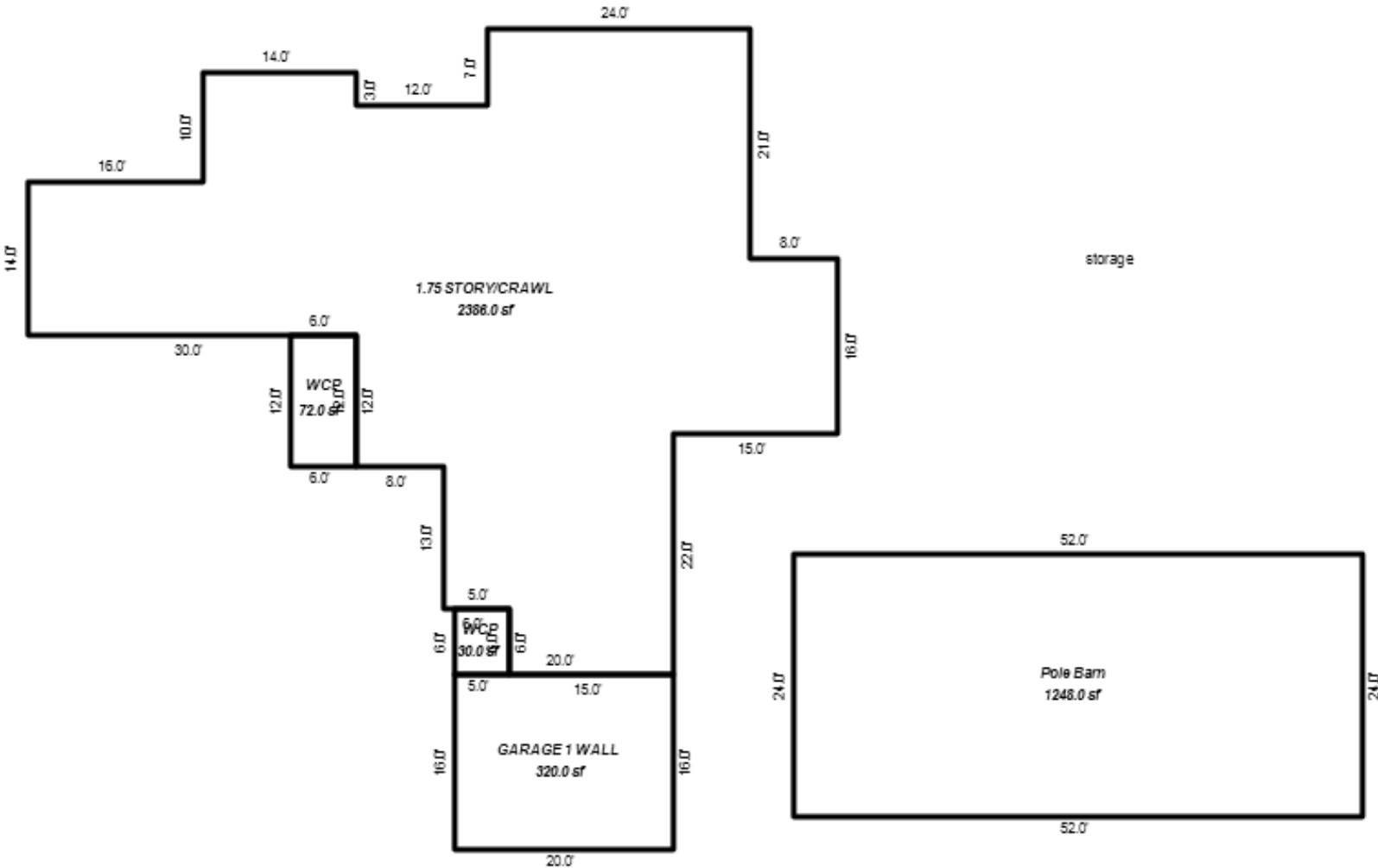
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN											
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L258 P874 L320 P873 L406 P382/95 GA 392A PRT GOVT LOT 1 SEC 29 PRT S 1/2 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31 TH N 543.5 FT TH N 89 DEG 12' E 1243 FT TH S 15 DEG14' W 412.62 FT TH N 89 DEG 12' E 214.62 FT TH ALG SHR GLEN LK S 18 DEG 17' W 200.00 FT FOR POB TH ALG SD SHR S 18 DEG 17' W 200.80 FT TH S 89 DEG 31' W192.90 FT TH ALG ELY LN ST HWY M-109 N 15 DEG 20' E 196.47 FT TH N 89 DEG 12' E 203.94 FT TO POB TOGETHER WITH ALL LANDSLYING TO SHR GLEN JK & C/T. ST HWY M-109 SECS 29 30 &	X		LAND IMPROVEMENTS 5					5,000.00	1	100				5,000
	X		Total Estimated Land Improvements True Cash Value = 8,178											

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
L258 P874 L320 P873 L406 P382/95 GA 392A PRT GOVT LOT 1 SEC 29 PRT S 1/2 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 31 COM AT NW COR GOVT LOT 1 SEC 31 TH N 543.5 FT TH N 89 DEG 12' E 1243 FT TH S 15 DEG14' W 412.62 FT TH N 89 DEG 12' E 214.62 FT TH ALG SHR GLEN LK S 18 DEG 17' W 200.00 FT FOR POB TH ALG SD SHR S 18 DEG 17' W 200.80 FT TH S 89 DEG 31' W192.90 FT TH ALG ELY LN ST HWY M-109 N 15 DEG 20' E 196.47 FT TH N 89 DEG 12' E 203.94 FT TO POB TOGETHER WITH ALL LANDSLYING TO SHR GLEN JK & C/T. ST HWY M-109 SECS 29 30 &	X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X		2025	765,800	565,800	1,331,600			477,990C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	X		2024	763,200	556,500	1,319,700			463,618C
	X		2023	368,500	419,300	787,800			441,541C
	X		2022	269,500	343,500	613,000			420,516C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family 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 72 30	Type Treated Wood Treated Wood	Year Built: 1988 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: 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: BC Effec. Age: 35 Floor Area: 4,176 Total Base New : 640,165 Total Depr Cost: 416,109 Estimated T.C.V: 1,123,494		E.C.F. X 2.700		Bsmnt Garage:								
