

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEIN RICHARD G & MARIE	HEIN MARIE TRUST	100	04/17/2014	QC	09-FAMILY	1196P152	PROPERTY TRANSFER	0.0
HEIN MARIE TRUST	HEIN RICHARD G & MARIE H&	0	06/11/2013	QC	09-FAMILY	1168P109	PROPERTY TRANSFER	0.0
HEIN MARIE	HEIN MARIE TRUST	100	10/30/2012	QC	09-FAMILY	L1142P938	DEED	0.0
HEIN RICHARD G & MARIE	HEIN MARIE	0	06/12/2001	QC	09-FAMILY	1142P834	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7960 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Demolition	11/05/2024	PB24-0593	100% FINIS
	P.R.E. 100% 05/10/1994		Mechanical	09/19/2023	PM23-0788	100% FINIS
Owner's Name/Address	MAP #: 72		Mechanical	10/27/2022	PM22-0911	100% FINIS
HEIN MARIE TRUST 7960 S GLEN LAKE RD GLEN ARBOR MI 49636	2025 Est TCV 639,440 TCV/TFA: 192.54		Mechanical	08/25/2022	PM22-0718	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
L293 P239/88 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH S 144 .6 FT TO C/L HWY TH ON C/L S 62 DEG 27' E 56.38 FT S 57 DEG 45' E 319 FT & S 30 DEG E 446.66 FT TH N 60 DEG E 153 FT TH S 30 DEG E 33.5 FT TH S 65 DEG 20' E 60.88 FT FOR POB TH S 65 DEG E 242.12 FT TO C/L ST RD M-22 TH NELY ALG C/L 181.7 FT TH N 65 DEG W 246.28 FT TH S 24 DEG 32' 40" W181.7 FT TO POB SEC 3 T28N R14W.	X		Dirt Road	100.00	244.00	1.0253	0.8654	800	100	70,983
			Gravel Road	81.00	244.00	1.0253	0.8654	800	50	SURPLUS: ZONING 100 ft	2
			181 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 99,731							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			Gas	1,500.00	1	100	1,500			
			Curb	Total Estimated Land Improvements True Cash Value = 1,500						
			Street Lights							
			Standard Utilities							
			Underground Utils.							



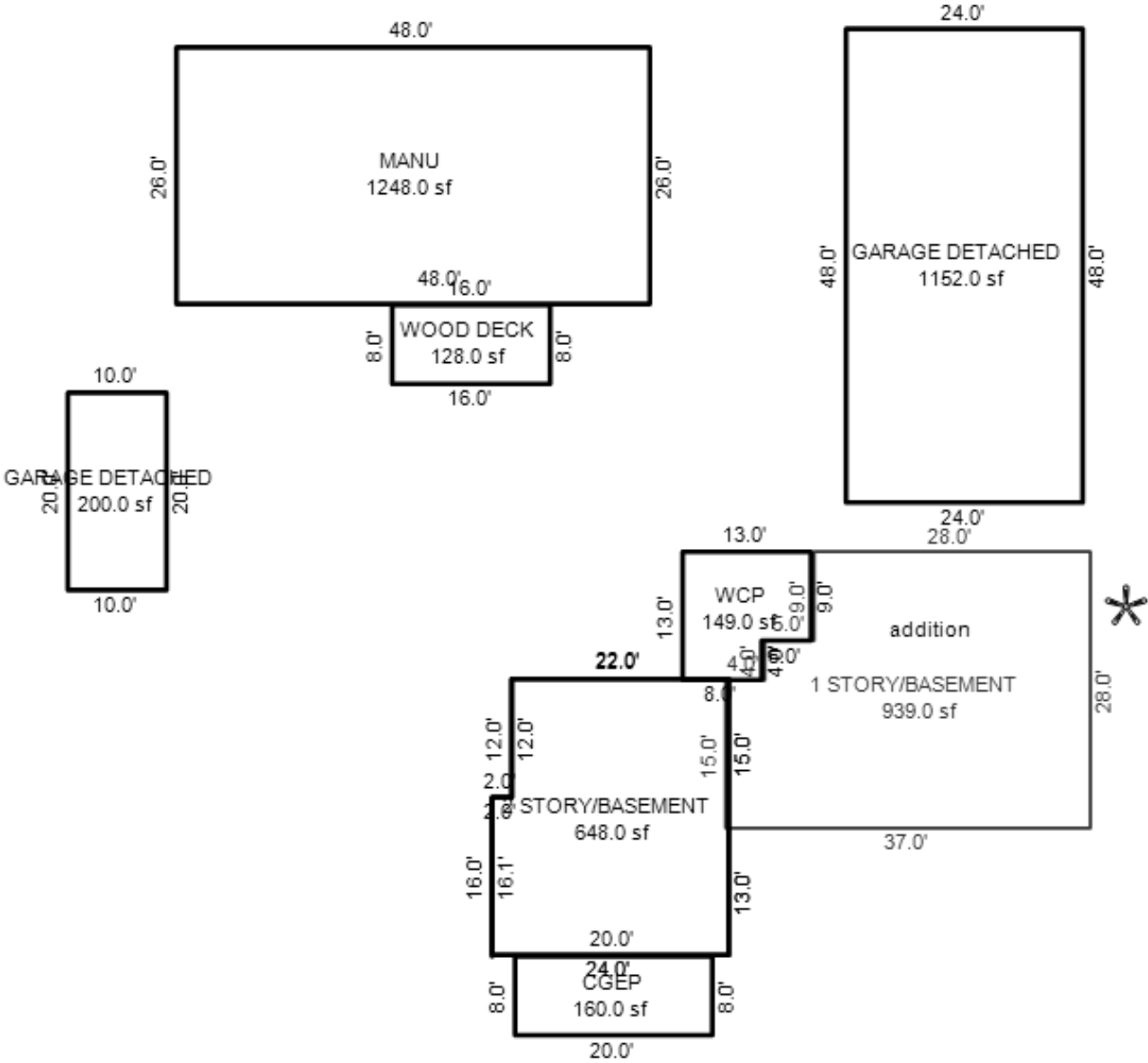
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2025	49,900	269,800	319,700	139,423C
		TPC 11/07/2024 INSPECTED	2024	62,300	278,800	341,100	150,792C
		TPC 10/28/2022 INSPECTED	2023	49,900	244,300	294,200	143,612C
		TPC 10/12/2020 INSPECTED	2022	31,200	181,600	212,800	136,774C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(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 149 160	Type WCP (1 Story) CGEP (1 Story)	Year Built: 1930 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 200 % 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: CD Effec. Age: 45 Floor Area: 2,073 Total Base New : 306,008 Total Depr Cost: 170,557 Estimated T.C.V: 324,058		E.C.F. X 1.900		Bsmnt Garage:								
Building Style: 1.75 STORY		X	Drywall		Plaster Wood T&G		200		Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls CD Blt 1930								
Yr Built 1930	Remodeled 1999	Ex	X	Ord		Min	No. of Elec. Outlets		Many		X	Ave.		Ground Area = 1587 SF Floor Area = 2073 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas							
Condition: Average		Size of Closets		Lg	X	Ord		Few		(13) Plumbing		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost					
Room List		Doors		Solid	X	H.C.	(14) Water/Sewer		1		Average Fixture(s)	1.75 Story		Siding	Basement	648							
5	Basement	(5) Floors		Kitchen: Other: Other:			1		3		Fixture Bath	Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,238	681			
2	1st Floor 2nd Floor Bedrooms	Kitchens: Other: Other:		No./Qual. of Fixtures			1		2		Fixture Bath	Water/Sewer		1000 Gal Septic		1		4,582	2,520				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1		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	Porches		WCP (1 Story) CGEP (1 Story)		149 160		5,926 9,483		5,511 5,216			
(2) Windows		(7) Excavation		Basement: 1587 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		1		1000 Gal Septic Water Well, 100 Feet	Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		1		489		269			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		1		1000 Gal Septic Water Well, 100 Feet	Class: CD Exterior: Pole (Unfinished)		2		977		537					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		1		1000 Gal Septic 2000 Gal Septic	Built-Ins		Appliance Allow.		1		1,947		1,071			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		1		1000 Gal Septic 2000 Gal Septic	Fireplaces		Interior 2 Story Wood Stove		1 1		5,917 2,164		3,254 1,190			
(3) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:																			
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***



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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 128	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.900		Bsmnt Garage:			
Building Style: MODULAR		Trim & Decoration		Ex X Ord Min			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 25 Floor Area: 1,248 Total Base New : 150,283 Total Depr Cost: 112,711 Estimated T.C.V: 214,151		Storage Area: No Conc. Floor:				
Yr Built 1994	Remodeled 0	Size of Closets		Lg X Ord Small			No. Heating/Cooling			Total Base New : 150,283 Total Depr Cost: 112,711 Estimated T.C.V: 214,151		% Good: Storage Area: No Conc. Floor:				
Condition: Average		Doors		Solid X H.C.			Central Air Wood Furnace			E.C.F. X 1.900		Storage Area: No Conc. Floor:				
Room List		(5) Floors		Kitchen: Other: Carpeted Other: Vinyl			(12) Electric			E.C.F. X 1.900		Storage Area: No Conc. Floor:				
5	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchens:		Other: Carpeted Other: Vinyl			150 Amps Service			E.C.F. X 1.900		Storage Area: No Conc. Floor:				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family MODULAR			Cls D		Blt 1994				
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 150,283 Total Depr Cost: 112,711 Estimated T.C.V: 214,151		Storage Area: No Conc. Floor:				
X	Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing			Total: 131,519		98,638				
(2) Windows		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total: 131,519		98,638				
X	Many Avg. X Avg. Few	Large Avg. X Avg. 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			Other Additions/Adjustments			Total: 131,519		98,638				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total: 131,519		98,638				
X	Asphalt Shingle	(9) Basement Finish		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			Total: 131,519		98,638				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Total: 131,519		98,638				
X	Gable Hip Flat	Gambrel Mansard Shed		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 131,519		98,638				
Chimney: Metal		(10) Floor Support		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:			Total: 131,519		98,638				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PARKINSON	HAGADON & MAPLES	106,000	11/07/1994	WD	03-ARM'S LENGTH	396:22	OTHER	0.0					
DURKEE ALMON J & NORMA W	PARKINSON DOUGLAS R	54,500	08/29/1986	WD	03-ARM'S LENGTH	267P183	DEED	0.0					
BUMGARDNER GEROG E D & BAR	DURKEE ALMON J & NORMA	50,000	03/26/1983	LC	16-LC PAYOFF	237P152 & 237P	DEED	0.0					
BECKER JOHN B & PATRICIA	BUMGARDNER GEORGE DAVID &	18,500	07/01/1974	WD	03-ARM'S LENGTH	173P918	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
7938 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 0%											
MAPLES SHEILA 32928 HARGROVE CT FARMINGTON HILLS MI 48334		MAP #: 72		2025 Est TCV 324,336 TCV/TFA: 286.01									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
L267 P185 L396 P22&23/94 PRT OF GOVT LOT 4 SEC 3 COM NW COR TH E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH S 57 DEG 45' E ALG C/L 319 FT TH CONT ON SD C/L 446.66 FT TH N 60 DEG 00' E 153 FT TH N 40 DEG 07' E 168.72 FT TO POB TH N 40 DEG 07' E 129.41 FT TH S 65 DEG E 256.25 FT TH S 25 DEG W 125 FT TH N 65 DEG W 289.77 FT TO POB SEC 3 T28N R14W.		Public Improvements		* Factors *									
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		E 200' @ 800/	100.00	250.00	1.1247	0.8707	800	100		78,340	
		Paved Road		E 200' @ 800/	25.00	250.00	1.1247	0.8707	800	50	SURPLUS: ZONING 100 ft		
		Storm Sewer		125 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 88,132									
		Sidewalk		Land Improvement Cost Estimates									
		Water		Description	Rate	Size	% Good	Cash Value					
		Sewer		Residential Local Cost Land Improvements									
		Electric		Description	Rate	Size	% Good	Cash Value					
		Gas		LAND IMPROVEMENTS 25									
		Curb							2,500.00	1	100	2,500	
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,500									
		Standard Utilities											
		Underground Utils.											
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Level		2025	44,100	118,100	162,200			74,879C			
		Rolling		2024	55,100	106,500	161,600			72,628C			
		Low		2023	44,100	92,900	137,000			69,170C			
		High		2022	26,000	68,600	94,600			65,877C			
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	2025	44,100	118,100	162,200			74,879C		
		TPC 04/16/2021 INSPECTED			2024	55,100	106,500	161,600			72,628C		
		WAS 10/19/2007 INSPECTED			2023	44,100	92,900	137,000			69,170C		
					2022	26,000	68,600	94,600			65,877C		

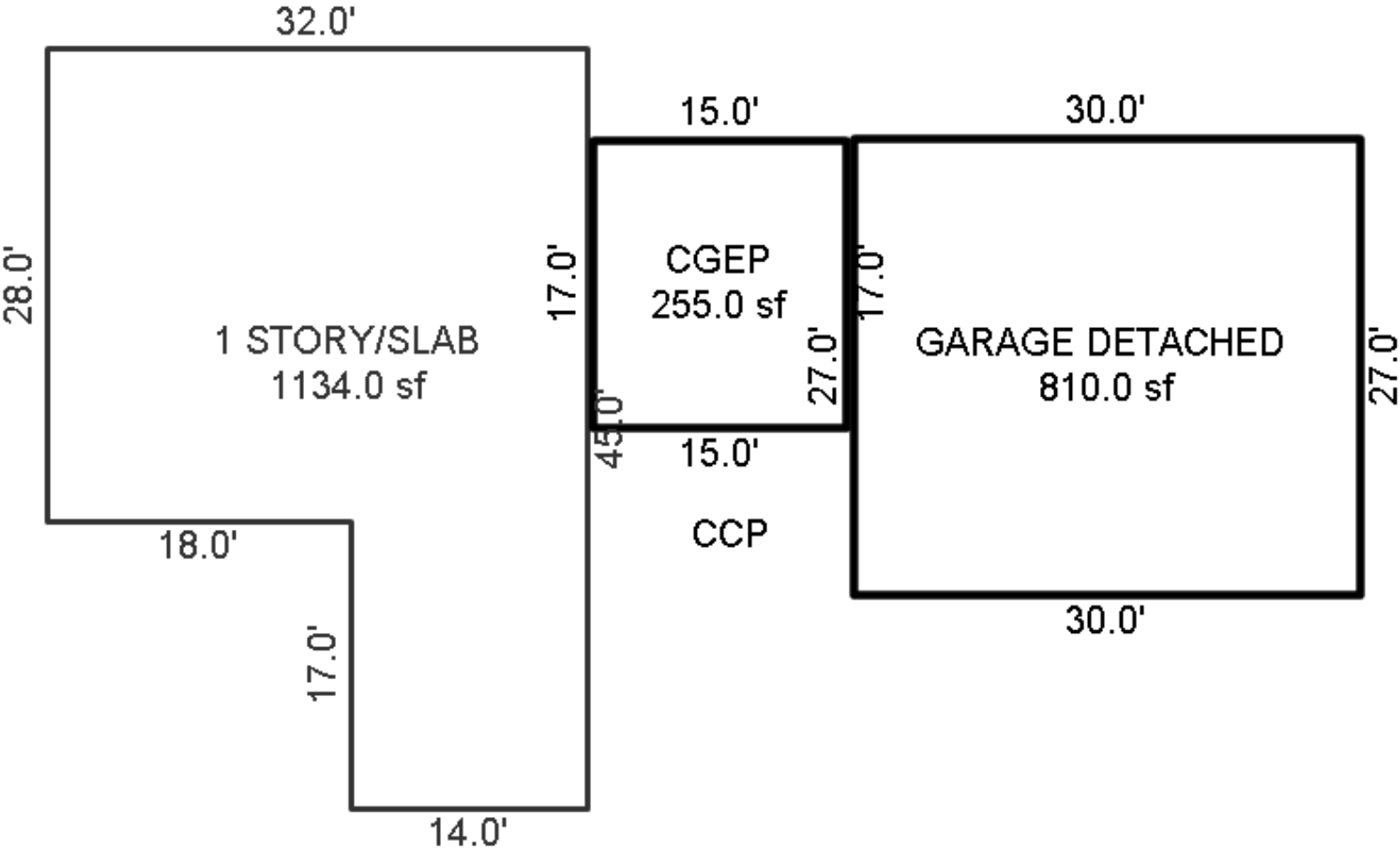


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 255	Type CGEP (1 Story)	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: 690 % 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: 1,134 Total Base New : 205,003 Total Depr Cost: 123,002 Estimated T.C.V: 233,704		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C -5 Blt 1930	
Yr Built 1930	Remodeled 1965	Ex	X Ord	Min	(12) Electric		100 Amps Service		Ground Area = 1134 SF Floor Area = 1134 SF.				
Condition: Average		Size of Closets		No. of Elec. Outlets		Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas			
Room List		Doors	Solid	X H.C.	(13) Plumbing		Average Fixture(s)		Stories Exterior Foundation Size		Cost New Depr. Cost		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		1 Average Fixture(s)		1 Story Block Slab 1,134		Total: 143,017 85,812			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		1 3 Fixture Bath		Other Additions/Adjustments		Plumbing			
Wood/Shingle Aluminum/Vinyl Brick X Block Insulation		X	Tile	Many X Ave. Few		1 2 Fixture Bath		Average Fixture(s)		2 Fixture Bath		1,484 890	
(2) Windows		(7) Excavation		(14) Water/Sewer		1 2 Fixture Bath		Water/Sewer		1000 Gal Septic		4,893 2,936	
X	Many Avg. X Avg. Few Large Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1134 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well		1 2 Fixture Bath		Plumbing		2 Fixture Bath		3,127 1,876	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1000 Gal Septic 2000 Gal Septic		1 2 Fixture Bath		Water/Sewer		Solar Water Heat		14,882 8,929	
(3) Roof		(9) Basement Finish		Lump Sum Items:		1 2 Fixture Bath		Porches		No Plumbing		255 14,882 8,929	
X	Gable Hip Flat Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath		1 2 Fixture Bath		CGEP (1 Story)		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		14,882 8,929	
X	Asphalt Shingle	(10) Floor Support		1 2 Fixture Bath		1 2 Fixture Bath		Garages		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 2 Fixture Bath		1 2 Fixture Bath		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
				1 2 Fixture Bath		1 2 Fixture Bath		Base Cost		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
				1 2 Fixture Bath		1 2 Fixture Bath		Door Opener		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
				1 2 Fixture Bath		1 2 Fixture Bath		Built-Ins		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
				1 2 Fixture Bath		1 2 Fixture Bath		Appliance Allow.		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
				1 2 Fixture Bath		1 2 Fixture Bath		Fireplaces		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
				1 2 Fixture Bath		1 2 Fixture Bath		Wood Stove		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
				1 2 Fixture Bath		1 2 Fixture Bath		Notes:		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
				1 2 Fixture Bath		1 2 Fixture Bath		ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.900 => TCV:		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	
				1 2 Fixture Bath		1 2 Fixture Bath		233,704		1000 Gal Septic Water Well, 100 Feet		14,882 8,929	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOMKA & BEDELLS	SMITH CHARLOTTE W TRUST	206,000	05/04/2016	WD	03-ARM'S LENGTH	1259P872	PROPERTY TRANSFER	100.0
DOMKA BETTY	DOMKA BETTY & BEDELLS JAM	0	09/12/2003	QC	09-FAMILY	764:314	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7896 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	08/11/2008	L08-132	100% FINIS
Owner's Name/Address	P.R.E. 0%					
SMITH CHARLOTTE W TRUST 7342 PINE PARK DR N LAKE WORTH FL 33467	MAP #: 72					
	2025 Est TCV 394,932 TCV/TFA: 242.14					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L507 P494/99 L764 P314/03 PRT GOVT LOT 4 SEC 3 COM AT PT ON N LN SEC 3 1051.1 FT E OF NW COR TH S 0 DEG 01' 30" E 100 FT TH S 25 DEG 04' W 110.40 FT TO POB TH E 213 FT TO WLY R/W ST HWY M-22 TH SLY ALG R/W 252.57 FT TH N 65 DEG W 228.77 FT M/L TH N 25 DEG 04' E 158.56 FT TO POB SEC 3 T28N R11W.	X		Dirt Road	200.00	220.00	0.9776	0.8433	800	100		131,902
			Gravel Road	19.00	220.00	0.9776	0.8433	800	50	SURPLUS: ZONING	100 ft
			219 Actual Front Feet, 1.11 Total Acres Total Est. Land Value = 138,167								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: Asphalt Paving	2.91	3200	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	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
														2024	86,400	117,500	203,900			123,681C
														2023	69,100	103,200	172,300			117,792C
														2022	45,200	76,500	121,700			112,183C

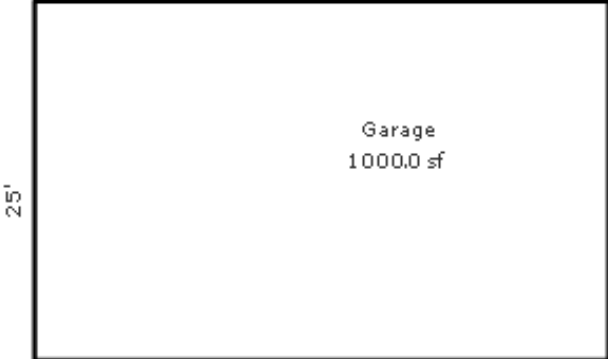
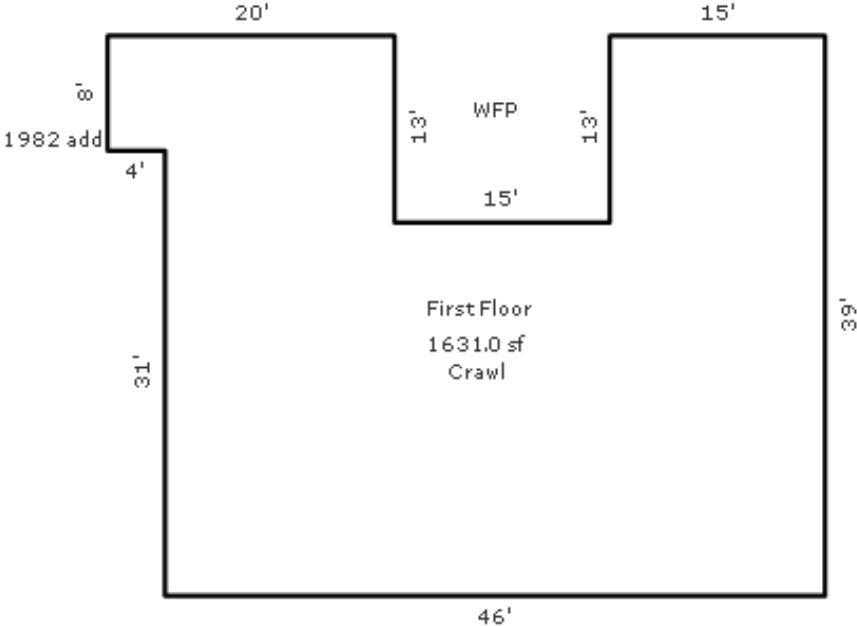


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(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 195	Type WGEP (1 Story)	Year Built: 1978 Car Capacity: 3.5 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 975 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 45 Floor Area: 1,631 Total Base New : 240,923 Total Depr Cost: 132,508 Estimated T.C.V: 251,765	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace				(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 1950			
Yr Built 1950	Remodeled 1982	Ex	X	Ord		Min	120 Amps Service				No./Qual. of Fixtures		Ground Area = 1631 SF Floor Area = 1631 SF.				
Condition: Average		Size of Closets		No. of Elec. Outlets				(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1 Story Siding Crawl Space		1,631 Total: 180,164 99,091				
Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:				120 Amps Service		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,238 681 2 2,614 1,438		
(1) Exterior	(6) Ceilings		No. of Elec. Outlets				(13) Plumbing		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		1 4,582 2,520 1 5,680 3,124		
Wood/Shingle Aluminum/Vinyl Brick X Stucco X Insulation	X Drywall		Many				X	Ave.	Few	Porches		WGEP (1 Story)		195 13,650 7,507			
(2) Windows	(7) Excavation		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 0 S.F. Height to Joists: 0.0				(14) Water/Sewer		Built-Ins		Appliance Allow.		1 1,947 1,071		Totals: 240,923 132,508		
X Many Avg. X Avg. Few Small	Basement		(8) Basement				Public Water Public Sewer Water Well		Notes:		ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.900 => TCV:		251,765				
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				1000 Gal Septic 2000 Gal Septic		Lump Sum Items:								
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support														
X Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X8X16 Unsupported Len: Cntr.Sup:														
X Asphalt Shingle																	
Chimney: Block																	

*** 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.
NEWBLATT STEWART A & FLOR	SCHUERMANN ELIZABETH REED	380,000	03/13/2019	WD	03-ARM'S LENGTH	1355P206	PROPERTY TRANSFER	100.0
NEWBLATT STEWART A & FLOR	NEWBLATT STEWART A & FLOR	0	06/25/2010	QC	09-FAMILY	2010 1051-920Q	DEED	0.0
NEWBLATT STEWART A & FLOR		0	05/07/2008	WD	03-ARM'S LENGTH	977/921	DEED	0.0
NEWBLATT STEWART A & FLOR		0	01/21/2008	QC	03-ARM'S LENGTH	977/930	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7880 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	02/25/1993	93001286	
	P.R.E. 0%		WELL/SEPTIC	10/23/1992	1992-1325	100% FINIS
Owner's Name/Address	MAP #: 71					
SCHUERMANN ELIZABETH REED 3450 VISTA AVE CINCINNATI OH 45208	2025 Est TCV 613,689 TCV/TFA: 473.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L320 P697-699 L360 P35/93 PRT GOVT LOT 4 BEG AT POINT ON N LN SD SEC 3 DESCRIBED AS 1051.1 FT E OF NW COR SD SEC TH ALG SD N SEC LN E 239.44 FT TO WLY R/W LN ST HWY M-22 TH ALG SD WLY LN ON ARC OF 922.17 FT RADIUS CURVE TO RIGHT 177.30 FT CH-S 19 DEG 13' 30" W 177.03 FT TH ALG SD WLY LN S 24 DEG 44' W 36.10 FT TH W 213 FT TH N 25 DEG 04' E 110.40 FT TH N 00 DEG 01' 30" E 100 FT TO POB SEC 3 T28N R14W.	X	Dirt Road		E 200' @ 800/	200.00	242.00	0.9844	0.8636	800	100		136,024
	X	Gravel Road		E 200' @ 800/	13.00	242.00	0.9844	0.8636	800	50	SURPLUS: ZONING 100 ft	100 ft
	X	Paved Road		213 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =								140,444
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
	X	Water		D/W/P: Asphalt Paving	3.64	3200	0	0				
	X	Sewer		D/W/P: 4in Ren. Conc.	10.34	260	0	0				
	X	Electric		Wood Frame	36.09	120	50	2,165				
	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 =								7,165
	X	Underground Utils.										

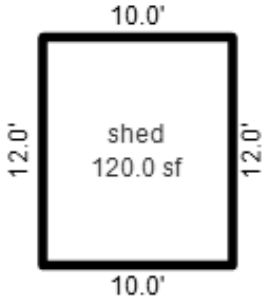
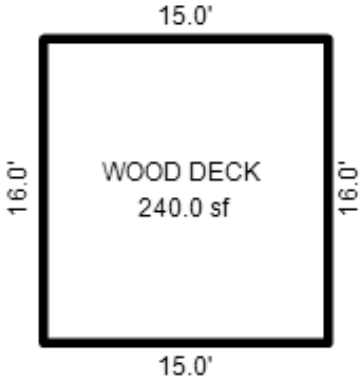
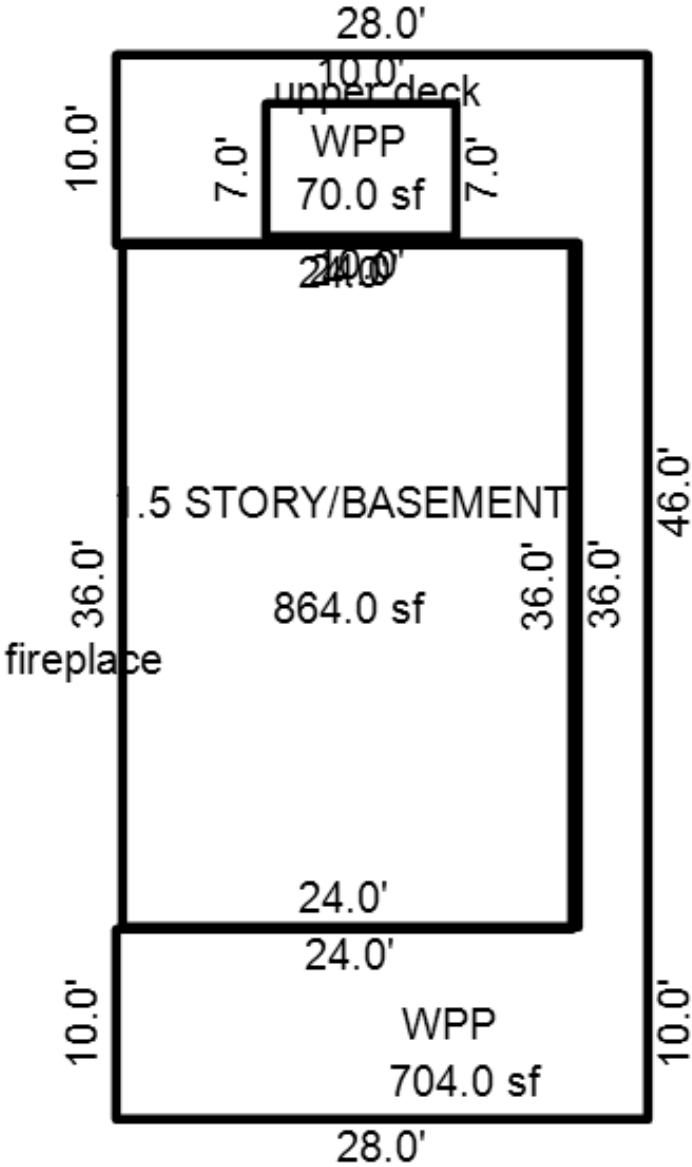
Comments/Influences	Topography of Site	Level	X	Rolling	Low	X	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
																	Who	When	What				
																	2025	70,200	236,600	306,800			201,724C
																	2024	87,800	216,500	304,300			195,659C
																	2023	70,200	190,100	260,300			186,342C
																	2022	45,100	151,000	196,100			177,469C

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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 704 70 240	Type WPP WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: BC Effec. Age: 20 Floor Area: 1,296 Total Base New : 306,632 Total Depr Cost: 245,305 Estimated T.C.V: 466,080		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 864 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC		Blt 1993		
Yr Built 1993	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures		Stories Exterior Foundation Size Cost New Depr. Cost		215,098		172,077				
Condition: Average		Size of Closets		X Lg Ord Small			200 Amps Service		1.5 Story Siding Basement 864		Total:		215,098		172,077	
Room List		Doors		Solid X H.C.		(12) Electric		Other Additions/Adjustments		Recreation Room 864 23,777 19,022		Basement, Outside Entrance, Below Grade 3 10,856 8,685				
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			No. of Elec. Outlets		Plumbing		Average Fixture(s)		1 2,188 1,750		2 3 Fixture Bath	
(1) Exterior		(6) Ceilings		X Drywall			X Many Ave. Few		Solar Water Heat		3 Fixture Bath 1 6,880 5,504		2 Fixture Bath 1 4,610 3,688			
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		No Plumbing		Extra Toilet 1 4,610 3,688		Extra Sink			
X Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)		Solar Water Heat		1000 Gal Septic 1 5,676 4,541		Ceramic Tile Floor 1 6,289 5,031			
(2) Windows		(9) Basement Finish		864 Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic		No Plumbing		Ceramic Tile Wains		Ceramic Tub Alcove			
X	Many Avg. Few	X	Large Avg. Small	Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath		Extra Toilet		Water/Sewer		1000 Gal Septic 1 5,676 4,541		Ceramic Tile Floor 1 6,289 5,031	
Wood Sash Metal Sash Vinyl Sash Double Hung		(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			1 2 Fixture Bath		Extra Sink		Porches		WPP 70 3,182 2,546		WPP 704 14,516 11,613	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Separate Shower		Deck		Treated Wood 240 4,992 3,994			
(3) Roof		864 Recreation SF Living SF 3 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:		Ceramic Tile Floor		Built-Ins		Appliance Allow. 1 4,003 3,202			
X	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Ceramic Tub Alcove		Fireplaces		Prefab 2 Story 1 4,564 3,651			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Lump Sum Items:		Vent Fan		Local Cost Items		GENERATOR 1 1 1 *			
Chimney: Metal		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:		Vent Fan		Deck		Treated Wood 240 4,992 3,994			
		Totals:		306,632			245,305		Totals:		306,632		245,305			

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6900 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/11/2006	PM06-0453	
	P.R.E. 100% 05/10/1994		Res. Garage, Detached	12/22/2005	PB05-0782	
Owner's Name/Address	MAP #: 72		GARAGE POLE CONSTRUCTION	12/18/2005	2047-05	
HODGE BRIAN E 6900 W DAY FOREST RD EMPIRE MI 49630	2025 Est TCV 523,076 TCV/TFA: 401.13					

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	319.09	0.8884	0.9255	2000 100	164,433
			E 200' @ 800/	60.54	319.09	1.0565	0.9255	800 100	47,353
			161 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =						211,787

Tax Description
 12/2016 COMBINED WITH 203-004-25
 COMBINED DESCRIPTION PART OF GOVERNMENT LOT 4 ALSO BEING PART OF THE NORTHWEST 1/4 OF SECTION 3, T.28 N. -R. 14 W., GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT WHICH IS N 90°-00'-00" E, 238.53 FEET (RECORDED AS 238.66 FEET) ALONG THE NORTH LINE OF SAID SECTION 3 FROM THE NORTHWEST CORNER OF SAID SECTION 3; THENCE CONTINUING ALONG SAID NORTH LINE N 90°-00'-00" E, 160.57 FEET, THENCE S 03°-50'-33" W, 429.23 FEET (RECORDED AS S

- 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: 4in Ren. Conc.	8.24	1020 0	0
Fencing: Wire Mesh, #9	3.82	100 50	191
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 =			2,691



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

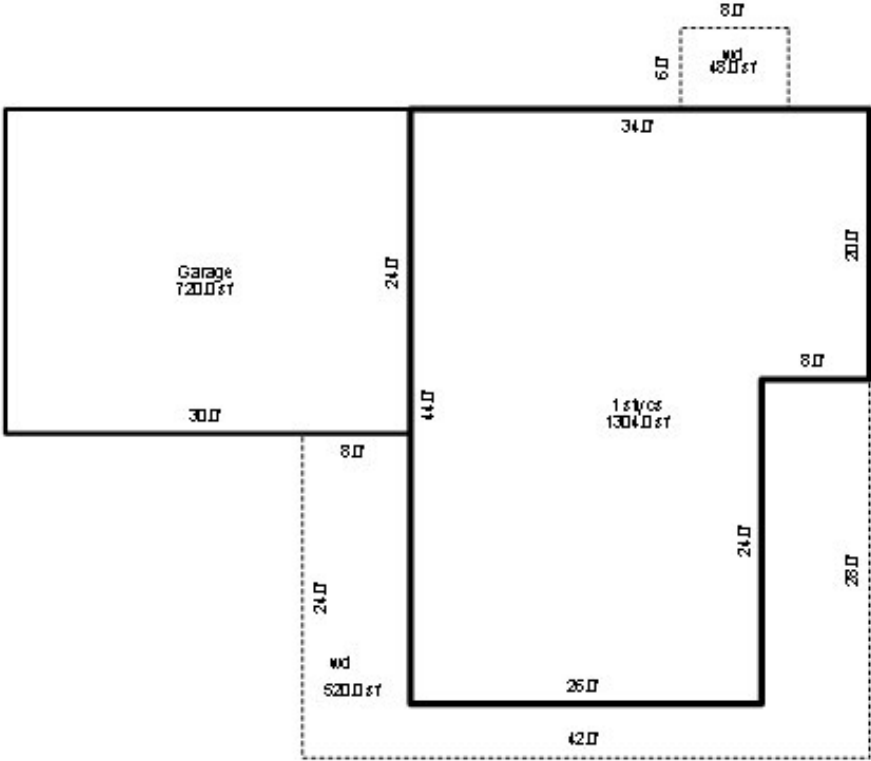
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	105,900	155,600	261,500			147,590C
2024	78,500	148,800	227,300			143,153C
2023	62,800	130,600	193,400			136,337C
2022	61,800	96,200	158,000			129,845C

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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	0	Front Overhang	0	Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 520	Type Treated Wood Treated Wood	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % 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 Effec. Age: 35 Floor Area: 1,304 Total Base New : 249,880 Total Depr Cost: 162,420 Estimated T.C.V: 308,598			E.C.F. X 1.900		Bsmnt Garage:				
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 Heat & Cool Ground Area = 1304 SF Floor Area = 1304 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas					Cls C Blt 1974							
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	Size of Closets			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost											
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Plumbing			1 Story Siding Crawl Space 1,304			Total:		175,114 113,823						
Room List		Doors		Solid	X	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments											
4	Basement							Kitchen:			150			Plumbing										
1st Floor	2nd Floor							Other: Carpeted			Amps Service			Average Fixture(s)										
2	Bedrooms							Other:			Ex. X Ord. Min			2 Fixture Bath			1 1,486 966							
(1) Exterior								(6) Ceilings			No. of Elec. Outlets			3 Fixture Bath			1 2,034							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				(7) Excavation			Many X Ave. Few			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic Water Well, 100 Feet			1 4,899 3,184 1 5,849 3,802		
X	Insulation							(8) Basement			(13) Plumbing			Deck			Treated Wood Treated Wood			48 1,742 1,132 520 7,805 5,073				
(2) Windows								(9) Basement Finish			(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Many Avg. X Few	Large Avg. X Small			Basement: 0 S.F. Crawl: 1304 S.F. Slab: 0 S.F. Height to Joists: 0.0			(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Pole (Unfinished)			Base Cost 720 29,232 19,001 Common Wall: 1 Wall 1 -2,705 -1,758 Door Opener 2 1,101 716							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens							(11) Roof			Lump Sum Items:			Built-Ins			Appliance Allow.			1 2,786 1,811				
X	Gable Hip Flat	Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									Fireplaces			Prefab 1 Story			1 2,610 1,696				
X	Asphalt Shingle																Totals:			249,880 162,420				
Chimney: Metal					Joists: 2X10X16 Unsupported Len: Cntr.Sup:															<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITFIELD TRUST	WEBB	289,000	06/15/2001	WD	03-ARM'S LENGTH	587:304	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6876 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/12/2024	PM24-0590	100% FINIS
	P.R.E. 100% 02/24/2003		Mechanical	06/24/2022	PM22-0546	100% FINIS
Owner's Name/Address	MAP #: 72		Electrical	04/05/2022	PE22-0207	100% FINIS
WEBB GILBERT G & BETSY B 6876 W DAY FOREST RD EMPIRE MI 49630	2025 Est TCV 729,103 TCV/TFA: 341.02		Res. Add/Alter/Repair	06/14/2013	PB13-0151	100% FINIS

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/	100.00	516.06	0.8934 1.0436 2000 100 186,470	
			E 200' @ 800/	57.00	516.06	1.0624 1.0436 800 50 SURPLUS: ZONING 100 ft 2	
			157 Actual Front Feet, 1.86 Total Acres			Total Est. Land Value =	211,749

Tax Description		Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
		D/W/P: 3.5 Concrete	6.63	380 0	0
		Wood Frame	28.20	120 50	1,692
		Total Estimated Land Improvements True Cash Value =			1,692

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



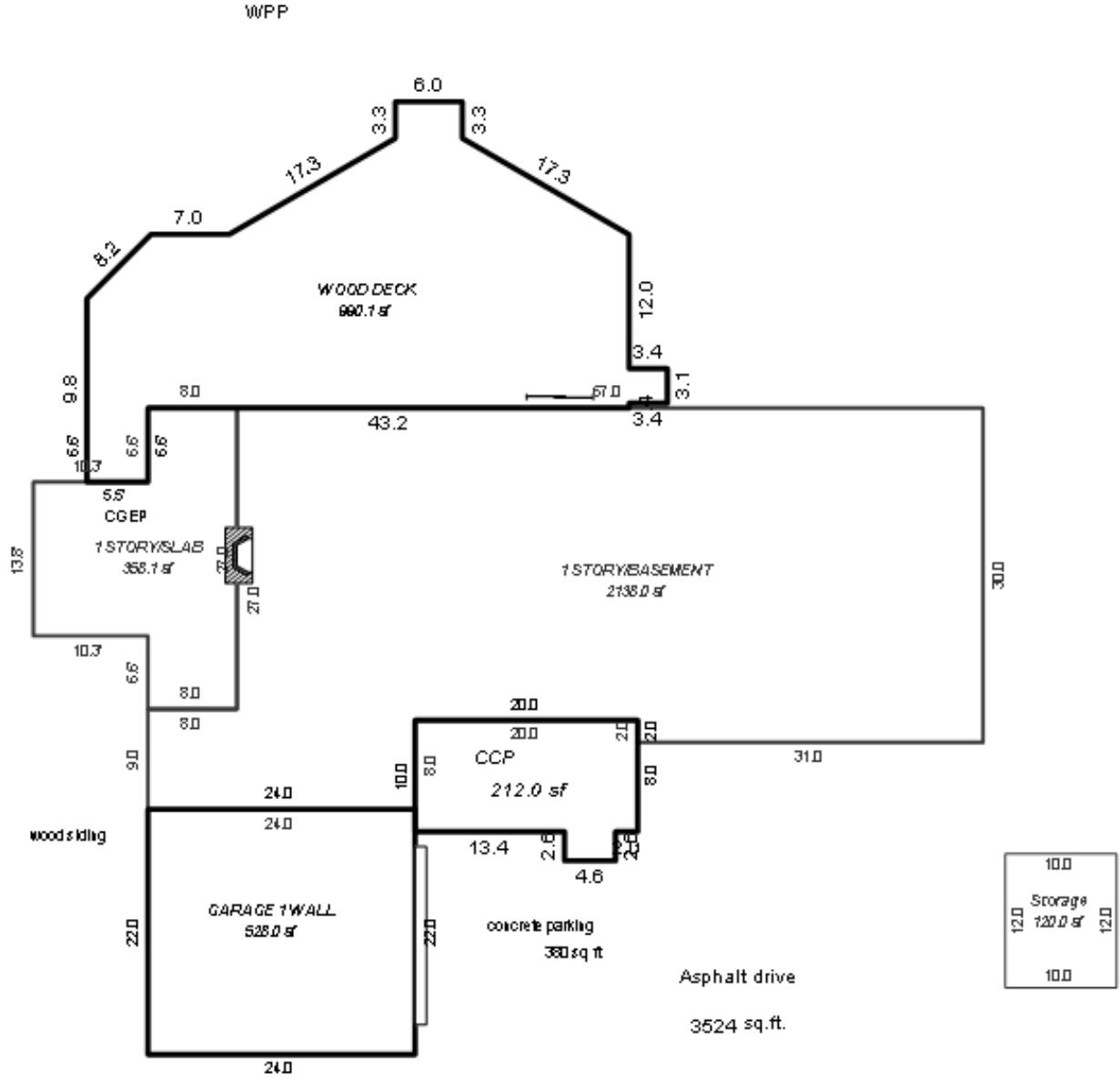
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	105,900	258,700	364,600			208,695C
2024	83,900	236,400	320,300			202,420C
2023	65,900	207,200	273,100			192,781C
2022	54,700	163,100	217,800			181,601C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 212 358 990	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1986 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: 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	X	Central Air Wood Furnace	(12) Electric		200	Amps Service	Class: C Effec. Age: 30 Floor Area: 2,138 Total Base New : 387,717 Total Depr Cost: 271,401 Estimated T.C.V: 515,662		E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration	Panelled	Plaster Wood T&G	No./Qual. of Fixtures			Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1986 (11) Heating System: Forced Hot Water Ground Area = 2138 SF Floor Area = 2138 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 2,138 Total: 302,698 211,888 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,040 3 Fixture Bath 1 4,678 3,275 2 Fixture Bath 1 3,130 2,191 Water/Sewer 1000 Gal Septic 1 4,899 3,429 Water Well, 100 Feet 1 5,849 4,094 Porches CCP (1 Story) 212 5,571 3,900 CGEP (1 Story) 358 19,690 13,783 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,565 16,495 Common Wall: 1 Wall 1 -2,705 -1,893 Door Opener 1 550 385 Built-Ins Appliance Allow. 1 2,786 1,950 Fireplaces Wood Stove 1 2,570 1,799 Deck Treated Wood 990 12,949 9,064 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Plumbing									
1986 201	0	Ex	X	Ord		Min	Many	X	Ave.	Few						
Condition: Average		X Lg		Ord	Small	(13) Plumbing										
Room List		Doors	Solid	X	H.C.	Average Fixture(s)										
	Basement	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			2			3			2			
	1st Floor	Kitchen: Vinyl		Other: Carpeted			1			2			1			
	2nd Floor	Other: Carpeted		Other:			1			2			1			
	3 Bedrooms	Other:		Other:			1			2			1			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic						
X	Insulation	(7) Excavation		Basement: 2138 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:									
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support									
X	Many Avg. Few	X	Large Avg. Small	Basement: 2138 S.F. Crawl: 0 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	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Joists: 2X12X16 Unsupported Len: Cntr.Sup:									
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: 2X12X16 Unsupported Len: Cntr.Sup:									
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: 2X12X16 Unsupported Len: Cntr.Sup:									
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: 2X12X16 Unsupported Len: Cntr.Sup:									
Chimney: Brick		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: 2X12X16 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.
WHITFIELD TRUST	BUTLER	105,900	01/31/2000	WD	03-ARM'S LENGTH	535:249	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6888 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	08/29/2023	PM23-0729	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	07/06/2021	PM21-0558	100% FINIS
BUTLER JOHN M & SANDRA C PO BOX 408 GLEN ARBOR MI 49636	MAP #: 72		Electrical	11/25/2020	PE20-0652	100% FINIS
	2025 Est TCV 813,366 TCV/TFA: 426.52		Res. Add/Alter/Repair	04/17/2018	PB18-0150	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L535 P249-251/00 PRT NW 1/4 SEC 3 BEG AT POINT WHICH IS E 399.10 FT ALG N LN SD SEC TH CONT E 449.27 FT TH S 22 DEG 09'59" W 161.61 TH W 398.34 FT TH N 03 DEG 50'33" E 150 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 3 T28N R14W.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			C 100' @ 2000/	100.00	423.81	0.8915	0.9935	2000	100		177,144
			E 200' @ 800/	58.31	423.81	1.0602	0.9935	800	50	SURPLUS: ZONING 100' MIN	
			158 Actual Front Feet, 1.54 Total Acres			Total Est. Land Value =				201,709	

Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Dirt Road	7.01	3200	0	0
X	Gravel Road	15.72	124	0	0
X	Paved Road	39.41	334	50	6,581
X	Storm Sewer	23.66	312	50	3,691
X	Sidewalk				
X	Water				
X	Sewer				
X	Electric				
X	Gas				
X	Retaining Wall: Brick, 12 in.				
X	Wood Frame				

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	D/W/P: 4in Concrete	7.01	3200	0	0
X	D/W/P: Patio Blocks	15.72	124	0	0
X	Residential Local Cost Land Improvements				
X	LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
	Total Estimated Land Improvements True Cash Value =				20,272

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2025	100,900	305,800	406,700			249,026C
X	Low	2024	98,100	297,300	395,400			241,539C
X	High	2023	77,100	261,400	338,500			230,038C
X	Landscaped	2022	64,600	196,100	260,700			219,084C
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



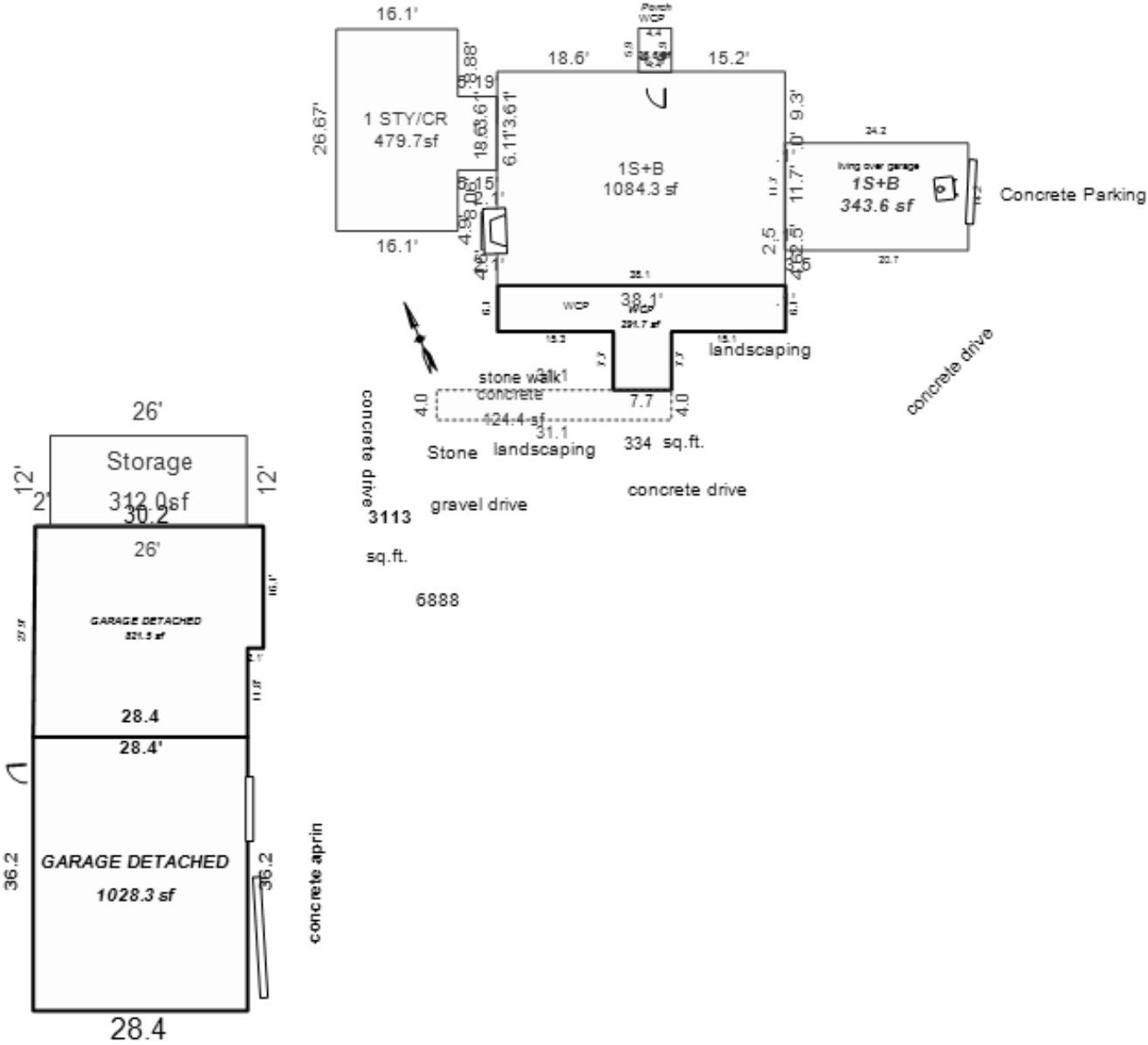
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/15/2018	INSPECTED	2024	98,100	297,300	395,400			241,539C
TPC	04/19/2018	INSPECTED	2023	77,100	261,400	338,500			230,038C
TPC	11/14/2017	INSPECTED	2022	64,600	196,100	260,700			219,084C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																														
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							291	WCP (1 Story) 25 WCP (1 Story)																															
	Building Style: 1 STORY																																											
	Yr Built 2000	Remodeled 2017			Ex	X	Ord	Min																																				
	Condition: Average				Size of Closets Lg			X	Ord	Small																																		
	Room List	Doors	Solid	X	H.C.				Central Air Wood Furnace																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors						(12) Electric 0 Amps Service																																			
	(1) Exterior		Kitchen: Other: Other:						No./Qual. of Fixtures X Ex.	Ord.	Min																																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings						No. of Elec. Outlets Many	X	Ave.	Few																																
	(2) Windows		(7) Excavation						(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																			
X	Many Avg. Few	X	Large Avg. Small																																									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																									
	(3) Roof	50	(9) Basement Finish						(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																			
X	Gable Hip Flat		Gambrel Mansard Shed																																									
X	Asphalt Shingle		(10) Floor Support						Lump Sum Items:																																			
	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																									
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1907 SF Floor Area = 1907 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,085</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>343</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>479</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>281,815</td> <td>225,471</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 50 974 487 Plumbing Average Fixture(s) 1 1,486 1,189 3 Fixture Bath 2 9,357 7,486 Water/Sewer 1000 Gal Septic 1 4,899 3,919 Ceramic Tile Floor 1 5,849 4,679 Porches WCP (1 Story) 291 9,801 7,841 WCP (1 Story) 25 1,959 1,567 Garages Class: C Exterior: Pole (Unfinished) Door Opener 2 1,101 881 Base Cost 1028 24,980 19,984 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 821 31,970 25,576 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,617 2,094 Door Opener 1 550 440 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,085			1 Story	Siding	Basement	343			1 Story	Siding	Crawl Space	479			Total:				281,815	225,471
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1 Story	Siding	Basement	1,085																																									
1 Story	Siding	Basement	343																																									
1 Story	Siding	Crawl Space	479																																									
Total:				281,815	225,471																																							