Building Style: 1.75 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Hot Water Ground Area = 2386 SF Floor Area = 4176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC		Blt 1988								
Yr Built 1988	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost						
Condition: Average		Size of Closets		Lg	X	Ord	Small	200 Amps Service			1.75 Story			2,386		Total:		549,746		357,336		
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation			2,386		Total:		549,746		357,336				
Basement	1st Floor	(5) Floors		(12) Electric			200 Amps Service			Siding			Crawl Space		2,386		Total:		549,746		357,336	
2nd Floor	4 Bedrooms	Kitchen: Hardwood Other: Hardwood Other:		200 Amps Service			No. of Elec. Outlets			Crawling			2,386		Total:		549,746		357,336			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Water/Sewer			2,386		Total:		549,746		357,336			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many		X	Ave.	Few	Average Fixture(s)			2,386		Total:		549,746		357,336				
X	Insulation	(7) Excavation		Plumbing			Water/Sewer			Other Additions/Adjustments			2,386		Total:		549,746		357,336			
(2) Windows		Basement: 0 S.F. Crawl: 2386 S.F. Slab: 0 S.F. Height to Joists: 0.0		Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336			
X	Many Avg. Few	X	Large Avg. Small	Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336			
Chimney: Brick		(10) Floor Support		Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336			
Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336		
Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336		
Notes:		Notes:			Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336		
ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV:		ECF (4083 LITTLE GLEN AREA ) 2.700 => TCV:			Plumbing			Water/Sewer			Plumbing			2,386		Total:		549,746		357,336		

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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				
6819 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/19/2017	PM17-0054					
Owner's Name/Address		P.R.E. 100% 11/28/2005		Electrical		06/12/2012	PE12-0213					
FREEMAN WILLIAM J & JANICE F TRUST 6819 S DUNE HWY EMPIRE MI 49630		MAP #: 59,62		WELL/SEPTIC		09/25/2007	L07-232	INSPECTED				