*** 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.
SCHMALTZ CHRISTOPHER S &	CUSTER STEPHEN J & NELSON	395,000	09/23/2016	WD	03-ARM'S LENGTH	1275P330	PROPERTY TRANSFER	100.0
WHITFIELD BENJAMIN H & MA	SCHMALTZ CHRISTOPHER S &	1	08/02/2012	QC	09-FAMILY	1133P571	PROPERTY TRANSFER	100.0
WHITFIELD BENJAMIN H JR &	WHITFIELD BENJAMIN H & MA	1	12/11/2009	QC	09-FAMILY	2010 1041-234	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6882 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/07/2016	PM16-0754	
	P.R.E. 0%		Mechanical	12/06/2016	PM16-0746	
Owner's Name/Address	MAP #: 72		HOUSE	04/12/2000	20000137	
CUSTER STEPHEN J & NELSON MARIANNE 14491 WILDERNESS TRL OSTRANDER OH 43061	2025 Est TCV 711,415 TCV/TFA: 411.94					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	C 100' @ 2000/		108.00	431.57	0.9809	0.9980	2000	100	211,465
	108 Actual Front Feet,		1.07	Total Acres	Total Est. Land Value =				211,465

Tax Description	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
	Description	Rate	Size % Good	Cash Value			
SURVEY L7 P138-9 SPLIT FROM 006-203-004-20 PARCEL B PRT GOVT LOT 4 ALSO BEING PRT NW 1/4 SEC 3 BEG AT POINT N90 DEG 00'00" E 399.10 FT ALG N LN SD SEC & S 03 DEG 50'33" W 150.00 FT FROM NW COR SD SEC TH N 90 DEG 00'00" E 198.34 FT PAR TO SD N LN TH S 13 DEG 51'59" W 173.60 FT TH S 41 DEG 27'26" E 218.31 FT TO POINT ON C/L DAY FOREST RD TH N 29 DEG 59'39" W 61.84 FT ALG SD C/L TH N 03 DEG 50'33" E 279.23 FT TO POB. SEC 3 T28N R14W. 1.07 A M/L.	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	2025	105,700	250,000	355,700			216,401C
Rolling	2024	74,000	258,800	332,800			209,895C
Low	2023	58,200	227,000	285,200			199,900C
High	2022	47,800	169,200	217,000			190,381C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

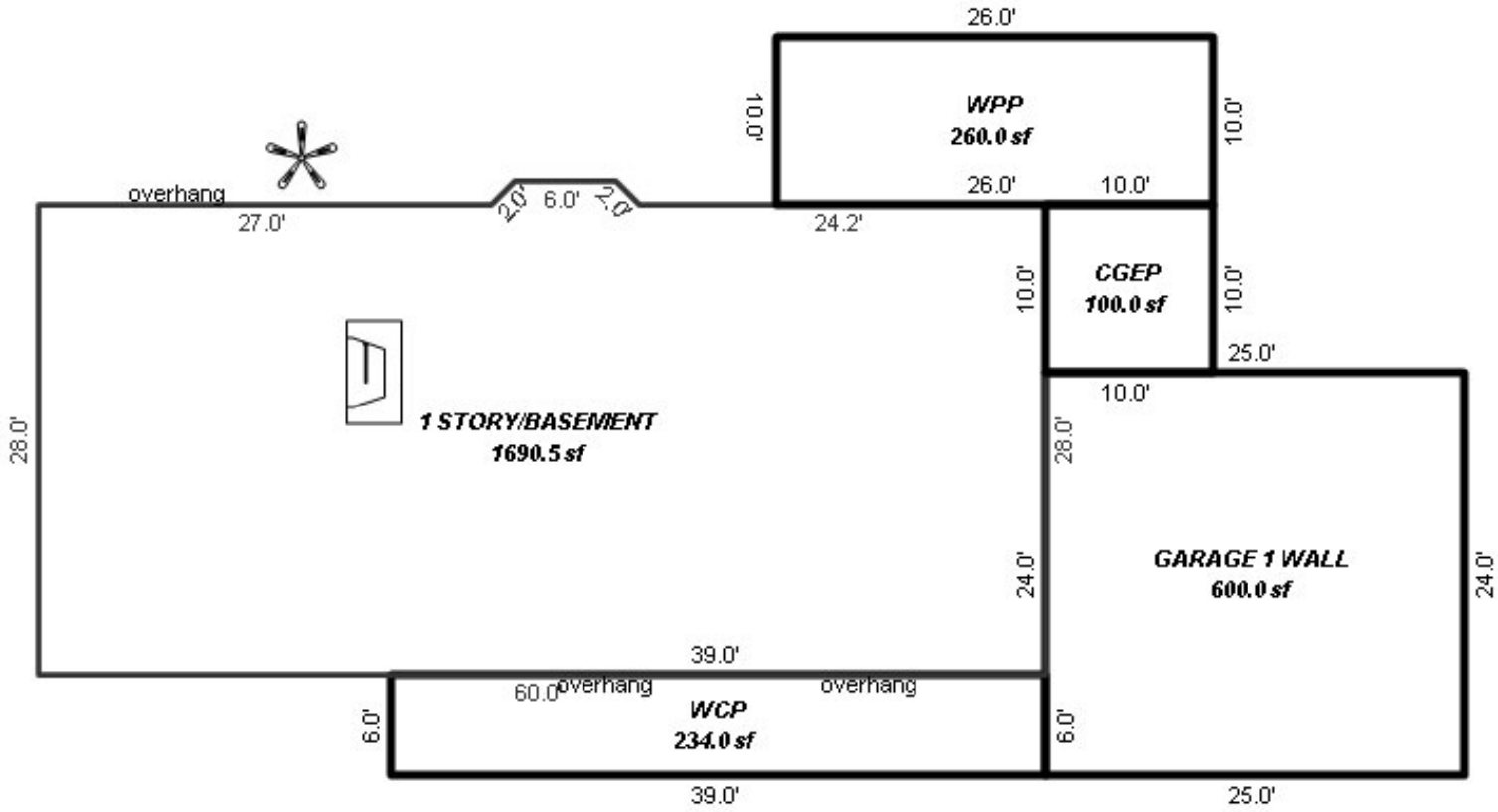
Who	When	What	2025	2024	2023	2022
TPC	05/06/2018	INSPECTED	105,700	74,000	58,200	47,800
TPC	09/29/2016	INSPECTED				
TPC	05/01/2014	INSPECTED				

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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	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 100 234 260	Type CGEP (1 Story) WCP (1 Story) WPP	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
	Building Style: 1 STORY	X	Drywall Paneled			Plaster Wood T&G								
	Yr Built 2000	Remodeled 2015	Ex	X	Ord	Min								
	Condition: Average													
	Room List	Doors		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors												
	(1) Exterior	Kitchen: Hardwood Other: Carpeted Other:												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings												
X	Insulation	X	Drywall											
	(2) Windows	(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1690 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X		(8) Basement												
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	(3) Roof	(9) Basement Finish												
X	Gable Hip Flat	420	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support												
	Chimney: Metal	Joists: WOOD I BEAMS Unsupported Len: Cntr.Sup:												
		(14) Water/Sewer												
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
		Lump Sum Items:												
		(12) Electric												
		200	Amps Service											
		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min								
		No. of Elec. Outlets												
		Many	X	Ave.		Few								
		(13) Plumbing												
		1	Average Fixture(s)											
		3	3 Fixture Bath											
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink											
		1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
		(14) Water/Sewer												
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
		Lump Sum Items:												
		(15) Fireplaces												
		Class: C +5 Effec. Age: 25 Floor Area: 1,727 Total Base New : 347,318 Total Depr Cost: 260,500 Estimated T.C.V: 494,950												
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1690 SF Floor Area = 1727 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		1 Story Siding Basement 1,690												
		1 Story Siding Overhang 37												
		Total: 262,512 196,898												
		Other Additions/Adjustments												
		Recreation Room 420 8,177 6,133												
		Plumbing												
		Average Fixture(s)												
		3 Fixture Bath 2 9,357 7,018												
		2 Fixture Bath 1 3,130 2,347												
		Separate Shower 1 1,369 1,027												
		Water/Sewer												
		1000 Gal Septic 1 4,899 3,674												
		Water Well, 100 Feet 1 5,849 4,387												
		Porches												
		CGEP (1 Story) 100 7,708 5,781												
		WCP (1 Story) 234 8,869 6,652												
		WPP 260 5,034 3,775												
		Garages												
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)												
		Base Cost 600 25,686 19,264												
		Common Wall: 1 Wall 1 -2,705 -2,029												
		Door Opener 1 550 412												
		Built-Ins												
		Appliance Allow. 1 2,786 2,089												
		<<<<< 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.
SCHMALTZ	HUTCHISON	117,050	02/27/1995	PTA	33-TO BE DETERMINED	400:951	OTHER	0.0
SCHMALTZ	SCHMALTZ	1	03/26/1993	WD	03-ARM'S LENGTH	398:228	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6850 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 04/27/1998					
Owner's Name/Address	MAP #: 72					
HUTCHISON JOHN F HUTCHISON ANNA M 6850 W DAY FOREST RD EMPIRE MI 49630	2025 Est TCV 527,797 TCV/TFA: 311.94					

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
L400 P951 L536 P892/00 L649 P248/02 PRT GOVT LOT 4 COM NW COR THEREOF TH S 144.6 FT ALG W LN SD SEC TH S 62 DEG 27' 00" E 56.38 FT TH S 57 DEG 45' 00" E 319 FT TH S 30 DEG 00' 00" E 445.76 FT TO POB TH N 60 DEG 12' 48" E 34.48 FT THN 48 DEG 26' 42" E 120.98 FT TH N 48 DEG 20' 56" E 161.90 FT TH S 65 DEG 01' 08" E 43.49 FT TH S 24 DEG 03' 39" W 181.31 FT TH S 35 DEG 24' 40" W 181.88 FT TH N 54 DEG 30' 00" W 62.45 FT TH N 30 DEG 00' 00" W 102.74 FT TO POB SEC 3 T28N R14W .85 A.	X		Dirt Road	100.00	300.00	0.9439	0.9113	2000	100		172,027
	X		Gravel Road	26.00	300.00	0.9439	0.9113	2000	50	SURPLUS: ZONING 100 ft	2
			Paved Road	126 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = 194,390							
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
			Total Estimated Land Improvements True Cash Value =							5,000	



Comments/Influences

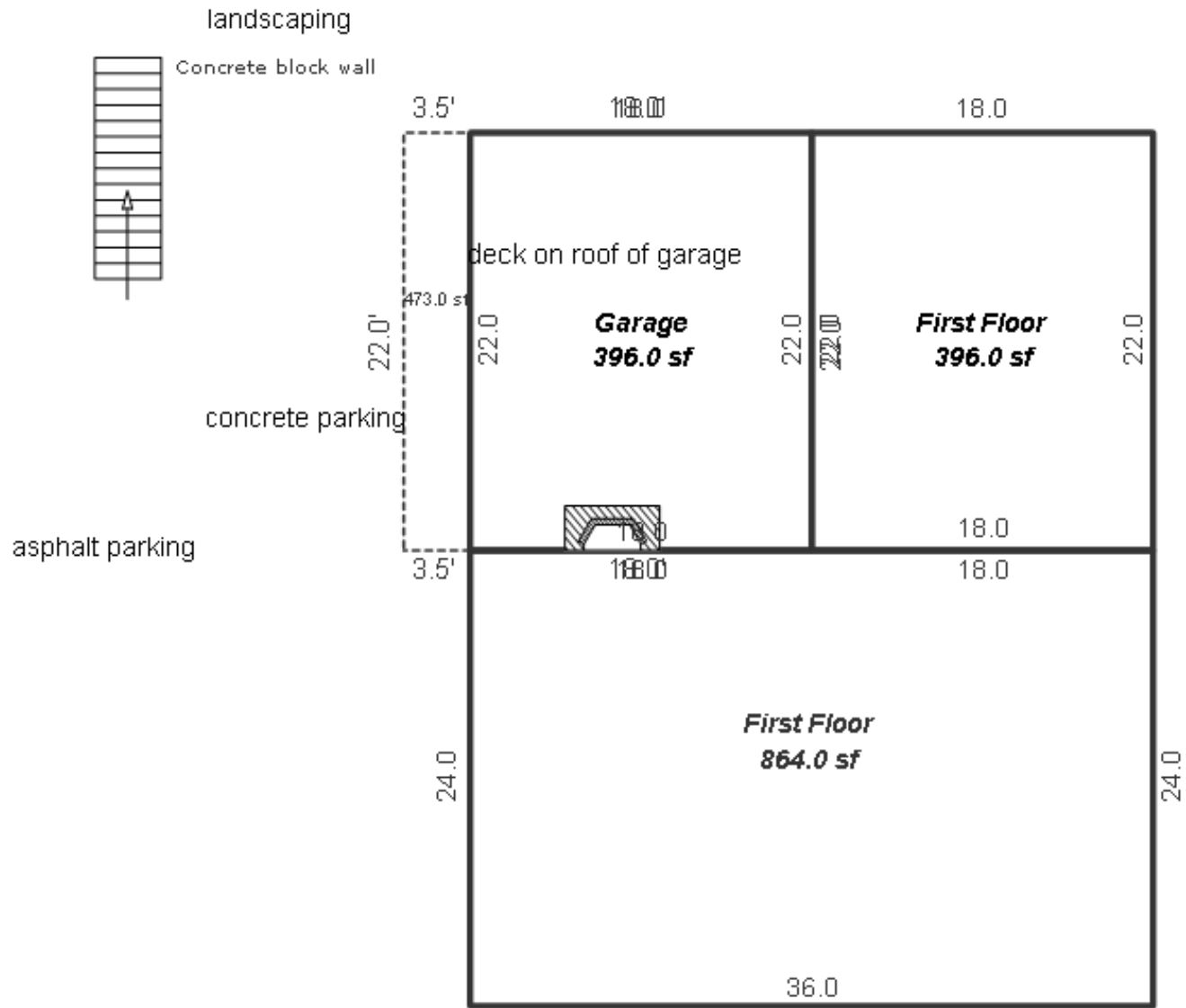
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	97,200	166,700	263,900			126,716C
X	Rolling		2024	68,000	152,600	220,600			122,906C
	Low		2023	53,500	133,900	187,400			117,054C
	High		2022	45,100	99,000	144,100			111,480C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	05/05/2021	INSPECTED						
	TPC	04/23/2019	INSPECTED						
	TPC	05/06/2018	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 1 Front Overhang 1 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 473	Type Treated Wood	Year Built: Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X Ord	Min	Condition: Average	Size of Closets	Lg	X Ord	Small										
Building Style: 1.5 STORY		Yr Built 1973		Remodeled 1977		Room List		Doors		Solid		X H.C.											
Basement 5 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex.		X Ord. Min											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.		Few		(13) Plumbing											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(14) Water/Sewer		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Hot Water Ground Area = 1260 SF Floor Area = 1692 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
X	Insulation	(7) Excavation		Basement: 1260 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2		1.5 Story		Siding		Basement		Basement		396 864		226,251		135,750			
(2) Windows		Many Avg. X Avg. Large Few Small		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Other Additions/Adjustments		Recreation Room		396		7,710		3,855		Basement, Outside Entrance, Above Grade		1 1,883 1,130			
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 1 Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet		1 1		4,899 5,849		2,939 3,509		Deck		Treated Wood		473 7,336 4,402	
(3) Roof		396		(10) Floor Support		Lump Sum Items:		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		396 19,416		11,650		Common Wall: 2 Wall		1 -5,409 -3,245			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Built-Ins		Appliance Allow.		1		2,786		1,672		Fireplaces		2nd on Same Stack		1 4,395 2,637			
X	Asphalt Shingle	Chimney: Metal		Totals:		289,360		172,846		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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



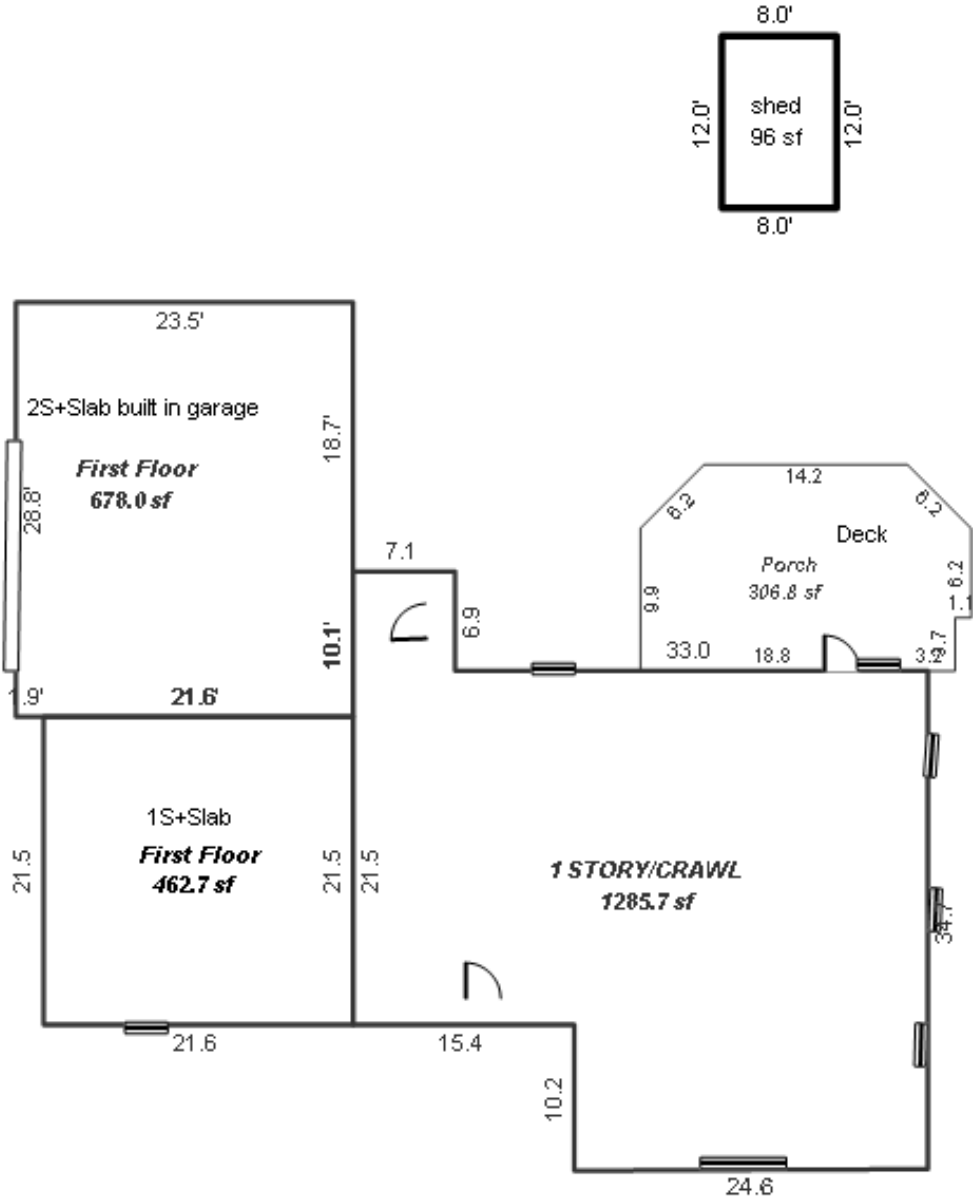
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CANSIANI KEVIN & LARDNER	VILLA LAGO PROPERTIES LLC	0	05/14/2022	QC	21-NOT USED/OTHER	2022003030	DEED	0.0			
QUIGLEY WILLIAM G & SUSAN	CANSIANI KEVIN & LARDNER	615,000	04/16/2021	WD	03-ARM'S LENGTH	2021003286	PROPERTY TRANSFER	100.0			
HARTIGAN BRIAN & JODY	QUIGLEY WILLIAM G & SUSAN	382,499	08/01/2019	WD	03-ARM'S LENGTH	1368P1	PROPERTY TRANSFER	100.0			
REAY THOMAS D & HUGHES RE	HARTIGAN BRIAN & JODY	344,000	07/11/2017	WD	19-MULTI PARCEL ARM'S LE	1300P389	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status		
6854 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/14/2022	PM22-0310	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Electrical		01/27/2022	PE22-0056	100% FINIS			
VILLA LAGO PROPERTIES LLC 3023 COCHRANE ST DETROIT MI 48216		MAP #: 72		Mechanical		11/12/2020	PM20-0779	100% FINIS			
		2025 Est TCV 617,119 TCV/TFA: 284.12		HOUSE		07/10/2008	LU08-2124	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
		Public Improvements		* Factors *							
L234 P247 L384 P472-475 L446 P544/97 PRT OF GOVT LOT 4 SEC 3 COM NW SEC COR TH S 144.60 FT TO C/L DAY FOREST RD TH ON C/L S 62 DEG 27' E 56.38 FT TH S 57 DEG 45' E 319 FT TH S 30 DEG E 346.66 FT FOR POB TH CONT S 30 DEG E ON SD C/L 100 FT TH N 60 DEG E 33 FT TH N 48 DEG 13' 54" E 142.58 FT TH S 35 DEG 45'33" E 99.20 FT TH S 48 DEG 13'54" W 152.58 FT TH S 60 DEG W 33 FT TO POB SEC 3 T28N R14W.		X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
		X		C 100' @ 2000/	100.00	122.00	1.0000 0.7277	2000 100		145,545	
		X		100 Actual Front Feet,	0.28	Total Acres		Total Est. Land Value =		145,545	
		X		Land Improvement Cost Estimates							
		X		Description	Rate	Size	% Good	Cash Value			
		X		D/W/P: Brick on Sand	18.15	144	0	0			
		X		Wood Frame	29.74	96	50	1,427			
		X		Residential Local Cost Land Improvements							
		X		Description	Rate	Size	% Good	Cash Value			
		X		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
		X		Total Estimated Land Improvements True Cash Value =							6,427
Comments/Influences		Topography of Site									
		X	Level								
		X	Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	72,800	235,800	308,600		200,850C	
		TPC 05/09/2022	INSPECTED		2024	50,900	215,800	266,700		194,811C	
		TPC 03/15/2021	INSPECTED		2023	40,000	189,400	229,400		185,535C	
		TPC 07/27/2017	INSPECTED		2022	34,900	139,800	174,700		174,700S	


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	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 306	Type Treated Wood	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: 1 Mech. Doors: 0 Area: 678 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	X	Size of Closets	Lg	X	Ord	Small				
Building Style: 1.5 STORY		Condition: Average		Room List		Doors		Solid		X		H.C.		(5) Floors					
Yr Built 1967	Remodeled 2019	Kitchen: Other: Carpeted Other:		(12) Electric		150		Amps Service		No./Qual. of Fixtures		Ex.		X		Ord.	Min		
Basement 4 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		X Drywall		No. of Elec. Outlets		Many		X		Ave.		Few		(13) Plumbing			
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 1074 S.F. Slab: 420 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		(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 = 1494 SF Floor Area = 2172 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,074 1 Story Siding Slab 420 1 Story Siding Overhang 678 Total: 264,797 198,627	
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water/Sewer		1000 Gal Septic Water Well, 100 Feet Deck Treated Wood		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 678 Common Wall: 1 Wall 1 Door Opener 1 550 Built-Ins Appliance Allow. 1 2,786 Local Cost Items GENERATOR 1 1		33,853 25,390 -2,705 -2,029 550 412 2,786 2,089 1 1		Totals: 326,381 244,814	
(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:		Notes: 2008 ADDITION <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		1 1		* 1			
X Asphalt Shingle		Chimney: Brick		X Storms & Screens		X Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors		X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors		X Insulation		X Storms & Screens		X Storms & Screens		X Storms & Screens			

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



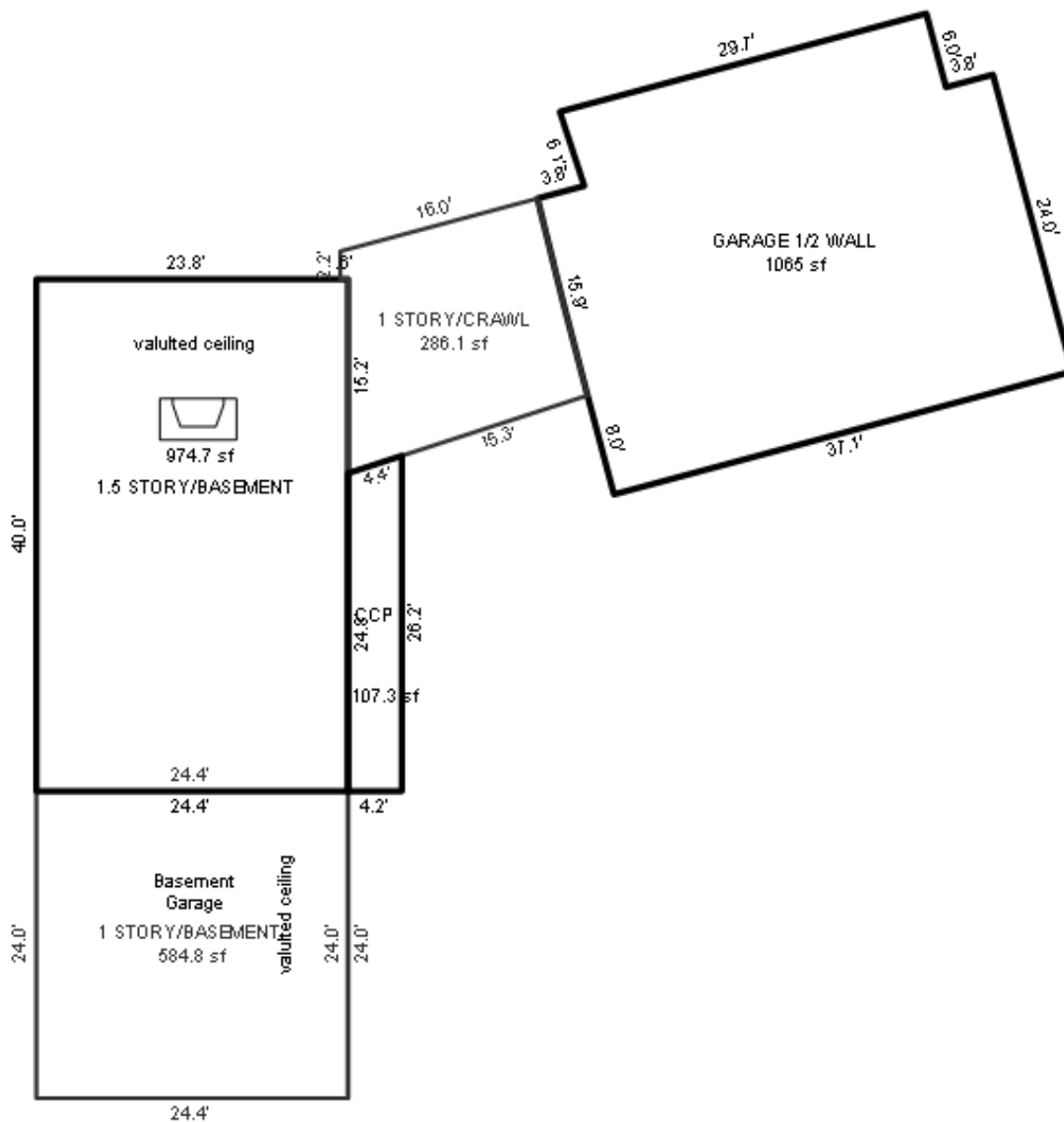
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PEAKE WENDI B	PEAKE WENDI B TRUST	0	07/18/2023	QC	09-FAMILY	2023003061	PROPERTY TRANSFER	0.0				
BANK OF NEW YORK MELLON T	PEAKE WENDI B	160,000	12/30/2010	CD	11-FROM LENDING INSTITUT	2010 1075-508C	PROPERTY TRANSFER	100.0				
BANK OF NEW YORK MELLON T	CHASEFLEX TR SRVCS -JP MO	160,000	12/08/2010	CD	11-FROM LENDING INSTITUT	2010 1075-508C	DEED	100.0				
KEGLER CATHERINE ANN LIVI	BANK OF NEW YORK MELLON T	315,000	05/13/2010	SD	10-FORECLOSURE	2010 1048-169S	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6998 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		01/31/2023	PP23-0047	100% FINIS				
Owner's Name/Address		P.R.E. 100% 12/30/2021		Mechanical		03/17/2020	PM20-0195	100% FINIS				
PEAKE WENDI B TRUST 6998 W DAY FOREST RD EMPIRE MI 49630		MAP #: 72		Plumbing		01/28/2020	PP20-0032	100% FINIS				
		2025 Est TCV 917,610 TCV/TFA: 393.66		Plumbing		06/11/2019	PP19-0148	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
L524 P598/99 L601 P601/01 L657 P427/02 L674 P141&144/02 L772 P387&414/03 L902 P936&937/06 L905 P687&690/06 PRT GOVT LOT 4 SEC 3 BEG AT NW COR SD SEC TH S 144.6 FT TH S 62 DEG 27' E ALG C/L DAY FOREST RD 56.38 FT TH CONT ALG SD C/L S 57 DEG 45' E 104.88 FT TH N 226.47 FT TH W 138.66 FT TO POB SEC 3 T28N R14W.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Electric		C 100' @ 2000/ 149.40 172.02 0.9045 0.7930 2000 100 214,323 149 Actual Front Feet, 0.59 Total Acres Total Est. Land Value = 214,323								
		Gas		Land Improvement Cost Estimates								
		Curb		Description Rate Size % Good Cash Value								
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description Rate Size % Good Cash Value								
		Underground Utils.		LAND IMPROVEMENTS 25 2,500.00 1 100 2,500								
		Topography of Site		Total Estimated Land Improvements True Cash Value = 2,500								
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	107,200	351,600	458,800			250,701C		
		Low		2024	75,000	321,400	396,400			243,163C		
		High		2023	58,900	281,800	340,700			231,584C		
		Landscaped		2022	51,500	186,200	237,700			196,652C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
Comments/Influences		Who	When	What								
		TPC 05/17/2023	INSPECTED									
		TPC 12/08/2022	INSPECTED									
		TPC 10/20/2022	INSPECTED									
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 2 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	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			2			Class: C +10 Effec. Age: 10 Floor Area: 2,331 Total Base New : 409,849 Total Depr Cost: 368,835 Estimated T.C.V: 700,787			Bsmnt Garage: 2 Car Carport Area: Roof:				
Building Style: 1.5 STORY		Drywall Paneled	Plaster X Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.900			Cls C 10 Blt 1976				
Yr Built 1976 200	Remodeled 2022	Ex	Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1844 SF Floor Area = 2331 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Total: 320,483 288,407			Depr. Cost			
Condition: Average		Size of Closets			150 Amps Service			Building Areas			Total: 320,483 288,407			Depr. Cost			
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 320,483 288,407			Depr. Cost			
Basement	1st Floor	(5) Floors			Ex. X Ord. Min			1.5 Story Siding Basement 974			Total: 320,483 288,407			Depr. Cost			
2nd Floor	3 Bedrooms	Kitchen: Other: Other:			No. of Elec. Outlets			1 Story Siding Crawl Space 286			Total: 320,483 288,407			Depr. Cost			
(1) Exterior		(6) Ceilings			Many X Ave. Few			1 Story Siding Basement 584			Total: 320,483 288,407			Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			(13) Plumbing			Plumbing			Total: 320,483 288,407			Depr. Cost			
X	Insulation	Basement: 1558 S.F. Crawl: 286 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			Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,578 2,320			Total: 320,483 288,407			Depr. Cost			
(2) Windows		(8) Basement			(14) Water/Sewer			Plumbing			Total: 320,483 288,407			Depr. Cost			
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			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Total: 320,483 288,407			Depr. Cost			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Lump Sum Items:			Porches CCP (1 Story) 107 3,010 2,709			Total: 320,483 288,407			Depr. Cost			
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Storage Over Garage 576 7,972 7,175 Common Wall: 1/2 Wall 1 -1,352 -1,217 Door Opener 2 1,101 991 Base Cost 1065 46,381 41,743 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,657 3,291 Door Opener 2 1,101 991			Total: 320,483 288,407			Depr. Cost			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Total: 320,483 288,407			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.
BOSS ROBERT M TRUST	VOLK ROLAND & KATHARINE	272,500	08/03/2009	WD	03-ARM'S LENGTH	2009 1023-958W	DEED	100.0
SUTTON KATHRYN M		0	08/03/2009	QC	03-ARM'S LENGTH	2009 1023-954T	DEED	0.0
SUTTON KATHRYN MARY	BOSS ROBERT M TRUST	0	06/30/2006	QC	09-FAMILY	907:588	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6982 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
VOLK ROLAND & KATHARINE 2366 OLEANDER ST BATON ROUGE LA 70806	MAP #: 72					
	2025 Est TCV 574,106 TCV/TFA: 310.66					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
L269 P554 L343 P447 L418 P770/96 DC L523 P790 L692 P546&547/02 L907 P588/06 E 100.0 FT OF W 238.66 FT OF GOVT LOT 4 LYING NLY OF DAY FOREST RD SEC 3 T28N R14W. .57 A M/L.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			C 100' @ 2000/	112.00	221.69	0.9721	0.8449	2000	100	183,974
			112 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =							183,974

Comments/Influences	X Electric	X Gas	X Curb	Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				D/W/P: 3.5 Concrete	6.63	501	0	0		
				LAND IMPROVEMENTS 15						1,500
				Total Estimated Land Improvements True Cash Value =						1,500

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



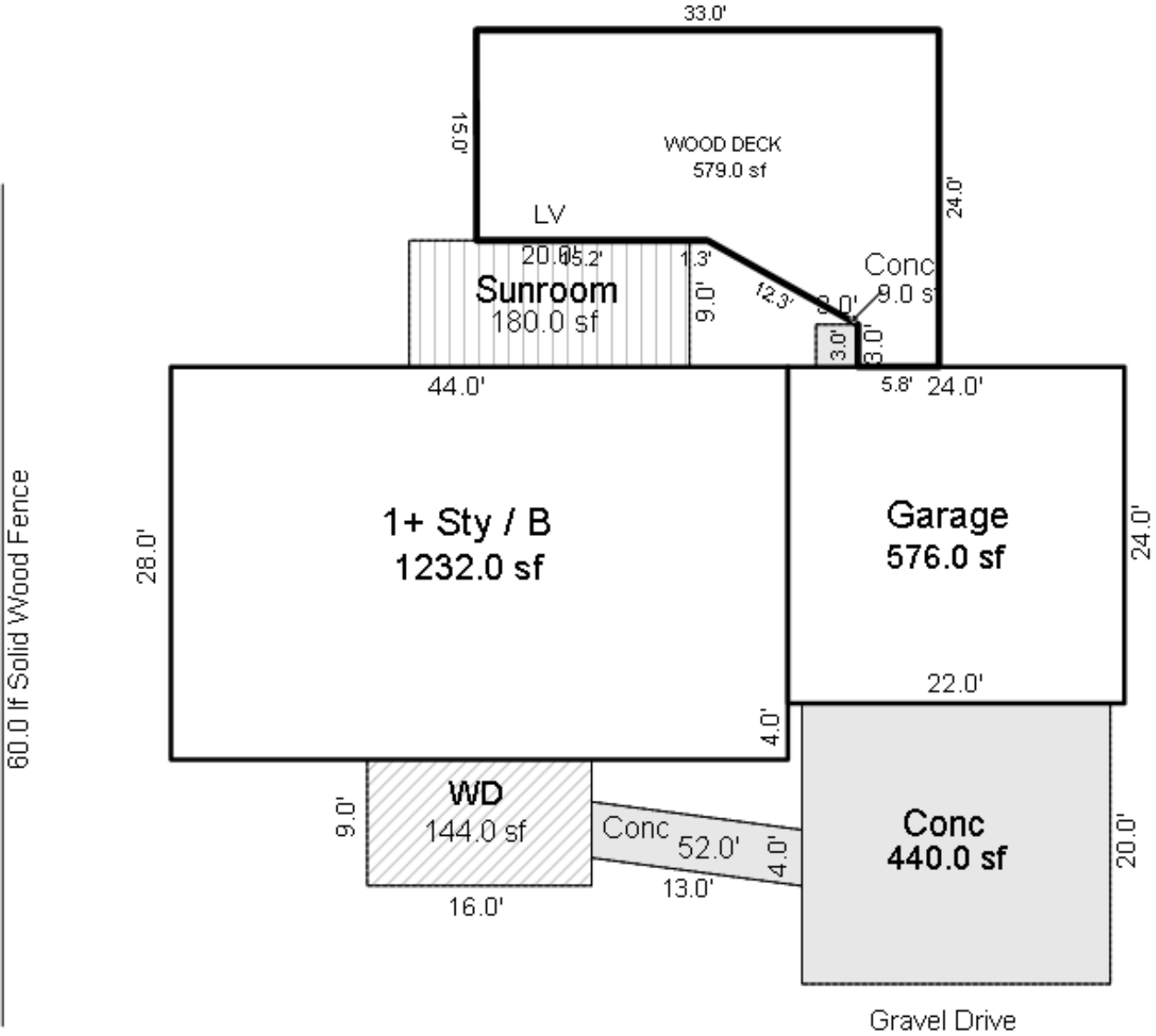
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/02/2019	INSPECTED		2025	92,000	195,100	287,100			149,354C
TPC 05/06/2018	INSPECTED		2024	64,400	178,300	242,700			144,864C
TPC 05/01/2014	INSPECTED		2023	50,600	156,300	206,900			137,966C
			2022	43,100	114,900	158,000			131,397C

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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 180 579 144	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1993 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G									
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C -5 Effec. Age: 30 Floor Area: 1,848 Total Base New : 292,228 Total Depr Cost: 204,543 Estimated T.C.V: 388,632			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1232 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C -5 Blt 1993			
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1.5 Story Siding Basement 1,232		Total: 218,573 152,984			
	Basement 3 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Average Fixture(s) 1 1,486 1,040 3 4,678 3,275 2 3,130 2,191 1000 Gal Septic 1 4,899 3,429 Water Well, 100 Feet 1 5,849 4,094					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches CGEP (1 Story) 180 11,637 8,146					
X	Insulation	(7) Excavation		Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Deck Treated Wood 579 8,378 5,865 Treated Wood 144 3,362 2,353					
(2) Windows		(8) Basement		Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,441 15,709 Common Wall: 1 Wall 1 -2,235 -1,564 Door Opener 1 550 385					
X	Many Avg. X Avg. Few Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Appliance Allow. 1 2,786 1,950			Fireplaces Interior 2 Story 1 6,694 4,686					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Built-Ins			Interior 2 Story 1 6,694 4,686					
(3) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Chimney: Metal			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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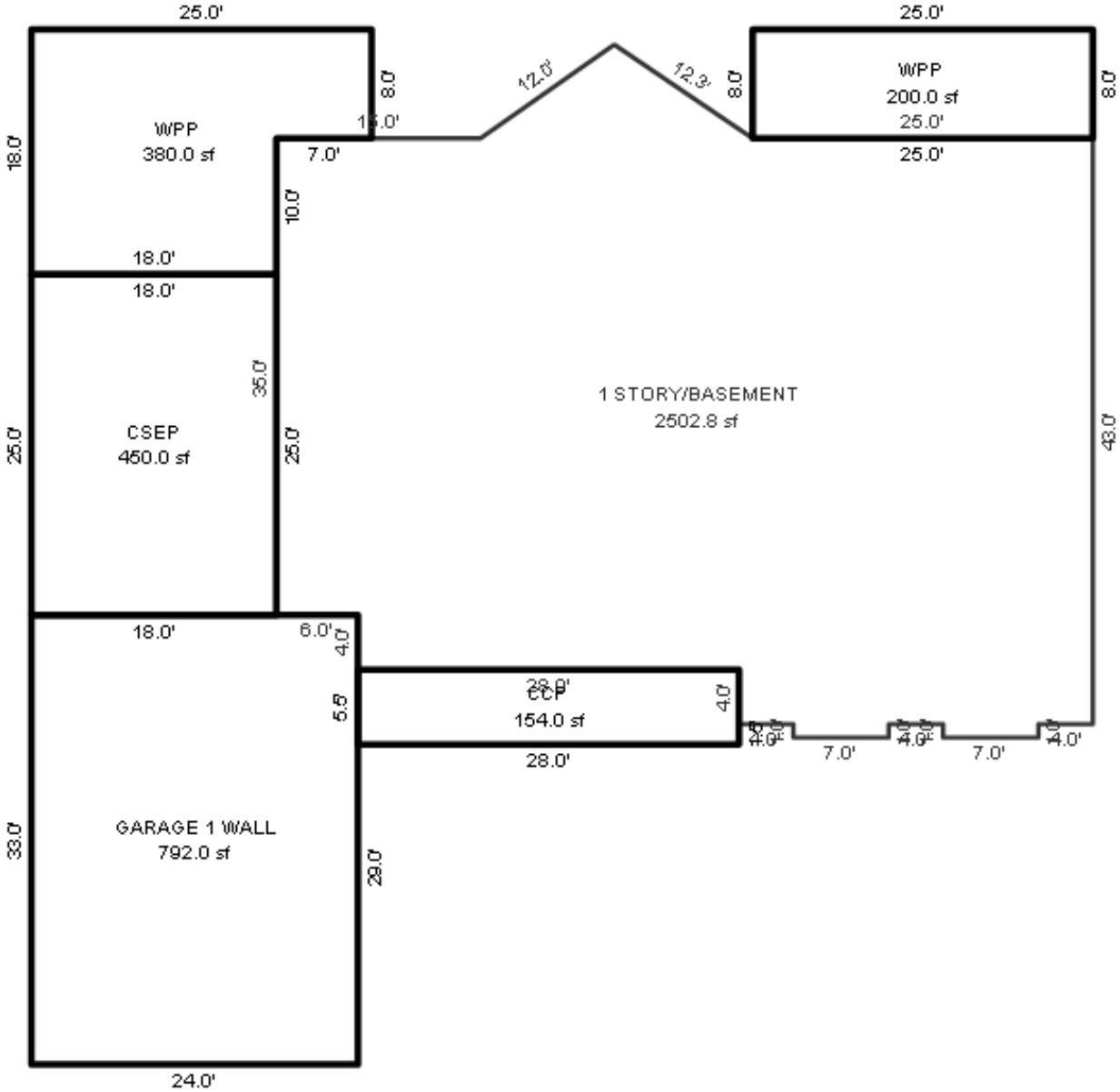
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RICKER EDWIN D	CRAMER K & RICKER S & RIC	0	12/05/2024	OTH	09-FAMILY	OBITURAY NEWS	OTHER	0.0				
RICKER EDWIN D	RICKER EDWIN D	0	11/14/2019	QC	03-ARM'S LENGTH	2019006692	PROPERTY TRANSFER	0.0				
GLEN LODGE LLC	RICKER EDWIN D	100	12/31/2014	QC	09-FAMILY	1233P510	PROPERTY TRANSFER	1.0				
RICKER EDWIN	RICKER EDWIN D LIFE ESTAT	0	08/01/2014	WD	03-ARM'S LENGTH	1204P989	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
7953 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
CRAMER K & RICKER S & RICKER D 7953 S GLEN LAKE RD GLEN ARBOR MI 49636		MAP #: 72										
		2025 Est TCV 2,629,466 TCV/TFA: 1050.9										
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
				INFERIOR 7000/	100.00	201.96	0.9081	1.3221	7000	100		840,415
				GROUP A 20000	27.25	201.96	0.9995	0.7329	20000	50	SURPLUS: ZONING 100 ft	19
				127 Actual Front Feet, 0.59 Total Acres				Total Est. Land Value =		1,040,031		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
				Total Estimated Land Improvements True Cash Value =				7,500				
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		X Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	520,000	794,700	1,314,700	566,311C			
		TPC 03/29/2010 INSPECTED			2024	441,500	781,600	1,223,100	549,284C			
		WAS 11/30/2009 INSPECTED			2023	310,900	588,600	899,500	523,128C			
		WAS 09/14/2007 INSPECTED			2022	272,900	482,000	754,900	498,218C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(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: 1994 Car Capacity: 2.5 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: 792 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							154 450 200 380	CPP CSEP (1 Story) WPP WPP			
Building Style: 1 STORY		X	Ex	Ord	Min	Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,502 Total Base New : 732,382 Total Depr Cost: 585,902 Estimated T.C.V: 1,581,935			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1994	Remodeled 0	Size of Closets Lg X Ord Small			No./Qual. of Fixtures X Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Hot Water Ground Area = 2502 SF Floor Area = 2502 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 1994			
Condition: Average		Doors Solid X H.C.			200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		(5) Floors Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile			No. of Elec. Outlets Many X Ave. Few			Plumbing			1 Story Siding Basement 2,502		Total: 444,279 355,422			
Basement 1st Floor 2nd Floor 6 Bedrooms				(12) Electric 200 Amps Service			Other Additions/Adjustments			Basement Living Area 2502 135,008 108,006 Basement, Outside Entrance, Below Grade 2 7,238 5,790						
(1) Exterior		(6) Ceilings X Drywall			(13) Plumbing			Plumbing			Average Fixture(s) 1 2,188 1,750 3 Fixture Bath 4 27,521 22,017 2 Fixture Bath 1 4,610 3,688					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 2502 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 5 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 1 5,676 4,541 Water Well, 100 Feet 1 6,289 5,031					
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Porches			CPP 154 3,710 2,968 CSEP (1 Story) 450 22,374 17,899 WPP 200 5,780 4,624 WPP 380 8,280 6,624					
(2) Windows		(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 792 47,773 38,218 Door Opener 1 688 550					
X	Many Avg. Few X Large Avg. Small	(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow. 1 4,003 3,202					
X	Wood Sash Metal Sash Vinyl Sash	Joists: 2X12X16 Unsupported Len: Cntr.Sup:						Fireplaces								
X	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***

<<<<< 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.
PEER GERALD C & JANICE E	PAUPORE JASON & JENNIFER	885,000	05/08/2019	WD	03-ARM'S LENGTH	1359P690	PROPERTY TRANSFER	100.0
RICKER EDWIN D & ELAINE H	PEER GERALD C & JANICE E	0	05/20/1995	QC	09-FAMILY	398P408	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7945 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	07/01/2004	PE04-0755	100% FINIS
	P.R.E. 0%		HOUSE	08/17/1998	98000480	
Owner's Name/Address	MAP #: 72		HOUSE	08/10/1998	98000449	100% FINIS
PAUPORE JASON & JENNIFER 1405 VENETIAN WAY DR WAXHAW NC 28173	2025 Est TCV 1,603,847 TCV/TFA: 980.35					

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	93.33	175.56	0.8878	1.2856	7000	100 745,625
Gravel Road	41.33	175.56	0.8878	1.2856	7000	50 SURPLUS: ZONING 100 ft 16
Paved Road	122 Actual Front Feet, 0.57 Total Acres		Total Est. Land Value =		910,728	

Tax Description
 L1359P690 THAT PART OF GOVERNMENT LOT 4, SECTION 3, TOWN 28 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT A POINT IN THE CENTER OF STATE HIGHWAY M-22 WHICH IS 498.7 FEET SOUTH AND 1117.9 FEET EAST (MEASURED AS SOUTH 65°56'25" EAST, 1220.56 FEET) OF THE NORTHWEST CORNER OF SAID SECTION 3; THENCE ALONG SAID CENTERLINE, SOUTH 24°12'00" WEST, 63.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 56°09'40" EAST, 208.97 FEET (RECORDED AS 209.5 FEET); THENCE SOUTH

X	Description	Rate	Size	% Good	Cash Value
X	Electric	18.86	100	0	0
X	Gas	3.12	240	0	0
X	Curb	2.29	240	0	0
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	
Total Estimated Land Improvements True Cash Value =				5,000	



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	455,400	346,500	801,900			521,372C
	Rolling	2024	421,700	340,900	762,600			505,696C
	Low	2023	296,900	257,000	553,900			481,616C
	High	2022	266,000	210,500	476,500			458,682C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

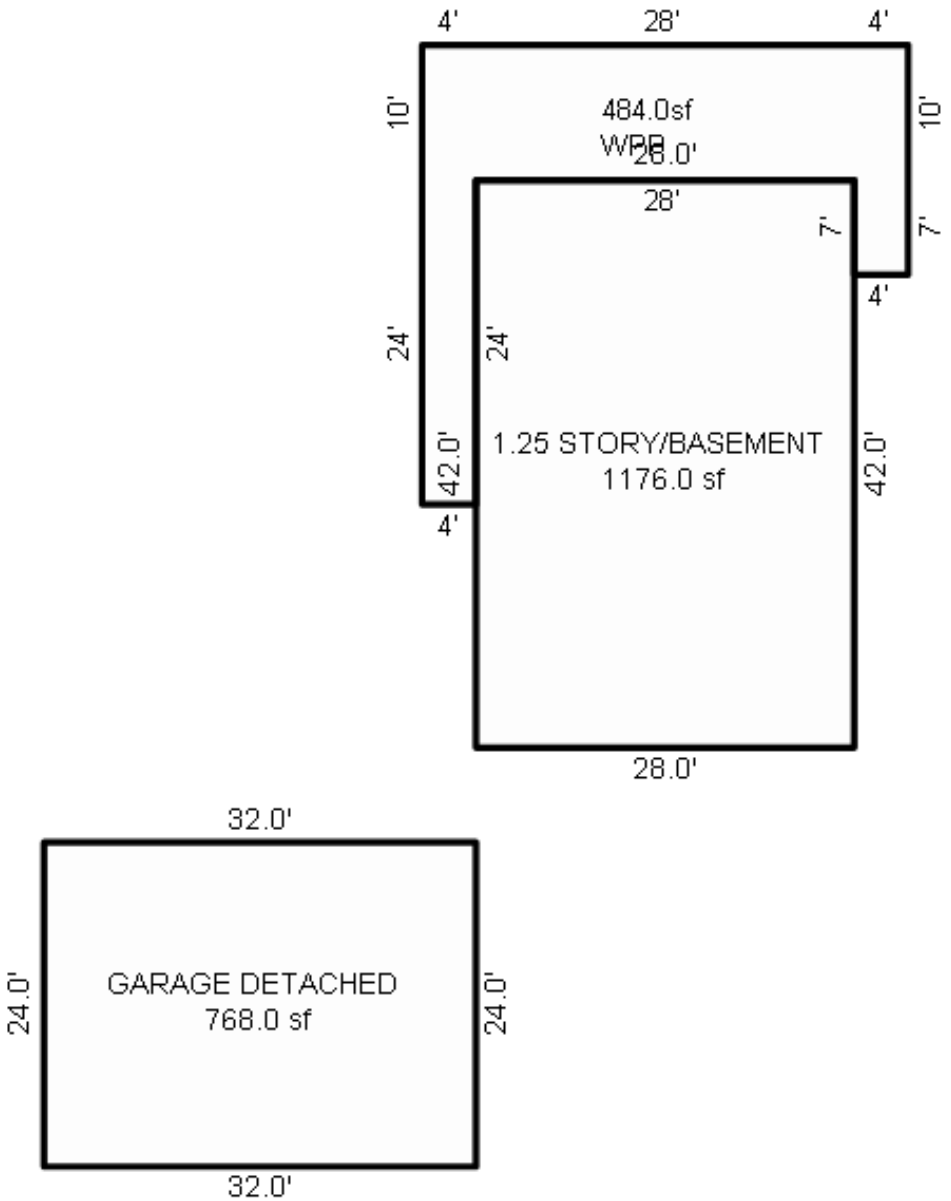
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Who	When	What	2025	2024	2023	2022
TPC	09/19/2018	INSPECTED	455,400	421,700	296,900	266,000
TPC	06/02/2016	INSPECTED				
WAS	10/19/2007	INSPECTED				

*** 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 484	Type WPP	Year Built: 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	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1				Class: C +5 Effec. Age: 20 Floor Area: 1,636 Total Base New : 318,555 Total Depr Cost: 254,859 Estimated T.C.V: 688,119																																																																																								
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace										E.C.F. X 2.700																																																																																							
Yr Built 1999		Remodeled 0	Trim & Decoration		(12) Electric										Bsmnt Garage: Carport Area: Roof:																																																																																							
Condition: Average		Ex	X	Ord			0	Amps Service						No. Conc. Floor: 0																																																																																								
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X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures									Bsmnt Garage: Carport Area: Roof:																																																																																								
	(2) Windows	(7) Excavation			No. of Elec. Outlets									Bsmnt Garage: Carport Area: Roof:																																																																																								
X	Many Avg. Few	X	Large Avg. Small		Many			X	Ave.					Bsmnt Garage: Carport Area: Roof:																																																																																								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s)									Bsmnt Garage: Carport Area: Roof:																																																																																								
	(3) Roof	(9) Basement Finish			3									Bsmnt Garage: Carport Area: Roof:																																																																																								
X	Gable Hip Flat	Gambrel Mansard Shed	826 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		1									Bsmnt Garage: Carport Area: Roof:																																																																																								
X	Asphalt Shingle	(10) Floor Support			1									Bsmnt Garage: Carport Area: Roof:																																																																																								
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			1									Bsmnt Garage: Carport Area: Roof:																																																																																								
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,176</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>166</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>229,134</td> <td>183,321</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,176			1 Story	Siding	Overhang	166			Total:				229,134	183,321	<table border="1"> <thead> <tr> <th>Other Additions/Adjustments</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>826</td> <td>12,866</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>2</td> <td>4,125</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,189</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>7,486</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>1,095</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,919</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,679</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td>484</td> <td>6,540</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>768</td> <td>24,416</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>440</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,229</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> </tr> <tr> <td>Prefab 2 Story</td> <td>1</td> <td>2,554</td> </tr> <tr> <td>Totals:</td> <td>318,555</td> <td>254,859</td> </tr> </tbody> </table>		Other Additions/Adjustments	Cost	Depr. Cost	Recreation Room	826	12,866	Basement, Outside Entrance, Below Grade	2	4,125	Plumbing			Average Fixture(s)	1	1,189	3 Fixture Bath	2	7,486	Separate Shower	1	1,095	Water/Sewer			1000 Gal Septic	1	3,919	Water Well, 100 Feet	1	4,679	Porches			WPP	484	6,540	Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost	768	24,416	Door Opener	1	440	Built-Ins			Appliance Allow.	1	2,229	Fireplaces			Prefab 2 Story	1	2,554	Totals:	318,555	254,859
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Base Cost	768	24,416																																																																																																				
Door Opener	1	440																																																																																																				
Built-Ins																																																																																																						
Appliance Allow.	1	2,229																																																																																																				
Fireplaces																																																																																																						
Prefab 2 Story	1	2,554																																																																																																				
Totals:	318,555	254,859																																																																																																				
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1999 (11) Heating System: Forced Heat & Cool Ground Area = 1176 SF Floor Area = 1636 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,176 1 Story Siding Overhang 166 Total: 229,134 183,321 Other Additions/Adjustments Recreation Room 826 12,866 Basement, Outside Entrance, Below Grade 2 4,125 Plumbing Average Fixture(s) 1 1,189 3 Fixture Bath 2 7,486 Separate Shower 1 1,095 Water/Sewer 1000 Gal Septic 1 3,919 Water Well, 100 Feet 1 4,679 Porches WPP 484 6,540 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 24,416 Door Opener 1 440 Built-Ins Appliance Allow. 1 2,229 Fireplaces Prefab 2 Story 1 2,554 Totals: 318,555 254,859</p>																																																																																																						
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																																																																																																						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LILLIE DAVID & PATRICIA	FAMILY HOME ONE LLC	490,000	07/01/2022	WD	03-ARM'S LENGTH	2022003855	PROPERTY TRANSFER	100.0
KUK	LILLIE	245,000	02/23/2000	WD	03-ARM'S LENGTH	537:364	PROPERTY TRANSFER	0.0
SCHMALTZ	KUK	125,000	12/08/1994	WD	03-ARM'S LENGTH	397:516	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6852 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/01/2022	PM22-0898	100% FINIS
	P.R.E. 0%		Res. Add/Alter/Repair	08/11/2017	PB17-0447	100% FINIS
Owner's Name/Address	MAP #: 72					
FAMILY HOME ONE LLC PO BOX 408 GLEN ARBOR MI 49636	2025 Est TCV 581,855 TCV/TFA: 428.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI																																										
L397 P516-517 L537 P364/00 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH ALG N SEC LN N 90 DEG 00' 00" E 851.10 FT TO POB TH CONT ALG SD SEC LN N 90 DEG 00' 00" E 200 FT TH S 00 DEG 01' 30" E 100 FT TH S 25 DEG 04' 00" W 268.96 FT TH N 55 DEG 57' 30" W 213.69 FT TH N 22 DEG 06' 20" E 241.78 FT TO POB TOGETHER WITH NON-EXCLUSIVE EASEMENT SEC 3 T28N R14W.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>C 100' @ 2000/</td> <td>100.00</td> <td>305.37</td> <td>0.8342</td> <td>0.9153</td> <td>2000</td> <td>100</td> <td></td> <td>152,716</td> </tr> <tr> <td>D 200' @ 1500/</td> <td>106.50</td> <td>305.37</td> <td>0.9920</td> <td>0.9153</td> <td>1500</td> <td>50</td> <td>SURPLUS: ZONING 100 ft</td> <td>7</td> </tr> <tr> <td colspan="8">207 Actual Front Feet, 1.45 Total Acres</td> <td>Total Est. Land Value = 225,247</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C 100' @ 2000/	100.00	305.37	0.8342	0.9153	2000	100		152,716	D 200' @ 1500/	106.50	305.37	0.9920	0.9153	1500	50	SURPLUS: ZONING 100 ft	7	207 Actual Front Feet, 1.45 Total Acres								Total Est. Land Value = 225,247
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																					
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207 Actual Front Feet, 1.45 Total Acres								Total Est. Land Value = 225,247																																					
			<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVEMENTS 5</td> <td>5,000.00</td> <td>1</td> <td>100</td> <td>5,000</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>5,000</td> </tr> </tbody> </table>							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											
Description	Rate	Size	% Good	Cash Value																																									
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Comments/Influences



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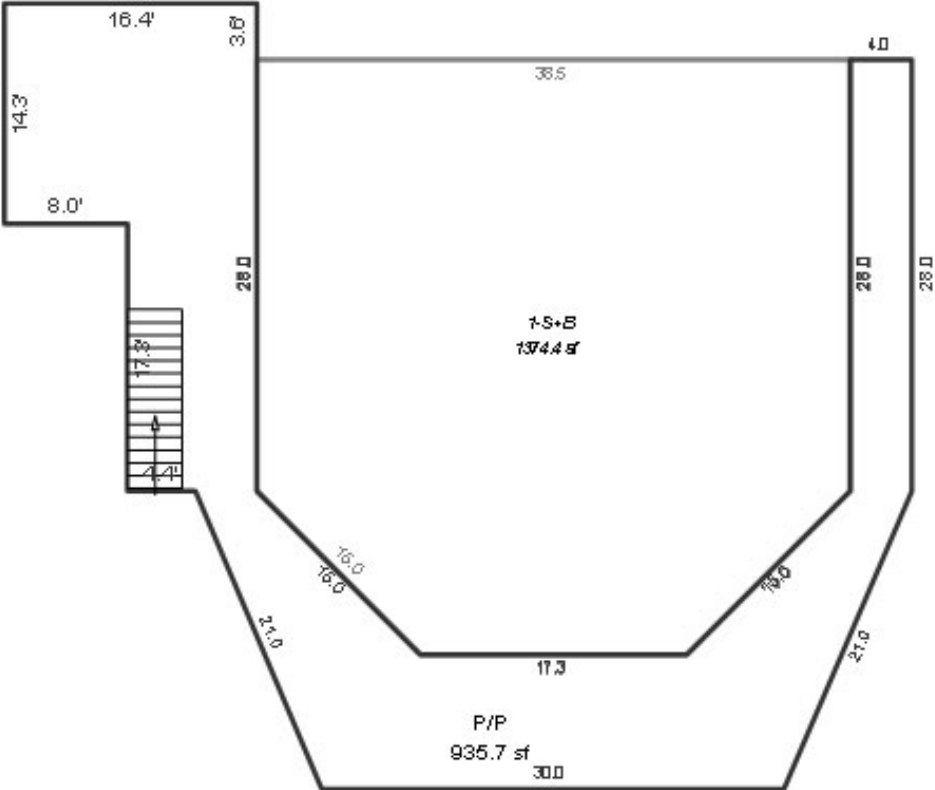
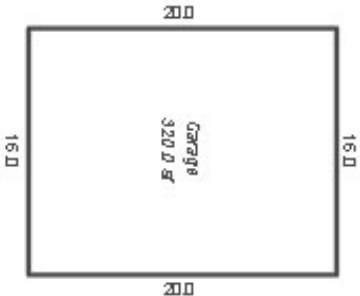
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	112,600	178,300	290,900			256,456C
		TPC 01/04/2023 INSPECTED	2024	117,000	163,200	280,200			248,745C
		TPC 06/28/2022 INSPECTED	2023	93,600	143,300	236,900			236,900S
		TPC 04/16/2021 INSPECTED	2022	93,900	107,700	201,600			166,003C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(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 935 100	Type WPP Treated Wood	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % 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 +5 Effec. Age: 40 Floor Area: 1,359 Total Base New : 308,423 Total Depr Cost: 185,057 Estimated T.C.V: 351,608		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: Heat Pump Ground Area = 1359 SF Floor Area = 1359 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas		Cls C 5 Blt 1972						
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,359 Total: 216,422 129,855					
Condition: Average		Size of Closets		X		150 Amps Service		Other Additions/Adjustments		Recreation Room 1372 26,713 16,028 Basement, Outside Entrance, Below Grade 1 2,578 1,547						
Room List		Doors		Solid	X	H.C.	(12) Electric 150 Amps Service		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		X		Kitchen: Hardwood Other: Carpeted Other: Ceramic Tile		No. of Elec. Outlets Many X Ave. Few		Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
(1) Exterior		(6) Ceilings		X		Drywall		(13) Plumbing		Deck Treated Wood 100 2,572 1,543		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 320 17,011 10,207				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		X		Basement: 1359 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:		Built-Ins Appliance Allow. 1 2,786 1,672		Fireplaces Interior 1 Story 1 5,376 3,226				
X	Insulation	(8) Basement		X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Porches WPP 935 14,923 8,954		Totals: 308,423 185,057						
(2) Windows		(9) Basement Finish		X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 308,423 185,057						
X	Many Avg. Few	X	Large Avg. Small	1372		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Porches WPP 935 14,923 8,954						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		X		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 308,423 185,057					
X	Asphalt Shingle	(14) Water/Sewer		X		Chimney: Brick		Lump Sum Items:		Totals: 308,423 185,057						

<<<<< 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.
BLASIVS EDWIN & SANDRA J	WEBB GILBERT G & BETSY B	72,350	09/07/2004	WD	03-ARM'S LENGTH	821:276	OTHER	100.0
LILLIE	BLASIVS	55,000	09/29/1999	WD	03-ARM'S LENGTH	524:756	OTHER	0.0
SCHMALTZ	LILLIE	24,500	08/31/1995	LC	16-LC PAYOFF	409:648	OTHER	0.0

Property Address: W DAY FOREST RD
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 100% 05/16/2006

Owner's Name/Address: WEBB GILBERT G & BETSY B
 6876 W DAY FOREST RD
 EMPIRE MI 49630
 MAP #: 72

2025 Est TCV 78,340

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/ 100.00 200.00 1.1892 0.8234 800 100 78,340
 100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 78,340

Tax Description: L409 P648-652 L524 P756/99 L821 P276/04
 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH
 ALG N SEC LN N 90 DEG 00' 00" E 1051.10
 FT TH S 00 DEG 01' 30" E 100 FT TH S 25
 DEG 14' 00" W 268.96 FT TO POB TH S 40
 DEG 07' 00" W 100.56 FT TH N 55 DEG 57'
 30" W 181.91 FT TH N 22 DEG 06' 20" E
 102.21 FT TH S 55 DEG 57' 30" E 213.69 FT
 TO POB TOGETHER WITH & SUBJECT TO
 EASEMENT SEC 3 T28N R14W.

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	39,200	0	39,200			32,640C
2024	49,000	0	49,000			31,659C
2023	39,200	0	39,200			30,152C
2022	38,500	0	38,500			28,717C

Who When What

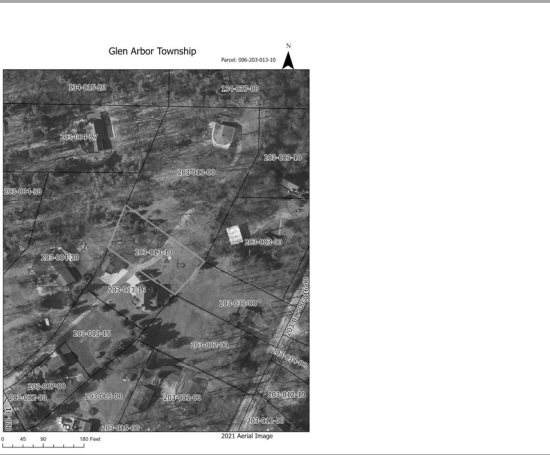
TPC 04/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED


PSC 01/16/2016 INSPECTED

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 County of Leelanau, Michigan

2021 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.				
CANSIANI KEVIN & LARDNER	VILLA LAGO PROPERTIES LLC	0	05/14/2022	QC	19-MULTI PARCEL ARM'S LE	2022003030	DEED	0.0				
QUIGLEY WILLIAM G & SUSAN	CANSIANI KEVIN & LARDNER	615,000	04/16/2021	WD	19-MULTI PARCEL ARM'S LE	2021003285	PROPERTY TRANSFER	100.0				
HARTIGAN BRIAN & JODY	QUIGLEY WILLIAM G & SUSAN	382,499	08/01/2019	WD	19-MULTI PARCEL ARM'S LE	1368P1	PROPERTY TRANSFER	100.0				
REAY THOMAS D & HUGHES RE	HARTIGAN BRIAN & JODY	344,000	07/11/2017	WD	19-MULTI PARCEL ARM'S LE	1300P389	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #: 72										
VILLA LAGO PROPERTIES LLC 3023 COCHRANE ST DETROIT MI 48216		2025 Est TCV 90,642										
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
Tax Description		Public Improvements				* Factors *						
		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		E 200' @ 800/		123.33	191.08	1.1285	0.8141	800	100	90,642
		Paved Road		123 Actual Front Feet, 0.54 Total Acres		Total Est. Land Value =				90,642		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	45,300	0	45,300			45,300S	
		TPC 03/15/2021	INSPECTED		2024	56,700	0	56,700			47,565C	
		TPC 05/06/2018	INSPECTED		2023	45,300	0	45,300		45,300C	45,300S	
		TPC 07/27/2017	INSPECTED		2022	45,100	0	45,100		45,100C	45,100S	
Comments/Influences												
												
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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.
MINNING LISA	MINNING DANIEL J & LISA M	0	08/30/2023	WD	09-FAMILY	2023003716	PROPERTY TRANSFER	0.0
KISH ELAINE M TRUST	MINNING LISA	570,000	08/31/2020	WD	03-ARM'S LENGTH	2020005728	PROPERTY TRANSFER	100.0
KISH JOHN A & ELAINE M	KISH ELAINE M TRUST	0	10/16/2015	QC	09-FAMILY	1243P795	OTHER	0.0
DELAERE	KISH	59,900	05/31/2000	WD	03-ARM'S LENGTH	545:374	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6868 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/09/2023	PM23-0044	100% FINIS
	P.R.E. 100% 09/09/2020		Electrical	01/06/2023	PE23-0012	100% FINIS
Owner's Name/Address	MAP #: 72		DECK/PORCH	12/31/2009	PB09-423	100% FINIS
MINNING DANIEL J & LISA M TRUST 6868 W DAY FOREST RD EMPIRE MI 49630-9709	2025 Est TCV 1,026,968 TCV/TFA: 443.04		Electrical	03/07/2007	PE07-0108	

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	
L409 P209 L545 P372 L545 P374/00 PRT GOVT LOT 4 SEC 3 COM NW COR SD SEC TH ALG N SEC LN N 90 DEG 00' 00" E 1051.10 FT TH S 00 DEG 01' 30" E 100 FT TH S 25 DEG 04' 00" W 268.96 FT TH S 40 DEG 07' 00" W 100.56 FT TO POB TH S 40 DEG 07' 00" W 105 FT TH N 55 DEG 57' 30" W 161.32 FT TH N 31 DEG 44' 00" E 73.64 FT TH N 22 DEG 06' 20" E 31.51 FT TH S 55 DEG 57' 30" E 181.91 FT TO POB TOGETHER WITH NON-EXCLUSIVE EASEMENT SEC 3 T28N 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.								
		Residential Local Cost Land Improvements								
		Description				Rate	Size	% Good	Cash Value	
		LAND IMPROVEMENTS 10				10,000.00	1	100	10,000	
		Total Estimated Land Improvements True Cash Value =							10,000	



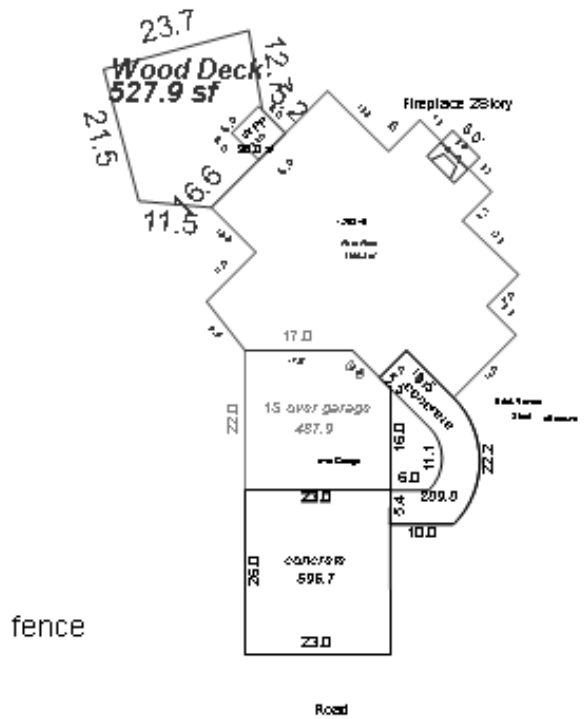
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	38,100	475,400	513,500			356,247C
Rolling	2024	47,800	434,800	482,600			345,536C
Low	2023	38,200	381,600	419,800			329,082C
High	2022	37,900	283,400	321,300			313,412C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	11/01/2023	INSPECTED					
TPC	09/14/2009	INSPECTED					
WAS	01/24/2009	INSPECTED					

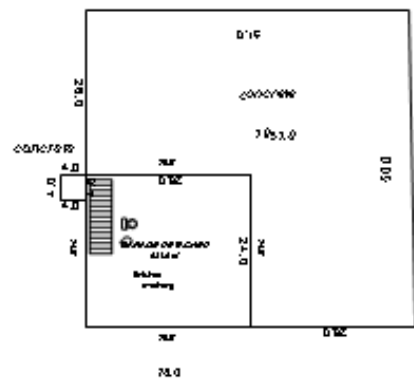
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 15 36 527	Type CPP WPP Treated Wood	Year Built: 2006 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 596 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1																																																																													
Building Style: 1.25 STORY			Drywall Paneled				Plaster Wood T&G																																																																																
Yr Built 2007	Remodeled 0		Trim & Decoration		Ex	X	Ord																																																																																
Condition: Average			Size of Closets				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: Other:																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																																																																		
(2) Windows			(7) Excavation		No. of Elec. Outlets Many X Ave. Few																																																																																		
X	Many Avg. X Few		Basement: 1465 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																		
(3) Roof			(8) Basement		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																																																																																		
(3) Roof			(9) Basement Finish		Lump Sum Items:																																																																																		
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fence



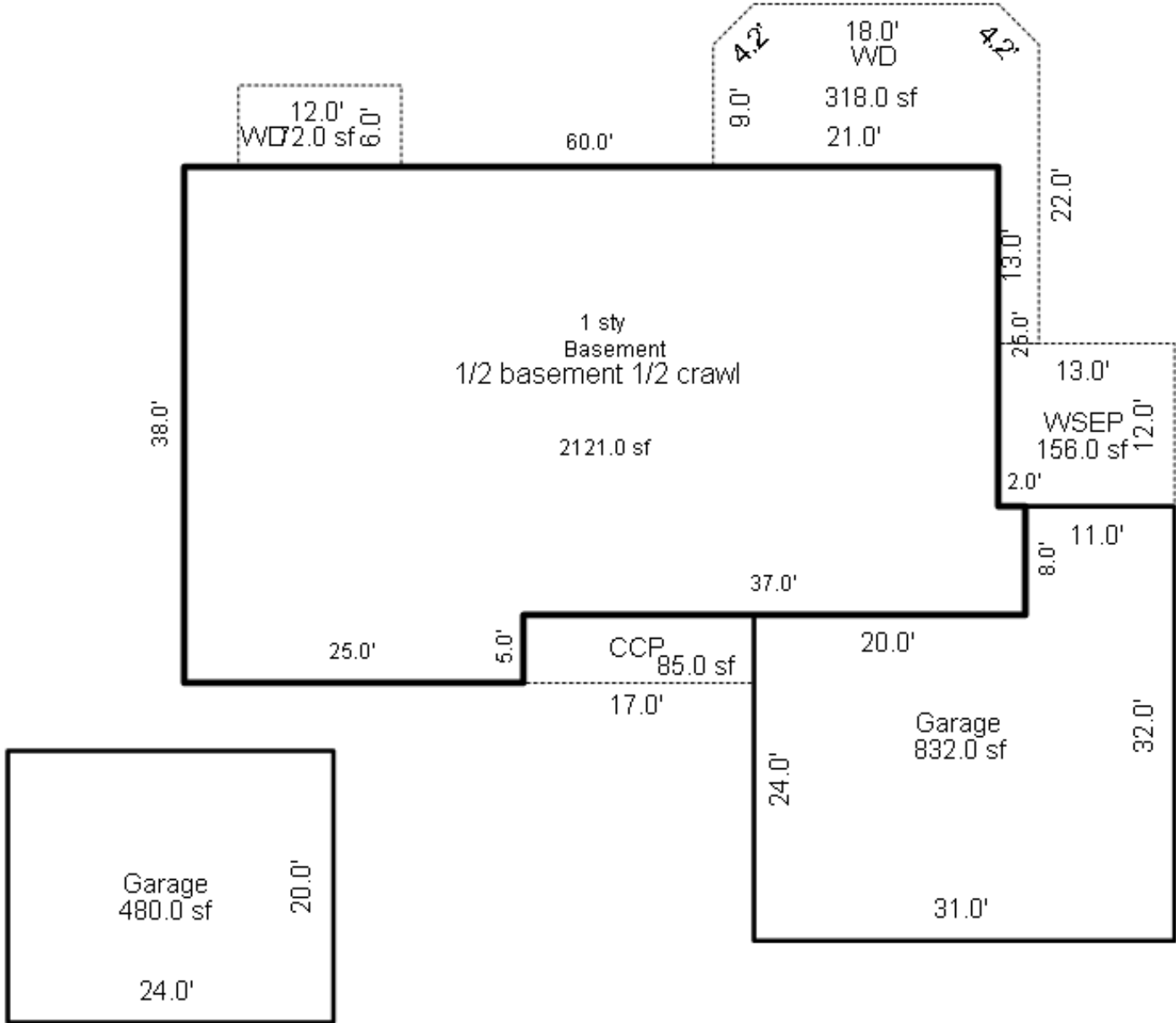
fence

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BATTERSON LIVING TRUST	BATTERSON WILLIAM D & NAN	0	07/15/2020	QC	09-FAMILY	2020004382	PROPERTY TRANSFER	0.0				
BATTERSON WILLIAM D	BATTERSON W & N REAL ESTA	0	07/15/2020	QC	09-FAMILY	2020004383	PROPERTY TRANSFER	0.0				
BATTERSON NANCY C	BATTERSON W & N REAL ESTA	0	07/15/2020	QC	09-FAMILY	2020004384	PROPERTY TRANSFER	0.0				
BATTERSON WILLIAM D & NAN	BATTERSON LIVING TRUST	1	11/16/2012	QC	09-FAMILY	1142P458	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
7929 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/30/2020	PM20-0827	100% FINIS				
Owner's Name/Address		P.R.E. 54% 02/29/2008		MECHANICAL		12/30/2004	PM04-0923	100% FINIS				
BATTERSON W & N REAL ESTATE TRUST 7929 S GLEN LAKE RD GLEN ARBOR MI 49636		MAP #: 72		ELECTRICAL		11/05/2004	PE04-0722					
		2025 Est TCV 2,410,459 TCV/TFA: 1135.9		MECHANICAL		08/31/2004	PM04-0557					
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
				INFERIOR 7000/	87.67	300.00	1.0541	1.4310	7000	100		925,612
				100 Actual Front Feet, 0.56 Total Acres						Total Est. Land Value =	925,612	
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Dock: Light posts	47.90	280	50	6,706				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
				BOAT HOIST	2,000.00	1	100	2,000				
				Total Estimated Land Improvements True Cash Value = 16,206								
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		X Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	462,800	742,400	1,205,200			504,340C	
		TPC 01/10/2019 INSPECTED			2024	412,800	730,200	1,143,000			489,176C	
		WAS 10/19/2007 INSPECTED			2023	290,700	550,900	841,600			465,882C	
					2022	253,500	451,600	705,100			443,698C	

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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	3	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 85 156 144 318	Type CCP (1 Story) WSEP (1 Story) WPP WPP	Year Built: 1973 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 98 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																																																																																																																																																																																																																																																																
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Room List			Size of Closets																																																																																																																																																																																																																																																																		
		X	Lg Ord Small																																																																																																																																																																																																																																																																		
Basement 4 1st Floor 2nd Floor 2 Bedrooms			Doors Solid X H.C.		Central Air Wood Furnace																																																																																																																																																																																																																																																																
(1) Exterior			(5) Floors		(12) Electric																																																																																																																																																																																																																																																																
			Kitchen: Linoleum Other: Carpeted Other: Hardwood		200 Amps Service																																																																																																																																																																																																																																																																
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings		No./Qual. of Fixtures																																																																																																																																																																																																																																																																
		X	Drywall		Ex. X Ord. Min																																																																																																																																																																																																																																																																
X	Insulation		(7) Excavation		No. of Elec. Outlets																																																																																																																																																																																																																																																																
			Basement: 1146 S.F. Crawl: 1061 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few																																																																																																																																																																																																																																																																
X	Many Avg. Few X Large Avg. Small		(8) Basement		(13) Plumbing																																																																																																																																																																																																																																																																
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BEARD TODD D	HILL MATTHEW A	165,000	01/03/2020	WD	09-FAMILY	2020000195	PROPERTY TRANSFER	50.0
HILL MATTHEW A	HILL HAVEN COTTAGES LLC	1	01/03/2020	WD	09-FAMILY	2020000195	PROPERTY TRANSFER	0.0
HILL NANCY J LIVING TRUST	HILL MATTHEW A & BEARD TO	400,000	12/18/2012	WD	09-FAMILY	1148P40	PROPERTY TRANSFER	100.0
HILL NANCY J	HILL NANCY J LIVING TRUST	0	04/24/2011	CD	07-DEATH CERTIFICATE	RECORD EAGLE D	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7982 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/04/2021	PE21-0003	100% FINIS
	P.R.E. 55% 03/14/2018		COMMERCIAL ADD/ALT	05/15/2013	2013-9999	100% FINIS
Owner's Name/Address	MAP #: 72		SHED	11/30/1992	92001211	
HILL HAVEN COTTAGES LLC 803 RANDOLPH ST TRAVERSE CITY MI 49684	2025 Est TCV 527,944 TCV/TFA: 140.11					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
	Public Improvements			* Factors * CNR - SLIGHT VIEW						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Dirt Road	181.00	0.00	1.0000	1.0000	0	125	CNR SITE SECTION	0	
	Gravel Road	234.00	0.00	1.0000	1.0000	0	65	SURPLUS: CNR SITE-LMTD VWS		
	Paved Road	2000	COMM	\$7.75/SQFT	29926	SqFt	7.75000	100	CORNER GRANDFATHERED USE	
	Storm Sewer	2000	COMM	\$0/SQFT ROW	7730	SqFt	0.00000	100		0
	Sidewalk	2000	COMM	\$0/SQFT ROW	5905	SqFt	0.00000	100		0
	Water	415 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =							231,924	
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Land Improvement Cost Estimates									
	Description			Rate	Size % Good		Cash Value			
	Wood Frame			20.22	512 50		5,176			
	Total Estimated Land Improvements True Cash Value =							5,176		

Comments/Influences



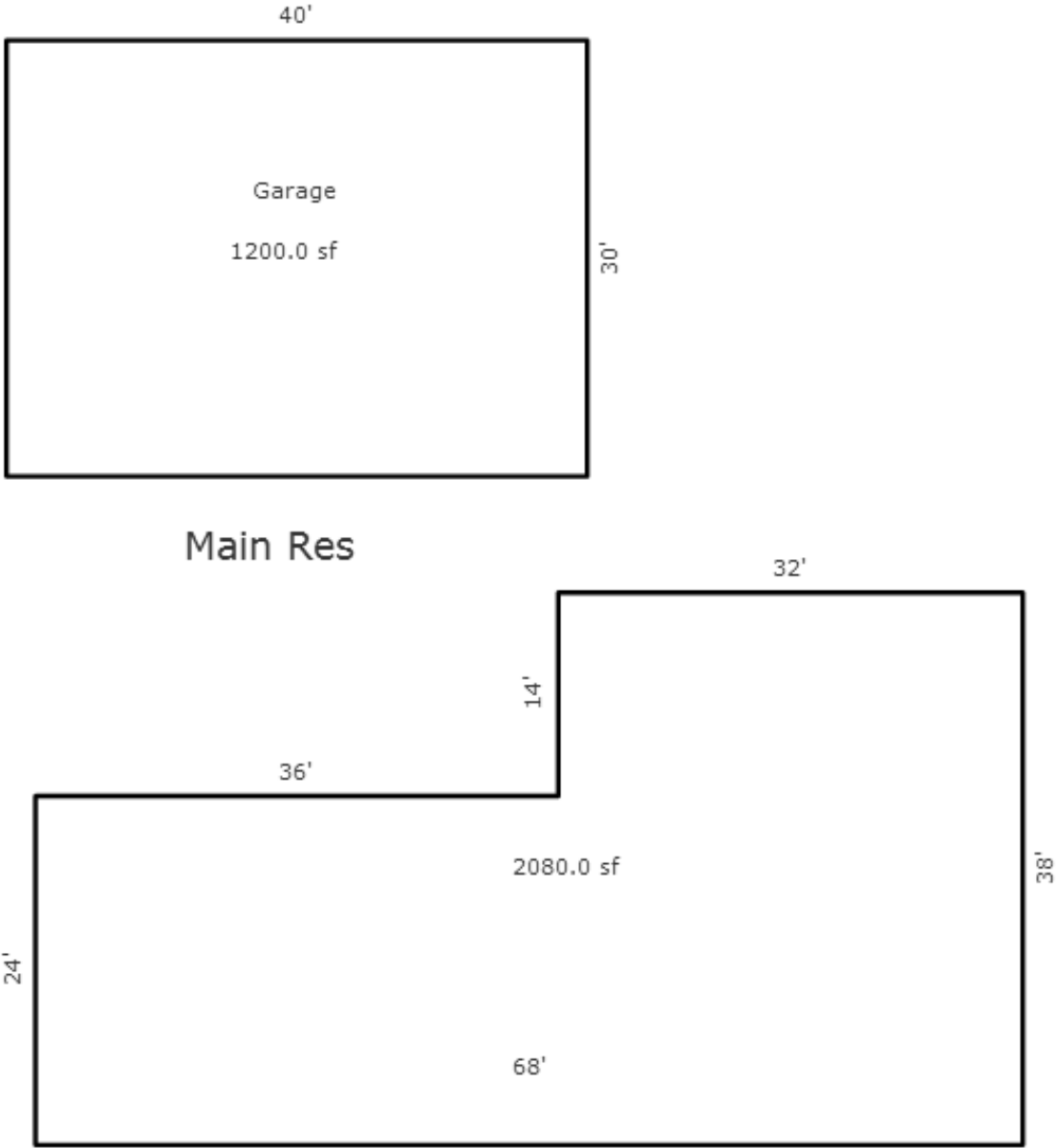
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County of Leelanau, Michigan

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	116,000	148,000	264,000			250,177C
	Rolling		2024	139,200	119,400	258,600			242,655C
	Low		2023	139,200	91,900	231,100			231,100S
	High		2022	139,200	104,800	244,000			241,084C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	10/04/2018	INSPECTED						
	TPC	12/21/2017	INSPECTED						
	TPC	11/20/2013	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type CGEP (1 Story)	Year Built: 1987 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % 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: 35 Floor Area: 2,080 Total Base New : 276,600 Total Depr Cost: 89,894 Estimated T.C.V: 152,820		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 1915		
Yr Built 1915	Remodeled 1987	Ex	X	Ord	Min	Kitchen: Other: Carpeted Other:		100 Amps Service		Ground Area = 2080 SF Floor Area = 2080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5		Total: 222,882		72,437		
Condition: Average		Size of Closets		No. of Elec. Outlets		(12) Electric		Plumbing		Building Areas		Stories		Exterior		
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Average Fixture(s)		Foundation		Size		Cost New		
7	Basement	(5) Floors		No. of Elec. Outlets		2		3 Fixture Bath		Crawl Space		2,080		Depr. Cost		
1st Floor		Kitchen:		Many		X		2 Fixture Bath		Siding		Total: 222,882		72,437		
2nd Floor		Other: Carpeted		X		Ave.		Softener, Auto		Water Well, 100 Feet		222,882		72,437		
3 Bedrooms		Other:		Few		Plumbing		Softener, Manual		Garages		222,882		72,437		
(1) Exterior		(6) Ceilings		(14) Water/Sewer		2		No Plumbing		Class: CD Exterior: Pole (Unfinished)		222,882		72,437		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Public Water		1		Extra Toilet		Door Opener		222,882		72,437		
X	Insulation	Basement: 0 S.F. Crawl: 2080 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Sewer		2		Extra Sink		Base Cost		222,882		72,437		
(2) Windows		(8) Basement		Water Well		1		Separate Shower		Appliance Allow.		222,882		72,437		
X	Many Avg. Few	X	Large Avg. Small	Ceramic Tile Floor		1		Ceramic Tile Floor		Fireplaces		222,882		72,437		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Ceramic Tile Wains		1		Ceramic Tub Alcove		Interior 1 Story		222,882		72,437		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Vent Fan		1		Vent Fan		Porches		222,882		72,437		
(3) Roof		(10) Floor Support		Lump Sum Items:		1		Vent Fan		CGEP (1 Story)		222,882		72,437		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Vent Fan		Totals:		222,882		72,437	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		2		1		1000 Gal Septic 2000 Gal Septic		Notes: RESIDENCE		222,882		72,437		
Chimney: Brick										ECF (2201 COMMERCIAL) 1.700 => TCV:		152,820				

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



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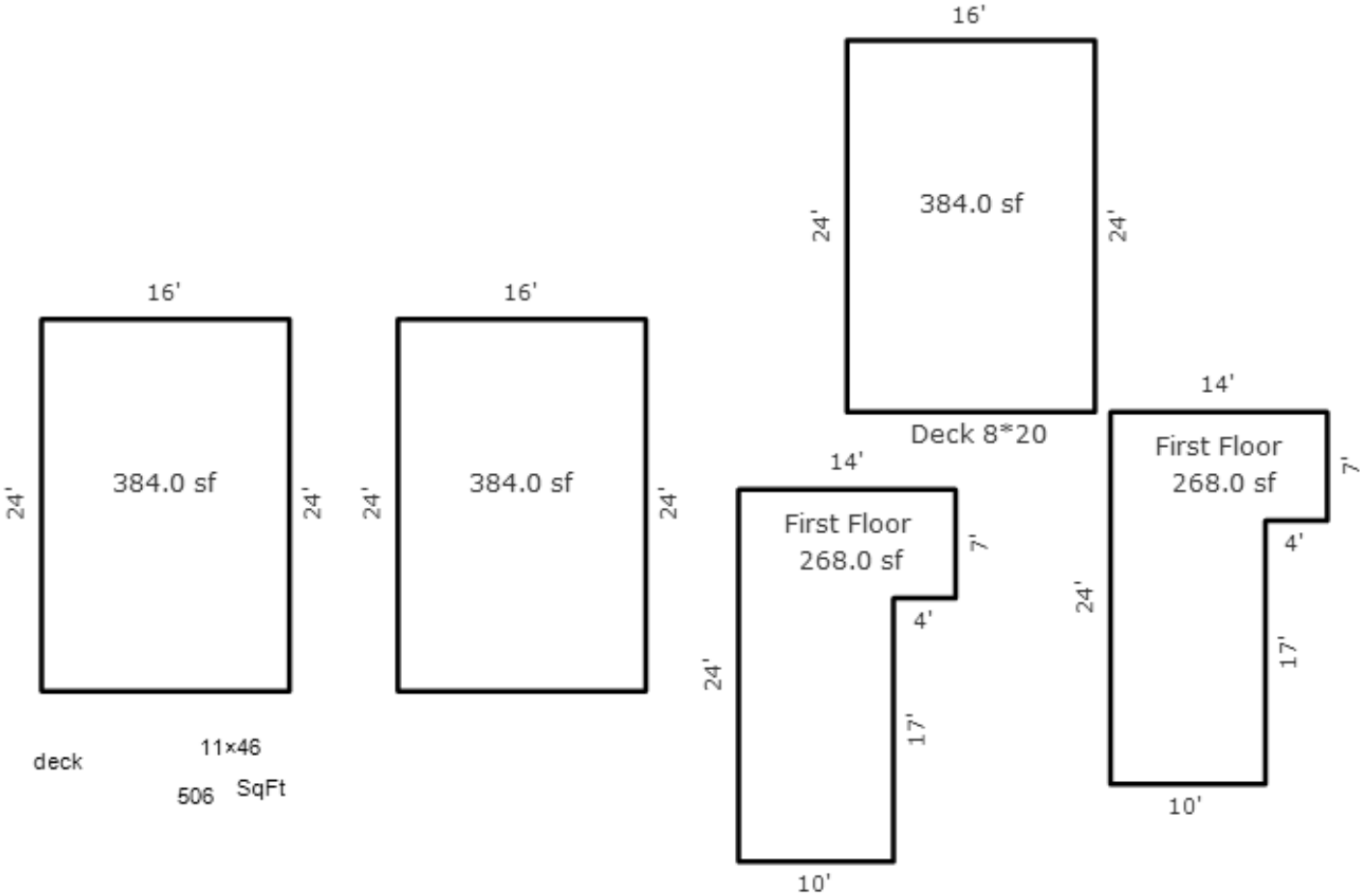
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook 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: 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							160	Treated Wood													
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G																					
Yr Built 1915			Trim & Decoration																							
Remodeled 1980			Ex		Ord	X	Min																			
Condition: Average			Size of Closets																							
Room List			Lg		Ord	X	Small																			
	Basement 3 1st Floor 2nd Floor 2 Bedrooms		Doors		Solid	X	H.C.																			
(1) Exterior			(5) Floors																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Kitchen: Other: Tile Other:																							
(2) Windows			(6) Ceilings																							
	Many Avg.	X	Tile																							
X	Few		X																							
(3) Roof			(7) Excavation																							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X	Gable Hip Flat		(8) Basement																							
	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
X	Asphalt Shingle		(9) Basement Finish																							
Chimney: Metal			(10) Floor Support																							
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
			Joists: 2X8X16 Unsupported Len: Cntr.Sup:																							
			(11) Electric																							
			60 Amps Service																							
			No./Qual. of Fixtures																							
			Ex.	X	Ord.		Min																			
			No. of Elec. Outlets																							
			Many	X	Ave.		Few																			
			(12) Plumbing																							
			1																							
			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
			(13) Water/Sewer																							
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																							
			Lump Sum Items:																							
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 384 Total: 50,809 16,513 Other Additions/Adjustments Deck Treated Wood 160 3,523 1,145 Built-Ins Appliance Allow. 1 1,947 633 Totals: 56,279 18,291 Notes: ECF (2201 COMMERCIAL) 1.700 => TCV: 31,095																										

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

Main Res

Rental Units

Road



Road

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							160	Treated Wood				
Building Style: 1 STORY		Drywall	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5			Class: CD Effec. Age: 35 Floor Area: 384 Total Base New : 56,279 Total Depr Cost: 18,291 Estimated T.C.V: 31,095					Bsmnt Garage: Carport Area: Roof:		
Yr Built 1915	Remodeled 1980	Trim & Decoration		(12) Electric			No./Qual. of Fixtures			E.C.F. X 1.700							
Condition: Average		Ex	Ord	X	Min	60	Amps Service	Ex. X Ord. Min			Building Areas						
Room List	Basement 3 1st Floor 2nd Floor 2 Bedrooms	Size of Closets		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 384 50,809 16,513							
		Lg	Ord	X	Small	(13) Plumbing			Other Additions/Adjustments			Deck					
		Doors	Solid	X	H.C.	Average Fixture(s)			Treated Wood			Built-Ins					
		(5) Floors		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			Totals: 56,279 18,291				
		Kitchen: Other: Tile Other:		(14) Water/Sewer			Notes:			ECF (2201 COMMERCIAL) 1.700 => TCV: 31,095							
		(6) Ceilings		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		X Tile		Lump Sum Items:													
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation															
X	Many Avg. Few	Basement: 0 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Large Avg. Small	(8) Basement															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(2) Windows		(9) Basement Finish															
X	Many Avg. Few	(10) Floor Support															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
(3) Roof		Joists: 2X8X16 Unsupported Len: Cntr.Sup:															
X	Gable Hip Flat																
X	Gambrel Mansard Shed																
X	Asphalt Shingle																
	Chimney: Metal																

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 160	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 384 Total Base New : 56,279 Total Depr Cost: 18,291 Estimated T.C.V: 31,095		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 4 Single Family 1 STORY			Cls CD		Blt 1915			
Yr Built 1915	Remodeled 1980	Ex	Ord	X	Min	60 Amps Service			Ground Area = 384 SF		Floor Area = 384 SF.				
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5			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: 50,809 16,513				
3	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Deck		Treated Wood 160 3,523 1,145			
(1) Exterior		Kitchen: Other: Tile Other:		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			Appliance Allow.		Totals: 1 1,947 633 56,279 18,291			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Plumbing			Notes:			ECF (2201 COMMERCIAL) 1.700 => TCV:		31,095			
	Insulation	X	Tile	1											
(2) Windows		(7) Excavation		(14) Water/Sewer											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
(3) Roof		(9) Basement Finish		(10) Floor Support											
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X8X16 Unsupported Len: Cntr.Sup:												


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 78	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 268 Total Base New : 40,574 Total Depr Cost: 13,186 Estimated T.C.V: 22,416		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 5 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 268 SF Floor Area = 268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5		Cls CD		Blt 1915					
Yr Built 1915	Remodeled 1980	Ex	Ord	X	Min	60 Amps Service			Building Areas		Size		Cost New		Depr. Cost				
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories		Foundation							
Room List		Doors	Solid	X	H.C.	Ex.	X	Ord.	Min	1 Story	Exterior Siding	Crawl Space	268						
2	Basement	(5) Floors		Average Fixture(s)			Plumbing			Other Additions/Adjustments		Total:		36,432		11,840			
1	1st Floor	Kitchen:		3 Fixture Bath			Average Fixture(s)			Deck		Treated Wood		78		2,195		713	
1	2nd Floor	Other: Tile		2 Fixture Bath			1			Built-Ins		Appliance Allow.		1		1,947		633	
1	Bedrooms	Other:		Softener, Auto			1			Notes:		Totals:		40,574		13,186		22,416	
(1) Exterior		(6) Ceilings		Softener, Manual			1			ECF (2201 COMMERCIAL) 1.700 => TCV:									
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		No Plumbing			1												
(2) Windows		(7) Excavation		Extra Toilet			1												
X	Many Avg. Few	X	Large Avg. Small	Extra Sink			1												
Insulation		Basement: 0 S.F. Crawl: 268 S.F. Slab: 0 S.F. Height to Joists: 0.0		Separate Shower			1												
(3) Roof		(8) Basement		Ceramic Tile Floor			1												
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		Ceramic Tile Wains			1												
(3) Roof		(9) Basement Finish		Ceramic Tub Alcove Vent Fan			1												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Vent Fan			1											
X	Asphalt Shingle	(10) Floor Support		Public Water			1												
Chimney: Metal		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		Public Sewer			1												
				Water Well			1												
				1000 Gal Septic			1												
				2000 Gal Septic			1												
				Lump Sum Items:			1												

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																	
X	Wood Frame		(4) Interior	X	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			66	Treated Wood																		
	Building Style: 1 STORY		Trim & Decoration		Ex	Ord	X Min		Central Air Wood Furnace																						
	Yr Built 1915	Remodeled 1980	Size of Closets		Lg	Ord	X Small		(12) Electric																						
	Condition: Average		Doors		Solid	X	H.C.		60 Amps Service																						
	Room List		(5) Floors						No./Qual. of Fixtures																						
	Basement 2 1st Floor 2nd Floor 1 Bedrooms		Kitchen: Other: Tile Other:		Ex.	X	Ord.	Min																							
	(1) Exterior		(6) Ceilings		Many	X	Ave.	Few																							
X	Wood/Shingle Aluminum/Vinyl Brick		X Tile						(13) Plumbing																						
	Insulation		(7) Excavation		1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																						
	(2) Windows		Basement: 0 S.F. Crawl: 268 S.F. Slab: 0 S.F. Height to Joists: 0.0						(14) Water/Sewer																						
X	Many Avg. Few	X	Large Avg. Small						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement						Lump Sum Items:																						
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
	(3) Roof		(9) Basement Finish																												
X	Gable Hip Flat	X	Gambrel Mansard Shed																												
	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support																												
X	Asphalt Shingle		Joists: 2X8X16 Unsupported Len: Cntr.Sup:																												
	Chimney: Metal																														
Cost Est. for Res. Bldg: 6 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 268 SF Floor Area = 268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5 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>268</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>36,432</td> <td>11,840</td> </tr> </tbody> </table> Other Additions/Adjustments Deck Treated Wood 66 2,025 658 Built-Ins Appliance Allow. 1 1,947 633 Totals: 40,404 13,131 Notes: ECF (2201 COMMERCIAL) 1.700 => TCV: 22,323														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	268			Total:				36,432	11,840
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	268																												
Total:				36,432	11,840																										

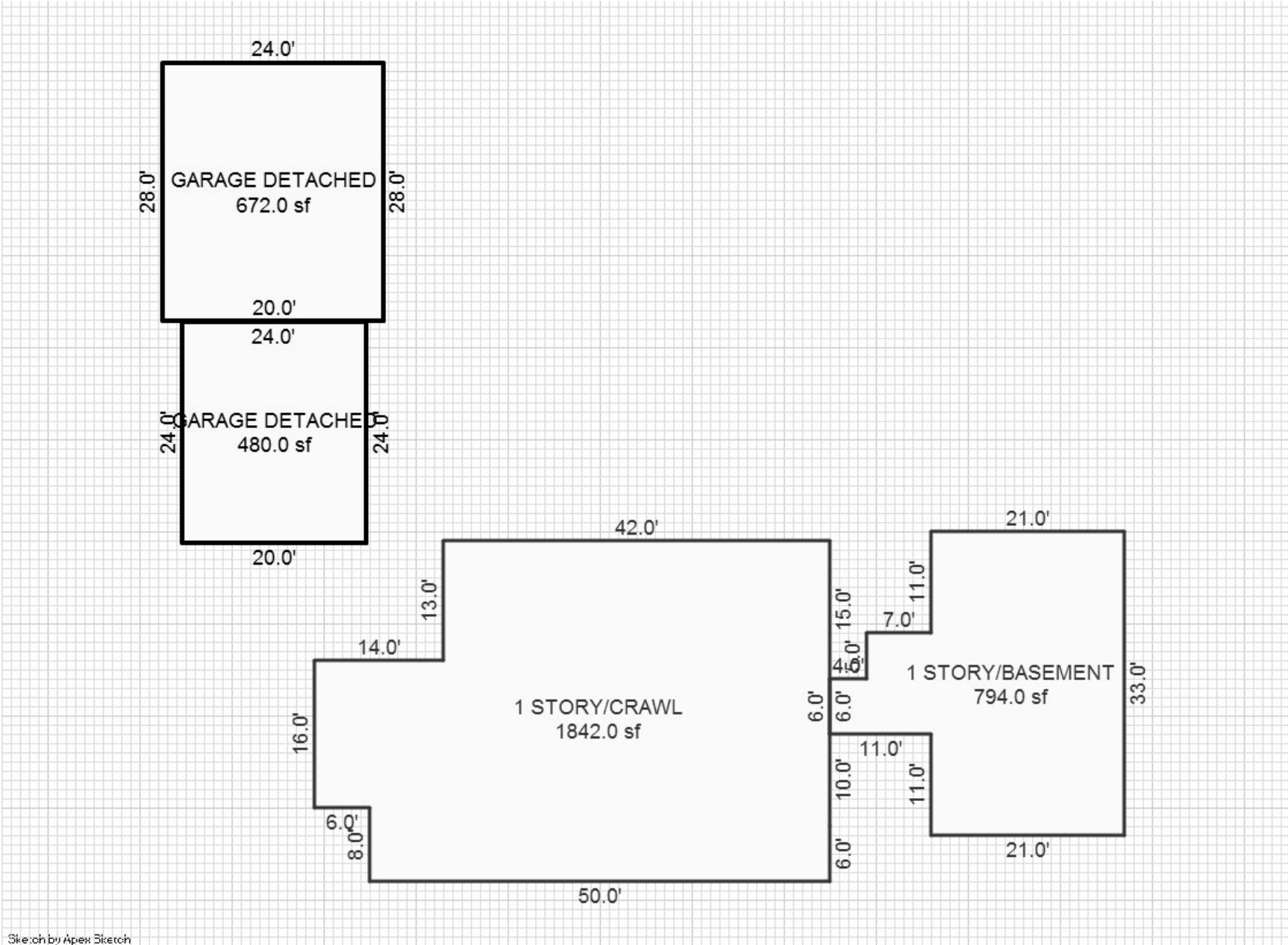
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KRAMPS JOAN H QUALIFIED P	KRAMPS JOAN H	1	04/07/2016	QC	09-FAMILY	1257P210	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)	Date	Number	Status				
7875 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL		10/28/2002	PE02-0701					
Owner's Name/Address		P.R.E. 100% 05/06/1996		Res. Add/Alter/Repair		08/13/2002	PB02-0436					
KRAMPS JOAN H 7875 S GLEN LAKE RD GLEN ARBOR MI 49636		MAP #: 72		ADDITION/ALTERATION		08/01/2002	2021-952	100% FINIS				
		2025 Est TCV 3,288,152 TCV/TFA: 1247.4										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
DC L818 P408 L818 P410/04 PRT GOVT LOT 4 SEC 3 BEG AT MEANDER COR ON SHR GLEN LAKE AT E END OF N SEC LN TH W 141 FT TO C/L ST RD M-22 TH S 24 DEG 30' W ALG C/L 445.8 FT TH S 65 DEG 20' E 297.32 FT TO SHR GLEN LAKE TH N 18 DEG 04' E ALG SHR 85.83 FT TH N 27 DEG 20' E ALG SHR 64.9 FT TH N 28 DEG 54' E ALG SHR 99.6 FT TH N 5 DEG 44' W ALG SHR 193.4 FT TH N 15 DEG W ALG SHR 115.2 FT TO POB SEC 3 T28N R14W. 2.87 A.		Public Improvements		* Factors * 445.8 RD 558.73 LK								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFERIOR 7000/	400.00	220.20	0.5500	1.3451	7000	100		2,071,436
		Paved Road		GROUP A 20000	45.80	220.20	0.7306	0.7489	20000	50	SURPLUS: ZONING 100 ft	25
		Storm Sewer		446 Actual Front Feet, 2.25 Total Acres Total Est. Land Value = 2,322,024								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	47.90	400	50	9,580				
		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 = 17,080								
		Standard Utilities										
		Underground Utilis.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	1,161,000	483,100	1,644,100			577,056C		
		X Rolling		2024	1,227,500	475,200	1,702,700			559,706C		
		X Low		2023	864,200	359,200	1,223,400			533,054C		
		X High		2022	765,500	294,800	1,060,300			507,671C		
		X Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 03/29/2010	INSPECTED	WAS 10/19/2007	INSPECTED							
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42	Type CPP	Year Built: 1982 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 240	
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: 2,636 Total Base New : 540,771 Total Depr Cost: 351,499 Estimated T.C.V: 949,048		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
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 BC		Blt 1954	
Yr Built 1954 198	Remodeled 2002	Ex	X	Ord	Min	Size of Closets		200 Amps Service		Ground Area = 2636 SF		Floor Area = 2636 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65	
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		(13) Plumbing		Building Areas		Stories		Exterior	
Room List		Doors	Solid	X	H.C.	(12) Electric		Many		X		Ave.		Few	
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Vinyl Other: Hardwood Other: Carpeted		200		Average Fixture(s)		1 Story		Siding		Foundation	
(1) Exterior		(6) Ceilings		X Drywall		No./Qual. of Fixtures		1		2		3		Fixture Bath	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 794 S.F. Crawl: 1842 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex.		X		Ord.		Min		1	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets		1		2		Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(2) Windows		(9) Basement Finish		(10) Floor Support		(14) Water/Sewer		1		1000 Gal Septic		1		2000 Gal Septic	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Other Additions/Adjustments		Plumbing		Average Fixture(s)	
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Fixture Bath	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Heating/Cooling		Lump Sum Items:		1		Average Fixture(s)		1		2		Fixture Bath	
(3) Roof		(12) Electric		200		Amps Service		1		2		Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Gable Hip Flat	(13) Plumbing		1		Average Fixture(s)		1		2		Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Gambrel Mansard Shed	(14) Water/Sewer		1		Average Fixture(s)		1		2		Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Asphalt Shingle	(15) Fireplaces		1		Average Fixture(s)		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	
Chimney: Stone		(16) Porches/Decks		1		Average Fixture(s)		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	
		(17) Garage		1		Average Fixture(s)		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	