		2025 Est TCV 1,679,077 TCV/TFA: 736.44		ELECTRICAL		01/26/2004	PE04-0039					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L282 P44 L539 P409-412/00 PRT SE 1/4 OF SE 1/4 SEC 30 & PRT GOVT LOT 1 SEC 29 BEG AT PT ON SHR GLEN LK 202.60 FT E & 546.33 FT N OF SE COR SEC 30 TH ALG SHR N 20 DEG 26' E 125 FT TH N 84 DEG 01' W 283.87 FT TH S 15 DEG 05' W 156 FT TH N 89 DEG 12' E 279.3 FT TO POB SECS 29 & 30 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 10000	100.00	280.00	0.9352	0.9457	10000	100		884,503
		Paved Road		GROUP B 10000	25.00	280.00	0.9352	0.9457	10000	50	SURPLUS: ZONING 100 ft	11
		Storm Sewer		125 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = 995,066								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Asphalt Paving	3.12	3600	0	0				
		Electric		Wood Frame	28.20	120	50	1,692				
		Gas		Wood Frame	32.53	80	50	1,301				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 7,993								
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						
Who	When	What	2025	497,500	342,000	839,500					292,483C	
TPC	01/04/2016	INSPECTED	2024	402,500	336,400	738,900					283,689C	
TPC	12/06/2012	INSPECTED	2023	271,700	253,900	525,600					270,180C	
TPC	11/03/2011	INSPECTED	2022	268,800	208,200	477,000					257,315C	

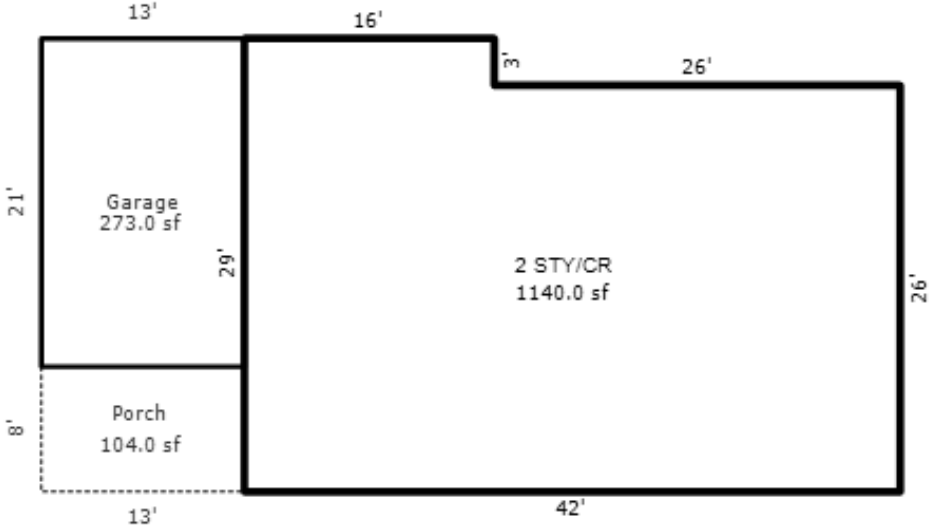
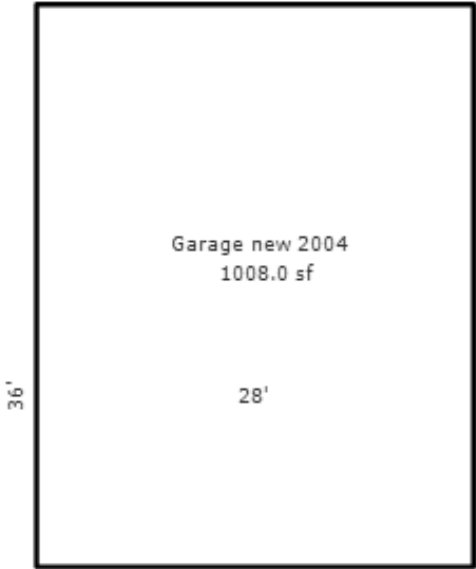


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 104 15 312	Type CCP (1 Story) CPP Treated Wood	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 273 % 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		X Central Air Wood Furnace		X Class: C +5 Effec. Age: 30 Floor Area: 2,280 Total Base New : 357,684 Total Depr Cost: 250,377 Estimated T.C.V: 676,018		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Trim & Decoration		X No. of Elec. Outlets		X No. of Elec. Outlets		X Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1140 SF Floor Area = 2280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		X Building Areas		Cls C 5 Blt 1965		
Yr Built 1965	Remodeled 1992	Ex	X	Ord	Min	X No./Qual. of Fixtures		X Building Areas		X Stories Exterior Foundation Size Cost New Depr. Cost		X 2 Story Siding Crawl Space 1,140 Total: 275,333 192,732		