*** 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.
MURPHY EDWARD F IRA & COL	MILLENIUM TRUST FBO MURPH	20	05/08/2013	QC	09-FAMILY	1167P300	OTHER	0.0
BUDNICK	MURPHY	450,000	07/07/1997	WD	03-ARM'S LENGTH	448:206	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7911 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/17/2018	PM18-0418	100% FINIS
Owner's Name/Address	P.R.E. 0%					
MILLENIUM TRUST FBO MURPHY EDWARD 10915 S DRAKE AVE CHICAGO IL 60655	MAP #: 72					
	2025 Est TCY 1,630,057 TCY/TFA: 1039.5					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
			Description	Frontage	Depth	Rate %Adj. Reason	Value
GA 52-1 DC L442 P245 L448 P206 L461 P323PART OF GOVT LT 4 COM AT MEANDER COR ON SHORE GLEN LK AT E END N LINE LOT 4 TH W 141.51 FT C/L HWY M 22 TH SWLY ON C/L 445.8 FT TO P.O.B. TH S 24DEG 30' W 100 FT TH S 65DEG 20' E 308.6 FT TO SHORE TH N 18DEG 04' E ON SHR 100.67 FT M/L TO PT S 65DEG 20' W OF POB TH N 65DEG 20' E 297.32 FT TO POB SEC 3 T28N R14W .69 A M/L.	X		* Factors *			
			INFERIOR 7000/ 100 Actual Front Feet, 0.69 Total Acres	100.00	300.00	1.0000 1.4310	7000 100	1,001,678
Comments/Influences	X		Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		D/W/P: 3.5 Concrete	6.63	132 0	0
	X		D/W/P: Asphalt Paving	3.12	1500 0	0
	X		Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =			5,000



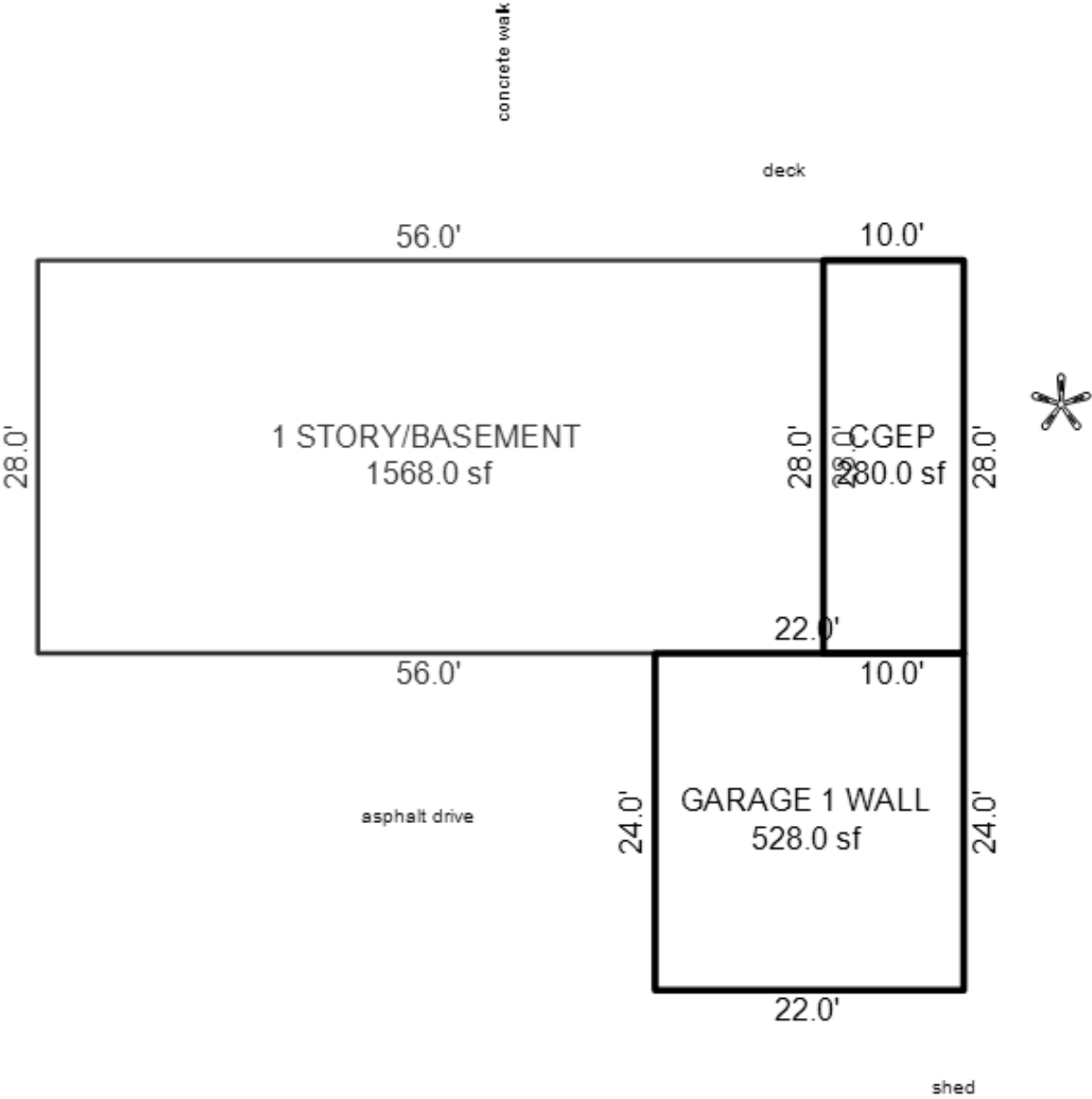
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	500,800	314,200	815,000			410,343C
Rolling	2024	455,600	309,100	764,700			398,005C
Low	2023	320,800	233,000	553,800			379,053C
High	2022	279,800	191,000	470,800			361,003C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 06/02/2016 INSPECTED							
TPC 03/29/2010 INSPECTED							
WAS 10/19/2007 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	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 280	Type CGEP (1 Story)	Year Built: 1966 Car Capacity: Class: C Exterior: Brick 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			Class: C +5 Effec. Age: 35 Floor Area: 1,568 Total Base New : 355,193 Total Depr Cost: 230,881 Estimated T.C.V: 623,379		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace						
Yr Built 1966	Remodeled 0	Ex	X	Ord	Min	Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 5 Blt 1966		
Condition: Average		Lg	X	Ord	Small	120 Amps Service		No. of Elec. Outlets		Ground Area = 1568 SF Floor Area = 1568 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Room List		Doors	Solid	X	H.C.	(12) Electric		Ex. X Ord. Min		Building Areas				
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		120 Amps Service		Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(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 Brick Basement 1,568 Total: 252,524 164,147				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1568 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments		Recreation Room 1568 30,529 19,844 Basement, Outside Entrance, Below Grade 1 2,578 1,676		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		Plumbing		Average Fixture(s) 3 Fixture Bath		1 1,486 966 1 4,678 3,041		
(2) Windows		(9) Basement Finish		1568 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		1000 Gal Septic 1 4,899 3,184 Water Well, 100 Feet 1 5,849 3,802		Porches CGEP (1 Story) 280 15,848 10,301		
X	Many Avg. X Few	Large Avg. X Small		(10) Floor Support		Notes:		Garages		Class: C Exterior: Brick Foundation: 18 Inch (Unfinished)		Base Cost 528 25,819 16,782 Common Wall: 1 Wall 1 -3,104 -2,018 Door Opener 1 550 357		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Built-Ins		Appliance Allow. 1 2,786 1,811		Fireplaces		Interior 1 Story 2 10,751 6,988		
X	Asphalt Shingle Wood Shake	Chimney: Stone		Totals: 355,193 230,881		ECF (4080 BIG GLEN) 2.700 => TCV: 623,379								

*** 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.
FERRIS JACK L & MARCIE A	TMC VENTURE I LLC	550,000	10/03/2008	WD	03-ARM'S LENGTH	989/618	DEED	100.0
THE NARROWS MARINA	FERRIS	164,900	04/09/1991	LC	16-LC PAYOFF	322:106	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8137 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/09/2024	PE24-0295	100% FINIS
	P.R.E. 0% Cond. 3rd		Electrical	05/09/2023	PE23-0304	100% FINIS
Owner's Name/Address	MAP #: 72		Electrical	05/09/2022	PE22-0316	100% FINIS
TMC VENTURE I LLC 6391 S LAKE ST GLEN ARBOR MI 49636	2025 Est TCV 1,158,453 TCV/TFA: 738.81		Electrical	05/07/2021	PE21-0284	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L322 P106-108 L416 P313-315/96 PRT GOVT LOT 4, SEC 3 T28N R14W GLEN ARBOR TWP LEELANAU COUNTY MI DESC AS COM NW SEC COR TH E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L FOLLOWING (4) COURSES: S 57 DEG 45' E 319 FT, S 30 DEG E 548 FT, S 54 DEG 30' E 297 FT & S 84 DEG 13' 40" E 77.65 FT TO C/L ST HWY M-22 TH ALG C/L M-22 ON THE CHORD OF A CURVE TO THE LEFT S 04 DEG 40' 30" W 364.10 FT, S 00 DEG 18' 30" W 35.24 FT CONTINUING ALONG SAID CENTERLINE THENCE S 07 DEG 07'40" E 218.45 FT ALONG C/L TO POB TH S	X		* Factors *										
			Dirt Road	26.34	69.58	1.0000	0.5615	20000	110	COMMERCIAL USE - ALLOWANCE			
			Gravel Road	86.34	69.58	0.9533	1.0683	7000	100		615,576		
			Paved Road	113 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	941,011	
			Storm Sewer	Land Improvement Cost Estimates									
			Sidewalk	Description							Rate	Size % Good	Cash Value
			Water	Dock: Light posts							41.93	2250 75	70,757
			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 =									75,757
			Street Lights										
			Standard Utilities										
			Underground Utils.										



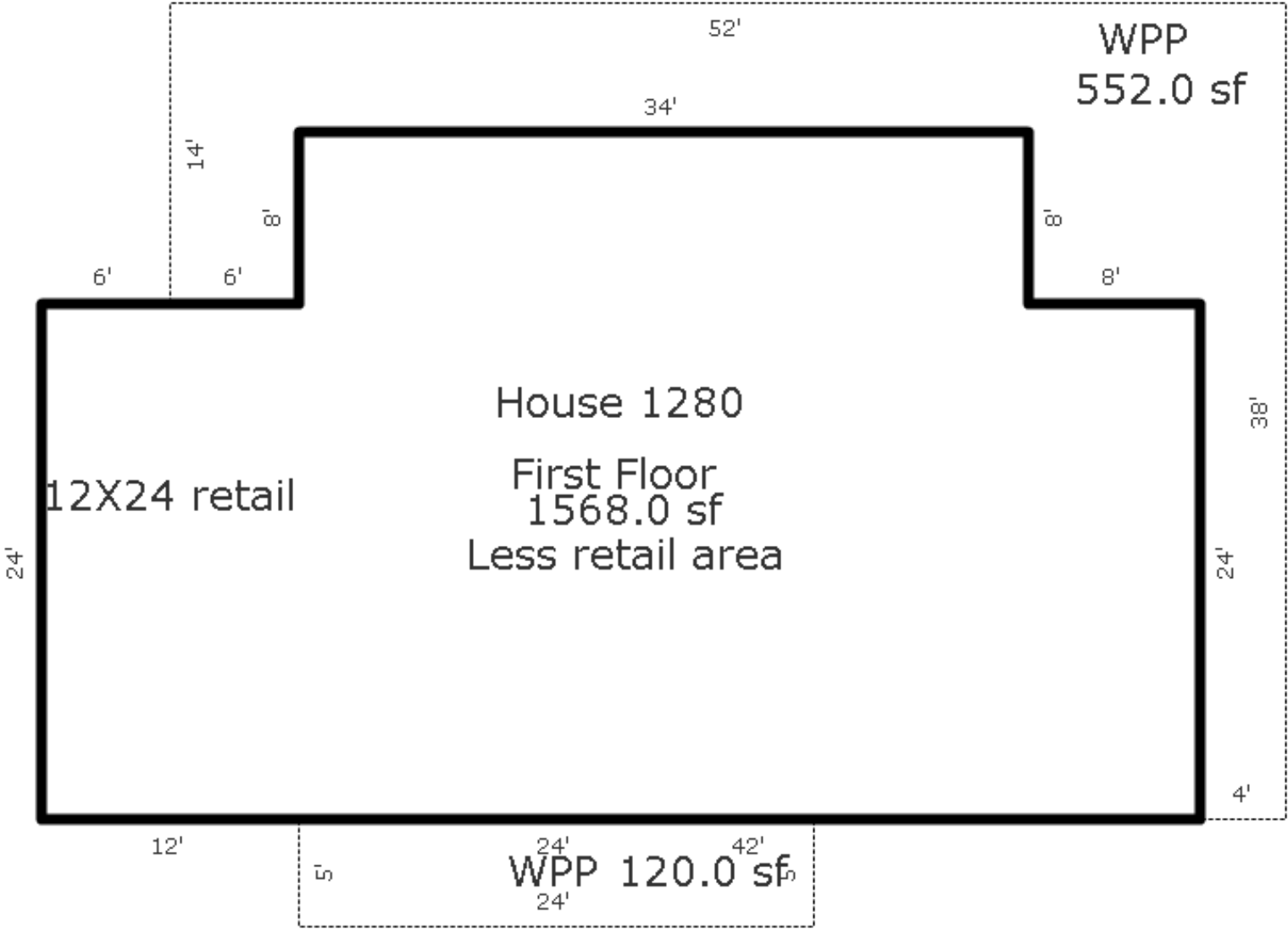
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	470,500	108,700	579,200			431,478C
Rolling	2024	432,300	139,300	571,600			418,505C
Low	2023	304,400	117,100	421,500			398,577C
High	2022	285,600	111,300	396,900			373,026C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/18/2023 INSPECTED							
TPC 05/13/2022 INSPECTED							
TPC 01/10/2019 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 552	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,280 Total Base New : 208,728 Total Depr Cost: 67,836 Estimated T.C.V: 115,321			E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Plaster X Paneled Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1280 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5			Cls CD		Blt 1950	
Yr Built 1950	Remodeled 1960	Ex	X	Ord	Min	200 Amps Service			Building Areas			Size 1,280		Cost New 167,204	Depr. Cost 54,341	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation			Total:			
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 Basement			72		2,479	806	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments			1		2,176	707
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer Basement, Outside Entrance, Below Grade			72		2,479	806
X	Insulation	(8) Basement		Lump Sum Items:			Plumbing			Basement, Outside Entrance, Below Grade			1		2,176	707
(2) Windows		(9) Basement Finish		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
X	Many Avg. Few	X	Large Avg. Small	Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
(3) Roof		(11) Heating/Cooling		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
X	Asphalt Shingle	(12) Electric		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
Chimney: Metal		(13) Plumbing		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
Chimney: Metal		(14) Water/Sewer		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
Chimney: Metal		(15) Fireplaces		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
Chimney: Metal		(16) Porches/Decks		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
Chimney: Metal		(17) Garage		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
Chimney: Metal		Totals:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
Chimney: Metal		Notes:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707
Chimney: Metal		ECF (2201 COMMERCIAL) 1.700 => TCv:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		2,176	707

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Desc. of Bldg/Section: Calculator Occupancy: Stores - Discount		<<<<< Calculator Cost Computations >>>>>					
Class: D		Construction Cost				Class: D Quality: Average	
Floor Area: 288 Gross Bldg Area: 288 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Stories: 1 Story Height: 10 Perimeter: 48 Overall Building Height: 8
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **				Base Rate for Upper Floors = 102.82	
1960 Year Built Remodeled		Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0%				(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.07 100% Adjusted Square Foot Cost for Upper Floors = 127.89	
8 Overall Bldg Height		Ave. SqFt/Story: 288 Ave. Perimeter: 48 Has Elevators:				Total Floor Area: 288 Base Cost New of Upper Floors = 36,832	
Comments:		*** Basement Info ***				Reproduction/Replacement Cost = 36,832	
		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /50 /100/100/22.0 Total Depreciated Cost = 8,103	
* Mezzanine Info *		Area #1: Type #1: Area #2: Type #2:				Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI11/AGFS/SW/1000 9666.67 1 1.00 98 9,473	
* Sprinkler Info *		Area: Type:				ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 26,364 Replacement Cost/Floor Area= 161.45 Est. TCV/Floor Area= 91.54	

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

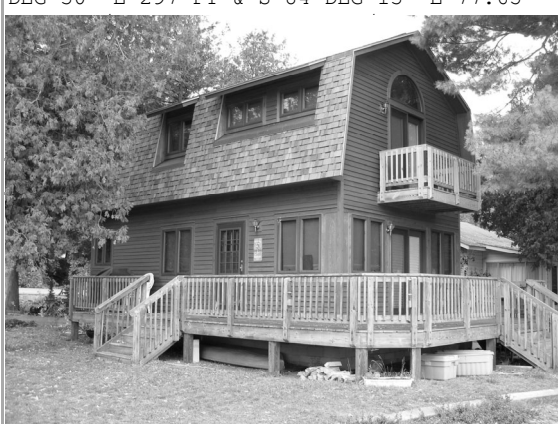
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALTON JOHN P SURVIVOR OF	WALTON JOHN P TRUST	0	08/19/2014	QC	09-FAMILY	1208P389	OTHER	0.0
NIGHTINGALE GLORIA SURVIV	NIGHTINGALE GLORIA TRUST	0	05/01/2002	QC	09-FAMILY	643P600	DEED	0.0
SCHMALTZ WILLIAM A & RITA	NIGHTINGALE & WALTON	0	10/15/1983	WD	16-LC PAYOFF	432P635	DEED	0.0
SCHMALTZ WILLIAM A JR & R	NIGHTINGALE FRANCIS G & G	29,900	08/18/1973	LC	16-LC PAYOFF	247P771	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8055 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	12/09/1996	1996-4105	100% FINIS
Owner's Name/Address	P.R.E. 0%					
NIGHTINGALE TRUST & WALTON TRUST	MAP #: 72					
10975 FOWLER RD	2025 Est TCV 1,283,688 TCV/TFA: 763.19					
HONOR MI 49640-9731	X Improved Vacant Land Value Estimates for Land Table 4080.4080 BIG GLEN					

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WALTON TRUST & NIGHTINGALE TRUST	Dirt Road	INFERIOR 7000/	100.00	74.05	1.0000	1.0817	7000	100	HOLDING TANKS	757,201
26081 BERG RD	Gravel Road	100 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	757,201
SOUTHFIELD MI 48033-2419	Paved Road	Land Improvement Cost Estimates								
	Storm Sewer	Description					Rate	Size	% Good	Cash Value
	Sidewalk	Wood Frame					29.74	96	50	1,427
	Water	Residential Local Cost Land Improvements								
	Sewer	Description					Rate	Size	% Good	Cash Value
		LAND IMPROVEMENTS 15					1,500.00	1	100	1,500
		Total Estimated Land Improvements True Cash Value = 2,927								

Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
L177 P633 L247 P771/84 L432 P635/96 L643	X Level	2025	378,600	263,200	641,800			189,386C
P600/02 PRT GOVT LOT 4 SEC 3 COM NW SEC	X Rolling	2024	321,200	258,900	580,100			183,692C
COR TH E ALG N SEC LN 50 FT TH S 170.53	Low	2023	226,100	195,000	421,100			174,945C
FT TO C/L DAY FOREST RD TH ALG C/L S 57	High	2022	211,500	159,700	371,200			166,615C
DEG 45' E 319 FT S 30 DEG E 548 FT S 54	Landscaped							
DEG 30' E 297 FT & S 84 DEG 13' E 77.65	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

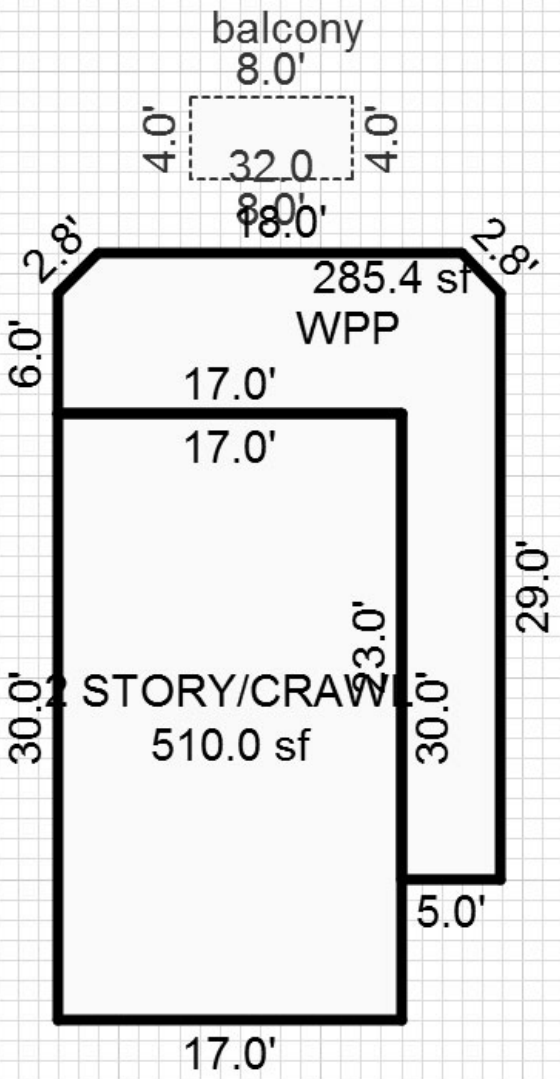


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 285	Type WPP 32 Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		
Building Style: 2 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Class: C +5 Effec. Age: 15 Floor Area: 1,020 Total Base New : 155,374 Total Depr Cost: 132,067 Estimated T.C.V: 356,581					
Yr Built 1996	Remodeled 0	Ex	X	Ord	Min	100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C 5 Blt 1996				
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Total Area = 510 SF Floor Area = 1020 SF.					
Room List		Doors	Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
Basement	1st Floor	(5) Floors		Kitchen:			No. of Fixtures			Building Areas					
2nd Floor	2 Bedrooms	Kitchen:		Other: Carpeted			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		Other:		No. of Fixtures			Ex. X Ord. Min			2 Story Siding Crawl Space					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Plumbing					
X	Insulation	X	Tile	(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 510 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Water/Sewer				
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)			1000 Gal Septic Water Well, 100 Feet			Porches					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			WPP					
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Balcony						
X	Asphalt Shingle	Lump Sum Items:			1			Wood Balcony		Built-Ins					
Chimney: Brick		Notes: 8071			1			Appliance Allow.		Totals:					
		ECF (4080 BIG GLEN) 2.700 => TCV: 356,581			Totals:			133,948		113,855					

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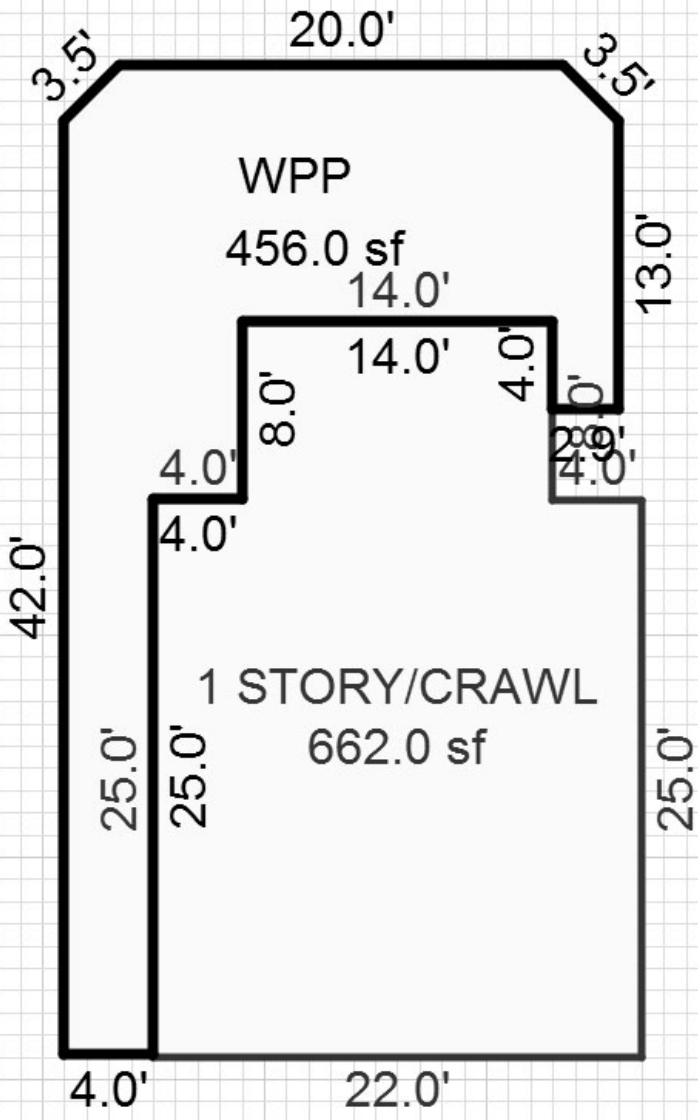


Sketch by Apex Sketch

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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	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 456	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 662 Total Base New : 103,072 Total Depr Cost: 61,844 Estimated T.C.V: 166,979		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: 2 Single Family 1 STORY		Cls C Blt 1945			
Yr Built 1945	Remodeled 1968	Ex	Ord	X	Min	(12) Electric			60 Amps Service		Total Base New : 103,072		E.C.F. X 2.700			
Condition: Average		Size of Closets		No./Qual. of Fixtures			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		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: 92,580 55,548		Other Additions/Adjustments		
5	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			1000 Gal Septic 2000 Gal Septic			Porches WPP 456 7,706 4,624		Built-Ins Appliance Allow. 1 2,786 1,672	
(1) Exterior		(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Notes: 8055			Totals: 103,072 61,844		ECF (4080 BIG GLEN) 2.700 => TCV: 166,979	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 662 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish									
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support									
X	Many Avg. X Avg. Few Small	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support														
(3) Roof		(11) Heating/Cooling														
X	Gable Hip Flat	(12) Electric														
X	Gambrel Mansard Shed	(13) Plumbing														
X	Asphalt Shingle	(14) Water/Sewer														
Chimney: Metal		(15) Fireplaces														

*** 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.
SCHMID ALLAN C & VIRGINIA	TMC VENTURE I LLC	955,000	01/06/2021	WD	03-ARM'S LENGTH	2021000221	PROPERTY TRANSFER	100.0
SCHMID ALLAN & VIRGINIA T	SCHMID ALLAN & VIRGINIA T	0	03/31/2016	OTH	07-DEATH CERTIFICATE	SOC SEC RECORD	OTHER	100.0
SCHMID ALLAN & VIRGINIA	SCHMID VIRGINIA M TRUST	0	02/17/1999	QC	09-FAMILY	2019006097	OTHER	0.0
SCHMID ALLAN & VIRGINIA E	SCHMID ALLAN C TRUST	0	02/17/1999	QC	09-FAMILY	2019006098	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8097 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	REMODEL		01/08/1996	96003412	
Owner's Name/Address	P.R.E. 0%					
TMC VENTURE I LLC 6391 S LAKE ST GLEN ARBOR MI 49636	MAP #: 72					
	2025 Est TCV 1,612,474 TCV/TFA: 548.46					

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

			INFERIOR 7000/	100.00	57.65	0.7070	1.0289	7000	100		509,230
			INFERIOR 7000/	137.90	57.65	0.7070	1.0289	7000	50	SURPLUS: ZONING 100 ft	35
			238 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								860,338

Tax Description	X	Description	Rate	Size	% Good	Cash Value				
L294 P507/88 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L AS FOLLOWS: S 57 DEG 45' E 319 FT, S 30 DEG E 548 FT, S 54 DEG 30' E 297 FT & S 84 DEG 13' 40" E 77.65 FT TO C/L ST HWY M-22 TH ALG C/L ON CHORD OF CURVE TO LEFT S 04 DEG 40' 30" W 364.10 FT FOR POB TH CONT ON C/L S 00 DEG 18' 30" W 35.24 FT & S 07 DEG 07' 40" E 218.45 FT TH N 85 DEG 34' 20" E 69.87 FT TO SHR GLEN LAKE TH ALG SHR N 04 DEG 34' 10" W 237.88 FT TH N 83 DEG 02' W 78.18 FT TO POB SEC 3 T28N R14W.	X	Dirt Road								
	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer	43.23	1400	0	0				
	X	Electric								
	X	Gas								
		Curb								
		Street Lights	5,000.00	1	100	5,000				
		Standard Utilities								
		Underground Utils.								
		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

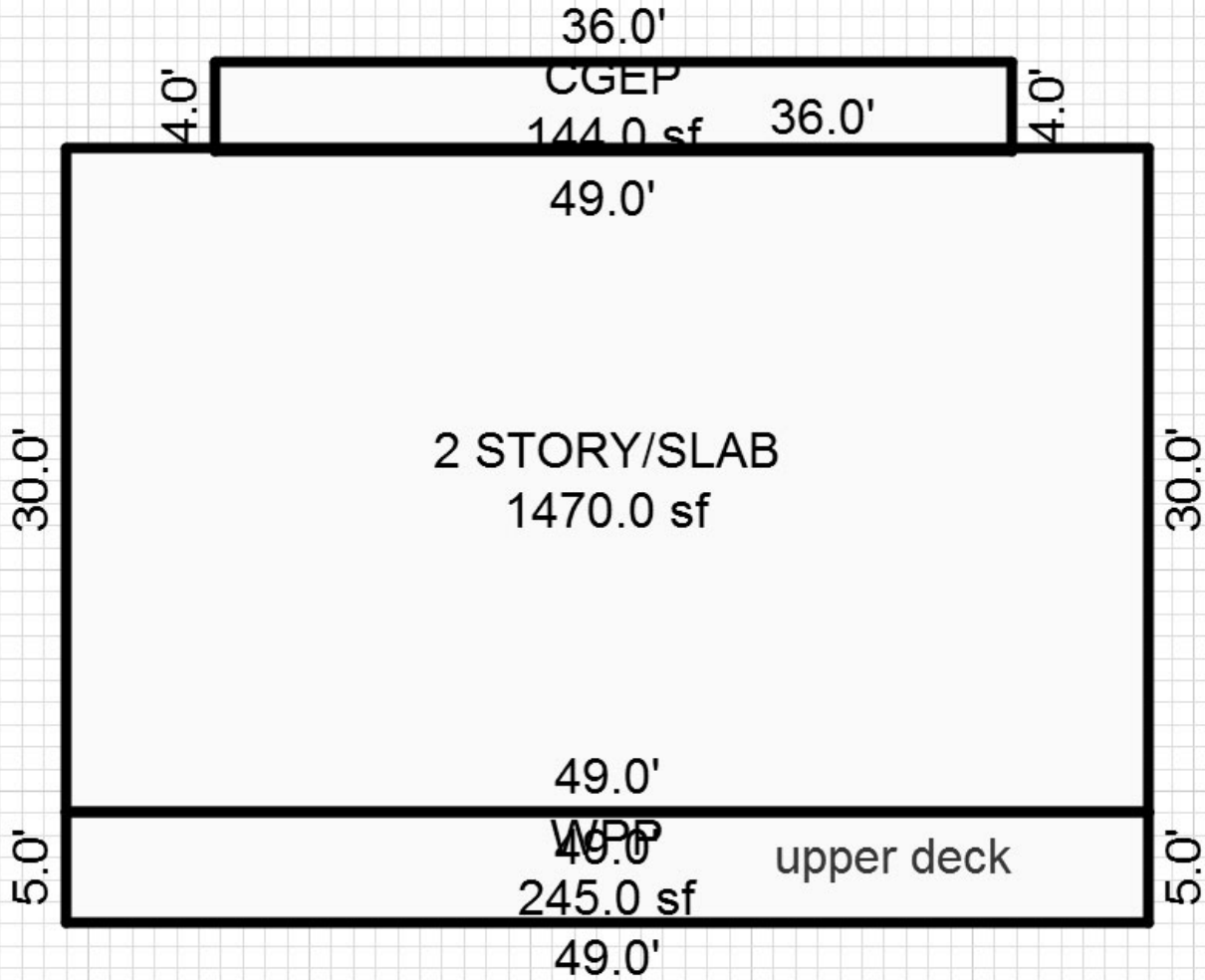
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	430,200	376,000	806,200			519,915C
2024	410,400	369,800	780,200			504,283C
2023	246,200	278,800	525,000			480,270C
2022	229,000	228,400	457,400			457,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	5	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 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 144 245	Type CGEP (2 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	Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Class: C Effec. Age: 30 Floor Area: 2,940 Total Base New : 395,308 Total Depr Cost: 276,717 Estimated T.C.V: 747,136		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C		Blt 1930			
Yr Built 1930 199	Remodeled 1980	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1470 SF Floor Area = 2940 SF.		Total		307,709 215,397			
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			2 Story Siding Slab		1,470		Total: 307,709 215,397		
6	Basement	(5) Floors		Kitchen: Other: Carpeted Other: Vinyl			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		
1st Floor		Kitchen:		Other: Carpeted			3 Fixture Bath			Average Fixture(s)		3 Fixture Bath		5 7,431 5,202		
2nd Floor		Other: Vinyl					2 Fixture Bath			Average Fixture(s)		3 Fixture Bath		4 18,714 13,100		
7	Bedrooms	No./Qual. of Fixtures		X Ex.			Ord.	Min	Softener, Auto			2 Fixture Bath		1 3,130 2,191		
(1) Exterior		X Ex.		Ord.	Min	(14) Water/Sewer			Water/Sewer		1000 Gal Septic		1 4,899 3,429			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Public Water			Ceramic Tile Floor		Water Well, 100 Feet		1 5,849 4,094		
X	Insulation	X	Tile	Many	X	Ave.	Few	Public Sewer			Ceramic Tile Wains		Porches		CGEP (2 Story) WPP	
(2) Windows		(7) Excavation		(13) Plumbing			Ceramic Tub Alcove Vent Fan			Built-Ins		Appliance Allow.		5 13,930 9,751		
Many	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1470 S.F. Height to Joists: 0.0		5 Average Fixture(s)			Vent Fan			Fireplaces		Interior 2 Story		1 6,694 4,686		
X	Avg.	X	Avg.	5 3 Fixture Bath			Lump Sum Items:			Direct-Vented Gas		2 6,086 4,260		Totals: 395,308 276,717		
Few	Small	Basement		1 2 Fixture Bath						Notes:		ECF (4080 BIG GLEN) 2.700 => TCV:		747,136		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		1 1000 Gal Septic 1 2000 Gal Septic												
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:														

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HAWLEY ROBERT L & JOAN M	HAWLEY JOAN & ROBERT L	0	11/18/2014	QC	09-FAMILY	1215P689	OTHER	0.0				
HAWLEY JOAN & ROBERT L	HAWLEY FAMILY TRUST	0	11/18/2014	QC	09-FAMILY	1217P21	DEED	0.0				
HAWLEY ROBERT L & JOAN M	HAWLEY ROBERT L & JOAN M	0	02/24/2010	WD	03-ARM'S LENGTH	2010 1042-80	PROPERTY TRANSFER	0.0				
BARNWELL	HAWLEY	235,000	05/23/1990	WD	03-ARM'S LENGTH	311:142	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6831 W DAY FOREST RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/14/2022	PM22-0782	100% FINIS				
Owner's Name/Address		P.R.E. 89% 04/30/2008		Electrical		01/26/2022	PE22-0053	100% FINIS				
HAWLEY FAMILY TRUST 6831 W DAY FOREST RD EMPIRE MI 49630		MAP #: 72		Mechanical		09/08/2020	PM20-0539	100% FINIS				
Tax Description		2025 Est TCV 2,730,271 TCV/TFA: 688.94		SHED		07/22/2001	1880					
L265 P241/86 L279 P695/87 L311 P142/90 PRT GOVT LOT 4 SEC 3 COM AT NW COR TH E ALG N LN 50.00 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG C/L S 57 DEG 45' E 319.00 FT, S 30 DEG E 548.00 FT & S 54 DEG 30' E 111.53 FT FOR POB TH S 27 DEG 17' 30" W 272.91 FT TO SHR GLEN LAKE TH S 42 DEG 11' 30" E ALG SHR 206.77 FT TH N 25 DEG 29' 30" E 319.05 FT TO C/L DAY FOREST RD TH ALG C/L N 54 DEG 30' W 185.47 FT TO POB SEC 3 T28N R14W.		X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 14500	100.00	198.31	0.8412	0.8528	14500	100		1,040,199
		Paved Road		GROUP A 14500	99.67	198.31	0.8412	0.8528	14500	50	SURPLUS: ZONING	100 ft 51
		Storm Sewer		200 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 1,558,582								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	43.23	40	50	864				
		Electric		Wood Frame	23.91	288	50	3,443				
		Gas		Wood Frame	28.70	108	50	1,550				
		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 = 10,857								
Topography of Site		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	779,300	585,800	1,365,100			502,856C		
		Low		2024	776,700	576,300	1,353,000			487,737C		
		High		2023	375,000	434,500	809,500			464,512C		
		Landscaped		2022	348,000	350,000	698,000			439,440C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
Who		When		What								
The Equalizer. Copyright (c) 1999 - 2009.		TPC 10/19/2022		INSPECTED								
Licensed To: Township of Glen Arbor,		TPC 10/19/2020		INSPECTED								
County of Leelanau, Michigan		TPC 04/30/2015		INSPECTED								

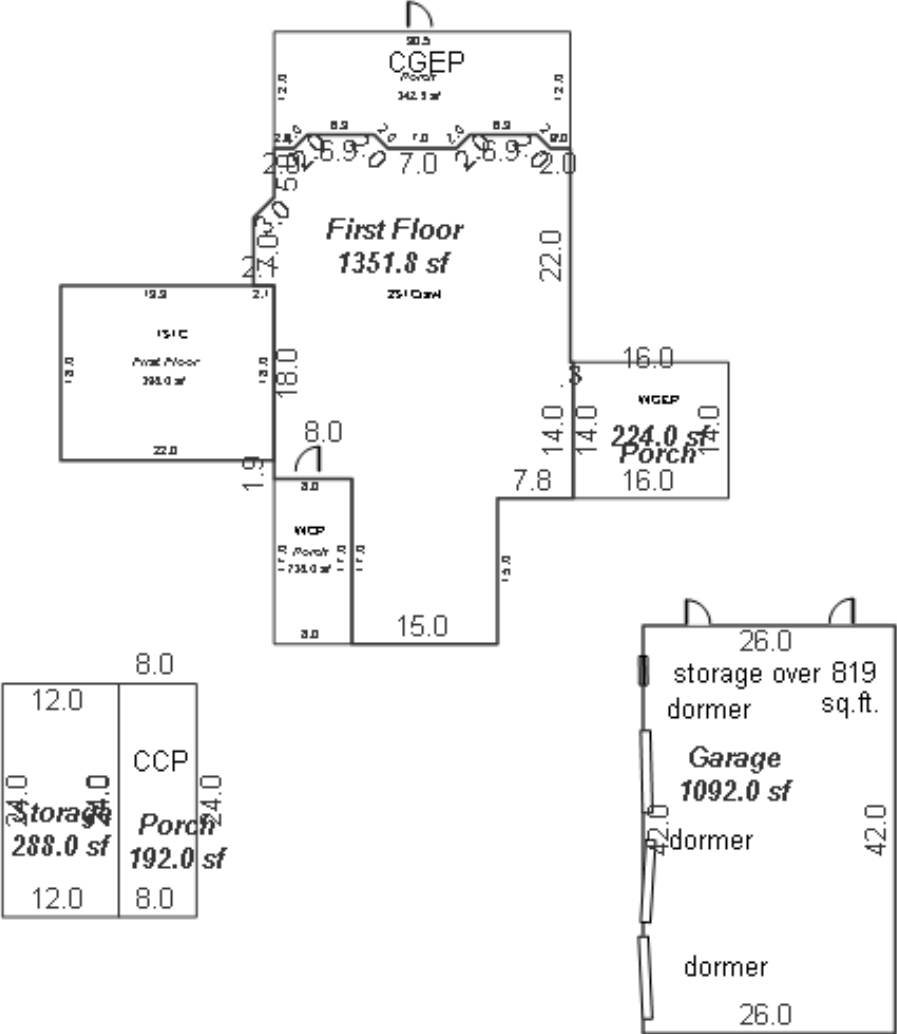


*** Information herein deemed reliable but not guaranteed***

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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story 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 2 Direct-Vented Ga	Area	Type	Year Built: 1994 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1092 % Good: 0 Storage Area: 819 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 3,098 Total Base New : 517,218 Total Depr Cost: 336,183 Estimated T.C.V: 907,694		E.C.F. X 2.700		Bsmnt Garage:		
Building Style: 2 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C 5 Blt 1900					
Yr Built 1900	Remodeled 1992	Ex	X	Ord	Min	150 Amps Service			Ground Area = 1747 SF Floor Area = 3098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Building Areas							
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
Basement 5 1st Floor 4 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:			150 Amps Service			2 Story Siding Crawl Space 1,351								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			1 Story Siding Crawl Space 396							
X	Wood/Shingle Aluminum/Vinyl Brick	X Wood		Ex. X Ord. Min			Average Fixture(s)			Total: 348,507 226,520							
X	Insulation	(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments							
(2) Windows		Basement: 0 S.F. Crawl: 1747 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			3 Fixture Bath			Plumbing							
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Fixture Bath			Average Fixture(s)							
X	Wood Sash Metal Sash Vinyl Sash	(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			3 Fixture Bath			Water/Sewer							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath			2 Fixture Bath			2000 Gal Septic Water Well, 100 Feet							
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Porches							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Deck			CGEP (1 Story) WCP (1 Story) WCP (1 Story) CCP (1 Story)						
X	Asphalt Shingle	Joists: 2X8X16 Unsupported Len: Cntr.Sup:		1			Treated Wood			Garages							
Chimney: Block		1		1			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Storage Over Garage Door Opener Base Cost			CGEP (1 Story) WCP (1 Story) WCP (1 Story) CCP (1 Story)							
<p>Build-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	

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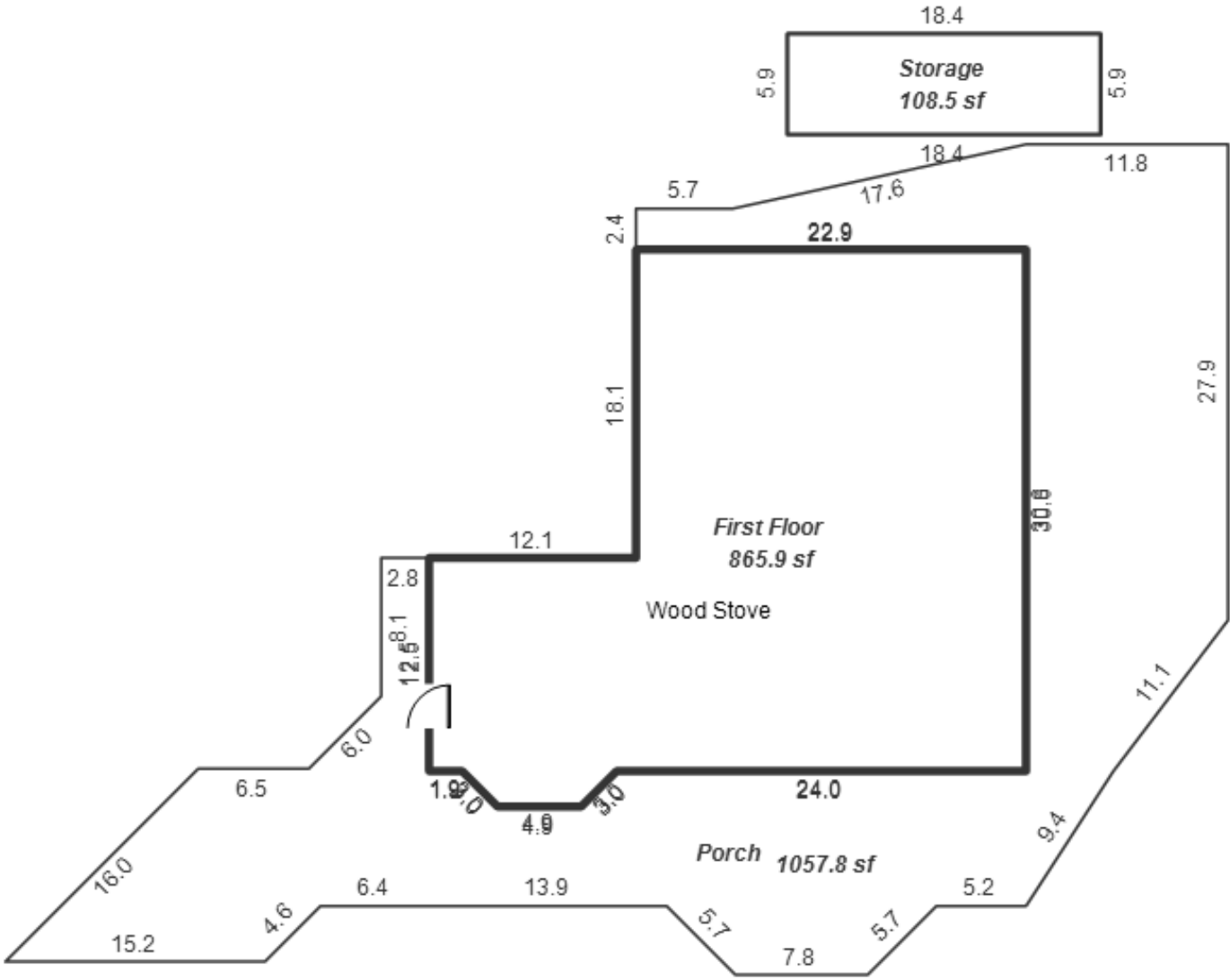
Deck to water



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 1057	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1		Class: C Effec. Age: 35 Floor Area: 865 Total Base New : 144,238 Total Depr Cost: 93,755 Estimated T.C.V: 253,138		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall		Plaster	Trim & Decoration												
Yr Built 1900		Remodeled 1994	X	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace												
Room List		Doors	Solid	X	H.C.	(12) Electric												
4	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other: Carpeted		150		Amps Service										
(1) Exterior		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls C		Blt 1900					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	(11) Heating System: Electric Baseboard		Ground Area = 865 SF Floor Area = 865 SF.						
X	Insulation	X	Drywall			(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas						
(2) Windows		(7) Excavation		1		Average Fixture(s)				Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 865 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		1 Story		Siding	Crawl Space	865	Total:	117,523	76,390	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,486	966
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Built-Ins		Appliance Allow.		1	2,786	1,811		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Fireplaces		Wood Stove		1	2,570	1,670	
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Deck		Treated Wood		1057	13,826	8,987		
Chimney: Brick										Notes: BEACH HOUSE		Totals:		144,238	93,755			
										ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:					253,138			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRAKE	LEISER	263,000	03/06/1992	WD	03-ARM'S LENGTH	337:918	OTHER	0.0
GILLETTE	DRAKE	254,000	05/23/1991	WD	03-ARM'S LENGTH	324:109	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6839 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/02/2022	PM22-0359	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	04/22/2022	PP22-0119	100% FINIS
LEISER DAVID M & DAWN L 1685 YORKSHIRE BIRMINGHAM MI 48009	MAP #: 72		Res. Add/Alter/Repair	07/09/2021	PB21-0237	100% FINIS
	2025 Est TCV 2,219,541 TCV/TFA: 948.52		Electrical	06/18/2021	PE21-0400	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 14500	100.00	260.00	1.0000	0.9125	14500 100	1,323,133
100 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =						1,323,133

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water	43.23	320	0	0	
Sewer	30.79	90	50	1,385	
Electric	Total Estimated Land Improvements True Cash Value =				1,385
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					



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

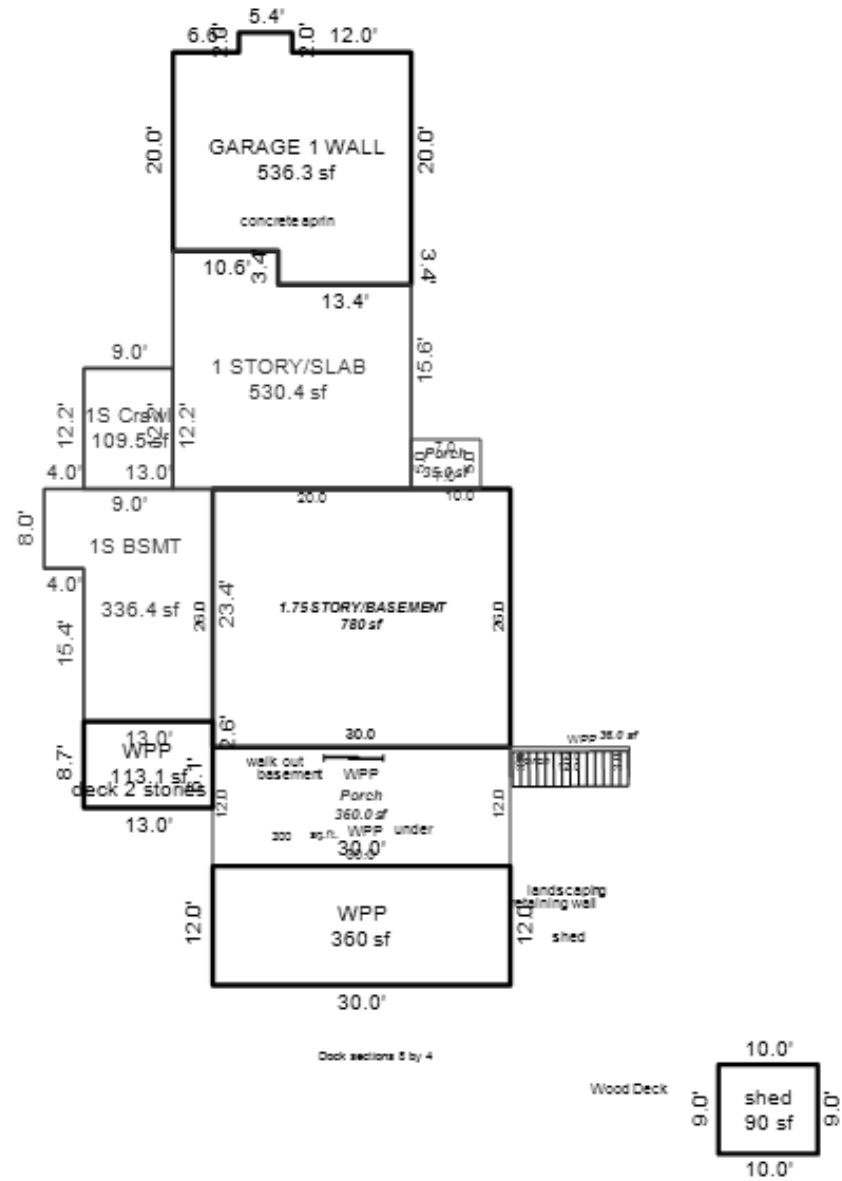
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	661,600	448,200	1,109,800			393,948C
2024	659,400	440,700	1,100,100			382,103C
2023	318,300	331,600	649,900			363,908C
2022	256,500	186,900	443,400			247,913C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: 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: 536 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																				
X	Wood Frame	X	(4) Interior 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					360	WPP																																					
	Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace					360	WPP																																					
	Yr Built 1986 Remodeled 1999		Ex X Ord Min		(12) Electric 200 Amps Service					35	WCP (1 Story)																																					
	Condition: Average		Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min					36	WPP																																					
	Room List		Doors Solid H.C.		No. of Elec. Outlets Many X Ave. Few					113	WPP																																					
	Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other: Hardwood		(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					113	Treated Wood																																					
	(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic					113	Treated Wood																																					
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 1116 S.F. Crawl: 109 S.F. Slab: 530 S.F. Height to Joists: 0.0		Lump Sum Items:					360	Treated Wood																																					
X	Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							360	Treated Wood																																					
	(2) Windows		(9) Basement Finish							35	WCP (1 Story)																																					
X	Many Avg. Few Large Avg. Small		(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:							36	WPP																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens									113	WPP																																					
	(3) Roof									113	Treated Wood																																					
X	Gable Hip Flat Gambrel Mansard Shed									113	Treated Wood																																					
X	Asphalt Shingle									113	Treated Wood																																					
	Chimney: Metal									113	Treated Wood																																					
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1755 SF Floor Area = 2340 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>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>780</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>109</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>336</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>530</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>299,502</td> <td>239,607</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 1116 21,729 17,383 Basement, Outside Entrance, Below Grade 2 5,156 4,125 Plumbing Average Fixture(s) 1 1,486 1,189 3 Fixture Bath 2 9,357 7,486 2 Fixture Bath 1 3,130 2,504 Water/Sewer 2000 Gal Septic 1 9,735 7,788 Water Well, 100 Feet 1 5,849 4,679 Porches WPP 360 6,102 4,882 WPP 360 6,102 4,882 WCP (1 Story) 35 2,512 2,010 WPP 36 1,765 1,412 WPP 113 3,172 2,538 Deck Treated Wood 113 2,834 2,267 Treated Wood 360 6,134 4,907													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	780			1 Story	Siding	Crawl Space	109			1 Story	Siding	Basement	336			1 Story	Siding	Slab	530			Total:				299,502	239,607
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																											
1.75 Story	Siding	Basement	780																																													
1 Story	Siding	Crawl Space	109																																													
1 Story	Siding	Basement	336																																													
1 Story	Siding	Slab	530																																													
Total:				299,502	239,607																																											
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6847 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/22/2023	PM23-0182	100% FINIS
	P.R.E. 100% 10/19/2023		Mechanical	05/20/2022	PM22-0429	100% FINIS
Owner's Name/Address	MAP #: 72		Mechanical	03/03/2022	PM22-0192	100% FINIS
KISH ELAINE M TRUST 6847 W DAY FOREST RD EMPIRE MI 49630	2025 Est TCV 3,338,261	TCV/TFA: 721.01	Plumbing	02/22/2022	PP22-0056	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP A 14500	100.18	213.06	0.9996 0.8682 14500 100	1,260,583
			100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =				1,260,583

Tax Description
 2020004095 DECLARATION OF LOT CONSOLIDATION. A PARCEL OF LAND IN SECTION 3, T28N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT A POINT 559.21 FEET SOUTH AND 445.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 3 (RECORDED AS 564.29 FEET SOUTH AND 446.15 FEET EAST); THENCE SOUTH 30° 13'14" EAST, 109.22 FEET ALONG THE CENTERLINE OF DAY FOREST ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Flagstone/Sand	21.16	200 0	0
Wood Frame	28.20	120 97	3,282
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 =			4,707



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

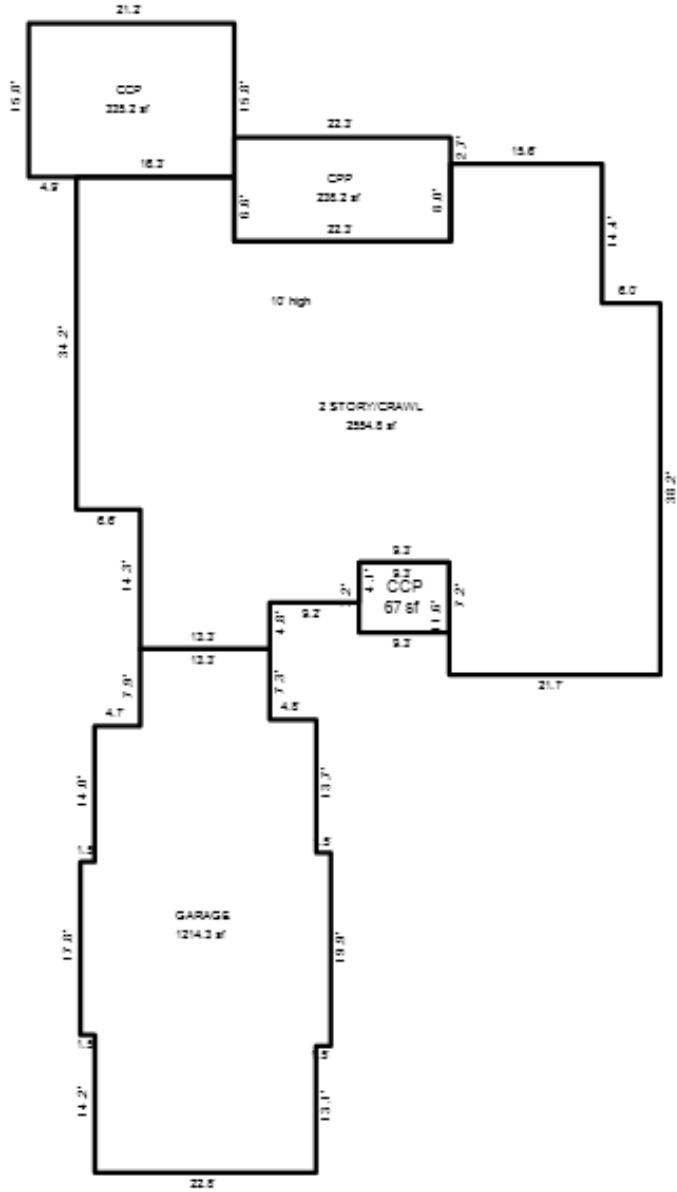
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	630,300	1,038,800	1,669,100			1,043,591C
2024	628,200	1,021,600	1,649,800			1,012,213C
2023	303,300	771,400	1,074,700	995,354M	995,354A	874,489C
2022	251,700	92,800	344,500			281,558C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 238 335 67 231	Type CPP CCP (1 Story) CCP (1 Story) CGEP (1 Story)	Year Built: 2022 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 4 Mech. Doors: 0 Area: 1214 % 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: 4,630 Total Base New : 775,525 Total Depr Cost: 767,767 Estimated T.C.V: 2,072,971			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2554 SF Floor Area = 4630 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls BC Blt 2023						
Yr Built 2023	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			1.75 Story Siding Crawl Space 2,554 1 Story Siding Overhang 161			Total: 631,746 625,427						
Room List		Doors	Solid	H.C.	(13) Plumbing			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Average Fixture(s) 1 2,188 2,166 3 Fixture Bath 3 20,640 20,434 Softener, Auto 1 4,610 4,564 Softener, Manual						
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 2554 S.F. Slab: 0 S.F. Height to Joists: 0.0			Porches			CPP 238 5,205 5,153 CCP (1 Story) 335 10,857 10,748 CCP (1 Story) 67 2,521 2,496 CGEP (1 Story) 231 18,281 18,098						
X	Wood/Shingle Aluminum/Vinyl Brick Stone/Siding Insulation	(7) Excavation		(8) Basement			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
(2) Windows		Many Avg. Few Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Common Wall: 1 Wall 1 -3,139 -3,108 Door Opener 4 2,752 2,724 Base Cost 1214 66,867 66,198									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Built-Ins			Appliance Allow. 1 4,003 3,963						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Prefab 2 Story 1 4,564 4,518 Direct-Vented Gas 1 4,429 4,385						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOVAK ROBERT J & MARY JAN	NOVAK ROBERT JOHN REVOCAB	0	02/04/2004	QC	09-FAMILY	817:982	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6843 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/31/2014	PM14-0589	
	P.R.E. 0%		Plumbing	10/27/2014	PP14-0252	
Owner's Name/Address	MAP #: 72		Res. Add/Alter/Reair	09/03/2014	PB14-0307	100% FINIS
NOVAK ROBERT JOHN REVOCABLE TRUST NOVAK MARY JANE REVOCABLE TRUST 2122 N WILLIAMSBURG ST ARLINGTON HEIGHTS IL 60004	2025 Est TCV 1,943,853 TCV/TFA: 1269.6		ADDITION/ALTERATION	08/25/2014	2014-16	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
Public Improvements			* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP A 14500	100.00	226.00	1.0000 0.8811 14500 100 1,277,578
			100 Actual Front Feet, 0.52 Total Acres			Total Est. Land Value = 1,277,578

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
L266 P769 L456 P093 L517 P592/99 L817 P982/04 PRT GOVT LOT 4 SEC 3 BEG AT PT ON C/L HWY 555.38 FT E & 753.47 FT S OF NW COR SEC 3 TH S 30 DEG E ON C/L 77.33 FT TH S 55 DEG 18' E ON C/L 22.50 FT TH S 27 DEG 15' W 228.05 FT TO SHR GLEN LAKE TH N 33 DEG 40' W ON SHR 100 FT TH N 27 DEG 15' E 224.25 FT TO POB SEC 3 T28N R14W .45 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Dock: Light posts	43.23	192 0	0
	X	Electric	D/W/P: 4in Concrete	7.01	242 0	0
	X	Gas	D/W/P: Flagstone/Sand	21.16	300 0	0
	X	Curb	D/W/P: Asphalt Paving	3.12	1500 0	0
		Street Lights	D/W/P: Patio Blocks	15.72	313 0	0
		Standard Utilities	Wood Frame	24.05	275 50	3,307
		Underground Utils.	Residential Local Cost Land Improvements			
		Topography of Site	Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
			Total Estimated Land Improvements True Cash Value =			18,307



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	638,800	333,100	971,900			403,730C
		TPC 12/08/2022 INSPECTED	2024	636,700	327,800	964,500			391,591C
		TPC 01/02/2015 INSPECTED	2023	307,400	248,600	556,000			372,944C
		TPC 03/26/2010 INSPECTED	2022	252,900	200,100	453,000			355,185C

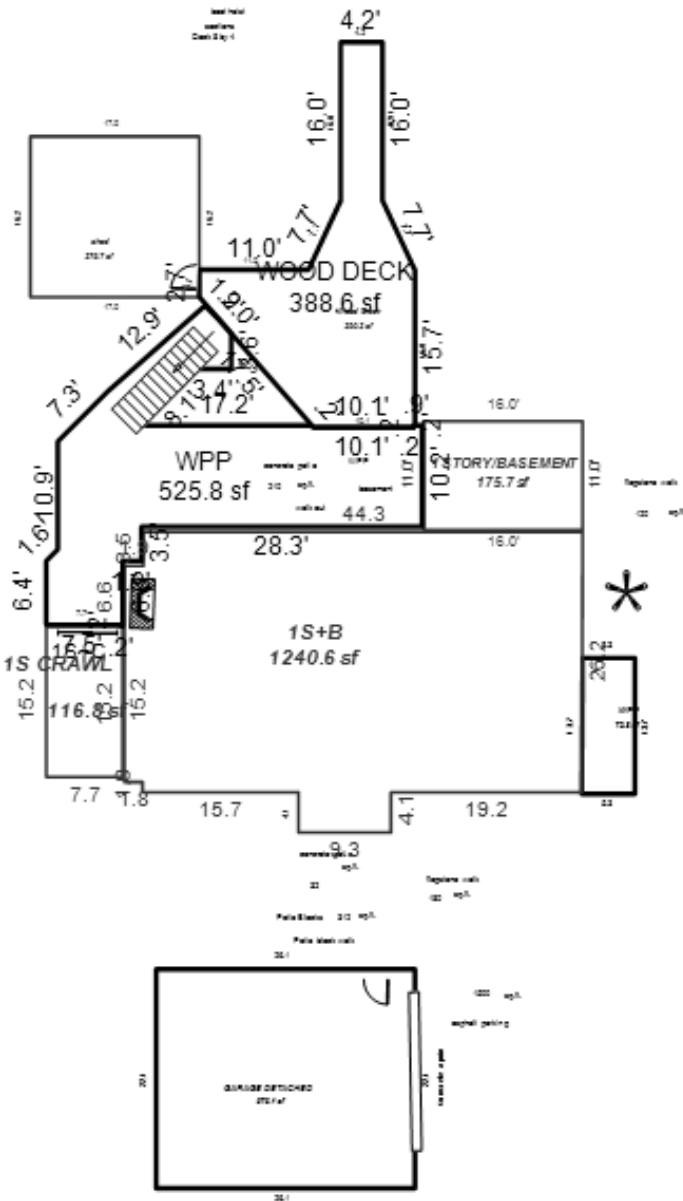
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom 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 528 72 390	Type WPP WCP (1 Story) Treated Wood	Year Built: 1987 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,531 Total Base New : 350,699 Total Depr Cost: 239,988 Estimated T.C.V: 647,968		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 5 Blt 1974							
Yr Built 1974	Remodeled 2014	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 1531 SF Floor Area = 1531 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing			Building Areas									
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding 1 Story Siding			Foundation Basement Crawl Space Basement		Size 1,240 116 175		Cost New 236,782		Depr. Cost 165,756		
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			120 Amps Service			Other Additions/Adjustments			Recreation Room Basement, Outside Entrance, Below Grade		1415 1		27,550 2,578		13,775 1,805		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Plumbing			Average Fixture(s)		1		1,486		1,040	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	3 Fixture Bath 2 Fixture Bath			3 Fixture Bath 2 Fixture Bath		1 1 1		4,678 3,130		3,275 2,191	
X	Insulation	(7) Excavation		Basement: 1415 S.F. Crawl: 116 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Porches			WPP WCP (1 Story)		528 72		8,907 4,010		6,235 2,807	
(2) Windows		Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck Treated Wood			390		6,462		4,523		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Garages			Class: C Exterior: Siding Base Cost		572		24,871		17,410	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			1000 Gal Septic 2000 Gal Septic			Door Opener			1		550		385			
(3) Roof		1415	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	Joists: 2X6X16 Unsupported Len: 13 Cntr.Sup:			WPP WCP (1 Story)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener			572 1		24,871 550		17,410 385			
X	Gable Hip Flat	Gambrel Mansard Shed	1	1000 Gal Septic 2000 Gal Septic			WPP WCP (1 Story)			Deck Treated Wood			390		6,462		4,523			
X	Asphalt Shingle	(10) Floor Support		Joists: 2X6X16 Unsupported Len: 13 Cntr.Sup:			WPP WCP (1 Story)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener			572 1		24,871 550		17,410 385			
Chimney: Brick		(10) Floor Support		Joists: 2X6X16 Unsupported Len: 13 Cntr.Sup:			WPP WCP (1 Story)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener			572 1		24,871 550		17,410 385			

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KASPEREK MICHAEL A & MARY	KASPEREK MICHAEL A & MARY	1	03/23/2014	WD	09-FAMILY	1194P839	PROPERTY TRANSFER	0.0
ANDREWS RICHARD B & KARIN	KASPEREK MICHAEL A & MARY	500,000	12/02/2013	WD	03-ARM'S LENGTH	1186P119	PROPERTY TRANSFER	100.0
BLACK JEFFREY E & STEPHAN	ANDREWS RICHARD B & KARIN	660,000	09/15/2003	WD	03-ARM'S LENGTH	764:180 WD	OTHER	100.0
SCHMALTZ	BLACK	195,000	09/15/1995	LC	16-LC PAYOFF	412:847	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6849 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/04/2023	PM23-0391	100% FINIS
	P.R.E. 100% 09/17/2015		Electrical	03/27/2023	PE23-0201	100% FINIS
Owner's Name/Address	MAP #: 72		Res. Add/Alter/Repair	02/03/2023	PB23-0019	100% FINIS
KASPEREK MICHAEL A & MARY E 6849 W DAY FOREST RD EMPIRE MI 49630	2025 Est TCY 2,966,349 TCY/TFA: 770.88		ADDITION/ALTERATION	12/31/2022	LU22-43	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 14500	100.00	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	Description	Rate	Size % Good	Cash Value
L149 P225/69 L396 P501/94 DC L400 P950 L410 P486/95 L412 P849/95 L556 P194/00 L764 P180/03 FOR 2005 INTEREST COMBINED (REF: 006-203-022-50) PRT OF GOVT LOT 4 SEC 3 COM AT PT ON C/L OF PUBLIC RD 446.15 FT E & 564.29 FT S OF NW COR SD SEC TH S 30 DEG 00' E ALG SD C/L 109.225 FT TO POB TH RETURN ALG SD C/L N 30 DEG 00' W 109.225 FT TH S 27 DEG 15' W 263.5 FT TH S 39 DEG 30' E ALG SD SHR 100.00 FT TH NELY TO POB SEC 3 T28N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	3.64 10.34 26.31	800 0 800 0 180 0	0 0 0
	X	Electric			
	X	Gas			
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 75	7,500.00	1 95	7,125
		Total Estimated Land Improvements True Cash Value =			7,125

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

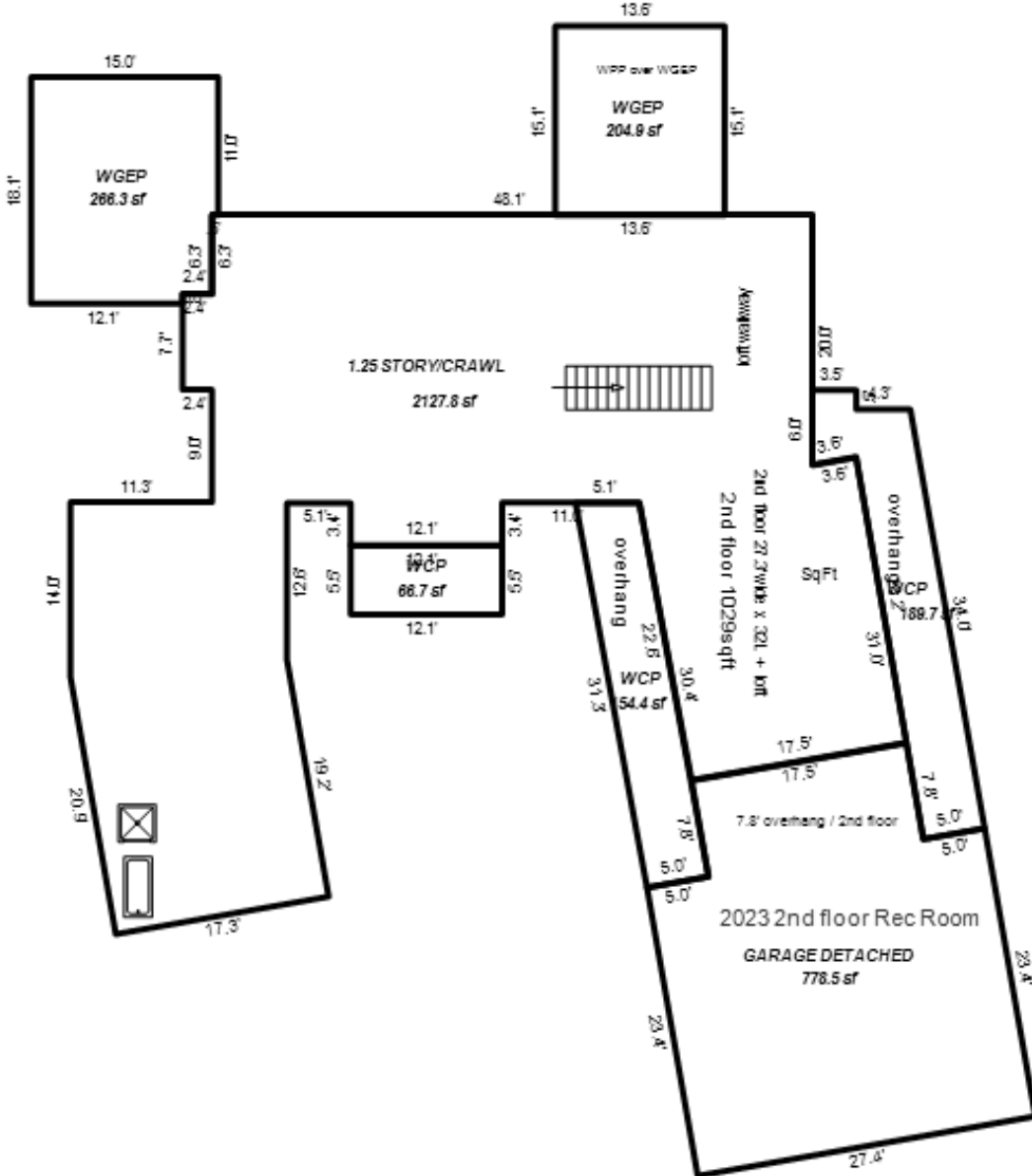
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	655,100	828,100	1,483,200			791,697C
2024	652,900	814,300	1,467,200			767,893C
2023	315,200	651,400	966,600			650,541C
2022	255,500	541,700	797,200			619,563C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 266 204 204 154 189 66	Type WGEP (1 Story) WGEP (1 Story) WPP WCP (1 Story) WCP (1 Story) WCP (1 Story)	Year Built: 2015 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: 778 % 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			1			Class: BC Effec. Age: 8 Floor Area: 3,848 Total Base New : 663,847 Total Depr Cost: 610,741 Estimated T.C.V: 1,649,001			E.C.F. X 2.700		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 2015		
Yr Built 2015	Remodeled 2023	Ex	Ord	Min	Size of Closets			Ex. Ord. Min			Ground Area = 2127 SF			Floor Area = 3848 SF.				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92			Building Areas				
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			0 Amps Service			1.5 Story Siding Crawl Space			2,127					
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 2127 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			1 Story Siding Overhang			658					
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 504,339 463,993					
Insulation		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 1 2,188 2,013 3 Fixture Bath 2 13,760 12,659 2 Fixture Bath 1 4,610 4,241 Separate Shower 1 2,786 2,563					
(2) Windows		Many Avg. Few Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			1000 Gal Septic 1 5,676 5,222 Ceramic Tile Floor 1 6,289 5,786					
Many Avg. Few Large Avg. Small		(10) Floor Support		Lump Sum Items:			Porches			WGEP (1 Story) 266 23,131 21,281 WGEP (1 Story) 204 19,147 17,615 WPP 204 5,836 5,369 WCP (1 Story) 154 8,699 8,003 WCP (1 Story) 189 10,108 9,299 WCP (1 Story) 66 4,816 4,431			Garages					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 778 47,217 43,440 Common Wall: 1 Wall 1 -3,139 -2,888 Door Opener 1 688 633			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		Asphalt Shingle			Chimney:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MURRAY MICHAEL T & DORIS	MURRAY MICHAEL T & DORIS	0	07/22/2013	WD	09-FAMILY	1172P57	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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8044 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	02/17/2017	PM17-0125		
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Owner's Name/Address	P.R.E. 0%	Plumbing	02/17/2017	PP17-0040		
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MURRAY MICHAEL T & DORIS L ETAL J/T	MAP #: 72	Electrical	11/29/2016	PE16-0650		
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434 BLACKSTONE AVE	2025 Est TCV 2,309,491 TC/TFA: 1104.4	Res. Add/Alter/Repair	10/10/2016	PB16-0432	100% FINIS	
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LA GRANGE IL 60525	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	GROUP A 14500	92.00	285.00	1.0211	0.9337	14500	100		1,271,781
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	92 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								1,271,781
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Tax Description	Description	Rate	Size	% Good	Cash Value
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L227 P177 L306 P597&598/89 L247 P434 PRT	Dirt Road				
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GOVT LOT 4 COM NW COR OF SEC 3 TH ALG N	Gravel Road				
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SEC LN E 50 FT TH S 170.53 FT TO C/L DAY	Paved Road				
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FOREST RD TH ALG SD C/L S 57 DEG45" E 319	Storm Sewer				
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FT TH S 30 DEG 00' E 548 FT TH S 54 DEG	Sidewalk				
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30' E 297 FT TH S 25 DEG 41' W 31.16 FT	Water				
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TO SLY R/W OF DAY FOREST RD & FOR POB TH	Sewer				
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S 25 DEG 41' W 285.41 FTTO SHR LITTLE	Electric				
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GLEN LK TH ALG SD SHR S 33 DEG 52' E	Gas				
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92.15 FT TH N 39 DEG 14' 40" E 71.74 FT	Curb				
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TH N 67 DEG 17'10"E 43.14 FT TO WLY R/W	Street Lights				
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ST HWY M-22 TH ALG SD R/W N 06 DEG 52'50"	Standard Utilities				
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E 251 30 FT TO SLY R/W DAY FOREST RD TH	Underground Utils.				
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2025	635,900	518,800	1,154,700			328,954C
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X Rolling	2024	633,800	510,200	1,144,000			319,064C
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X Low	2023	306,000	384,300	690,300			303,871C
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X High	2022	245,200	314,600	559,800			289,401C
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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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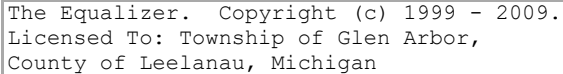
Flood Plain							
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Who	When	What	2025	635,900	518,800	1,154,700		328,954C
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TPC 11/14/2017	INSPECTED		2024	633,800	510,200	1,144,000		319,064C
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TPC 12/28/2016	INSPECTED		2023	306,000	384,300	690,300		303,871C
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TPC 11/02/2016	INSPECTED		2022	245,200	314,600	559,800		289,401C
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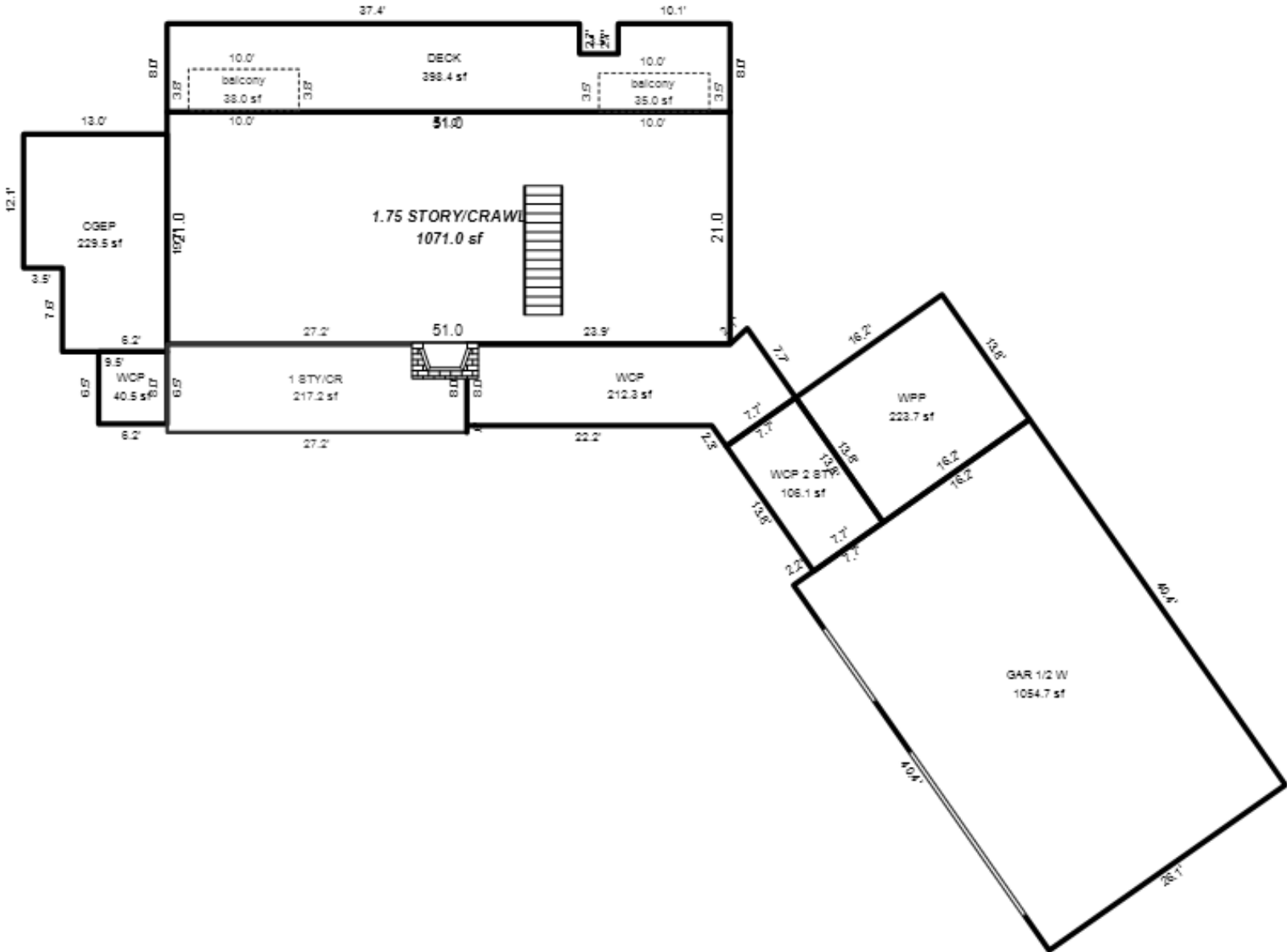


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 3 Front Overhang 3 Other Overhang	Gas Wood	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: 2017 Car Capacity: Class: BC 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: 1054 % Good: 0 Storage Area: 912 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: 1.75 STORY		X	Drywall Paneled		Plaster Wood T&G																
Yr Built 1977	Remodeled 2017	Trim & Decoration		Ex	X Ord	Min															
Condition: Average		Size of Closets		Lg	X Ord	Small															
Room List		Doors	Solid	X	H.C.																
	Basement 3 1st Floor 3 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls BC		Blt 1977									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X Ord.	Min	200	Amps Service	(11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 2091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80												
X	Insulation	(7) Excavation		No. of Elec. Outlets		(13) Plumbing		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
(2) Windows		Many Avg.	X Large Avg.				1	Average Fixture(s)	1.75 Story	Siding	Basement	1,071									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Few	X Small	Basement: 1071 S.F. Crawl: 217 S.F. Slab: 0 S.F. Height to Joists: 0.0			3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 Story	Siding	Crawl Space	217									
X	Gable Hip Flat	X	Gambrel Mansard Shed	(8) Basement		(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,188		1,750			
X	Asphalt Shingle	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		3 Fixture Bath		2		13,760		11,008					
Chimney: Brick		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Porches		CGEP (1 Story)		229		18,164		14,531					
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Deck		Treated Wood		398		6,937		2,775		*			
								Balcony		Wood Balcony		38		1,904		381		*			
								Garages		Wood Balcony		35		1,754		351		*			
								Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Storage Over Garage		912		16,507		13,206					
								Common Wall: 1/2 Wall		Door Opener		1		-1,570		-1,256					
								Base Cost		1054		58,054		46,443							
								<<<<< 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.
POST WILLIAM & FLORENCE	GLEN ARBOR TOWNSHIP	1	03/03/1981	QC	09-FAMILY	222P222	OTHER	100.0

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%					
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	MAP #: 72					
	2025 Est TCV 0					

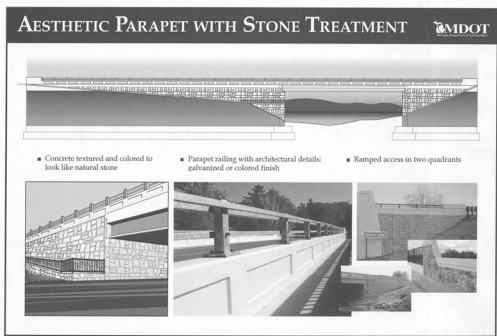
Improved	X	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
			* Factors * GREEN AREA PARK					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			GROUP A 14500	16.50	135.00	1.5690	0.7746 14500 100	290,775
			17 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =					290,775

Tax Description
 L222 P222/81 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH ALG N SEC LN E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT TH S 30 DEG 00' E 548 FT TH S 54 DEG 30' E 297 FT TH S 25 DEG 41' W 31.16FT TO SLY R/W DAY FOREST RD TH CONT S 25 DEG 41' W 285.41 FT TO SHR LITTLE GLEN LAKE TH ALG SD SHR S 33 DEG 52' E 92.15 FT & S 24 DEG 05' 10" E 111.19 FT & S 15 DEG 45' E 138.81 FT FOR POB TH S 15 DEG 45' E 136.69 FT TH DUE EAST 7.30 FT TO WLY R/W HWY M-22 TH ALG SD R/W N 07 DEG 29' 50" W 136.07 FT TH S

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

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

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



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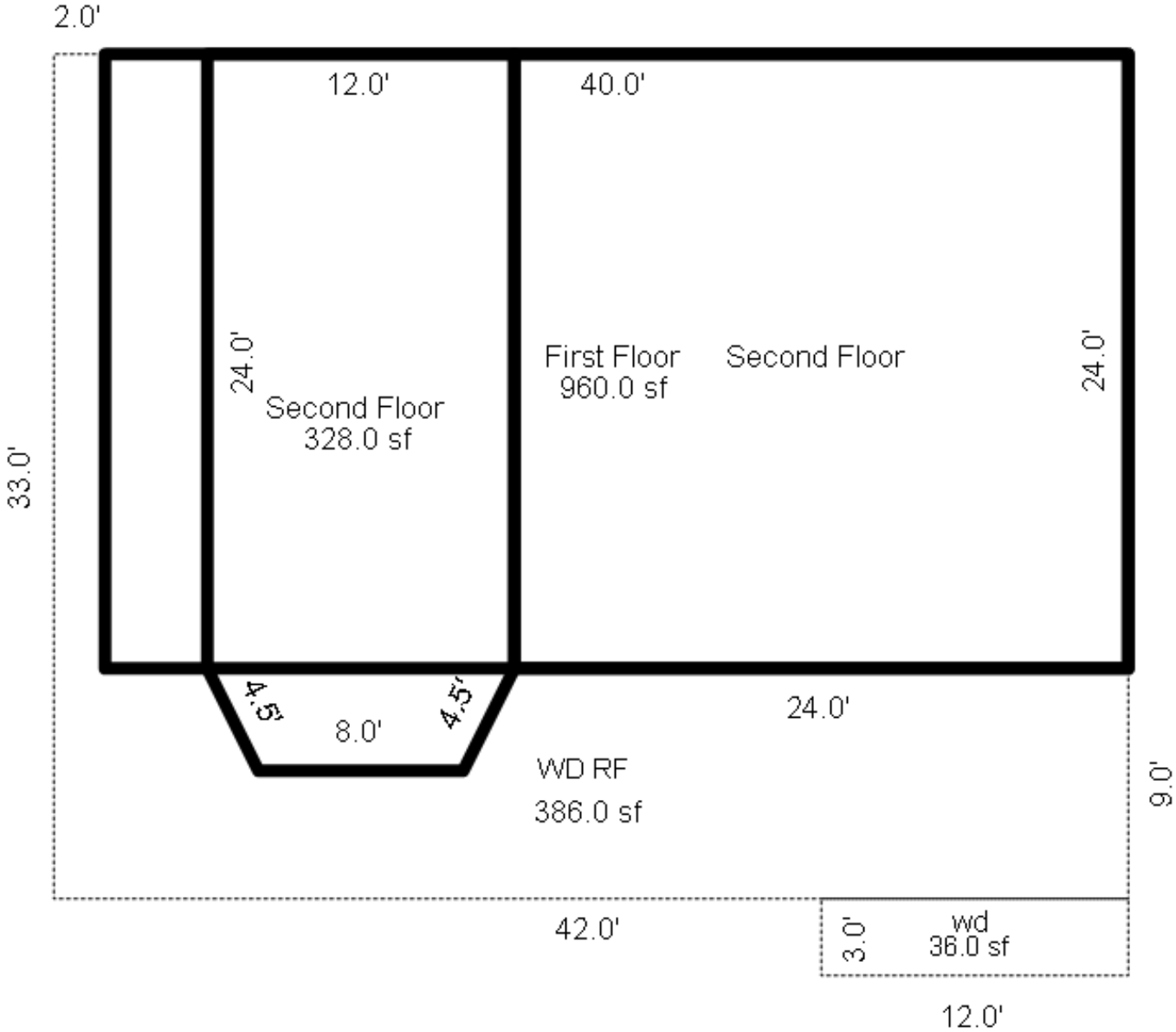
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
8088 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		02/01/2006	PP06-0044				
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		11/16/2005	PB05-0672				
KOMENDERA DAVID J & GAIL A 1233 BEATTIE TROY MI 48085		MAP #: 72		Electrical		11/09/2005	PE05-0708				
		2025 Est TCV 1,658,143 TCV/TFA: 1041.5		ADDITION/ALTERATION		10/25/2005	2038-05				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
L248 P62 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH ALG N SEC LN E 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT & S 30 DEG 00' E 548 FT & S 54 DEG 30' E 297 FT TH S 25 DEG 41' W 31.16 FT TO SLY R/W DAY FOREST RD TH S 25 DEG 41' W 285.41 FT TO SHR LITTLE GLEN LAKE TH ALG SHR S 33 DEG 52' E 92.15 FT TO POB TH CONT ALG SD SHR S 24 DEG 05' 10" E 111.19 FT & S 15 DEG 45' E 138.81 FT TH N 82 DEG 49' 55" E 26.86 FT TO WLY R/W ST HWY M-22 TH ALG SD R/W N 04 DEG 36' 50" W 304.96 FT TH S 67 DEG 17' 10" W		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 14500	75.00	250.00	1.0746	0.9036	14500	100	1,055,945
		X	Gas	75 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 1,055,945							
		X	Curb	Land Improvement Cost Estimates							
		X	Street Lights	Description	Rate	Size	% Good	Cash Value			
		X	Standard Utilities	Wood Frame	48.36	50	50	1,209			
		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	BOAT HOIST	2,000.00	1	100	2,000			
		X	Low	Total Estimated Land Improvements True Cash Value = 8,209							
		X	High	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Landscaped	Who	When	What	2025	528,000	301,100	829,100	189,337C
		X	Swamp	WAS 11/21/2007 INSPECTED	2024	526,200	296,200	822,400		183,645C	
		X	Wooded	2023	254,000	223,700	477,700			174,900C	
		X	Pond	2022	211,900	183,600	395,500			166,572C	
		X	Waterfront	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan							
		X	Ravine								
		X	Wetland								
		X	Flood Plain								



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 434 36	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	X	(4) Interior 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											
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace				Class: BC Effec. Age: 20 Floor Area: 1,592 Total Base New : 274,998 Total Depr Cost: 219,996 Estimated T.C.V: 593,989		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1974	Remodeled 1980	Ex	X Ord	Min	(12) Electric 100 Amps Service											
Condition: Average		Size of Closets		No./Qual. of Fixtures												
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets											
Basement 3 1st Floor 1 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Hardwood Other:		Ex. Ord. X Min										
(1) Exterior		(6) Ceilings		No. of Plumbing		Many Ave. X Few										
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(13) Plumbing												
X	Insulation	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(2) Windows		Basement: 0 S.F. Crawl: 328 S.F. Slab: 624 S.F. Height to Joists: 0.0		(8) Basement												
X	Many Avg. X Avg. Few Large Avg. Small	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer												
X	Gable Hip Flat X Asphalt Shingle	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
Chimney: Metal																
Notes: ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:												Totals: 274,998 219,996		593,989		

*** 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.
KEUNING JAY ARLEN		0	07/07/2008	QC	33-TO BE DETERMINED	922/187 DC	DEED	0.0
KEUNING JAY & CHERYL	BLUE JAY PROPERTY LLC	0	11/22/2006	WD	03-ARM'S LENGTH	932:224	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8023 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/13/2021	PE21-0299	100% FINIS
	P.R.E. 0%		WELL/SEPTIC	05/13/1992	1992-0947	100% FINIS
Owner's Name/Address	MAP #: 72					
BLUE JAY PROPERTY LLC PO BOX 168 JENISON MI 49429	2025 Est TCV 1,072,382 TCV/TFA: 1378.3					

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
INFERIOR 7000/	107.00	89.00	0.9733	1.1222	7000	100		818,111
107 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =		818,111

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
L258 P72 L478 P768/98 L932 P224/07 PRT GOVT LOT 4 SEC 3 COM NW SEC COR TH S 1000 FT TH E 918.4 FT TO C/L ST HWY M-22 TH ALG ARC OF CRV TO RIGHT 20.09 FT (CHORD=S 09 DEG 09' 30" W 20.09 FT) FOR POB TH S 75 DEG 33' 40" E 109.76 FT TO SHR GLEN LAKE TH ALG SD SHR S 11 DEG 59' W 107.11 FT TH W TO C/L ST HWY M-22 TH NWLY ALG SD C/L TO POB SEC 3 T28N R14W.					
X Electric	5,000.00	1	100	5,000	
X Gas					
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



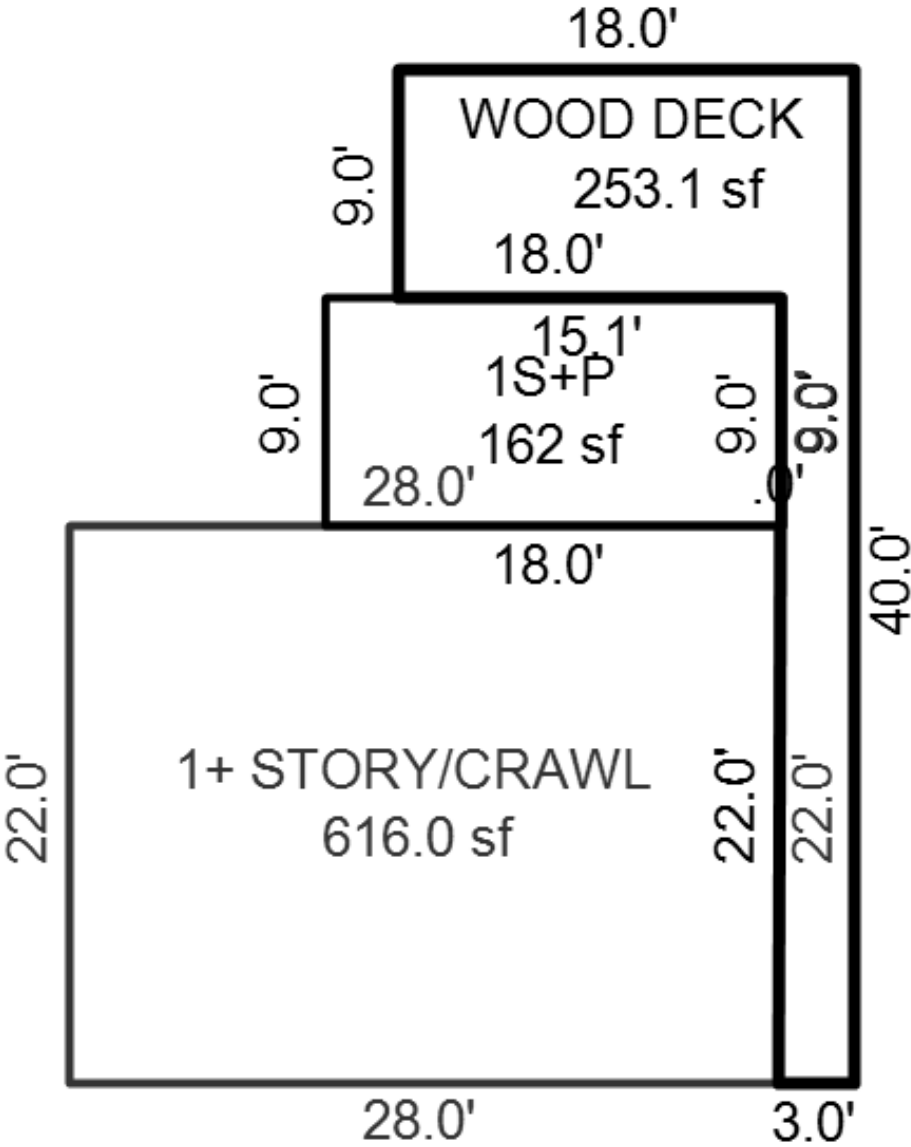
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	409,100	127,100	536,200			194,789C
TPC 12/08/2022 INSPECTED			2024	353,800	125,000	478,800			188,933C
WAS 10/19/2007 INSPECTED			2023	249,100	94,600	343,700			179,937C
			2022	230,900	72,000	302,900			171,369C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(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 253	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 778 Total Base New : 123,100 Total Depr Cost: 92,323 Estimated T.C.V: 249,271			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1+ STORY		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	1210 Amps Service			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Condition: Average		Size of Closets			Lg	X	Ord		Small	E.C.F. X 2.700			Bsmnt Garage:		Carport Area: Roof:	
Room List		Doors		Solid	X	H.C.	(12) Electric			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
	Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			No./Qual. of Fixtures			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Insulation	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Many X Ave. Few			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(2) Windows		(9) Basement Finish		14) Water/Sewer			Plumbing			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1+ Story Siding 1 Story Siding			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(3) Roof		(11) Heating/Cooling		Lump Sum Items:			Other Additions/Adjustments			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed		Notes:			Plumbing			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Asphalt Shingle	Chimney: Metal		ECF (4080 BIG GLEN) 2.700 => TCV: 249,271			Water/Sewer			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Condition: Average		Size of Closets		Lump Sum Items:			Average Fixture(s) 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Prefab 1 Story			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Room List		Doors		Lump Sum Items:			Total: 102,695 77,021			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
Basement 4 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors		Lump Sum Items:			Total: 1,238 928			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(1) Exterior		(6) Ceilings		Lump Sum Items:			Total: 4,582 3,436			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Lump Sum Items:			Total: 5,680 4,260			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Insulation	(8) Basement		Lump Sum Items:			Total: 4,754 3,565			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(2) Windows		(9) Basement Finish		Lump Sum Items:			Total: 1,947 1,460			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. X Small		Lump Sum Items:			Total: 2,204 1,653			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	(10) Floor Support		Lump Sum Items:			Total: 123,100 92,323			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		
(3) Roof		(11) Heating/Cooling		Lump Sum Items:			Total: 249,271			E.C.F. X 2.700		Bsmnt Garage:		Carport Area: Roof:		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEUNING JAY ARLEN		0	07/07/2008	QC	33-TO BE DETERMINED	2008 922/187 D	DEED	0.0
KEUNING JAY A & CHERYL	KEUNING CHERYL D TRUST	0	06/15/1998	WD	09-FAMILY	478P768	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
8049 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	06/04/1996	96003650	
	P.R.E. 100% 12/18/2006		ADDITION/ALTERATION	04/03/1996	1503	
Owner's Name/Address	MAP #: 72		HOUSE	01/08/1996	960003415	
KEUNING CHERYL D TRUST PO BOX 168 JENISON MI 49429	2025 Est TCV 1,840,723 TCV/TFA: 657.64		HOUSE	12/04/1995	95003388	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L478 P768/98 PRT GOVT LOT 4 COM 1000 FT S & 918.4 FT E OF NW SEC COR TH S 74 DEG 34' E 113.5 FT TO SHR GLEN LK TH ALG SHR S 11 DEG 59' W 120.26 FT FOR POB TH ALG SHR S 11 DEG 59' W 120 FT TH N 82 DEG 55' W 93.7 FT TO C/L M-22 TH NLY ALG C/L TO PT W OF POB TH E TO POB SEC 3 T28N R14W .29 A M/L.	X		Dirt Road	100.00	72.00	0.9088	1.0757	7000	100		684,304
	X		Gravel Road	27.00	72.00	1.0000	0.5663	20000	50	SURPLUS: ZONING	100 ft 15
	X		Paved Road	127 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 837,209							
	X		Storm Sewer								
	X		Sidewalk								
	X		Water Sewer								
	X		Electric								
	X		Gas								
	X		Curb								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
			Description	Local Cost	Land Improvements				
	X	Street Lights							
	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	X		2025	418,600	501,800	920,400			422,066C
Low	X		2024	341,000	493,400	834,400			409,376C
High			2023	240,100	371,400	611,500			389,882C
Landscaped			2022	224,900	303,900	528,800			371,317C
Swamp									
Wooded									
Pond									
Waterfront	X								
Ravine									
Wetland									
Flood Plain									

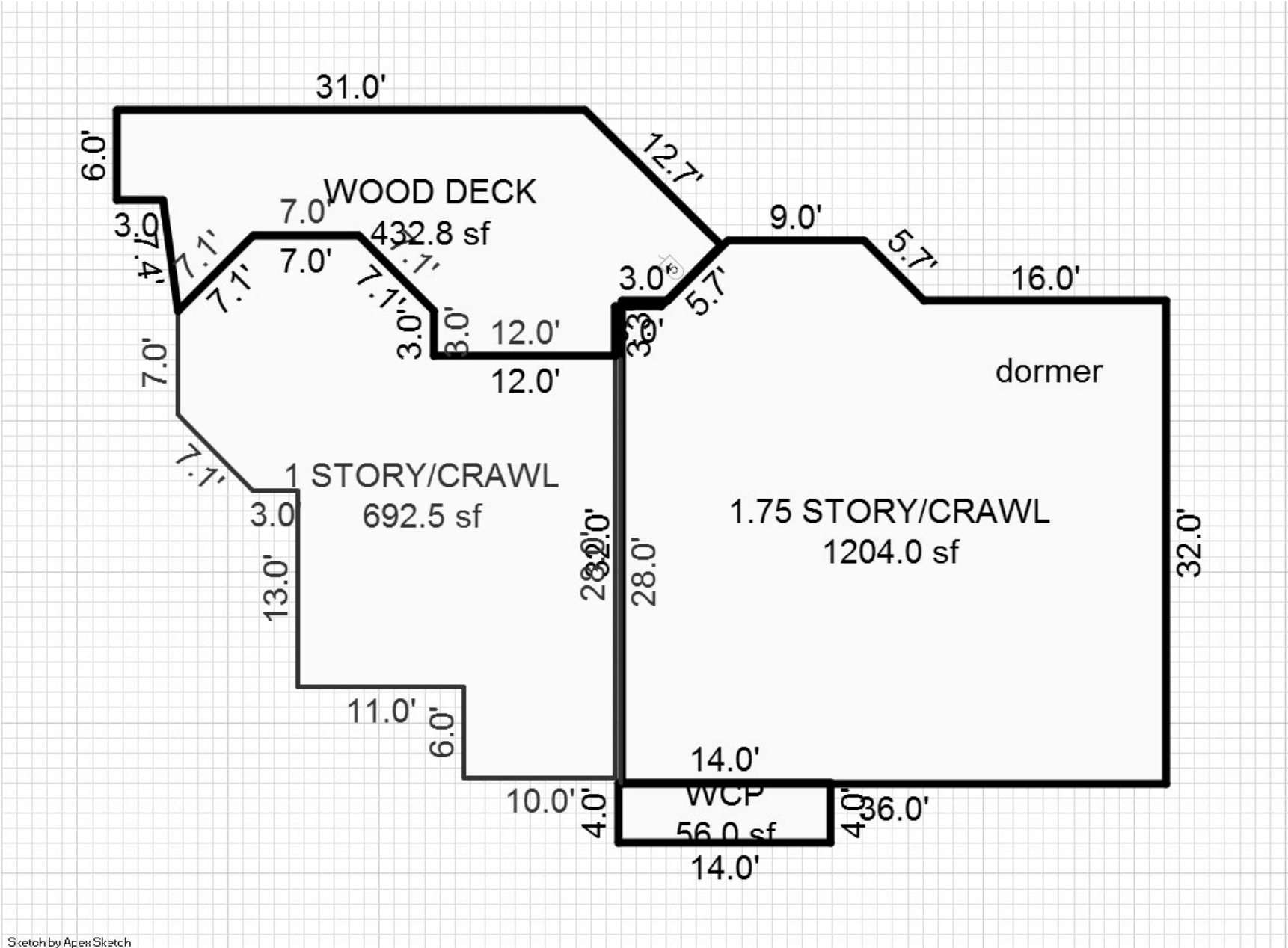


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 56 432	Type WCP (1 Story) Treated Wood	Year Built: 1979 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 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	Trim & Decoration			X Ex X Ord Min		Size of Closets		Lg X Ord Small		Doors Solid X H.C.			
Building Style: 1.75 STORY		Yr Built 1996		Remodeled 0		Condition: Average		Room List		Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			
(1) Exterior		(6) Ceilings		X Drywall			(7) Excavation		Basement: 0 S.F. Crawl: 1896 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		
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows		Many Avg. X Avg. Large Few Small		(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: 2X12X16 Unsupported Len: Cntr.Sup:	
X	Insulation	(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(3) Roof		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1896 SF Floor Area = 2799 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.75 Story Siding Crawl Space 1,204 1 Story Siding Crawl Space 692 Total: 398,214 318,570		Other Additions/Adjustments	
Chimney: Brick		(16) Porches/Decks		E.C.F. X 2.700		Notes:		Class: BC Effec. Age: 20 Floor Area: 2,799 Total Base New : 463,435 Total Depr Cost: 370,746 Estimated T.C.V: 1,001,014		Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 27,894 Door Opener 1 688 Built-Ins Appliance Allow. 1 4,003 Totals: 463,435 370,746		ECF (4080 BIG GLEN) 2.700 => TCV: 1,001,014					

*** 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.
HARRIS WILLIAM W	HARRIS WILLIAM W & MOORE	1	05/30/2019	WD	09-FAMILY	1362P56	PROPERTY TRANSFER	0.0
SCHILLING BARBARA W QPRT	HARRIS WILLIAM W	0	04/14/2015	WD	03-ARM'S LENGTH	1226P912	PROPERTY TRANSFER	0.0
SCHILLING BARBARA W TRUST	SCHILLING BARBARA W TRUST	0	02/09/2006	WD	03-ARM'S LENGTH	892P935	PROPERTY TRANSFER	0.0
SCHILLING BARBARA W TRUST	SCHILLING BARBARA W QPRT	0	12/29/2005	WD	09-FAMILY	887:328	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6975 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	09/25/2014	L14 - 209	100% FINIS
	P.R.E. 0%					