Condition: Average		Lg	X	Ord	Small	X Average Fixture(s)		X Other Additions/Adjustments		X Plumbing		X Average Fixture(s)		
Room List		Doors	Solid	X	H.C.	X 2 3 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		X Kitchen: Other: Carpeted Other:		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
(1) Exterior		(6) Ceilings		X Basement: 0 S.F. Crawl: 1140 S.F. Slab: 0 S.F. Height to Joists: 0.0		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X Basement		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
X	Insulation	(7) Excavation		X Basement		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
(2) Windows		Many	X	Avg.	Large	X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Avg.	X	Few	Small	X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
(3) Roof		(8) Basement		X Basement		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
X	Gable Hip Flat	Gambrel Mansard Shed	X Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X 1 2 Fixture Bath		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)	
X	Asphalt Shingle	(9) Basement Finish		X Basement		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
Chimney: Brick		(10) Floor Support		X Basement		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
Joists: 2X8X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		X Basement		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
Lump Sum Items:		(15) Fireplaces		X Basement		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		(16) Porches/Decks		X Basement		X 1 2 Fixture Bath		X Plumbing		X Water/Sewer		X Average Fixture(s)		

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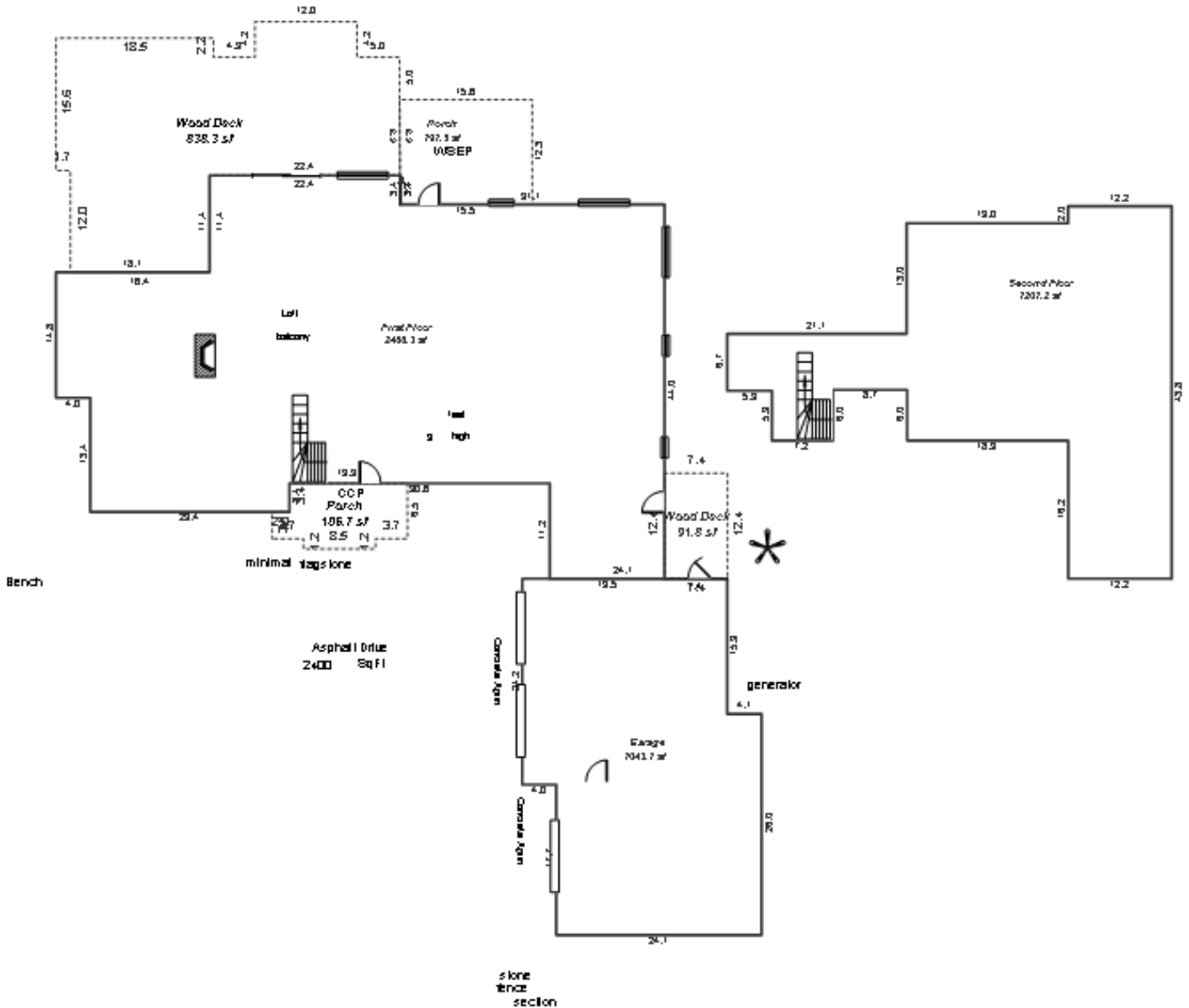
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
6815 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	09/19/2017	PM17-0551	100% FINIS			
Owner's Name/Address		P.R.E. 0%			Electrical	09/01/2017	PE17-0474	100% FINIS			
GIFFIN MICHAEL G & KAREN A GIFFIN LIVING TRUST 4448 TRIAS STREET SAN DIEGO CA 92103		MAP #: 59,62			Mechanical	01/10/2012	PM12-0008	100% FINIS			
Tax Description		2025 Est TCV 2,941,521 TCV/TFA: 794.58			Plumbing	08/19/2011	PP11-0113				
		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP B 10000	100.00	300.00	1.0000	0.9622	10000	100	962,195