Owner's Name/Address	MAP #: 72	2025 Est TCV 2,485,877 TCV/TFA: 1090.3
HARRIS WILLIAM W & MOORE JAMIE M PO BOX 4385 OLYMPIA WA 98501		

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Dirt Road	GROUP A 14500	100.00	452.52	0.8489	1.0481	14500	100		1,290,184
		Gravel Road	GROUP A 14500	92.52	452.52	0.8489	1.0481	14500	50	SURPLUS: ZONING 100 ft	59

Land Improvement Cost Estimates											
Description	Rate	Size	% Good	Cash Value							
Wood Frame	20.79	460	50	4,781							
Total Estimated Land Improvements True Cash Value =				4,781							

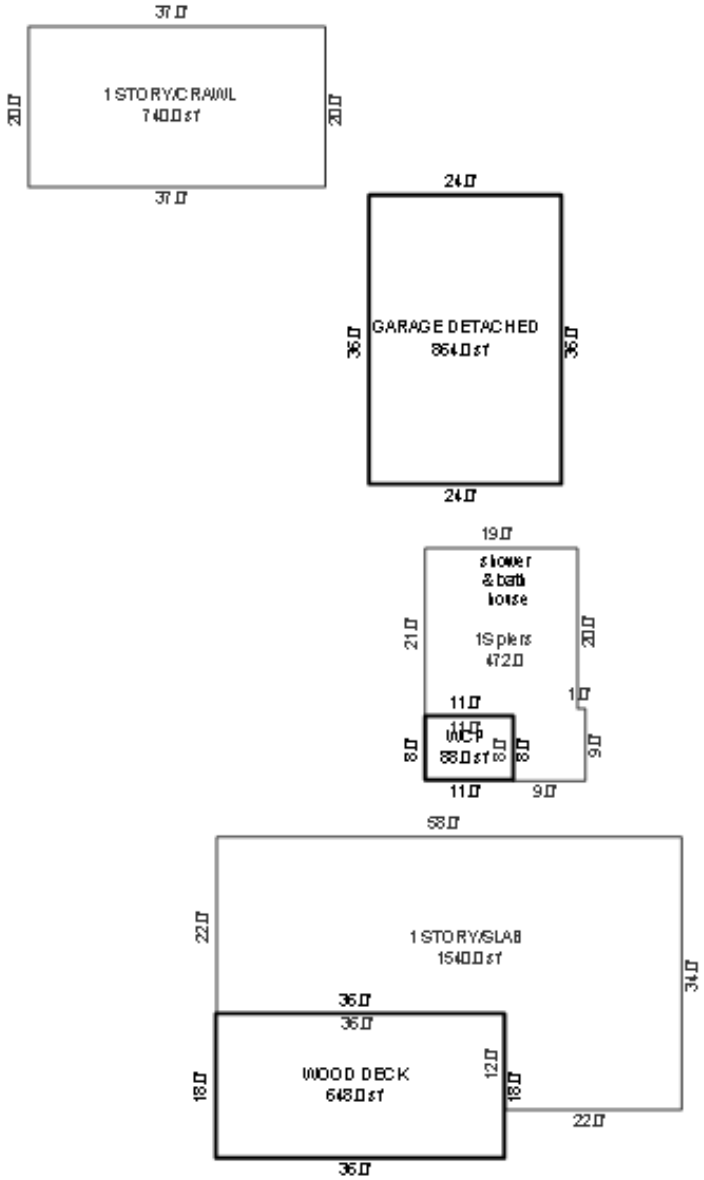
Topography of Site											
X	Level										
	Rolling										
	Low										
	High										
	Landscaped										
	Swamp										
	Wooded										
	Pond										
X	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	943,500	299,400	1,242,900			328,352C
2024	940,400	291,500	1,231,900			318,480C
2023	454,000	218,600	672,600			303,315C
2022	373,600	179,100	552,700			288,872C

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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 Plaster X Paneled 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:	Exterior:
Building Style: 1 STORY		Trim & Decoration												Exterior Ven.:	Stone Ven.:
Yr Built 1959	Remodeled 1978	Ex	Ord	X	Min									Common Wall:	Foundation:
Condition: Average		Size of Closets												Finished ?:	Auto. Doors:
Room List		Doors	Solid	X	H.C.									Mech. Doors:	Area:
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Tile Other:											% Good:	Storage Area:
(1) Exterior		(6) Ceilings	X	Tile										No Conc. Floor:	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Basement: 0 S.F. Crawl: 740 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Insulation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(2) Windows	Many Avg. X Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish													
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													
		(11) Electric	60	Amps Service											
		(12) Plumbing	1	Average Fixture(s)											
		(13) Water/Sewer	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:													
		No./Qual. of Fixtures	Ex.	X	Ord.		Min								
		No. of Elec. Outlets	Many	X	Ave.		Few								
		Cost Est. for Res. Bldg: 2 Single Family 1 STORY													
		(11) Heating System: Forced Air w/ Ducts													
		Ground Area = 740 SF Floor Area = 740 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	740	Total:	91,367	54,819							
		Other Additions/Adjustments													
		Plumbing	Average Fixture(s)	1	1,238	743									
		Built-Ins	Appliance Allow.	1	1,947	1,168									
		Fireplaces	Interior 1 Story	1	4,733	2,840									
		Totals:			99,285	59,570									
		Notes:													
		ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:													

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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
6851 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/08/2020	PM20-0018	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	11/20/2019	PM19-0922	100% FINIS
VALENTI JOSEPH P & KAREN A 1350 WOODLAND PLACE PLYMOUTH MI 48170	MAP #: 72		Plumbing	11/20/2019	PP19-0326	100% FINIS
	2025 Est TCV 2,996,182 TCV/TFA: 867.70		Res. Single Family Dwellin	07/09/2019	PB19-0229	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP A 14500	101.67	255.00	0.9959 0.9081 14500 100 1,333,150
			100 Actual Front Feet, 0.60 Total Acres			Total Est. Land Value = 1,333,150

Tax Description
L1294P514 L12P313 A PARCEL OF LAND IN SECTION 3, TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 89°53'42" EAST, 50.00 FEET; THENCE SOUTH 00°06'18" EAST, 174.00 FEET; THENCE SOUTH 57°51'18" EAST, 318.37 FEET; THENCE SOUTH 30°13' 14" EAST, 144.86 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF DAY FOREST ROAD, CONTINUING SOUTH 30° 13'14" EAST, 105.00 FEET; THENCE SOUTH 27°08'42" WEST, 262.97 FEET



X	Improved	Vacant	Land Improvement Cost Estimates			
	Dirt Road		Description	Rate	Size % Good	Cash Value
	Gravel Road		D/W/P: Crushed Rock	2.50	1000 0	0
	Paved Road		Residential Local Cost Land Improvements			
	Storm Sewer		Description	Rate	Size % Good	Cash Value
	Sidewalk		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
	Water		Total Estimated Land Improvements True Cash Value = 5,000			
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

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

Who	When	What	2025	2024	2023	2022
			666,600	664,400	320,700	258,700
			831,500	817,600	615,500	508,800
			1,498,100	1,482,000	936,200	767,500
			624,666C	605,884C	577,033C	549,556C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 195 234 659 234	Type CPP CSEP (1 Story) CPP Wood Balcony	Year Built: 2020 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 981 % Good: 0 Storage Area: 130 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: BC Effec. Age: 2 Floor Area: 3,453 Total Base New : 626,617 Total Depr Cost: 614,086 Estimated T.C.V: 1,658,032
Wood Frame		Drywall Paneled	Plaster Wood T&G	X			Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC Blt 2021	
Building Style: 1.5 STORY		Trim & Decoration		No. of Elec. Outlets			Ground Area = 2302 SF Floor Area = 3453 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98			Building Areas			
Yr Built 2021	Remodeled 0	Ex	Ord	Min	0 Amps Service			Stories Exterior Foundation Size			Cost New		Depr. Cost			
Condition: Average		Size of Closets		Lg Ord Small			Plumbing			1.5 Story Siding Crawl Space			Total:		478,762 469,188	
Room List		Doors Solid H.C.		(5) Floors			(13) Plumbing			Water/Sewer			Plumbing			
Basement 1st Floor 2nd Floor 5 Bedrooms		Kitchen: Other: Other:		Average Fixture(s)			Average Fixture(s)			2000 Gal Septic			Average Fixture(s)		2,188 2,144	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			2000 Gal Septic			3 Fixture Bath		20,640 20,227	
Wood/Shingle Aluminum/Vinyl Brick		Insulation		(7) Excavation			Plumbing			Water Well, 50 Feet			Water/Sewer		11,146 10,923	
(2) Windows		Basement: 0 S.F. Crawl: 2302 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Plumbing			Water Well, 50 Feet			Water/Sewer		2,941 2,882	
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Plumbing			Water Well, 50 Feet			Water/Sewer		2,941 2,882	
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)		(10) Floor Support			Plumbing			Water Well, 50 Feet			Water/Sewer		2,941 2,882	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Plumbing			Water Well, 50 Feet			Water/Sewer		2,941 2,882	
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Water Well, 50 Feet			Water/Sewer		2,941 2,882		
Asphalt Shingle		Lump Sum Items:		Plumbing			Water Well, 50 Feet			Water Well, 50 Feet			Water/Sewer		2,941 2,882	
Chimney:		Plumbing		Water Well, 50 Feet			Water Well, 50 Feet			Water Well, 50 Feet			Water/Sewer		2,941 2,882	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRZEKOP LAURA ANN TRUST	PRZEKOP JEROME T & LAURA	0	11/19/2019	WD	09-FAMILY	2020000436	PROPERTY TRANSFER	0.0
VALENTI JOSEPH P & KAREN	PRZEKOP LAURA ANN TRUST	694,000	04/28/2017	WD	03-ARM'S LENGTH	1294P514	PROPERTY TRANSFER	100.0
JONES	DEFILIPPO	200,000	06/30/1997	WD	03-ARM'S LENGTH	448:143	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6871 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/18/2021	PM21-0984	100% FINIS
	P.R.E. 0%		Electrical	09/15/2021	PE21-0613	100% FINIS
Owner's Name/Address	MAP #: 72		Electrical	09/03/2019	PE19-0508	100% FINIS
PRZEKOP JEROME T & LAURA ANN 995 GORDON LN BIRMINGHAM MI 48009	2025 Est TCV 1,910,330 TCV/TFA: 1056.6					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
L1294P514 L12P315A PARCEL OF LAND IN SECTION 3 , TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST COMER OF SECTION 3; THENCE NORTH 89°53'42" EAST, 50.00 FEET; THENCE SOUTH 00°06'18" EAST, 174.00 FEEL; THENCE SOUTH 57°51'18" EAST, 318.37 FEET; THENCE SOUTH 30°13'14" EAST, 14.74 FEEL TO THE POINT OF BEGINNING; THENCE, WITHIN THE RIGHT OF WAY OF DAY FOREST ROAD. CONTINUING SOUTH 30° 13'14" EAST 130 12 FEET; THENCE SOUTH 33°16'55"				* Factors *				
				GROUP A 14500	95.37	335.00	1.0119 0.9722 14500 100	1,360,407
				78 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =				1,360,407

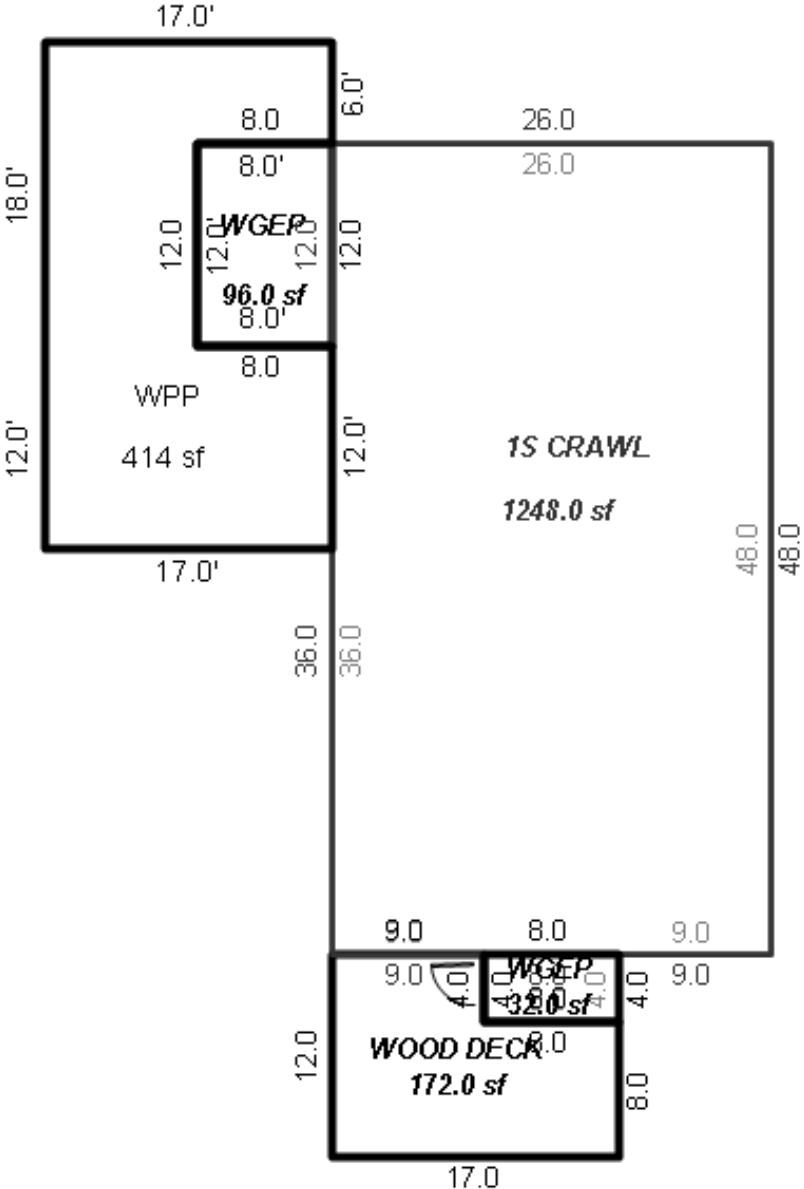
Tax Description	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
L1294P514 L12P315A PARCEL OF LAND IN SECTION 3 , TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST COMER OF SECTION 3; THENCE NORTH 89°53'42" EAST, 50.00 FEET; THENCE SOUTH 00°06'18" EAST, 174.00 FEEL; THENCE SOUTH 57°51'18" EAST, 318.37 FEET; THENCE SOUTH 30°13'14" EAST, 14.74 FEEL TO THE POINT OF BEGINNING; THENCE, WITHIN THE RIGHT OF WAY OF DAY FOREST ROAD. CONTINUING SOUTH 30° 13'14" EAST 130 12 FEET; THENCE SOUTH 33°16'55"		Residential Local Cost Land Improvements				
		Description	Rate	Size % Good	Cash Value	
	X	Electric	5,000.00	1 100	5,000	
	X	Gas				
		Total Estimated Land Improvements True Cash Value =				5,000

Tax Description	X	Topography of Site						
		Level	Rolling	Low	High			
L1294P514 L12P315A PARCEL OF LAND IN SECTION 3 , TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST COMER OF SECTION 3; THENCE NORTH 89°53'42" EAST, 50.00 FEET; THENCE SOUTH 00°06'18" EAST, 174.00 FEEL; THENCE SOUTH 57°51'18" EAST, 318.37 FEET; THENCE SOUTH 30°13'14" EAST, 14.74 FEEL TO THE POINT OF BEGINNING; THENCE, WITHIN THE RIGHT OF WAY OF DAY FOREST ROAD. CONTINUING SOUTH 30° 13'14" EAST 130 12 FEET; THENCE SOUTH 33°16'55"		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	2024	2023	2022
			680,200	678,000	327,300	255,100
			275,000	270,400	204,000	170,000
			955,200	948,400	531,300	425,100
			403,966C	391,820C	373,162C	355,393C

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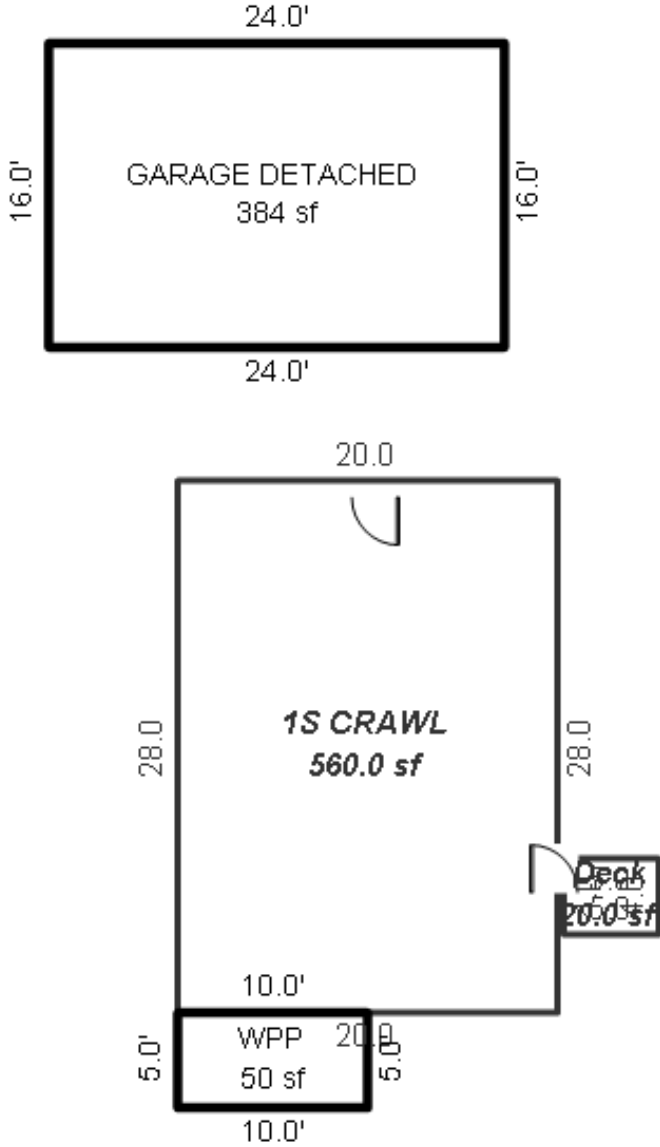
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50 20	Type WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																																																																																																																																												
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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		60		Amps Service		Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 560 SF Floor Area = 560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>560</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">2 Fixture Bath</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Softener, Auto</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Softener, Manual</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Solar Water Heat</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">No Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Extra Toilet</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Extra Sink</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Separate Shower</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Ceramic Tile Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Ceramic Tile Wains</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Ceramic Tub Alcove</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Vent Fan</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">(13) Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1 Average Fixture(s)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">2 Fixture Bath</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Softener, Auto</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Softener, Manual</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Solar Water Heat</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">No Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Extra Toilet</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Extra Sink</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Separate Shower</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Ceramic Tile Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Ceramic Tile Wains</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Ceramic Tub Alcove</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Vent Fan</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">(14) Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Public Water</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Public Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Water Well</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">2000 Gal Septic</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Lump Sum Items:</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	560			Other Additions/Adjustments						Plumbing						Average Fixture(s)						1						3 Fixture Bath						2 Fixture Bath						Softener, Auto						Softener, Manual						Solar Water Heat						No Plumbing						Extra Toilet						Extra Sink						Separate Shower						Ceramic Tile Floor						Ceramic Tile Wains						Ceramic Tub Alcove						Vent Fan						(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:					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STUART JOHN D & KATHLEEN	CRONIN MARGARET M	1,150,000	07/01/2020	WD	19-MULTI PARCEL ARM'S LE	2020003938	PROPERTY TRANSFER	100.0
ALLMAN JOHN D & LORETTA M	STUART JOHN D & KATHLEEN	875,000	08/31/2017	WD	03-ARM'S LENGTH	1305P913	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CRONIN MARGARET M 7 LITTLE CREEK LN CINCINNATI OH 45246	MAP #: 72					
	2025 Est TCV 65,932					

	Improved	X	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
	Public Improvements			* Factors * THAT PART IN SEC 3: TRIAN								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 14500	1.0010018.80	2.0000	2.2735	14500	100			65,932
				1 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =					65,932

Tax Description
 L241 P651 PRT GOVT LOT 4 SEC 3 BEG AT PT ON C/L DAY FOREST RD 144.6 FT S OF NW SEC COR TH S ALG W SEC LN 437.45 FT TO SHR GLEN LAKE TH NELY TO A PT 56.38 FT S 62 DEG 27' E FROM POB TH N 62 DEG 27' W 56.38 FT ALG C/L SD RD TO POB SEC 3 T28N R14W.

Comments/Influences
 PART OF ADJ PARCEL BUT OVER SECTION LINE

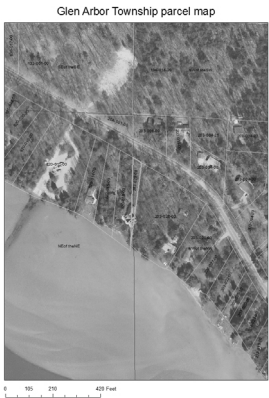
- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	33,000	0	33,000			7,160C
2024	32,900	0	32,900			6,945C
2023	12,600	0	12,600			6,615C
2022	6,300	0	6,300			6,300S

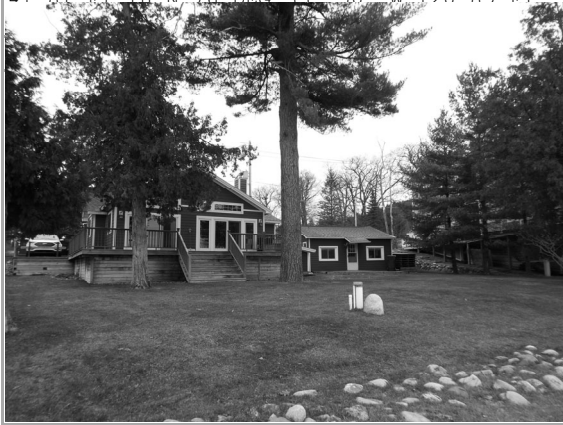
Who	When	What
TPC	06/30/2023	INSPECTED
TPC	05/30/2021	INSPECTED
TPC	12/03/2015	INSPECTED



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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.		
KENELY JOHN C	KENELY MARCIA A	0	07/23/2013	AFF	07-DEATH CERTIFICATE	1223P883	OTHER	0.0		
KENELY FAMILY LIVING TRUS	KENELY JOHN C & MARCIA A	1	02/15/2013	QC	09-FAMILY	1155P97	DEED	0.0		
KENELY JOHN C & MARCIA A	KENELY FAMILY LIVING TRUS	0	02/15/2013	QC	09-FAMILY	1155P114	OTHER	0.0		
KENELY JOHN C & MARCIA A	KENELY FAMILY LIVING TRUS	0	11/20/2005	QC	09-FAMILY	884:925	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
7993 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING		02/20/2004	PP04-0058			
Owner's Name/Address		P.R.E. 68% 12/04/2014		MECHANICAL		02/20/2004	PM04-0109			
KENELY FAMILY LIVING TRUST 7993 S GLEN LAKE RD GLEN ARBOR MI 49636		MAP #: 72		Res. Add/Alter/Repair		10/20/2003	PB03-0637			
		2025 Est TCV 1,120,619 TCV/TFA: 673.45		ADDITION/ALTERATION		10/02/2003	2024	INSPECTED		
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	
				INFERIOR 7000/	84.00	90.00	1.0722 1.1247	7000 100	709,121	
				84 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	709,121
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Dock: Light posts	41.06	200	50	4,106		
				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 =					9,106	
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Level		2025	354,600	205,700	560,300			242,043C
		Rolling		2024	295,900	202,400	498,300			234,766C
		Low		2023	208,300	153,200	361,500			223,587C
		High		2022	193,000	125,900	318,900			212,940C
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2025	354,600	205,700	560,300		242,043C
		TPC 12/08/2022	INSPECTED		2024	295,900	202,400	498,300		234,766C
		TPC 04/30/2015	INSPECTED		2023	208,300	153,200	361,500		223,587C
		WAS 06/11/2007	INSPECTED		2022	193,000	125,900	318,900		212,940C

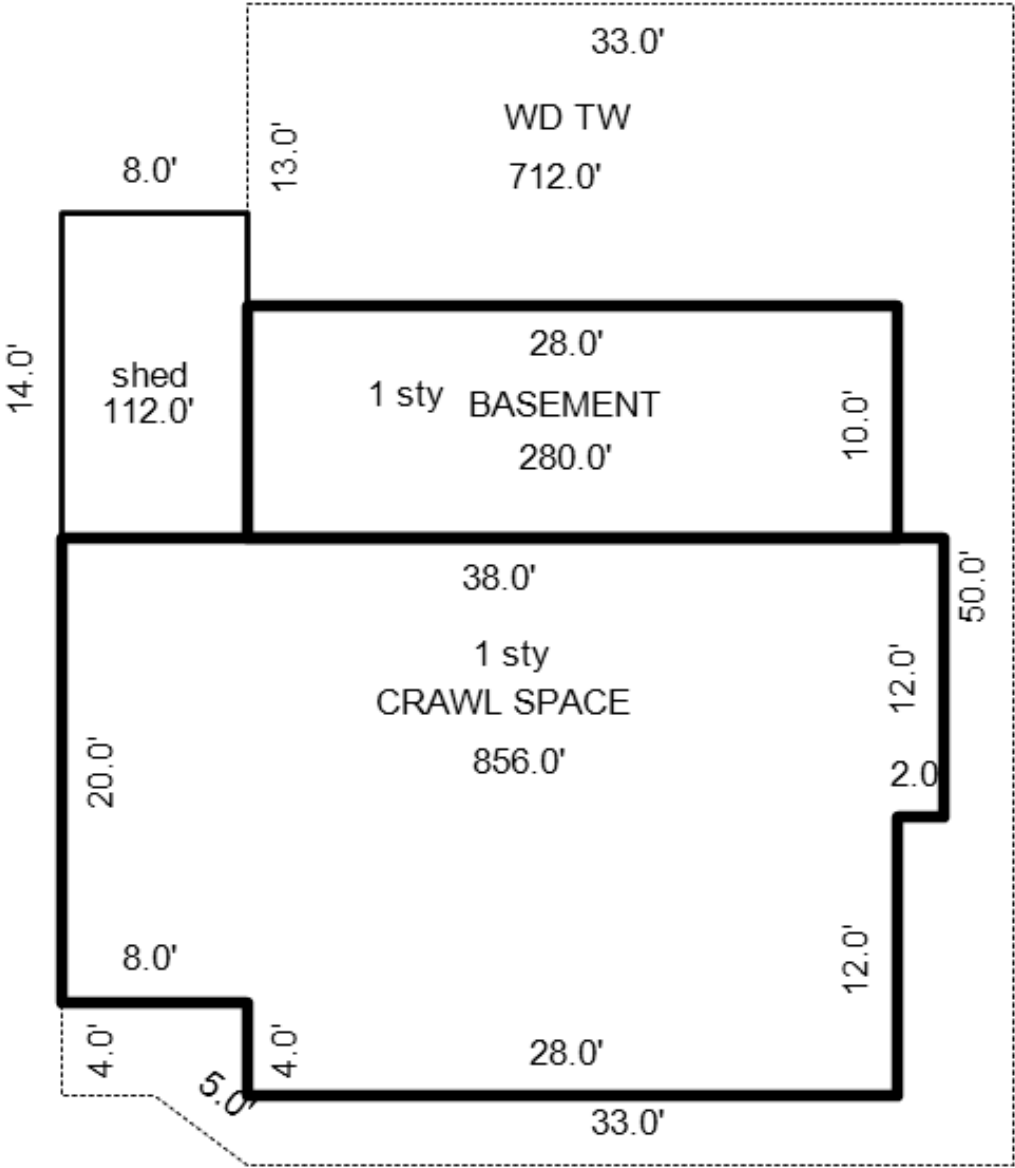


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(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	Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	712 154	Treated Wood Treated Wood	Class: C Effec. Age: 36 Floor Area: 1,136 Total Base New : 201,411 Total Depr Cost: 129,029 Estimated T.C.V: 348,378		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 Air w/ Ducts Ground Area = 1136 SF Floor Area = 1136 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64		Cls C Blt 1930		Building Areas					
Yr Built 1930	Remodeled 1981	Ex	X Ord	Min	(12) Electric	No./Qual. of Fixtures		Stories Exterior Foundation Size Cost New Depr. Cost		Building Areas					
Condition: Average		Size of Closets		120 Amps Service		No. of Elec. Outlets		1 Story Siding Crawl Space 856		1 Story Siding Basement 280					
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures		Many X Ave. Few		Total: 160,119 102,475		Other Additions/Adjustments				
5	Basement	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:		Average Fixture(s)		Average Fixture(s)		1,486 951		Plumbing			
1	1st Floor	Kitchen: Vinyl		Other: Carpeted		3 Fixture Bath		3 Fixture Bath		4,678 2,994		Solar Water Heat			
3	2nd Floor	Other: Carpeted		Other:		2 Fixture Bath		2 Fixture Bath		3,130 2,003		No Plumbing			
3	Bedrooms	Other:		Other:		Extra Toilet		Extra Toilet		3,135 3,135		Extra Sink			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Extra Sink		Extra Sink		4,899 3,743		Separate Shower			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall X Tile		Many X Ave. Few		Separate Shower		Separate Shower		5,849 3,743		Ceramic Tile Floor			
X	Insulation	(7) Excavation		(13) Plumbing		Ceramic Tile Floor		Ceramic Tile Floor		3,511 2,282		Ceramic Tile Wains			
(2) Windows		Basement: 280 S.F. Crawl: 856 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)		Ceramic Tub Alcove		Ceramic Tub Alcove		6,053 *		Vent Fan			
X	Many Avg. X Avg. Large Few Small	(8) Basement		2 3 Fixture Bath		Vent Fan		Vent Fan		1,783 1,783		(14) Water/Sewer			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing		Public Water		Public Water		264 169		Public Sewer			
(3) Roof		(9) Basement Finish		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing		Water Well		Water Well		5,376 3,441		Water Well			
X	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 2000 Gal Septic		1000 Gal Septic		1000 Gal Septic		3,441 3,441		2000 Gal Septic			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Notes:		Notes:		201,411 129,029		Notes:			
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		ECF (4080 BIG GLEN) 2.700 => TCY:		ECF (4080 BIG GLEN) 2.700 => TCY:		348,378		348,378			

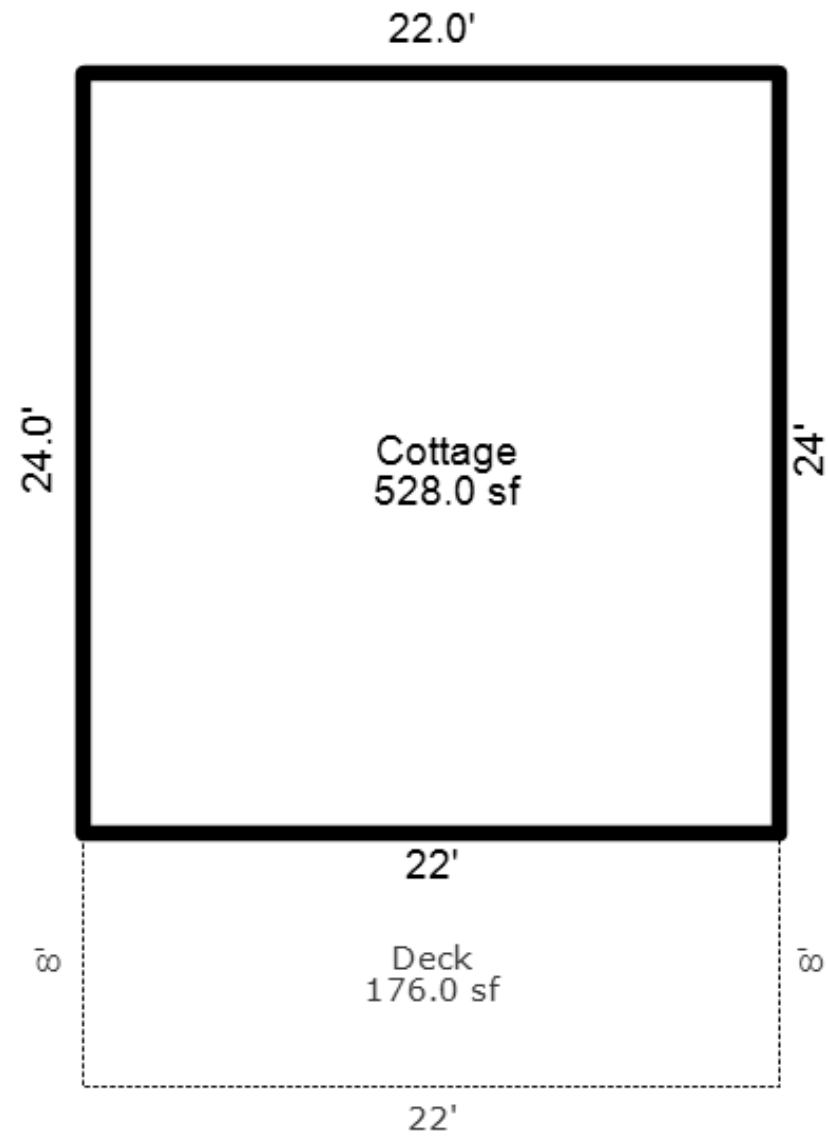
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 176	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 528 Total Base New : 72,745 Total Depr Cost: 20,005 Estimated T.C.V: 54,014		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 528 SF Floor Area = 528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/50/100/27.5		Cls CD		Blt 1958				
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	60 Amps Service			Building Areas		Size 528		Cost New 65,815		Depr. Cost 18,100			
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories 1 Story		Exterior Siding		Foundation Slab		Totals: 72,745		
Room List		Doors	Solid	X	H.C.	(12) Electric			Average Fixture(s) 1		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1		1,238 340	
3	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Ex. X Ord. Min			Deck		Treated Wood 176		3,745		1,030		
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 528 S.F. Height to Joists: 0.0			Many X Ave. Few			Built-Ins		Appliance Allow. 1		1,947		535		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Tile		(7) Excavation			(13) Plumbing			Notes:		Totals: 72,745		20,005		ECF (4080 BIG GLEN) 2.700 => TCV: 54,014		
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: 2X8X12 Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	
Chimney: Brick																		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MULDER ROGER L	MULDER TODD M	0	07/11/2019	WD	09-FAMILY	1367P273	PROPERTY TRANSFER	0.0			
MULDER TODD M	MULDER TODD M & DAWN	0	07/11/2019	WD	09-FAMILY	2019004373	PROPERTY TRANSFER	0.0			
MULDER TODD M & DAWN	MULDER TODD M & DAWN	0	07/11/2019	WD	09-FAMILY	2019004374	OTHER	0.0			
MULDER ROGER L TRUST	MULDER ROGER L	0	07/01/2019	WD	09-FAMILY	1367P271	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status		
8001 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION		01/01/1999	99000107				
Owner's Name/Address		P.R.E. 0%		MAP #: 72		2025 Est TCV 1,091,833 TCV/TFA: 681.97					
MULDER TODD M & DAWN 1358 OLDE EVERGREEN WAY HOLLAND MI 49423		X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Tax Description		Public Improvements		* Factors *							
L312 P985&986 L349 P161/92 L838 P90/05 PRT OF GOVT LOT 4 SEC 3 COM NW SEC COR TH E ALG N SEC LN 50 FT TH S 170.53 FT TO C/L DAY FOREST RD TH ALG SD C/L S 57 DEG 45' E 319 FT & S 30 DEG 00' E 548 FT & S 54 DEG 30' E 297 FT & S 84 DEG 13'40" E 80.35 FT TO C/L ST HWY M-22 FOR POB TH ALG SD C/L N 11 DEG 19'50" E 33.19 FT TH S 76 DEG 33'50" E 120.89 FT TO SHR GLEN LAKE TH ALG SD SHR S 21 DEG 30'00" W 58.84 FT TH N 75 DEG 33'40" W 109.76 FT TO C/L ST HWY M-22 TH ALG SD C/L N 09 DEG 09'30" E 20 09 FT TH N 10 DEG 03'40" E		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Depth Rate %Adj. Reason Value INFERIOR 7000/ 56.99 114.83 1.2522 1.1809 7000 100 589,916 57 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 589,916							
		X	Electric	Land Improvement Cost Estimates							
		X	Gas	Description Rate Size % Good Cash Value Wood Frame 29.74 96 50 1,427							
		X	Curb	Residential Local Cost Land Improvements							
		X	Street Lights	Description Rate Size % Good Cash Value LAND IMPROVEMENTS 15 1,500.00 1 100 1,500							
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 2,927							
		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								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2025	295,000	250,900	545,900			213,356C
					2024	235,100	246,800	481,900			206,941C
					2023	165,500	186,000	351,500			197,087C
					2022	151,500	145,800	297,300			187,702C

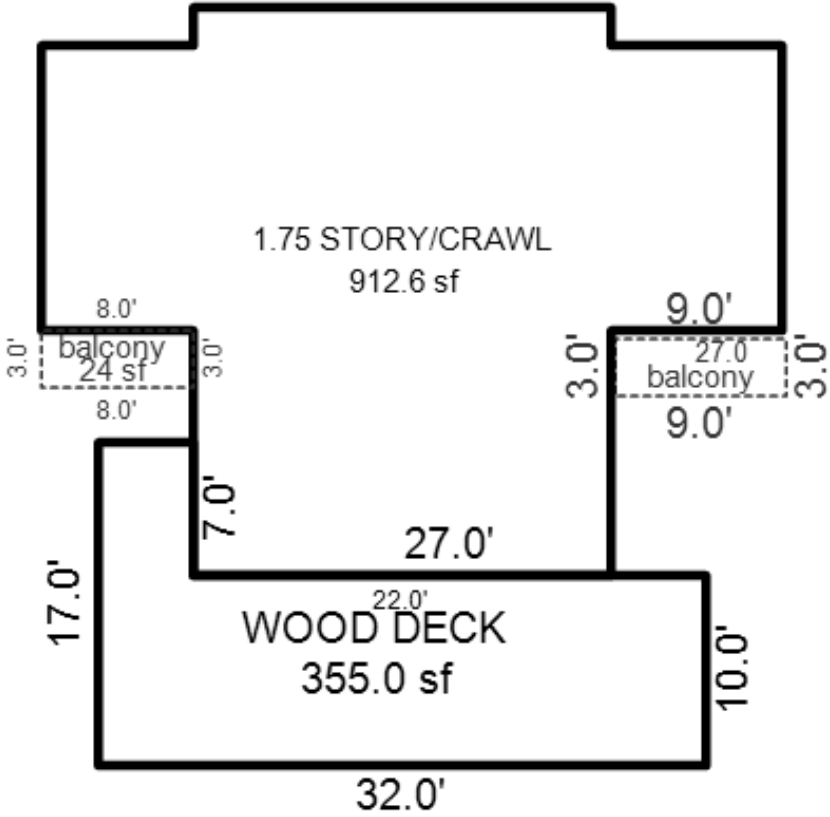
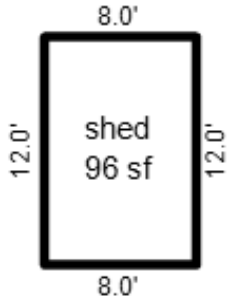


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	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 355 24 24	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																						
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	X	Size of Closets	Lg	X	Ord	Small	X	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)	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 915 SF Floor Area = 1601 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 915 Total: 210,389 157,768 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,114 3 Fixture Bath 1 4,678 3,508 Water/Sewer 1000 Gal Septic 1 4,899 3,674 Water Well, 100 Feet 1 5,849 4,387 Deck Treated Wood 355 6,074 4,555 Treated Wood 24 1,104 828 Treated Wood 24 1,104 828 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Exterior 2 Story 1 8,080 6,060 Totals: 246,449 184,811												
Building Style: 1.75 STORY		Yr Built 1985		Remodeled 1999		Condition: Average		Room List		Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		X Insulation		(2) Windows		X Many Avg. X Avg. Few Small		X Wood Sash Metal Sash Vinyl Sash		X Double Hung Horiz. Slide Casement		X Patio Doors Storms & Screens		(3) Roof		X Gable Hip Gambrel Flat Mansard Shed		X Asphalt Shingle Metal		Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Class: C +10 Effec. Age: 25 Floor Area: 1,601 Total Base New : 246,449 Total Depr Cost: 184,811 Estimated T.C.V: 498,990		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		Cls C 10 Blt 1985		ECF (4080 BIG GLEN) 2.700 => TCV: 498,990	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRINS ARNOLA J TRUST	PRINS ARNOLA J	0	11/24/2015	CD	09-FAMILY	1247P390	PROPERTY TRANSFER	0.0
PRINS ARNOLA J	BALK MELISSA L	675,000	11/24/2015	WD	09-FAMILY	1247P933	PROPERTY TRANSFER	0.0
BALK MELISSA L	BALK MELISSA L TRUST	0	11/24/2015	WD	09-FAMILY	1247P936	PROPERTY TRANSFER	0.0
PRINS LIVING TRUST	PRIS MERLE J & ARNOLA J H	0	06/08/1994	QC	09-FAMILY	387P620	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7957 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	11/03/1998	98000714	
	P.R.E. 0%					

Owner's Name/Address	MAP #: 72	2025 Est TCV 1,190,232 TCV/TFA: 771.88
BALK MELISSA L TRUST 7175 WILDERMERE DR NE ROCKFORD MI 49341		

X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		INFERIOR 7000/ 51.39 105.85 1.3051 1.1618 7000 100 545,469
		51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 545,469

Tax Description	Public Improvements	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
L1247P933 CONSOLIDATING PROPERTY DESCRIPTION: PART OF GOVERNMENT LOT 4, SECTION 3, TOWN 28 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 41°51 '44" EAST 1367.78 FEET TO THE INTERSECTION OF EXISTING CENTERLINE OF STATE HIGHWAY M-22 AND THE EXISTING CENTERLINE OF WEST DAY FOREST ROAD; THENCE NORTHEASTERLY ALONG SAID M-22 CENTERLINE AND ALONG A CURVE TO THE RIGHT	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.				
	Topography of Site				
	X Level				
	Rolling				
	Low				
	High				
	Landscaped				
	Swamp				
	Wooded				
	Pond				
	X Waterfront				
	Ravine				
	Wetland				
	Flood Plain				



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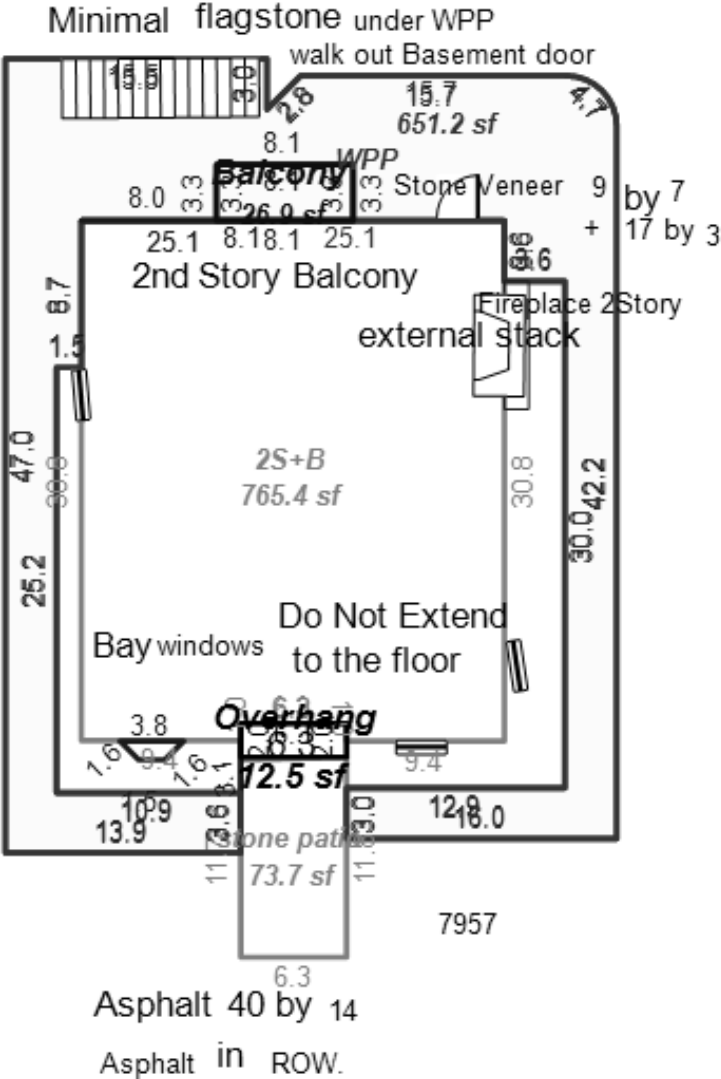
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	272,700	322,400	595,100			194,556C
2024	213,100	317,000	530,100			188,707C
2023	150,100	230,000	380,100			179,721C
2022	137,900	188,100	326,000			171,163C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 650 26	Type WPP Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1				Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace										E.C.F. X 2.700	
Yr Built 1999	Remodeled 0	Ex	X	Ord			Min							Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
Condition: Average		Trim & Decoration			No./Qual. of Fixtures									Floor Area: 1,542 Effec. Age: 15		
Room List		Doors		Solid	X	H.C.								Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
(1) Exterior		Kitchen: Other: Other:			0 Amps Service									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
	Insulation				X	Ex.		Ord.						Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
(2) Windows		(7) Excavation			No. of Elec. Outlets									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
X	Many Avg. Few	X	Large Avg. Small											Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 765 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.					Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
(3) Roof		(8) Basement			(13) Plumbing									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
X	Gable Hip Flat		Gambrel Mansard Shed		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									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
X	Asphalt Shingle	(9) Basement Finish			1 1000 Gal Septic 1 2000 Gal Septic									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
Chimney: Brick		(10) Floor Support			(14) Water/Sewer									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
		Lump Sum Items:			Notes:									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		
					ECF (4080 BIG GLEN) 2.700 => TC									Total Base New : 280,940 Total Depr Cost: 238,801 Estimated T.C.V: 644,763		

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

Glen Lake



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
STEINER FREDERICK M TRUST	SLEEPING BEAR LLC	1,020,000	03/05/2015	WD	03-ARM'S LENGTH	1223P908	PROPERTY TRANSFER	100.0					
MULDER & PRINS	STEINER FREDRICK M	0	03/05/2015	OTH	33-TO BE DETERMINED	1223P896	DEED	0.0					
STEINER FREDERICK M REVOC	STEINER FREDERICK M	1	06/12/2014	QC	09-FAMILY	1200P850	PROPERTY TRANSFER	0.0					
STEINER FREDERICK M	STEINER FREDERICK M TRUST	0	06/12/2014	QC	09-FAMILY	1200P875	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: RESOR	Building Permit(s)		Date	Number	Status				
7977 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		10/19/2022	PB22-0491	100% FINIS					
Owner's Name/Address		P.R.E. 0%		Mechanical		04/21/2015	PM15-0190	100% FINIS					
SLEEPING BEAR LLC 13917 N PROSPECT TRL FOUNTAIN HILLS AZ 85268		MAP #: 72		Plumbing		04/21/2015	PP15-0093	100% FINIS					
		2025 Est TCV 2,101,458 TCV/TFA: 718.45		Res. Add/Alter/Repair		04/14/2015	PB15-0075	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	
				INFERIOR 7000/	45.00	130.00	1.3763	1.2106	7000	100		524,832	
				45 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =	524,832		
				Land Improvement Cost Estimates									
				Description	Rate	Size	% Good	Cash Value					
				Dock: Light posts	50.41	360	0	0					
				D/W/P: Asphalt Paving	3.96	300	0	0					
				D/W/P: 3.5 Concrete	8.29	290	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											
		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	262,400	788,300	1,050,700			599,776C		
		TPC 11/07/2023	INSPECTED		2024	203,100	775,200	978,300			581,742C		
		TPC 12/08/2022	INSPECTED		2023	143,000	583,500	726,500			554,040C		
		TPC 12/17/2015	INSPECTED		2022	130,100	480,200	610,300			526,705C		

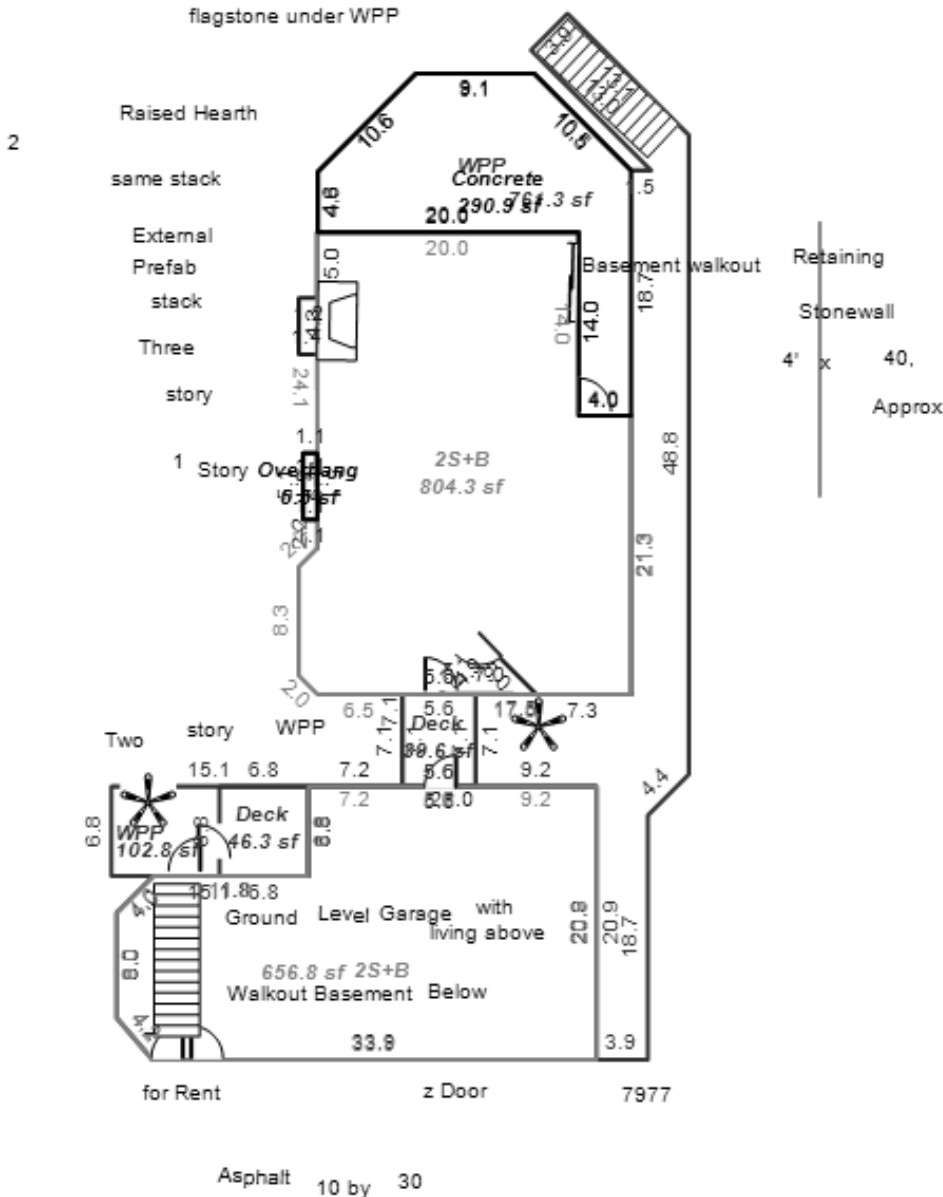


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 761 40	Type WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 2004 MAI		Remodeled 2015		Ex	X	Ord	Min									
Condition: Average		Size of Closets			X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures											
	Insulation			X	Ex.	Ord.	Min									
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 804 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing											
		(8) Basement		1	Average Fixture(s)											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink											
(3) Roof		(9) Basement Finish		1	Separate Shower											
X	Gable Hip Flat	Gambrel Mansard Shed	804 Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 2 STORY										Cls B -5		Blt 2004				
(11) Heating System: Forced Heat & Cool																
Ground Area = 804 SF Floor Area = 1613 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 804																
1 Story Siding Overhang 5																
Total: 313,888 251,119																
Other Additions/Adjustments																
Recreation Room 804 24,522 19,618																
Basement, Outside Entrance, Below Grade 3 12,863 10,290																
Plumbing																
Average Fixture(s) 1 3,337 2,670																
3 Fixture Bath 1 10,527 8,422																
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																
Deck																
Treated Wood 40 1,772 1,418																
Built-Ins																
Appliance Allow. 1 6,897 5,518																
Fireplaces																
2nd on Same Stack 1 6,086 4,869																
Prefab 2 Story 1 5,470 4,376																
Porches																
WPP 761 17,853 14,282																
Local Cost Items																
GENERATOR 1 1 1 *																
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 102 46	Type WPP Treated Wood	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:																																																																																																																									
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Condition: Average		Size of Closets			0 Amps Service																																																																																																																																		
Room List		Lg	X Ord	Small	No./Qual. of Fixtures																																																																																																																																		
1 Basement 1st Floor 2 2nd Floor 1 Bedrooms		Doors	Solid	X H.C.	X Ex. Ord. Min																																																																																																																																		
(1) Exterior		(5) Floors			No. of Elec. Outlets																																																																																																																																		
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(2) Windows		(7) Excavation			(13) Plumbing																																																																																																																																		
X	Many Avg. X Large Avg. Small	Basement: 656 S.F. Crawl: 0 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																																																																																																																																		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																		
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed	328 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																	
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																																																																																		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																					
Cost Est. for Res. Bldg: 2 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 656 SF Floor Area = 1312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>656</td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>Total:</td> <td></td> </tr> <tr> <td colspan="4">Other Additions/Adjustments</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Recreation Room</td> <td>328</td> <td>10,004</td> <td>8,003</td> </tr> <tr> <td colspan="3">Basement, Outside Entrance, Below Grade</td> <td>2</td> <td>8,575</td> <td>6,860</td> </tr> <tr> <td colspan="4">Plumbing</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>3,337</td> <td>2,670</td> </tr> <tr> <td colspan="3">2 Fixture Bath</td> <td>1</td> <td>7,018</td> <td>5,614</td> </tr> <tr> <td colspan="4">Porches</td> <td></td> <td></td> </tr> <tr> <td colspan="3">WPP</td> <td>102</td> <td>4,077</td> <td>3,262</td> </tr> <tr> <td colspan="4">Deck</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>46</td> <td>1,891</td> <td>1,513</td> </tr> <tr> <td colspan="4">Garages</td> <td></td> <td></td> </tr> <tr> <td colspan="6">Class: B Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td colspan="3">Basement Garage: 2 Car</td> <td>1</td> <td>4,410</td> <td>3,528</td> </tr> <tr> <td colspan="3">Door Opener</td> <td>2</td> <td>1,541</td> <td>1,233</td> </tr> <tr> <td colspan="4">Built-Ins</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>6,897</td> <td>5,518</td> </tr> <tr> <td colspan="4">Totals:</td> <td>308,421</td> <td>246,742</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	656							Total:		Other Additions/Adjustments						Recreation Room			328	10,004	8,003	Basement, Outside Entrance, Below Grade			2	8,575	6,860	Plumbing						Average Fixture(s)			1	3,337	2,670	2 Fixture Bath			1	7,018	5,614	Porches						WPP			102	4,077	3,262	Deck						Treated Wood			46	1,891	1,513	Garages						Class: B Exterior: Siding Foundation: 42 Inch (Finished)						Basement Garage: 2 Car			1	4,410	3,528	Door Opener			2	1,541	1,233	Built-Ins						Appliance Allow.			1	6,897	5,518	Totals:				308,421	246,742	E.C.F. X 2.700		Bsmnt Garage: 2 Car Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																		
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Totals:				308,421	246,742																																																																																																																																		
Notes: CARRAGE HOUSE HAS FULL BATH, KITCHEN, BUNK ROOM(FINISHED STORAGE) BELOW GAR 2013 RENTAL ECF (4080 BIG GLEN) 2.700 => TCY: 666,203																																																																																																																																							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLESON	WEADOCK	124,900	06/17/1998	WD	03-ARM'S LENGTH	478:669	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
7922 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/24/2023	PM23-0965	100% FINIS
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	11/10/1980	1980-6519	100% FINIS
WEADOCK FAMILY TRUST 2553 RICHARDS DR SE GRAND RAPIDS MI 49506	MAP #: 72					
	2025 Est TCV 282,669 TCV/TFA: 321.95					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
DC L478 P668 L478 P669 L480 P354/98 L777 P382&401/03 PRT GOVT LOT 4 SEC 3 COM 935.5 FT E & 454.6 FT S OF NW COR SEC TH S 65 DEG E 184 FT M/L TO C/L M-22 & POB TH N 25 DEG E ON C/L 100 FT TH N 65 DEG W 196.95 FT TH S 40 DEG 07' W 103.55 FT TH S 65 DEG E 256.88 FT M/L TO POB SEC 3 T28N R14W .56 A M/L.	X			E 200' @ 800/	100.00	230.00	1.1892	0.8527	800	100	81,125
				100 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 81,125							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	6.63	100	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

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



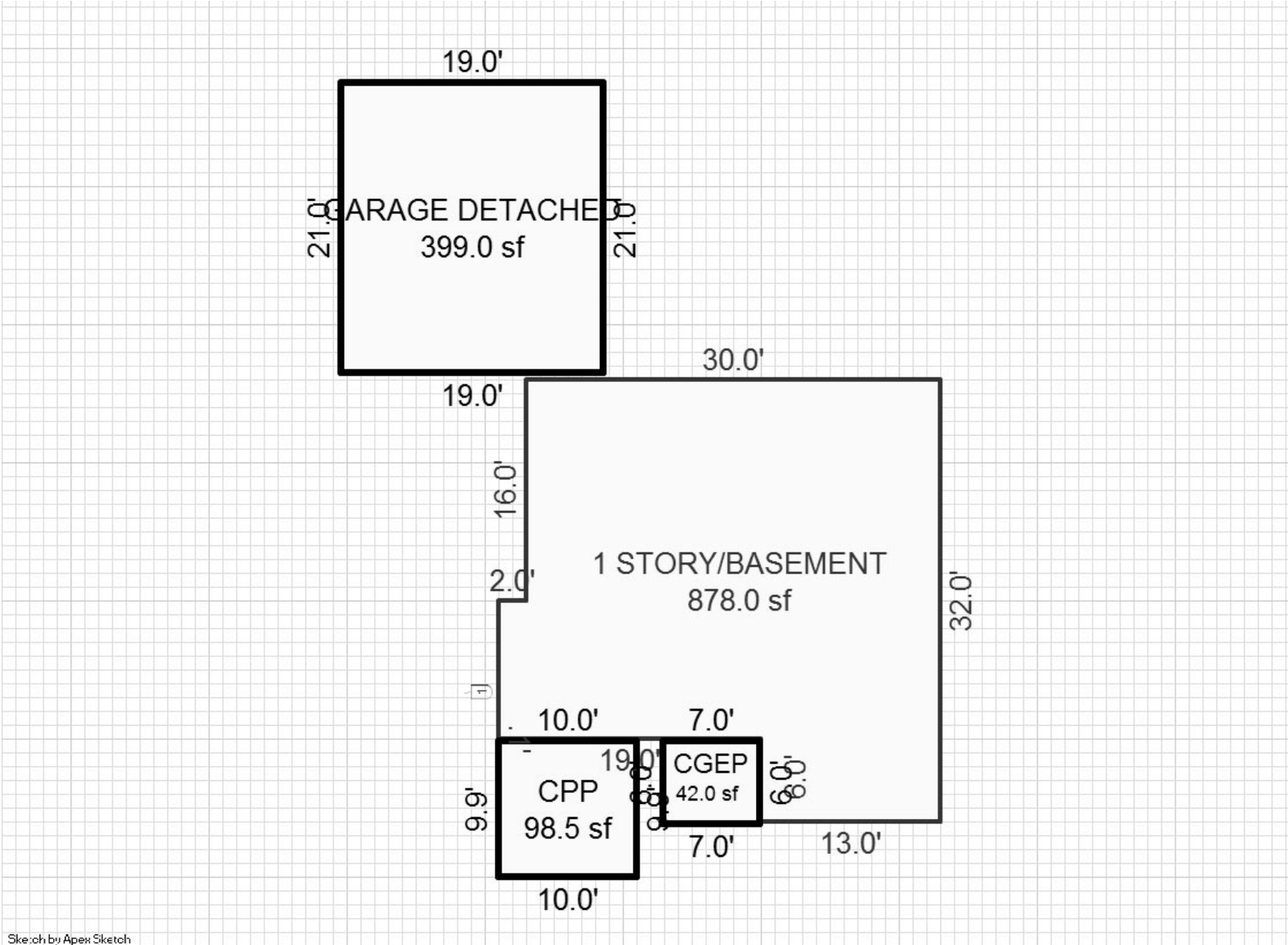
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	40,600	100,700	141,300			68,371C
X Rolling	2024	50,700	92,200	142,900			66,316C
X High	2023	40,600	80,900	121,500			63,159C
Landscaped	2022	23,500	59,700	83,200			60,152C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2025	40,600	100,700	141,300			68,371C
WAS 10/19/2007 INSPECTED	2024	50,700	92,200	142,900			66,316C
	2023	40,600	80,900	121,500			63,159C
	2022	23,500	59,700	83,200			60,152C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42	Type CGEP (1 Story)	Year Built: 1946 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: 399 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 878 Total Base New : 174,601 Total Depr Cost: 104,760 Estimated T.C.V: 199,044		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C Blt 1946			
Yr Built 1946	Remodeled 0	Ex	X	Ord	Min	100 Amps Service			Ground Area = 878 SF Floor Area = 878 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas				
Condition: Average		Size of Closets		Lg	X	Ord	Small	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 878			
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments			Total: 137,289 82,372				
1	Basement	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			No. of Elec. Outlets			Plumbing			Average Fixture(s)			
5	1st Floor	Kitchen: Vinyl		Other: Carpeted			Many			X	Ave.	Few	3 Fixture Bath			
2	2nd Floor	Other: Carpeted		Other:			(14) Water/Sewer			Average Fixture(s)			2 Fixture Bath			
2	Bedrooms	Other:		Other:			Public Water			Average Fixture(s)			Softener, Auto			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Water Well			Average Fixture(s)			Softener, Manual			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	No. of Elec. Outlets			Solar Water Heat			Average Fixture(s)			No Plumbing			
X	Insulation	X	Suspende	(13) Plumbing			No Plumbing			Average Fixture(s)			Extra Toilet			
(2) Windows		(7) Excavation		(14) Water/Sewer			Extra Sink			Average Fixture(s)			Separate Shower			
X	Many Avg. Few	X	Large Avg. Small	Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet			Average Fixture(s)			Ceramic Tile Floor			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Sink			Average Fixture(s)			Ceramic Tile Wains			
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Separate Shower			Average Fixture(s)			Ceramic Tub Alcove			
X	Double Glass Patio Doors	Treated Wood Concrete Floor		Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Vent Fan			Average Fixture(s)			Vent Fan			
X	Storms & Screens	(9) Basement Finish		Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Vent Fan			Average Fixture(s)			Vent Fan			
(3) Roof		(10) Floor Support		Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Vent Fan			Average Fixture(s)			Vent Fan			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Vent Fan			Average Fixture(s)			Vent Fan		
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Vent Fan			Average Fixture(s)			Vent Fan			
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Basement: 878 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Vent Fan			Average Fixture(s)			Vent Fan			

*** 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-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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School: GLEN LAKE COMMUNITY SCH DIST						
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P.R.E. 0%						
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Owner's Name/Address	MAP #:					
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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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Tax Description	Dirt Road		VILLAGE AR >10 ACRES	50K/	0.68 Acres	50000	100	TRIANGLE SHAPE	34,000
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PRT OF GOVT LOT 1 SEC 4 BEG NE COR GOVT	Gravel Road		0.68 Total Acres		Total Est. Land Value =		34,000	
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LOT 1 TH S 0 DEG 41' W 181.72 FT TH N 61	Paved Road							
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DEG 39' W 384 FT TO N LN LOT 1 TH E ON SD	Storm Sewer							
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N LN 324.39 FT TO BEG SEC 4 T28N R14W .68	Sidewalk							
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A M/L.	Water							
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Comments/Influences	Sewer							
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	Electric							
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	Gas							
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	Curb							
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	Street Lights							
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	Standard Utilities							
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	Underground Utils.							
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	Topography of Site							
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	Level							
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	Rolling							
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	Low							
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	High							
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	Landscaped							
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	Swamp							
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	Wooded							
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	Pond							
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	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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TPC 04/28/2017 INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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	2023	0	0	0			0
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	2022	0	0	0			0
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*** Information herein deemed reliable but not guaranteed***

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

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

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address MAP #:

US GOVT NATL PARK 2025 Est TCV 0

9922 W FRONT ST Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

EMPIRE MI 49630 Public * Factors *

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

4-75 ENTIRE SEC 24 SEC 24 T29N R15W Dirt Road EXEMPT PARK LAND 126.570 Acres 10,000 100 1,265,700

126.57 A M/L. Gravel Road 126.57 Total Acres Total Est. Land Value = 1,265,700

Comments/Influences Paved Road Waterfront Ravine Wetland Flood Plain

Storm Sewer Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Sidewalk Water 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

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County of Leelanau, Michigan



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

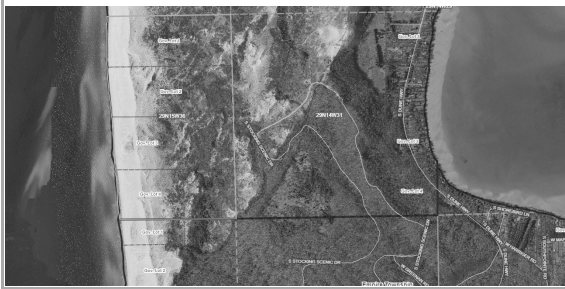
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)		Date	Number	Status		
		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #:		2025 Est TCV 0							
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
Tax Description		Public Improvements		* Factors *							
4-75 ENTIRE SEC 25 SEC 25 T29N R15W 251.28 A.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		EXEMPT PARK LAND	251.58 Acres	10,000	100				2,515,800
		Paved Road		251.58 Total Acres Total Est. Land Value =					2,515,800		
		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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County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status	
		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 #:		2025 Est TCV 0					
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
Tax Description		Public Improvements		* Factors *					
4-75 ENTIRE SEC 36 SEC 36 T29N R15W 302.33 A.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		EXEMPT PARK LAND	302.330 Acres	10,000	100		3,023,300
		Paved Road		302.33 Total Acres				Total Est. Land Value =	3,023,300
		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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*** 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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School: GLEN LAKE COMMUNITY SCH DIST						
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P.R.E. 0%						
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Owner's Name/Address	MAP #:					
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US GOVT NATL PARK	2025 Est TCV 0					
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9922 W FRONT ST	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
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EMPIRE MI 49630	Public Improvements	* Factors *				
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Tax Description	Dirt Road	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
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L189 P611/77 L188 P448/77 L184 P308/76	Gravel Road	EXEMPT PARK LAND	98.150 Acres	10,000	100	SLEEPING BEAR BAY	981,500
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L169 P998 L190 P2/77 SURVEY L8 P185 PRT	Paved Road	98.15 Total Acres Total Est. Land Value = 981,500					
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GOVT LOTS 2 & 3 SEC 36 EXC PRIVATELY	Storm Sewer						
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OWNED LAND SEC 36 T30N R14W 98.15 A M/L.	Sidewalk						
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Comments/Influences	Water						
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	Sewer						
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	Electric						
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	Gas						
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	Curb						
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	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
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	Level						
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	Rolling						
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	Low						
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	High						
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	Landscaped						
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	Swamp						
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	Wooded						
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	Pond						
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	Waterfront						
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	Ravine						
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	Wetland						
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	Flood Plain	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		EXEMPT
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TPC 04/28/2017 INSPECTED			2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
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			2023	0	0	0		0
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			2022	0	0	0		0
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*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: REC (	Building Permit(s)	Date	Number	Status
1610 S PORT ONEIDA RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/12/2023	PE23-0906	100% FINIS
	P.R.E. 0%		Mechanical	02/01/2023	PM23-0119	100% FINIS
Owner's Name/Address	MAP #: 76		Electrical	12/21/2022	PE22-0956	100% FINIS
	2025 Est TCV 0 TCV/TFA: 0.00		Mechanical	10/13/2022	PM22-0871	100% FINIS

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
CAMP LEELANAU & KOHAHNA FOUNDATION INC 1653 S PORT ONEIDA RD MAPLE CITY MI 49664			* Factors *			
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason Value
			4085 ACRE TBL LK MI			34.000 Acres 42,000 100 1,428,000
				34.00 Total Acres		Total Est. Land Value = 1,428,000


Tax Description	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
L292 P734-735/88 L293 P377 /88 GOVT LOT 1 & PRT GOVT LOT 2 COM SE COR THEREOF TH N 88 DEG 26' 40" W 454.9 FT TO C/L CO RD TH N 11 DEG 40' E ALG C/L 714.13 FT TO POB TH S 83 DEG E 311.9 FT TO E SEC LN TH N TO N LT LN TH W TO SHR LK MICH TH S 12 DEG 23' 20" W ALG SHR TO PT N 83 DEG W OF POB TH CONT ALG SHR S 12 DEG 23' 20" W 50 FT TH S 83 DEG E 611.84 FT TO SD C/L TH N 11 DEG 40' E ALG C/L 50 FT TO POB SEC 36 T30N R14W.	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							

Comments/Influences

Topography of Site

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

Glen Arbor Parcel Map Aerial Image April 2017



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2016 4:30 PM

THE EXTRA ADDRESS S ON THE PARCEL VELAND TWP...SAME MAILING ADDRESS, OUR PARCEL. MAIN BUT EXTRA ADDRESS

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

Desc. of Bldg/Section: PB16-0280
 Calculator Occupancy: Sheds - Boat Storage 4 Wall Buildings

Class: D,Pole
 Floor Area: 1,024
 Gross Bldg Area: 3,452
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 1
 Physical %Good: 98
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 1024
 Ave. Perimeter
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Average

2016 Year Built
 Remodeled

Overall Bldg Height

Comments:

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

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

Base Rate for Upper Floors = 42.97
 Adjusted Square Foot Cost for Upper Floors = 42.97

Total Floor Area: 1,024 Base Cost New of Upper Floors = 44,002
 Reproduction/Replacement Cost = 44,002
 Total Depreciated Cost = 43,122

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

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

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

Item Description	Cost	# or Height	Storj	Cost
	Col.	Rate	SqFt	Adj. Adj.

Total Cost New = 0

Architectural Multiplier: 0.00

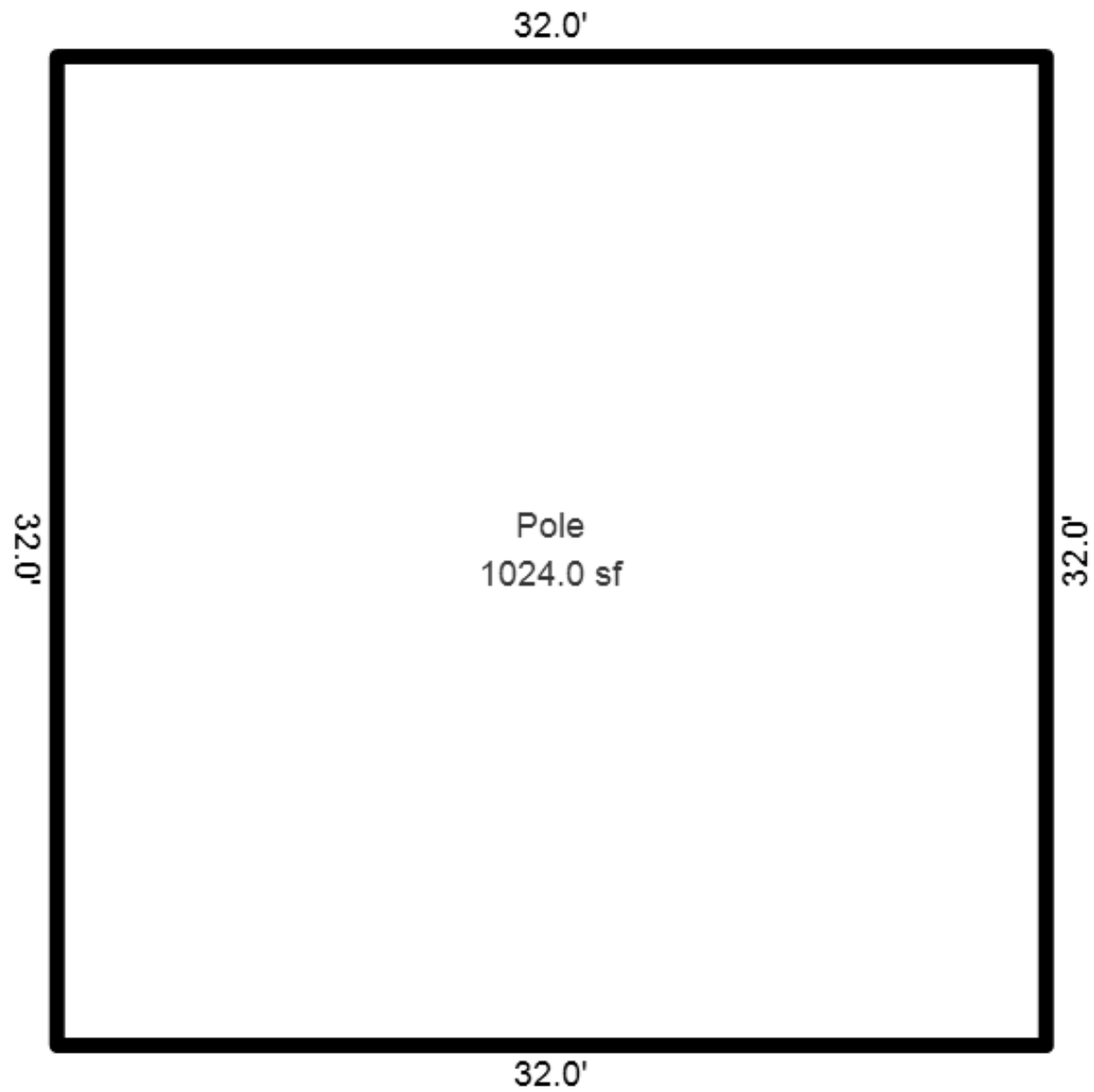
Reproduction/Replacement Cost = 0
 Total Depreciated Cost = 0

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 64,683
 Replacement Cost/Floor Area= 42.97 Est. TCV/Floor Area= 63.17

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

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



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

Desc. of Bldg/Section: EAGLES NEST Calculator Occupancy: Dormitories		<<<<< Calculator Cost Computations >>>>>					
Class: C		Construction Cost				Class: C Quality: Low Cost	
Floor Area: 2,428 Gross Bldg Area: 3,452 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 8		High	Above Ave.	Ave.	X	Low	Stories: 1 Story Height: 10 Perimeter: 232 Overall Building Height: 10
Depr. Table : 2.25% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **				Base Rate for Upper Floors = 121.83	
2022 Year Built Remodeled		Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 2428 Ave. Perimeter: 232 Has Elevators:				(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.29 100% Adjusted Square Foot Cost for Upper Floors = 145.12	
10 Overall Bldg Height		*** Basement Info ***				Total Floor Area: 2,428 Base Cost New of Upper Floors = 352,351 2,428 Sq.Ft. of Sprinklers @ 5.23, Cost New = 12,698	
Comments:		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 357,748	
		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				Segregated Cost Computations >>>>>	
		* Sprinkler Info * Area: 2428 Type: Low				Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels Item Description Cost # or Height SqFt Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement 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	Many Unfinished Typical	Many Unfinished Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				(40) Exterior Wall:			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				Thickness Bsmnt Insul.			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:							
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TURNER MAUDE BEALS	COUNTY OF LEELANAU	1	09/26/1962	QC	09-FAMILY	134P161	DEED	0.0

Property Address: S PORT ONEIDA RD
 Class: RESIDENTIAL-VACAN Zoning: REC (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 76

Owner's Name/Address: COUNTY OF LEELANAU
 8527 E GOVERNMENT CENTER DR STE 103
 SUTTONS BAY MI 49682

2025 Est TCV 0

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

Public Improvements * Factors *

Tax Description: THAT PART OF GOVERNMENT LOTS TWO AND THREE (2 & 3), SECTION THIRTY-SIX (36), TOWN THIRTY (30) NORTH, RANGE FOURTEEN (14) WEST, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF ABOVE SAID GOVERNMENT LOT 3; THENCE NORTH 88° 26' 40" WEST ALONG THE LINE COMMON TO GOVERNMENT LOTS 2 AND 3, 454.90 FEET TO THE CENTERLINE OF THE EXISTING COUNTY ROAD; THENCE SOUTH 12° 28' WEST ALONG SAID CENTERLINE, 52.68 FEET TO THE POINT OF BEGINNING; 12° 28' WEST 6.08 FEET; THENCE D N74°49'W), 5.00 FEET EAST OF HENCE NORTH 7° ENCE SOUTH 74° THE POINT OF N ON FILE***

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

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

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

2025 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

2024 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

2023 0 0 0 0 0

2022 0 0 0 0 0

Who When What: PSC 09/08/2015 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 PORT ONEIDA RD		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 76		2025 Est TCV 0							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
L179 P10 L587 P614/01 L367 P321&325/02 TRACT 34-182 PRT GOVT LOT 2 SEC 36 BEG AT SE COR GOVT LOT 2 TH NLY ALG E LN SD LOT 2 665.3 FT TH N 83 DEG W 311.9 FT TH S 11 DEG 40' W702.8 FT TO S LN SD LOT 2 TH ELY ALG S LN SD LOT 2 453 FT TO POB ALSO GOVT LOT 3 SEC 36 EXC PRT COM AT NE COR SD LOT 3 TH SLY ALG E LN SD LOT 3 233.2 FT TH N 74 DEG 39' W 427.7 FT TO POB OF EXCEP- TION TH S 12 DEG 28' W 300.33 FT TH N 74 DEG 49' W 620 FT TO SHR LK MICH TH NELY ALG SD SHR TO N LN SD LOT 3 TH ELY ALG SD N LN TO WLY R/W PORT ONEIDA RD TH S 12 DEG 28' W TO POB EXCEPTING THEREFROM PRT GOVT LOT 3 COM AT SE COR SD LOT 3 THALG S SEC LN N 89 DEG 53'31" W 728.27 FT TO POB		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 100' @ 5000/	500.00	250.00	0.6687	0.8707	5000	100	1,455,661
		Paved Road		EXEMPT PARK LAND			15.450	Acres	10,000	100	154,500
		Storm Sewer		500 Actual Front Feet, 18.32 Total Acres				Total Est. Land Value =	1,610,161		
		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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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRATT FREDERICK J & DEB	BARRATT FREDERICK J	0	10/06/2004	QC	09-FAMILY	832:666	OTHER	0.0
DEZELSKI	BARRATT	157,768	11/01/2001	WD	03-ARM'S LENGTH	611:221	OTHER	0.0
BARRATT JACK L & LUCILLE	NATIONAL PARK SERVICE US	0	01/20/1978	OTH	03-ARM'S LENGTH	197P192	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: AG (*)	Building Permit(s)	Date	Number	Status
1994 S PORT ONEIDA RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/21/2012	PM12-0225	
	P.R.E. 100% 02/10/2004		HOUSE	10/15/2001	1903	
Owner's Name/Address	MAP #: 76		2025 Est TCV 3,379,914 TCV/TFA: 1018.6			

X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	LK MI "A" 20000	100.00	662.00	0.9270	1.0837	20000	100	2,009,168	
Gravel Road	LK MI "A" 20000	30.00	662.00	0.9270	1.0837	20000	50	SURPLUS: ZONING 100 ft 30	
Paved Road	130 Actual Front Feet, 1.98 Total Acres							Total Est. Land Value = 2,310,543	

Tax Description
 L611 P219/221/223/225/01 L832 P666/04
 2001 SPLIT FROM 006-336-010-00 PRT OF
 GOVT LOT 3 SEC 36 COM AT SE COR GOVT LOT
 3 TH ALG S LN SD SEC & GOVT LOT N 89 DEG
 53'31" W 728.27 FT TO POB TH CONT N 89
 DEG 53'24" W 553.49 FT TO PT ON
 INTERMEDIATE TRAVERSE LN(SD LN CONT N89
 DEG 53'24" W 110 FT M/L TO ORDINARY HIGH
 WATER MARK LK MICH) TH N 12 DEG 06'13" E
 130.70 FT ALG SD INTERMEDIATE TRAV LN TH
 S 84 DEG 15'02" E 105.00 FT(SD LN ALSO
 CONT N 84 DEG 15'02" W 105 FT M/L TO
 ORDINARY HIGH WATER MARK LK MICH) TH S 78

Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,155,300	534,700	1,690,000			576,164C
2024	1,039,700	525,900	1,565,600			558,840C
2023	924,200	396,000	1,320,200			532,229C
2022	798,900	362,300	1,161,200			506,885C

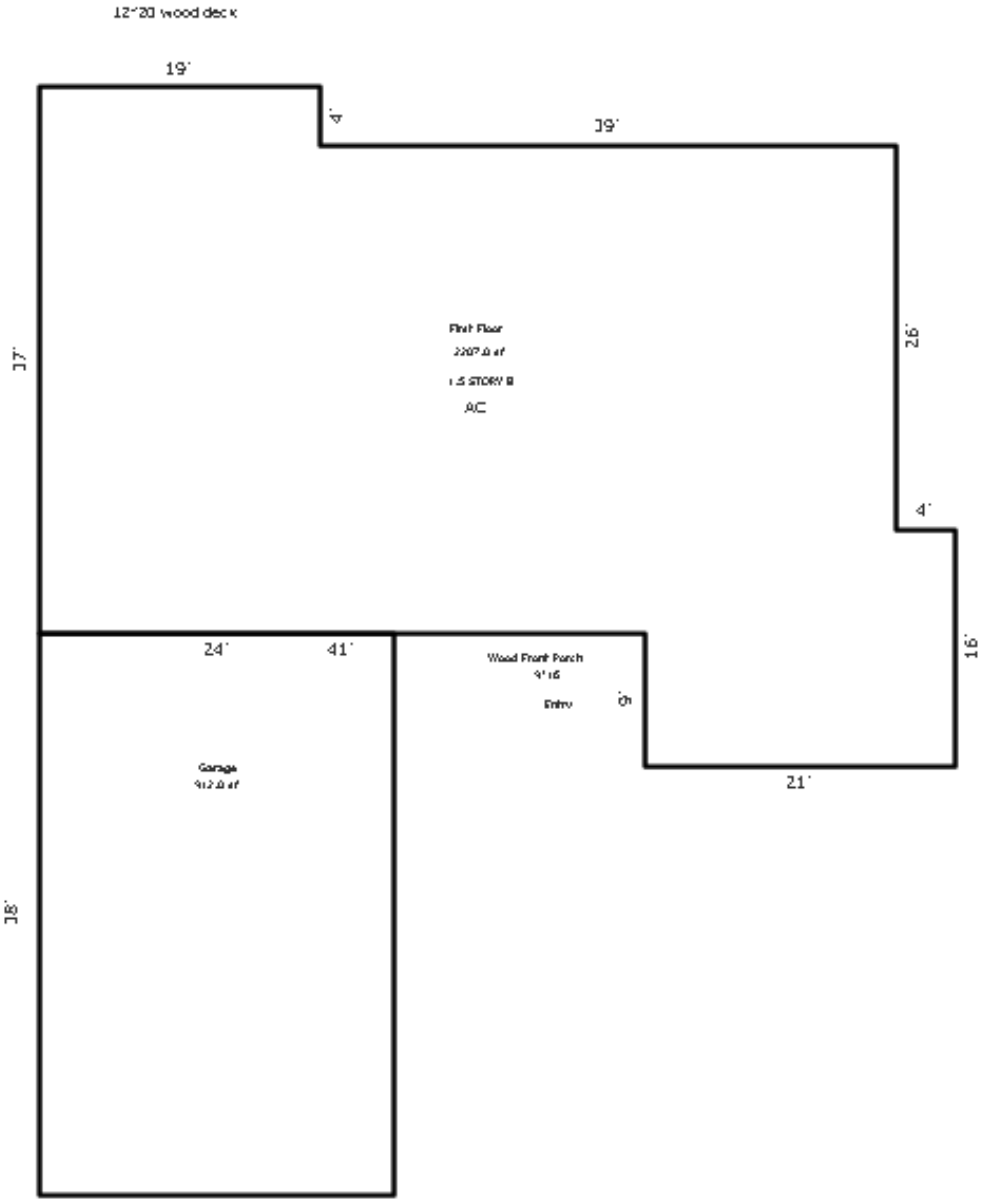
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 County of Leelanau, Michigan

Who When What
 TPC 05/30/2021 INSPECTED
 WAS 02/09/2008 INSPECTED

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 228	Type WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 912 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.5 STORY		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Class: C +10 Effec. Age: 20 Floor Area: 3,318 Total Base New : 492,851 Total Depr Cost: 394,267 Estimated T.C.V: 1,064,521		E.C.F. X 2.700		Bsmnt Garage:	
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2207 SF Floor Area = 3318 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C 10 Blt 2001		Carpport Area: Roof:		
Condition: Average		Size of Closets			No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 2,207 1 Story Siding Overhang 8		Total: 419,664 335,717				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Tile Other: Carpeted			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(14) Water/Sewer			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath		1 1,486 1,189 1 4,678 3,742				
X	Insulation	(7) Excavation			Basement: 2207 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Water/Sewer					
(2) Windows		Many Avg.	X	Large Avg.		Small	1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer					
(3) Roof		(9) Basement Finish			Joints: WOOD I BEAM Unsupported Len: Cntr.Sup:						Porches					
X	Gable Hip Flat			Gambrel Mansard Shed	(10) Floor Support						Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
X	Asphalt Shingle										Decks					
Chimney: Brick											Treated Wood					
											Garages					
											Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
											Base Cost					
											Common Wall: 1/2 Wall					
											Door Opener					
											Built-Ins					
											Appliance Allow.					
											Fireplaces					
											Exterior 2 Story					
											Totals:					
													492,851		394,267	
															<<<<< 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.	
DEZELSKI LAURA LEE	DEZELSKI LAURA LEE TRUST	0	04/15/2015	QC	09-FAMILY	1227P174	PROPERTY TRANSFER	0.0	
BARRATT L	DEZELSKI LAURA LEE	0	05/29/2013	AFF	07-DEATH CERTIFICATE	PTA	DEED	13.0	
DEZELSKI LAURA LEE	DEZELSKI LAURA LEE TRUST	0	08/22/2008	QC	09-FAMILY	1218P497	PROPERTY TRANSFER	0.0	
FREDERICK J BARRATT & DEB	DEZELSKI LAURA LEE	0	07/24/2002	QC	09-FAMILY	1213P25	PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*)	Building Permit(s)		Date	Number	Status
1980 S PORT ONEIDA RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/02/2012	PM12-0247		
Owner's Name/Address		P.R.E. 100% 04/02/2014		Mechanical		11/01/2010	PM10-0350		
DEZELSKI LAURA LEE TRUST 1980 S PORT ONEIDA RD MAPLE CITY MI 49664		MAP #: 76		Mechanical		05/11/2006	PM06-0267		
		2025 Est TCV 2,990,001 TCV/TFA: 781.70		Mechanical		01/11/2006	PM06-0013		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
		Public Improvements		* Factors * 471.35 FRONT 335.85 RD					
				Description Frontage Depth Front Depth Rate %Adj. Reason Value					
				LK MI "A" 20000 100.00 545.00 0.9898 1.0323 20000 100 2,043,556					
				LK MI "A" 20000 326.00 545.00 0.9898 0.0000 20000 100* SEE ACREAGE TABLE: USPS CE 4,079					
				4085 CONSERVATION 4.079 Acres 1,000 100 4,079					
				* denotes lines that do not contribute to the total acreage calculation.					
				426 Actual Front Feet, 5.33 Total Acres Total Est. Land Value = 2,047,635					
				Land Improvement Cost Estimates					
				Description Rate Size % Good Cash Value					
				Wood Frame 25.17 192 70 3,383					
				Residential Local Cost Land Improvements					
				Description Rate Size % Good Cash Value					
				LAND IMPROVEMENTS 5 5,000.00 1 97 4,850					
				Total Estimated Land Improvements True Cash Value = 8,233					
		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	1,023,800	471,200	1,495,000	543,048C
		TPC 05/30/2021 INSPECTED			2024	921,600	438,700	1,360,300	526,720C
		WAS 02/09/2008 INSPECTED			2023	819,500	333,100	1,152,600	501,639C
					2022	720,400	287,500	1,007,900	477,752C

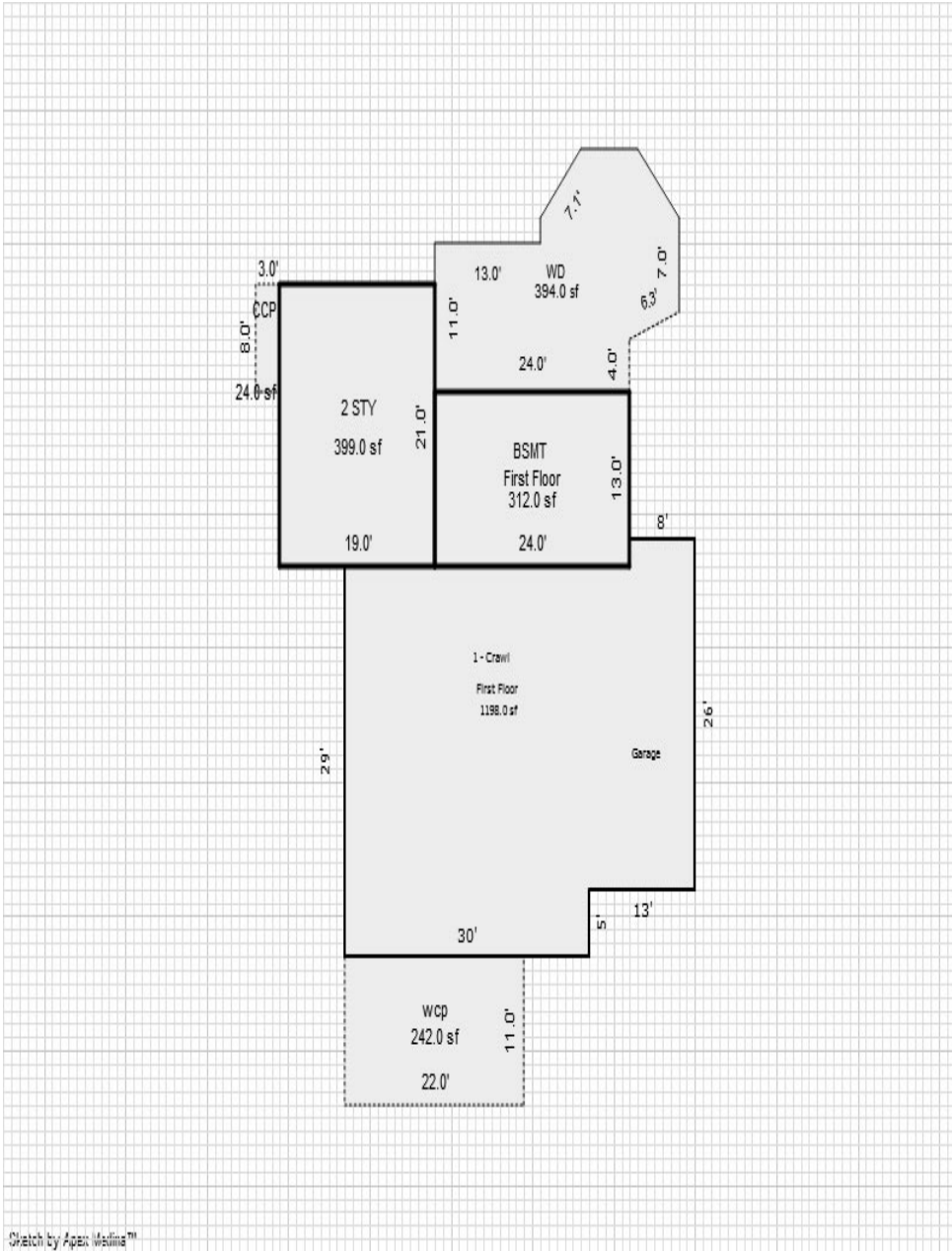


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 24 242 394	Type CPP WCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 647 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: C +5 Effec. Age: 35 Floor Area: 3,825 Total Base New : 486,270 Total Depr Cost: 316,071 Estimated T.C.V: 853,392		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 486,270 Total Depr Cost: 316,071 Estimated T.C.V: 853,392		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1900	Remodeled 2006	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls		C 5 Blt 1900		
Condition: Average		Lg	X	Ord		Small	X Ex.			Ground Area = 1909 SF Floor Area = 3825 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
Room List		Doors		Solid	X	H.C.	X Ex.			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			X Ex.			2 Story Siding Crawl Space 1,198						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ord.			1 Story Siding Basement 312						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Min			2 Story Siding Crawl Space 399						
	Insulation						Many X Ave.			1 Story Siding Overhang 319						
(2) Windows		(7) Excavation		(13) Plumbing			Few			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small	Basement: 312 S.F. Crawl: 1597 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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Plumbing					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic						Average Fixture(s) 2 Fixture Bath		1,486 966 3,130 2,034				
(3) Roof		(9) Basement Finish		(14) Water/Sewer						Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						1000 Gal Septic 1 4,899 3,184 Water Well, 100 Feet 1 5,849 3,802					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:						Porches						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:								WCP (1 Story) 242 9,029 5,869 CPP 24 675 439						
										Deck						
										Treated Wood 394 6,505 4,228						
										Garages						
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost 647 24,392 15,855						
										Common Wall: 1.5 Wall 1 -3,349 -2,177						
										Door Opener 1 550 357						
										Built-Ins						
										Appliance Allow. 1 2,786 1,811						
										<<<<< 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	Bulk Fertilizer Storage	Barn - General Purpose	Farm Utility Buildings		
Year Built	1960	1900			
Class/Construction	D,Pole	D,Frame	S		
Quality/Exterior	Average	Low Cost	Low Cost		
# of Walls, Perimeter	4 Wall, 180	4 Wall, 180	4 Wall, 200		
Height	10	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	30 x 60 = 1800	30 x 60 = 1800	80 x 20 = 1600		
Cost New	\$ 102,600	\$ 47,880	\$ 20,400		
Phy./Func./Econ. %Good	35/50/100 17.5	35/50/100 17.5	35/50/100 17.5		
Depreciated Cost	\$ 17,955	\$ 8,379	\$ 3,570		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 2.700	X 2.700	X 2.700		
% Good	35	35	35		
Est. True Cash Value	\$ 48,479	\$ 22,623	\$ 9,639		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 80741 / All Cards: 80741					

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		
SOUTH MANITOU ISLE		School: GLEN LAKE COMMUNITY SCH DIST		DEQ WATER RESOURCES DIVISI		06/25/2024	LU24-141	100% FINIS			
Owner's Name/Address		P.R.E. 0%		DEQ WATER RESOURCES DIVISI		11/22/2013	2013-085	100% FINIS			
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #:		2025 Est TCV 0							
Tax Description		Improved	X	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			EXEMPT PARK LAND	5,260.000	Acres	10,000	100	CRESCENT BAY	52,600,000
		Paved Road			5260.00 Total Acres Total Est. Land Value = 52,600,000						
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
TPC 04/28/2017 INSPECTED				2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2023	0	0	0	0			
				2022	0	0	0	0			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARZ THOMAS & JO ANN	SCHWARZ THOMAS & JO ANN T	0	05/21/2024	QC	09-FAMILY	2024002493	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: NTL P	Building Permit(s)	Date	Number	Status
S MANITOU ISLAND	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SCHWARZ THOMAS & JO ANN TRUST 112 LAKEWOOD DR CADILLAC MI 49601	MAP #: 85					
	2025 Est TCV 148,766 TCV/TFA: 338.10					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
GA 588 L306 P440-443 L336 P280-281/92 PRT GOVT LOT 1 BEG NE COR GOVT LOT 1 TH S 109 FT TH W 100 FT TH N 109 FT TH E 100 FT TO POB UND 1/2 INT EACH SEC 10 T30N R15W .25 A M/L. 2008 WAS 411-012-00, CHANGED TO 403-012-00	Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road			E 200' @ 800/	100.00	109.00	1.1892 0.7075	800	100	67,310
	Paved Road			100 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =	67,310

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
CONSERVATION EASEMENT	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
	LAND IMPROVEMENTS 25	2,500.00	1 97	2,425
	Total Estimated Land Improvements True Cash Value =			2,425

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



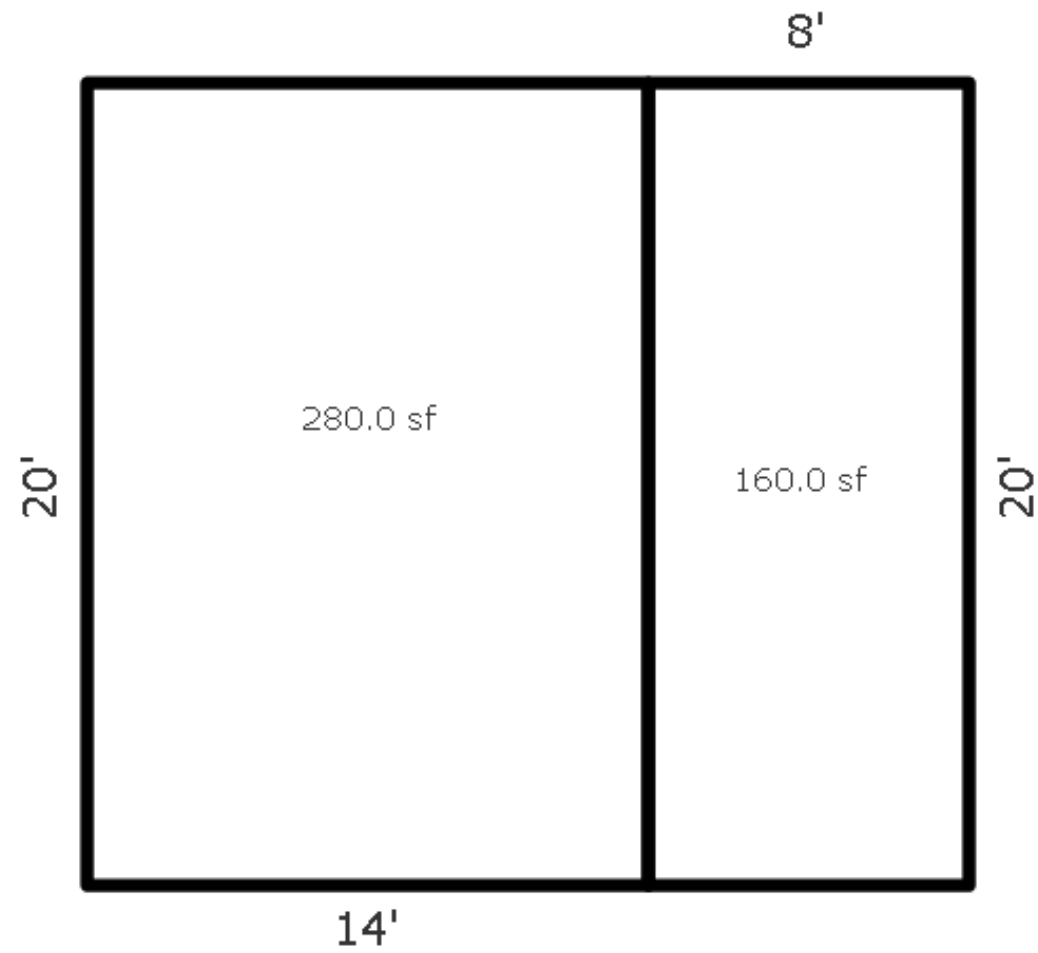
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	33,700	40,700	74,400			14,222C
		TPC 05/30/2021 INSPECTED	2024	50,000	37,300	87,300			13,795C
			2023	50,000	32,800	82,800			13,139C
			2022	40,000	34,300	74,300			12,514C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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:																								
X	Wood Frame	(4) Interior	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								Class:	Exterior:																								
	Building Style: 1 STORY	Trim & Decoration	Plaster Wood T&G										Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Brick Ven.:																								
	Yr Built Remodeled 0 0	Size of Closets											Class: CD Effec. Age: 40 Floor Area: 440 Total Base New : 69,325 Total Depr Cost: 41,595 Estimated T.C.V: 79,031	Stone Ven.:																								
	Condition: Average													Common Wall:																								
	Room List	Doors			Central Air Wood Furnace									Foundation:																								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												Finished ?																								
	(1) Exterior	Kitchen: Other: Other:			(12) Electric									Auto. Doors:																								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			0 Amps Service									Mech. Doors:																								
	Insulation				No./Qual. of Fixtures									Area:																								
	(2) Windows				X Ex. Ord. Min									% Good:																								
	Many Avg. Few	(7) Excavation			No. of Elec. Outlets									Storage Area:																								
	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 440 S.F. Height to Joists: 0.0			Many X Ave. Few									No Conc. Floor:																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing									Bsmnt Garage:																								
		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									Carpport Area:																								
	(3) Roof	(9) Basement Finish			(14) Water/Sewer									Roof:																								
X	Gable Hip Flat				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																	
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																	
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 440 SF Floor Area = 440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>280</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>160</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>55,878</td> <td>33,527</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,238 743 Water/Sewer 1000 Gal Septic 1 4,582 2,749 Water Well, 100 Feet 1 5,680 3,408 Built-Ins Appliance Allow. 1 1,947 1,168 Totals: 69,325 41,595 Notes: ECF (4031 RURAL) 1.900 => TCV: 79,031															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	280			1 Story	Siding	Slab	160			Total:				55,878	33,527
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Slab	280																																			
1 Story	Siding	Slab	160																																			
Total:				55,878	33,527																																	

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

Cabin



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
S MANITOU ISLAND	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GROSVENOR G MICHAEL TRUST GROSVENOR ELIZABETH A TRUST P O BOX 591 LELAND MI 49654	MAP #: 85					
	2025 Est TCV 211,977 TCV/TFA: 241.98					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
	Public Improvements			* Factors *				
L194 P236/77 L308 P242/90 L386 P360/94 L807 P827&831&835/04 PRT GOVT LOT 1 SEC 10 BEG AT POINT 450 FT W OF NE COR GOVT LOT 1 TH S 209 FT TH W 100 FT TH N 209 FT TH E 100 FT TO POB SOUTH MANITOU ISLAND UND 1/2 INTEREST - G MICHAEL GROSVENOR TRUST UND 1/2 INTEREST - ELIZABETH A GROSVENOR TRUST SEC 10 T30N R15W. 2008 WAS 411-018-00, CHANGED TO 403-018-00	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
	Gravel Road		E 200' @ 800/	100.00	209.00	1.1892	0.8326	800 100	79,207

Comments/Influences	Standard Utilities		100 Actual Front Feet, 0.48 Total Acres				Total Est. Land Value =	79,207
	Underground Utils.							
CONSERVATION EASEMENT	Topography of Site		Land Improvement Cost Estimates					
	Level		Description		Rate	Size % Good	Cash Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan	Rolling		Residential Local Cost Land Improvements		Rate	Size % Good	Cash Value	
	Low		LAND IMPROVEMENTS 15		1,500.00	1 97	1,455	