				100 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =			962,195
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good			Cash Value	
				D/W/P: Asphalt Paving	3.96	2400	0			0	
				D/W/P: Flagstone/Sand	29.65	400	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									
		X Level									
		Rolling									
		Low									
		X High									
		Landscaped									
		X 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	481,100	989,700	1,470,800		556,503C	
		TPC 01/10/2019 INSPECTED			2024	384,900	973,100	1,358,000		539,771C	
		TPC 05/04/2016 INSPECTED			2023	259,800	732,700	992,500		514,068C	
		TPC 12/06/2012 INSPECTED			2022	260,200	602,400	862,600		489,589C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood 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 106 191 838 91	Type	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: 3 Mech. Doors: 0 Area: 1043 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home				Plaster	Forced Air w/o Ducts	Interior 2 Story			CCP (1 Story)						
	Town Home				Wood T&G	Forced Air w/ Ducts	2nd/Same Stack			WSEP (1 Story)						
	Duplex	(4) Interior			Forced Hot Water	Two Sided	Treated Wood									
	A-Frame	Drywall	Electric Baseboard		Hot Tub	Exterior 1 Story	Treated Wood									
	Wood Frame	Paneled	Elec. Ceil. Radiant		Unvented Hood	Exterior 2 Story										
	Building Style: 1.5 STORY	Trim & Decoration			Vented Hood	Prefab 1 Story										
	Yr Built	Remodeled	Ex		Ord	Min	Prefab 2 Story									
	2012	0					Heat Circulator									
	Condition: Average	Size of Closets			Heat Pump	Raised Hearth										
Room List	Doors	Ord	Small	Wood Stove												
Basement				Direct-Vented Ga												
1st Floor	(5) Floors		Central Air	Class: B												
2nd Floor	Kitchen:		Wood Furnace	Effec. Age: 10												
3 Bedrooms	Other:		(12) Electric	Floor Area: 3,702												
(1) Exterior	Other:		0 Amps Service	Total Base New : 811,452	E.C.F.											
Wood/Shingle	No./Qual. of Fixtures		No. of Elec. Outlets	Total Depr Cost: 730,306	X 2.700											
Aluminum/Vinyl	Ex.		Many	Estimated T.C.V: 1,971,826												
Brick	Ord.		Ave.	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY												
Insulation	Min		Few	Cls B Blt 2012												
(2) Windows	(6) Ceilings		(13) Plumbing	(11) Heating System: Forced Heat & Cool												
Many	No. of Elec. Outlets		1 Average Fixture(s)	Ground Area = 2468 SF Floor Area = 3702 SF.												
Avg.	Many		3 3 Fixture Bath	Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90												
Few	Ave.		1 2 Fixture Bath	Building Areas												
Large	Conc. Block		Softener, Auto	Stories	Exterior											
Avg.	Poured Conc.		Softener, Manual	Foundation	Size											
Small	Stone		Solar Water Heat	Basement	Cost New											
Wood Sash	Treated Wood		No Plumbing	1.5 Story	Depr. Cost											
Metal Sash	Concrete Floor		Extra Toilet	Exterior Siding												
Vinyl Sash	(8) Basement		Extra Sink	Foundation Basement												
Double Hung	Recreation SF		Separate Shower	Size 2,468												
Horiz. Slide	Living SF		Water Well	Total: 658,495	592,647											
Casement	Walkout Doors (B)		1000 Gal Septic	Other Additions/Adjustments												
Double Glass	No Floor SF		2000 Gal Septic	Plumbing												
Patio Doors	Walkout Doors (A)		Lump Sum Items:	Average Fixture(s)												
Storms & Screens	(9) Basement Finish			3 Fixture Bath												
(3) Roof	Joists:			2 Fixture Bath												
Gable	Unsupported Len:			Solar Water Heat												
Hip	Cntr.Sup:			No Plumbing												
Flat				Extra Toilet												
Gambrel				Extra Sink												
Mansard				Separate Shower												
Shed				Water Well, 50 Feet												
Asphalt Shingle				Porches												
Chimney:				Ceramic Tile Floor												
				Ceramic Tile Wains												
				Ceramic Tub Alcove												
				Vent Fan												
				Deck												
				Treated Wood												
				Treated Wood												
				Garages												
				Class: B Exterior: Siding Foundation: 42 Inch (Finished)												
				Common Wall: 1 Wall												
				Door Opener												
				Base Cost												
				Fireplaces												
				Interior 1 Story												
				Local Cost Items												
				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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