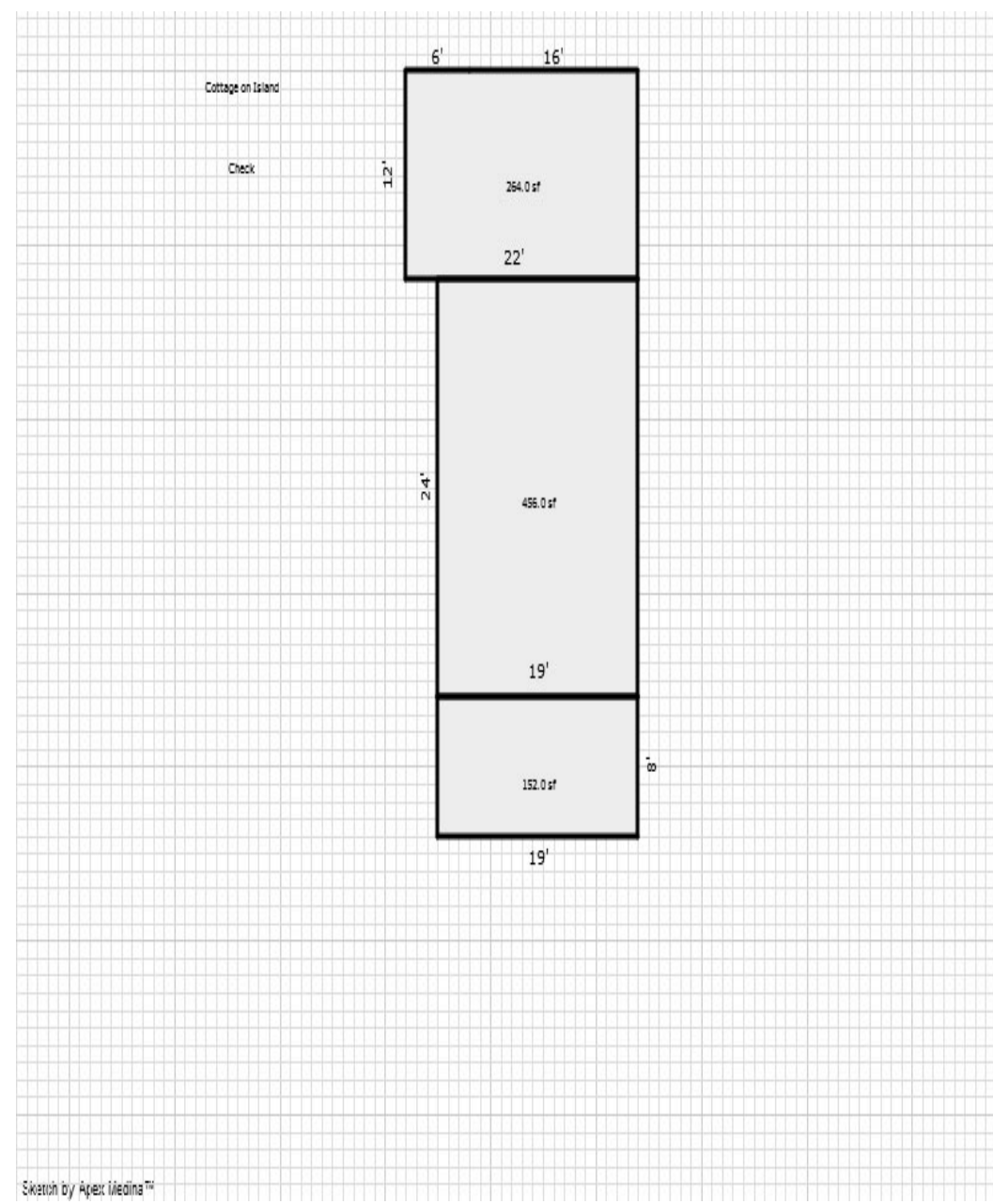


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	39,600	66,400	106,000			15,391C
2024	50,000	60,700	110,700			14,929C
2023	50,000	53,300	103,300			14,219C
2022	40,000	55,600	95,600			13,542C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 152 WCP (1 Story) 72 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					Class: CD Effec. Age: 45 Floor Area: 876 Total Base New : 125,662 Total Depr Cost: 69,113 Estimated T.C.V: 131,315																																																																									
Building Style: 1.5 STORY			Drywall Paneled		Plaster Wood T&G					E.C.F. X 1.900																																																																									
Trim & Decoration			Ex		X	Ord		Min																																																																											
Yr Built 0	Remodeled 0	Size of Closets			Lg	X	Ord		Small																																																																										
Condition: Average		Doors			Solid	X	H.C.																																																																												
Room List		(5) Floors		(12) Electric																																																																															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service																																																																															
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		Ex.		X	Ord.		Min																																																																												
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				Many		X	Ave.		Few																																																																										
(2) Windows		(7) Excavation		(13) Plumbing																																																																															
		Basement: 0 S.F. Crawl: 648 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																															
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<p>Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 648 SF Floor Area = 876 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>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>456</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>192</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>97,816</td> <td>53,798</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>Water/Sewer</th> <th>Porches</th> <th>Built-Ins</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td></td> <td>1</td> <td>1,238</td> <td>681</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> <td></td> </tr> <tr> <td>Water Well, 200 Feet</td> <td>1</td> <td>10,447</td> <td>5,746</td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>152</td> <td>6,015</td> <td>3,308</td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>72</td> <td>3,617</td> <td>1,989</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,947</td> <td>1,071</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Totals:</td> <td>125,662</td> <td>69,113</td> <td></td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (4031 RURAL) 1.900 => TCv: 131,315</p>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	456			1 Story	Siding	Crawl Space	192			Total:				97,816	53,798	Plumbing	Average Fixture(s)	Water/Sewer	Porches	Built-Ins	Totals:		1	1,238	681			1000 Gal Septic	1	4,582	2,520			Water Well, 200 Feet	1	10,447	5,746			WCP (1 Story)	152	6,015	3,308			WCP (1 Story)	72	3,617	1,989			Appliance Allow.	1	1,947	1,071			Totals:			125,662	69,113	
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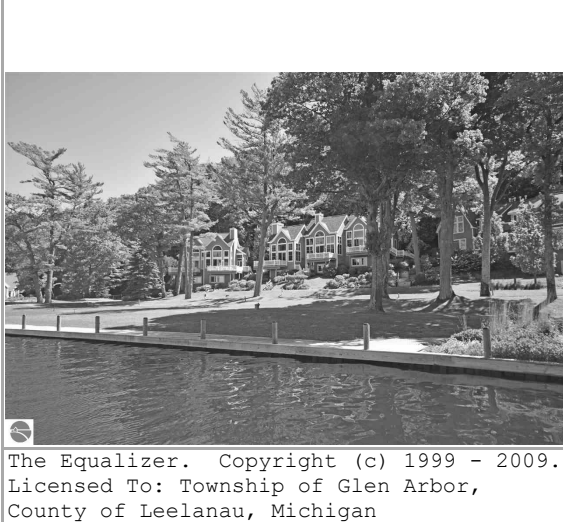
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCLOUGHLIN JOHN & ANGELA	BOURDO THOMAS & JULIE TRU	160,000	05/21/2021	WD	03-ARM'S LENGTH	2021004392	PROPERTY TRANSFER	100.0
MCLOUGHLIN JOHN & ANGELA	MCLOUGHLIN JOHN & ANGELA	0	02/01/2010	AFF	33-TO BE DETERMINED	2010 PTA	DEED	0.0
CLASSIC COUNTRY INNS	MCLOUGHLIN JOHN & ANGELA	87,900	11/02/1998	WD	03-ARM'S LENGTH	492:628	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 BEALS HOUSE A	School: GLEN LAKE COMMUNITY SCH DIST		Res. Condo	11/23/2010	PB10-0400	100% FINIS
Owner's Name/Address	P.R.E. 0%					
	MAP #: 15,17					
	2025 Est TCV 223,236 TC/TFA: 209.02					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE						
		Public Improvements			Description	Frontage	Depth	* Factors *	Rate %Adj. Reason	Value
L492 P628/98 UNIT 1A BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	Dirt Road		H410 BEALS BEALS HOUSE			1 Units	160000.00000	100	160,0
Comments/Influences	X	Gravel Road		0.00 Total Acres Total Est. Land Value = 160,000						
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS	X	Paved Road								
ASSOCIATION FEES: \$175 PER MONTH 2007	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
Level	2025	80,000	31,600	111,600			81,954C
X Rolling	2024	75,000	32,300	107,300			79,490C
X Low	2023	32,500	46,600	79,100			75,705C
X High	2022	30,000	42,100	72,100			72,100S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

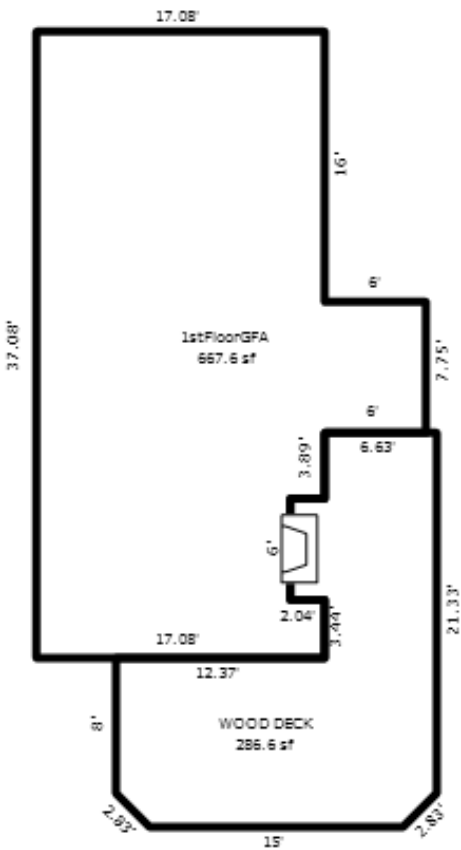
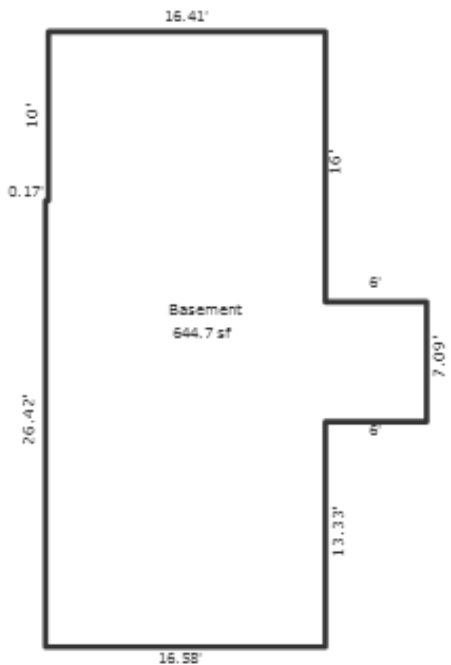


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County of Leelanau, Michigan

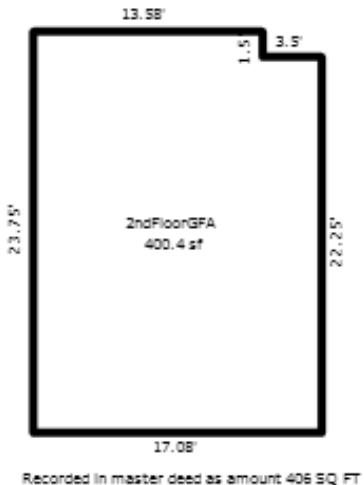
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000
	Mobile Home		Insulation		Wood										Coal	Steam	Cook Top	Interior 2 Story	286	Treated Wood	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior: Siding
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch
	Building Style: FRACTIONAL SHR		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes
			Wood T&G		Space Heater				Intercom		Raised Hearth			Auto. Doors: 1
	Yr Built	Remodeled	Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0
	2000	2012	Ex	X	Ord		Min	X	Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322
	Condition: Average		Size of Closets		No Heating/Cooling				Oven		Class: BC			% Good: 0
			Lg	X	Ord		Small		Microwave		Effec. Age: 6			Storage Area: 0
	Room List	Doors	Solid	X	H.C.			X	Standard Range		Floor Area: 1,068			No Conc. Floor: 0
	Basement		(5) Floors			(12) Electric			Self Clean Range		Total Base New : 280,272		E.C.F.	Bsmnt Garage:
	1st Floor		Kitchen:			0 Amps Service			Sauna		Total Depr Cost: 31,618		X 2.000	Carport Area:
	2nd Floor		Other:			No./Qual. of Fixtures			Trash Compactor		Estimated T.C.V: 63,236			Roof:
	3 Bedrooms		Other:			Ex.		X	Central Vacuum		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000			
	(1) Exterior					X		Ord.	Security System		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle			
X	Wood/Shingle		(6) Ceilings			No. of Elec. Outlets					(11) Heating System: Forced Heat & Cool, Air Conditioning			
	Aluminum/Vinyl					Many		X			Ground Area = 667 SF Floor Area = 1068 SF.			
	Brick					X		Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28			
	Insulation		(7) Excavation			1					Building Areas			
	(2) Windows		Basement: 667 S.F.			2					Stories Exterior Foundation Size Cost New Depr. Cost			
			Crawl: 0 S.F.			3					1.5 Story Siding Basement 667			
			Slab: 0 S.F.			1					1 Story Siding Overhang 67			
			Height to Joists: 0.0			1					Total: 189,061 21,328			
			(8) Basement			1					Other Additions/Adjustments			
			Conc. Block			1					Recreation Room 644 17,723 1,999			
			Poured Conc.			1					Basement, Outside Entrance, Below Grade 1 3,619 408			
			Stone			1					Plumbing			
			Treated Wood			1					Average Fixture(s)			
			Concrete Floor			1					3 Fixture Bath 1 6,880 776			
			(9) Basement Finish			1					2 Fixture Bath 1 4,610 520			
						1					Ceramic Tile Floor 1 1,354 153			
						1					Ceramic Tile Wains 1 2,745 310			
						1					Ceramic Tub Alcove			
						1					Vent Fan			
			(10) Floor Support			1					Deck			
						1					Treated Wood 286 5,591 631			
						1					Garages			
						1					Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
						1					Base Cost 322 25,576 2,885			
						1					Common Wall: 1 Wall 1 -3,139 -354			
						1					Door Opener 1 688 78			
						1					Water/Sewer			
						1					Public Water 1 1,927 217			
						1					Public Sewer 1 1,927 217			
						1					Built-Ins			
						1					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
	Chimney: Brick		Joists:			Lump Sum Items:								
			Unsupported Len:											
			Cntr.Sup:											

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



UNIT 1



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOLZ DONALD C & MARIAN F	STOLZ DONALD C & MARIAN F	0	09/23/2009	WD	33-TO BE DETERMINED	2009 1028-185W	DEED	0.0
CLASSIC COUNTRY INNS	STOLZ	88,900	12/30/1998	WD	03-ARM'S LENGTH	499:544	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 BEALS HOUSE B	School: GLEN LAKE COMMUNITY SCH DIST	HOUSE		01/09/1998	98000005	
Owner's Name/Address	P.R.E. 0%					
STOLZ DONALD C & MARIAN F TRU 926 MORTON ST GRAND LEDGE MI 48837	MAP #: 15,17					
	2025 Est TCV 223,236 TCV/TFA: 209.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L499 P544/99 UNIT 1B BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			H410 BEALS BEALS HOUSE	1 Units	160000.00000	100				160,0
			0.00 Total Acres		Total Est. Land Value =					160,000

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007	X	X	X				

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



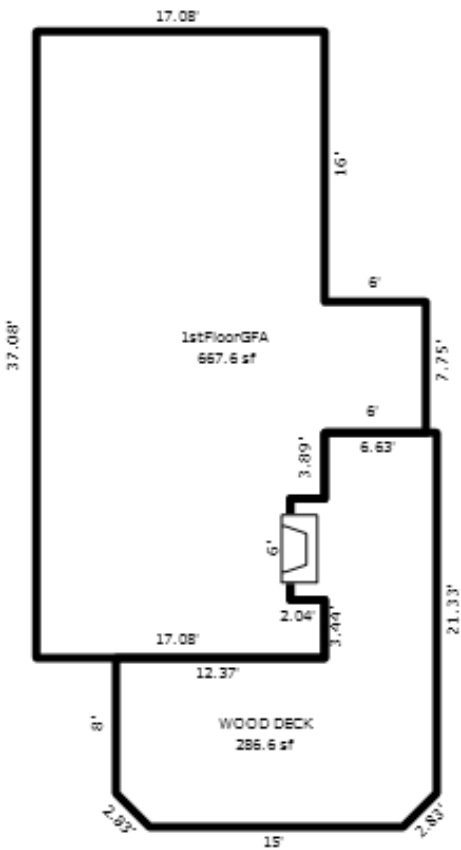
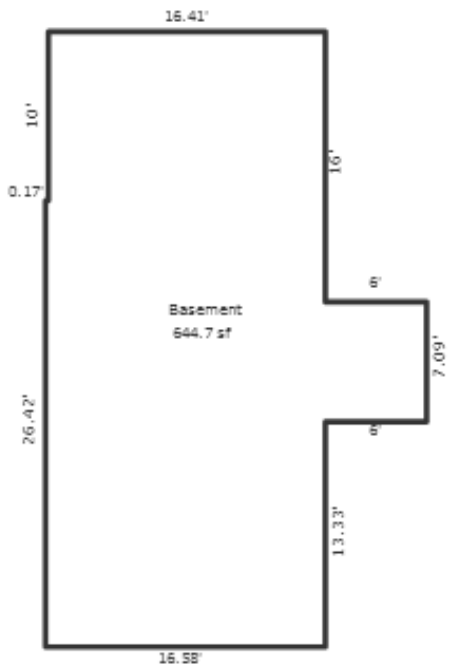
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	31,600	111,600			67,210C
2024	75,000	32,300	107,300			65,190C
2023	32,500	46,600	79,100			62,086C
2022	30,000	42,100	72,100			59,130C

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		286	Treated Wood	Year Built: 2000
	Mobile Home		Insulation		Wood						Coal	Steam				1	Interior 2 Story	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack				Class: BC
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided				Exterior: Siding
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Brick Ven.: 0
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.: 0
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall: 1 Wall
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation: 42 Inch
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator				Finished?: Yes
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth				Auto. Doors: 1
			Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors: 0
	Yr Built				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area: 322
	Remodeled				Heat Pump				Oven		Class: BC				% Good: 0
	2000				No Heating/Cooling				Microwave		Effec. Age: 6				Storage Area: 0
	2012								Standard Range		Floor Area: 1,068				No Conc. Floor: 0
	Condition:								Self Clean Range		Total Base New : 280,272			E.C.F.	
	Average								Sauna		Total Depr Cost: 31,618			X 2.000	Bsmnt Garage:
									Trash Compactor		Estimated T.C.V: 63,236				Carpport Area:
	Room List								Central Vacuum						Roof:
	Basement								Security System						
	1st Floor														
	2nd Floor														
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.														
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



UNIT 1



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRUCE DEAN & DIANNA	BRUCE DEAN S & DIANNA E	10	07/15/2024	WD	15-LADY BIRD	2024003803	PROPERTY TRANSFER	0.0
DOUGLASS JULIE B	BRUCE DEAN & DIANNA	150,000	09/01/2021	WD	03-ARM'S LENGTH	2021007056	PROPERTY TRANSFER	100.0
BLUE 22 LTD	DOUGLASS JULIE B	0	08/05/2004	QC	09-FAMILY	831:834	OTHER	100.0
CLASSIC COUNTRY INNS	BLUE 22	87,900	10/30/1998	WD	03-ARM'S LENGTH	492:395	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 BEALS HOUSE C	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15,17
BRUCE DEAN S & DIANNA E 2128 LOCKLIN LN WEST BLOOMFIELD MI 48324	2025 Est TCV 223,236 TCV/TFA: 209.02

X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X		H410 BEALS BEALS HOUSE			1	Units	160000.00000	100		160,0
			0.00	Total Acres			Total Est. Land Value =			160,000

Tax Description	X	Value
L492 P395/98 L823 P106/04 UNIT 1C BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	

Comments/Influences	X	Value
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007	X	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	31,600	111,600			81,954C
2024	75,000	32,300	107,300			79,490C
2023	32,500	46,600	79,100			75,705C
2022	30,000	42,100	72,100			72,100S

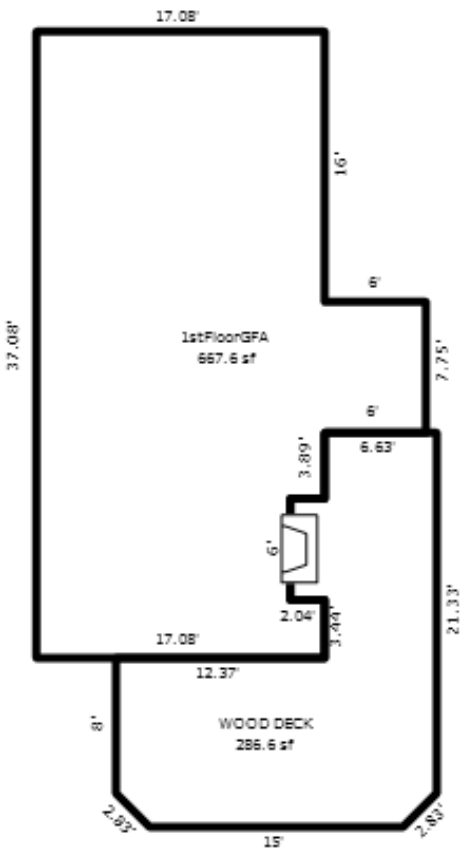
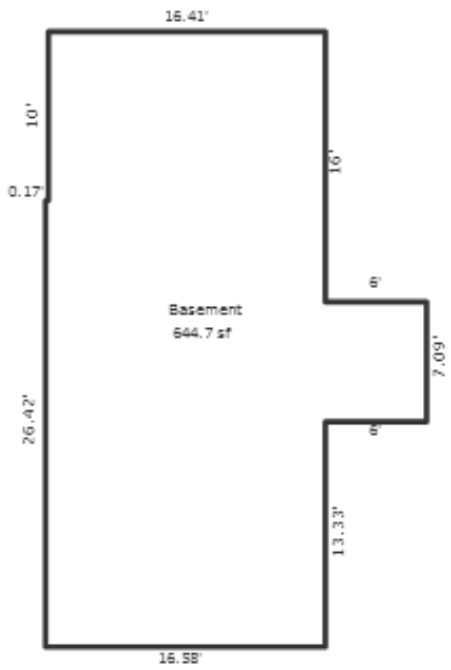
Who When What

TPC 04/16/2021 INSPECTED	2024	75,000	32,300	107,300		79,490C
TPC 04/03/2015 INSPECTED	2023	32,500	46,600	79,100		75,705C
WAS 01/10/2010 INSPECTED	2022	30,000	42,100	72,100		72,100S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	1	Interior 1 Story	286	Treated Wood	Year Built: 2000	
	Mobile Home		Insulation		Wood	Coal		Elec. Steam		Cook Top			Interior 2 Story	Car Capacity: 1
	Town Home	0	Front Overhang					Dishwasher		2nd/Same Stack			Class: BC	
	Duplex	0	Other Overhang					Garbage Disposal		Two Sided			Exterior: Siding	
	A-Frame							Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior						Vent Fan		Exterior 2 Story			Stone Ven.: 0	
								Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
								Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style: FRACTIONAL SHR							Vented Hood		Heat Circulator			Finished?: Yes	
								Intercom		Raised Hearth			Auto. Doors: 1	
	Yr Built 2000							Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Remodeled 2012							Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	Condition: Average							Oven					% Good: 0	
								Microwave		Class: BC			Storage Area: 0	
								Standard Range		Effec. Age: 6			No Conc. Floor: 0	
	Room List							Self Clean Range		Floor Area: 1,068			Bsmnt Garage:	
	Basement							Sauna		Total Base New : 280,272		E.C.F.	Carport Area:	
	1st Floor							Trash Compactor		Total Depr Cost: 31,618		X 2.000	Roof:	
	2nd Floor							Central Vacuum		Estimated T.C.V: 63,236				
	3 Bedrooms							Security System						
	(1) Exterior													
X	Wood/Shingle													
	Aluminum/Vinyl													
	Brick													
	Insulation													
	(2) Windows													
X	Many Avg. Few													
	Large Avg. Small													
	Wood Sash													
	Metal Sash													
	Vinyl Sash													
	Double Hung													
	Horiz. Slide													
	Casement													
	Double Glass													
	Patio Doors													
	Storms & Screens													
	(3) Roof													
X	Gable													
	Hip													
	Flat													
	Gambrel													
	Mansard													
	Shed													
X	Asphalt Shingle													
	Chimney: Brick													

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



UNIT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN JOHN G & CATHERINE	SIDES SUSAN KAY & MORTON	152,000	11/20/2009	WD	03-ARM'S LENGTH	2009 1033-646W	DEED	100.0
RIEGLE	MARTIN	175,000	09/20/2001	WD	03-ARM'S LENGTH	602:845	PROPERTY TRANSFER	0.0
CLASSIC COUNTRY INNS	RIEGLE	87,900	09/08/1998	WD	03-ARM'S LENGTH	486:616	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 BEALS HOUSE D	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SIDES SUSAN KAY & MORTON S ALISON 4301 CREEK DR SPRINGFIELD IL 62711	MAP #: 15,17					
	2025 Est TCV 223,236 TCV/TFA: 209.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
L486 P616/98 L602 P845/01 UNIT 1D BEALS HOUSE CONDOMINIUM REC IN L485 P69-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X		H410 BEALS BEALS HOUSE		0.00	Total Acres	1 Units	160000.00000	100		160,000
			* Factors *								
			Total Est. Land Value = 160,000								

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007							

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



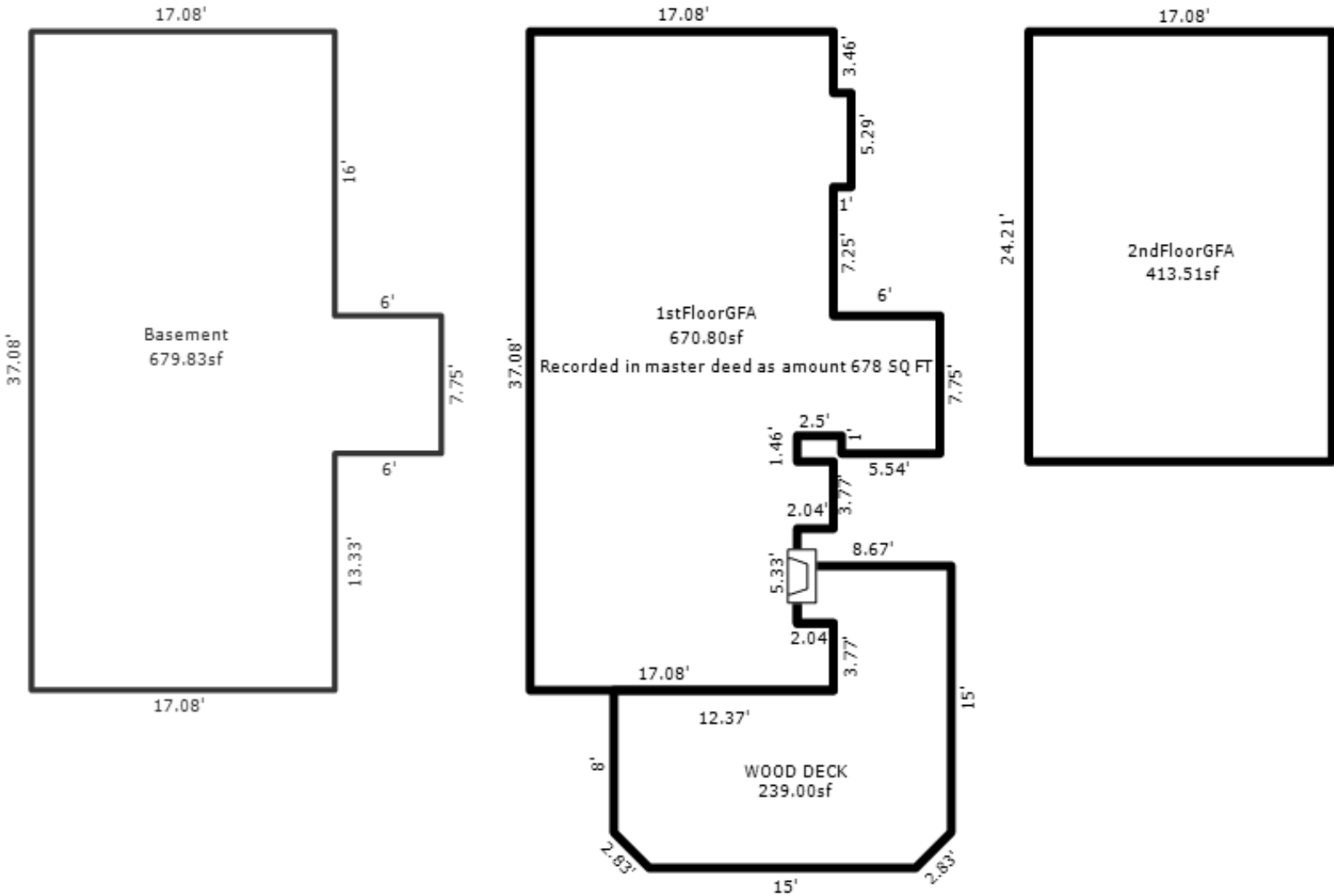
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	31,600	111,600			67,210C
2024	75,000	32,300	107,300			65,190C
2023	32,500	46,600	79,100			62,086C
2022	30,000	42,100	72,100			59,130C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000	
	Mobile Home				Wood	Coal	Steam		Cook Top		Interior 2 Story			Car Capacity: 1	
	Town Home	0	Front Overhang						Dishwasher		286	Treated Wood	Class: BC		
	Duplex	0	Other Overhang		Forced Air w/o Ducts				Garbage Disposal				Exterior: Siding		
	A-Frame	(4) Interior			Forced Air w/ Ducts				Bath Heater				Brick Ven.: 0		
X	Wood Frame				Forced Hot Water				Vent Fan				Stone Ven.: 0		
					Electric Baseboard				Hot Tub				Common Wall: 1 Wall		
					Elec. Ceil. Radiant				Unvented Hood				Foundation: 42 Inch		
	Building Style:				Radiant (in-floor)				Vented Hood				Finished?: Yes		
	FRACTIONAL SHR				Electric Wall Heat				Intercom				Auto. Doors: 1		
					Space Heater				Jacuzzi Tub				Mech. Doors: 0		
	Yr Built				Wall/Floor Furnace				Jacuzzi repl.Tub				Area: 322		
	Remodeled				Forced Heat & Cool				Oven				% Good: 0		
	2000				Heat Pump				Microwave				Storage Area: 0		
	Condition:				No Heating/Cooling				Standard Range				No Conc. Floor: 0		
	Average								Self Clean Range						
									Sauna						
	Room List								Trash Compactor						
	Basement								Central Vacuum						
	1st Floor								Security System						
	2nd Floor														
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.														
	Few														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KARNS FRANKLIN D III & LI	VAN ALLSBURG MARK & ROSEM	137,000	06/07/2018	WD	03-ARM'S LENGTH	1331P507	PROPERTY TRANSFER	100.0
CARPETLAND USA OF LAFAYET	KARNS FRANKLIN D III	100,000	11/26/2003	WD	03-ARM'S LENGTH	778:427	OTHER	100.0
CLASSIC COUNTRY INN	CARPETLAND	90,900	08/12/1999	WD	03-ARM'S LENGTH	521:621	OTHER	0.0

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

1 BEALS HOUSE E School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% MAP #: 15,17

Owner's Name/Address 2025 Est TCV 223,236 TCV/TFA: 209.02

X Improved Vacant Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

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

Tax Description H410 BEALS BEALS HOUSE 1 Units 160000.00000 100 160,000

L521 P621/99 L778 P427/03 L784 P51/04 0.00 Total Acres Total Est. Land Value = 160,000

UNIT 1E BEALS HOUSE CONDOMINIUM REC IN Comments/Influences

L485 P069-139/AMEND REC IN L681 P325-382 2010-\$167,000

SEC 14 T29N R14W. . 2ND AMEND 2023005062 ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS

ASSOCIATION FEES: \$175 PER MONTH 2007

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	80,000	31,600	111,600			67,210C
2024	75,000	32,300	107,300			65,190C
2023	32,500	46,600	79,100			62,086C
2022	30,000	42,100	72,100			59,130C

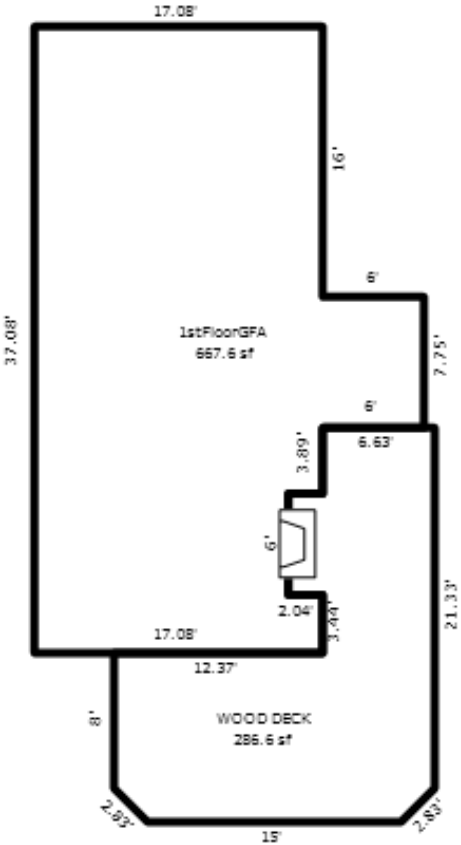
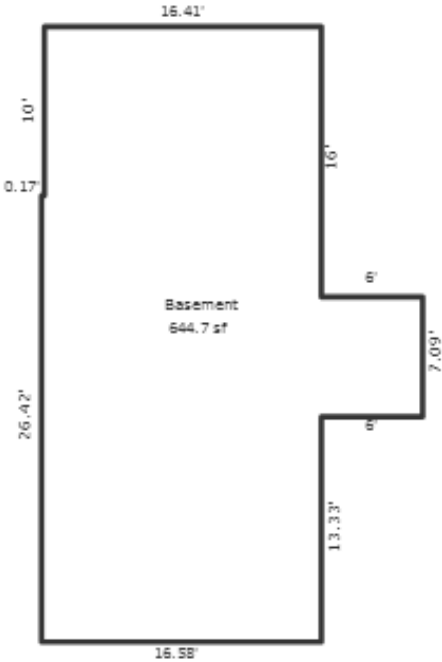
Who When What TPC 04/16/2021 INSPECTED TPC 06/13/2018 INSPECTED WAS 01/10/2010 INSPECTED

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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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000
	Mobile Home		Insulation		Wood										Coal	Steam	Cook Top	Interior 2 Story	286	Treated Wood	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior: Siding
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth			Auto. Doors: 1
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322
	2000		Ex	X	Ord			Oven		Class: BC				% Good: 0
	2012		Min		No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0
	Condition: Average		Lg	X	Ord			Standard Range		Floor Area: 1,068				No Conc. Floor: 0
			Small		Size of Closets				Self Clean Range		Total Base New : 280,272		E.C.F.	
	Room List		Doors		Solid	X	H.C.	Sauna		Total Depr Cost: 31,618		X	2.000	Bsmnt Garage:
	Basement		(5) Floors		(12) Electric				Trash Compactor		Estimated T.C.V: 63,236			Carpport Area:
	1st Floor		Kitchen:		0 Amps Service				Central Vacuum					Roof:
	2nd Floor		Other:		No./Qual. of Fixtures				Security System					
	3 Bedrooms		Other:		Ex.	X	Ord.							
	(1) Exterior				Min									
X	Wood/Shingle		(6) Ceilings		No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000					
	Aluminum/Vinyl				Many	X	Ave.							Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
	Brick				Few									(11) Heating System: Forced Heat & Cool, Air Conditioning
	Insulation				(13) Plumbing									Ground Area = 667 SF Floor Area = 1068 SF.
	(2) Windows		(7) Excavation		1 Average Fixture(s)									Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28
	Many		Basement: 667 S.F.		2 3 Fixture Bath									Building Areas
	Avg.	X	Crawl: 0 S.F.		1 2 Fixture Bath				1.5 Story	Siding	Foundation	Size	Cost New	Depr. Cost
	Few		Slab: 0 S.F.		Softener, Auto				1 Story	Siding	Overhang	667		
	Large		Height to Joists: 0.0		Softener, Manual							Total:	189,061	21,328
	Small				Solar Water Heat									
	Wood Sash				No Plumbing									
	Metal Sash		(8) Basement		Extra Toilet									
	Vinyl Sash				Extra Sink									
	Double Hung		Conc. Block		Separate Shower									
	Horiz. Slide		Poured Conc.		1 Ceramic Tile Floor									
	Casement		Stone		1 Ceramic Tile Wains									
	Double Glass		Treated Wood		Ceramic Tub Alcove									
	Patio Doors		Concrete Floor		(9) Basement Finish									
	Storms & Screens				14) Water/Sewer									
	(3) Roof	644	Recreation SF		1 Public Water									
	Gable		Living SF		1 Public Sewer									
X	Hip		1 Walkout Doors (B)		Water Well									
	Flat		No Floor SF		1000 Gal Septic									
	Gambrel		Walkout Doors (A)		2000 Gal Septic									
	Mansard				Lump Sum Items:									
	Shed		(10) Floor Support											
X	Asphalt Shingle		Joists:											
			Unsupported Len:											
	Chimney: Brick		Cntr.Sup:											

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



UNIT 1



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCLOUGHLIN JOHN & ANGELA	HUTER STEVEN & CLAUDIA	150,000	09/06/2019	WD	03-ARM'S LENGTH	2019005045	PROPERTY TRANSFER	100.0
DAVENPORT LINDA G TRUST	MCLOUGHLIN JOHN & ANGELA	165,000	07/09/2001	WD	03-ARM'S LENGTH	590:824	OTHER	0.0
CLASSIC COUNTRY INNS	DAVENPORT	90,900	09/12/1999	WD	03-ARM'S LENGTH	523:873	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 BEALS HOUSE F	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

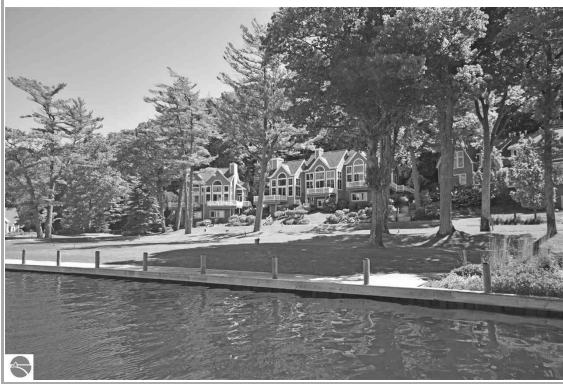
Owner's Name/Address	MAP #: 15,17
HUTER STEVEN & CLAUDIA 2300 BOSTON POST RD LARCHMONT NY 10538	2025 Est TCV 223,236 TCV/TFA: 209.02

X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X		H410 BEALS BEALS HOUSE			1	Units	160000.00000	100		160,0
			0.00	Total Acres			Total Est. Land Value =			160,000

Tax Description	X	Topography of Site
L523 P873/99 L590 P824/01 UNIT 1F BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	Level

Comments/Influences	X	Level
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007	X	Rolling
	X	Low
	X	High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain



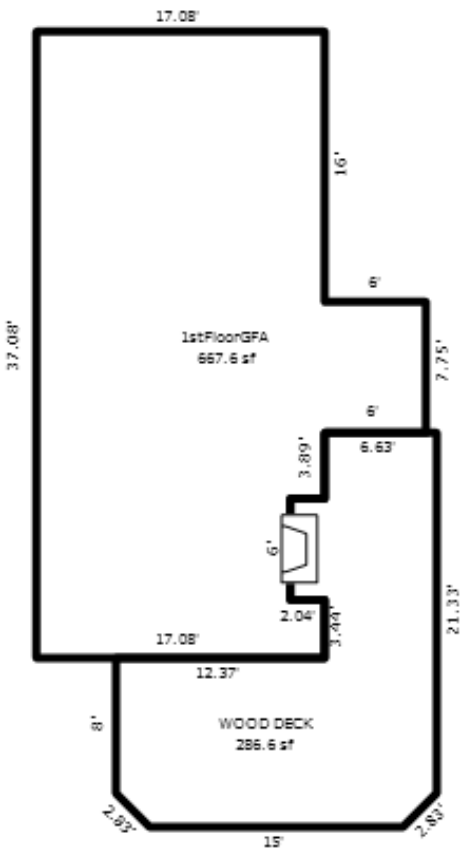
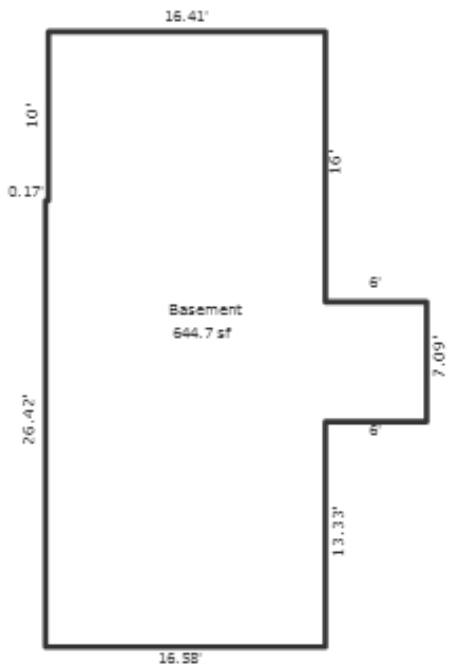
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	31,600	111,600			79,726C
2024	75,000	32,300	107,300			77,329C
2023	32,500	46,600	79,100			73,647C
2022	30,000	42,100	72,100			70,140C

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*** Information herein deemed reliable 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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 286	Type Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
	Mobile Home				Plaster Wood T&G	Coal	Steam								Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 280,272 Total Depr Cost: 31,618 Estimated T.C.V: 63,236					
X	Wood Frame	(4) Interior		X	Central Air Wood Furnace			X	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	E.C.F. X 2.000	Bsmnt Garage:	Carport Area: Roof:									
	Building Style: FRACTIONAL SHR	Drywall Paneled	Trim & Decoration		(12) Electric										Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 667 SF Floor Area = 1068 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28						
	Yr Built 2000	Remodeled 2012	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
	Condition: Average	Size of Closets		Lg	X	Ord	Small	Ex. X Ord. Min			1.5 Story Siding Basement 667 1 Story Siding Overhang 67			Total: 189,061 21,328							
	Room List	Doors	Solid	X	H.C.	No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Recreation Room 644 17,723 1,999 Basement, Outside Entrance, Below Grade 1 3,619 408						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			(13) Plumbing			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood 286 5,591 631		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 25,576 2,885 Common Wall: 1 Wall 1 -3,139 -354 Door Opener 1 688 78			Water/Sewer					
	Insulation	(8) Basement		Basement: 667 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Water 1 1,927 217 Public Sewer 1 1,927 217			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
	(1) Exterior	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		644 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat	Gambrel Mansard Shed																			

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



UNIT 1



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS MICHAEL A	SISSON THOMAS H & CHRISTI	125,000	08/15/2013	WD	03-ARM'S LENGTH	1176P57	PROPERTY TRANSFER	100.0
LUCAS MICHAEL A & JULIA L	LUCAS MICHAEL A	0	04/20/2012	QC	09-FAMILY	1121P421	DEED	0.0
MITCHELL ROBERT M & DIANA	LUCAS MICHAEL A & JULIA L	179,900	08/12/2005	WD	03-ARM'S LENGTH	866:661	OTHER	100.0
CLASSIC COUNTRY INN	MITCHELL	88,900	05/13/1999	WD	03-ARM'S LENGTH	512:706	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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1 BEALS HOUSE G	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15,17	2025 Est TCV 223,236 TCV/TFA: 209.02
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X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		H410 BEALS BEALS HOUSE			1	Units	160000.00000	100		160,0
		0.00 Total Acres Total Est. Land Value =								160,000

Tax Description	X	Dirt Road
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L512 P706/99 L866 P661/05 UNIT 1G BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	Gravel Road
	X	Paved Road
	X	Storm Sewer
	X	Sidewalk
	X	Water

Comments/Influences	X	Sewer
3 BEDS, 2 BATH	X	Electric
BASEMENT: CRAWL SPACE	X	Gas
INTERIOR: NATURAL FIREPLACE, CATHEDRAL CEILINGS, FOYER ENTRANCE, WALK-IN CLOSETS		Curb
HARDWOOD FLOORS		Street Lights
EXTERIOR: VIEW OF THE BAY, DECK, SIDEWALK		Standard Utilities
GARAGE: ONE CAR GARAGE		Underground Utils.

Topography of Site

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

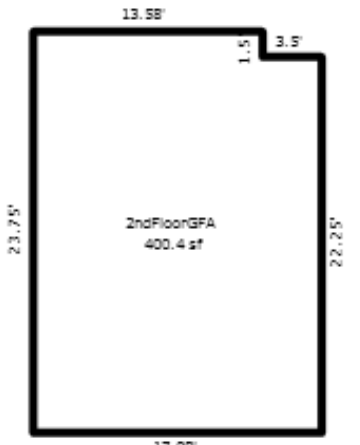
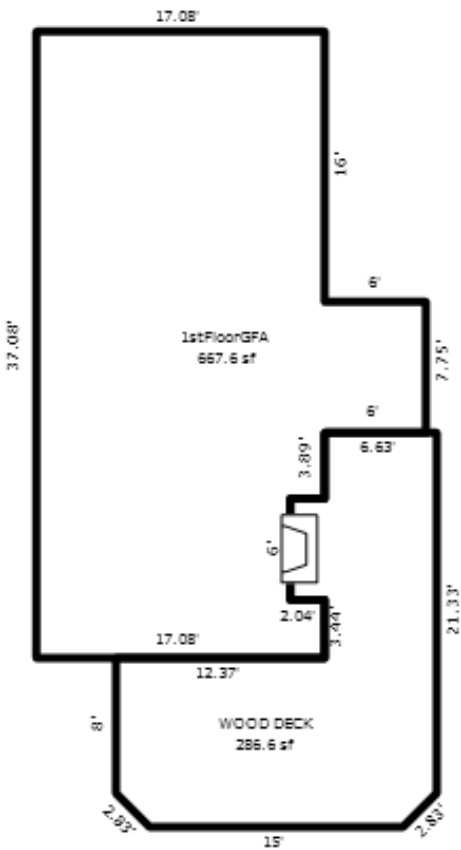
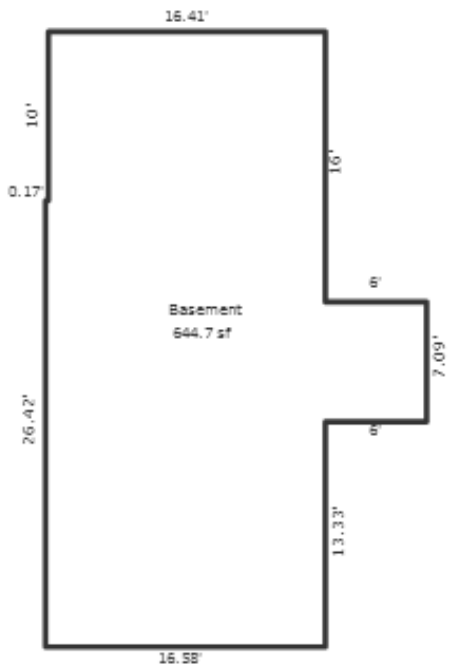
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	31,600	111,600			67,210C
2024	75,000	32,300	107,300			65,190C
2023	32,500	46,600	79,100			62,086C
2022	30,000	42,100	72,100			59,130C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000
	Mobile Home				Wood	Coal									Steam	Cook Top	1	Interior 2 Story	286	Treated Wood	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts									Class: BC
	Duplex	0	Other Overhang		Forced Air w/ Ducts									Exterior: Siding
	A-Frame	(4) Interior			Forced Hot Water									Brick Ven.: 0
X	Wood Frame	Drywall	Plaster		Electric Baseboard									Stone Ven.: 0
		Paneled	Wood T&G		Elec. Ceil. Radiant									Common Wall: 1 Wall
	Building Style:	Trim & Decoration			Radiant (in-floor)									Foundation: 42 Inch
	FRACTIONAL SHR	Size of Closets			Electric Wall Heat									Finished?: Yes
	Yr Built	Ex	X	Ord	Min	Space Heater								Auto. Doors: 1
	Remodeled					Wall/Floor Furnace								Mech. Doors: 0
	2000					Forced Heat & Cool								Area: 322
	Condition: Average	Lg	X	Ord	Small	Heat Pump								% Good: 0
	Room List	Doors	Solid	X	H.C.	No Heating/Cooling								Storage Area: 0
	Basement	(5) Floors		X	Central Air									Bsmnt Garage:
	1st Floor	Kitchen:			Wood Furnace									Carport Area:
	2nd Floor	Other:			(12) Electric									Roof:
	3 Bedrooms	Other:			0 Amps Service									
	(1) Exterior	No./Qual. of Fixtures			No. of Elec. Outlets									
	Wood/Shingle	Ex.	X	Ord.	Min	Many								
	Aluminum/Vinyl					X								
	Brick	(6) Ceilings			Ave.									
	Insulation	No. of Elec. Outlets			Few									
	(2) Windows	(7) Excavation			(13) Plumbing									
	Many	Basement: 667 S.F.			1									
	Avg.	Crawl: 0 S.F.			2									
	Few	Slab: 0 S.F.			1									
	Large	Height to Joists: 0.0			1									
	Small	(8) Basement			Average Fixture(s)									
	Wood Sash	Conc. Block			2									
	Metal Sash	Poured Conc.			3									
	Vinyl Sash	Stone			1									
	Double Hung	Treated Wood			1									
	Horiz. Slide	Concrete Floor			Ceramic Tile Floor									
	Casement	(9) Basement Finish			Ceramic Tile Wains									
	Double Glass	644			Ceramic Tub Alcove									
	Patio Doors	Recreation SF			Vent Fan									
	Storms & Screens	Living SF			(14) Water/Sewer									
	(3) Roof	1			1									
	Gable	Walkout Doors (B)			1000 Gal Septic									
	Hip	No Floor SF			2000 Gal Septic									
	Gambrel	Walkout Doors (A)			Lump Sum Items:									
	Mansard	(10) Floor Support			1									
	Shed	Joists:			1									
	Asphalt Shingle	Unsupported Len:			1									
	Chimney: Brick	Cntr.Sup:			1									
<p>Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</p> <p>Base Cost 322 25,576 2,885</p> <p>Common Wall: 1 Wall 1 -3,139 -354</p> <p>Door Opener 1 688 78</p> <p>Water/Sewer</p> <p>Public Water 1 1,927 217</p> <p>Public Sewer 1 1,927 217</p> <p>Built-Ins</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>														

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



Recorded in master deed as amount 406 SQ FT

UNIT 1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEARDSLEE DANIEL B & SUS	BEARDSLEE DANIEL B	0	04/29/2022	QC	06-COURT JUDGEMENT	2022002901	PROPERTY TRANSFER	0.0
BETZ MERCEDES & CHAD E	BEARDSLEE DANIEL & SUSAN	117,000	03/15/2018	WD	03-ARM'S LENGTH	1323P712	PROPERTY TRANSFER	100.0
DUPAY STEVEN C & SUSAN M	BETZ MERCEDES & CHAD E	149,000	08/18/2014	WD	03-ARM'S LENGTH	1206P641	PROPERTY TRANSFER	100.0
BECKER GARY W & AIMEE J	DUPAY STEVEN C & SUSAN M	153,000	08/08/2012	WD	03-ARM'S LENGTH	1133P422	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 BEALS HOUSE H	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 15,17					
	2025 Est TCV 223,236 TCV/TFA: 209.02					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
				Description	Frontage	Depth	* Factors *	Rate %Adj. Reason	Value
L515 P320/99 L603 P341/01 L822 P798/04 UNIT 1H BEALS HOUSE CONDOMINIUM REC IN L485 P69-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X			H410 BEALS BEALS HOUSE			1 Units160000.00000	100	160,0
				0.00 Total Acres Total Est. Land Value = 160,000					

Comments/Influences

ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS

ASSOCIATION FEES: \$175 PER MONTH 2007

- 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



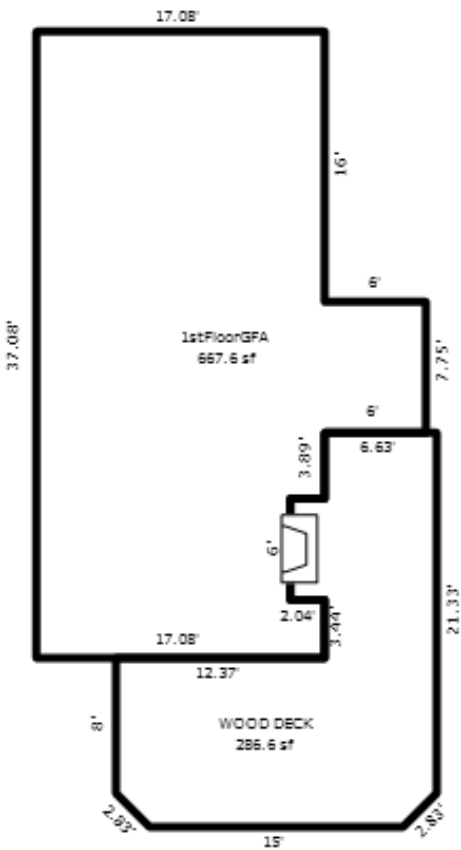
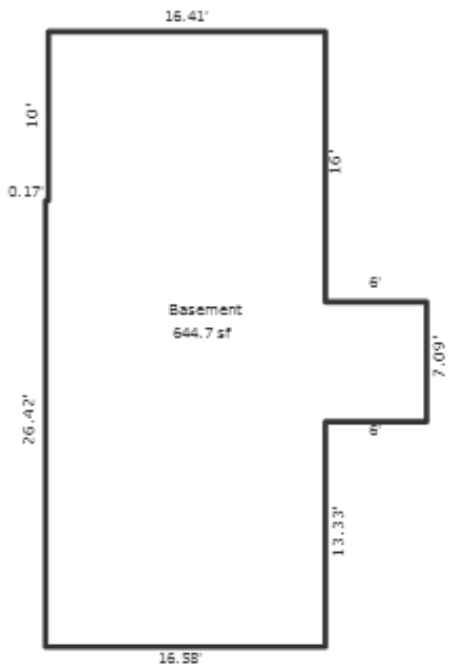
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	31,600	111,600			67,210C
2024	75,000	32,300	107,300			65,190C
2023	32,500	46,600	79,100			62,086C
2022	30,000	42,100	72,100			59,130C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																					
X	Single Family	Eavestrough Insulation	0	X	Gas	Oil	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 286	Type Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																				
	Mobile Home				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: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 280,272 Total Depr Cost: 31,618 Estimated T.C.V: 63,236	E.C.F. X 2.000	Bsmnt Garage: Carport Area: Roof:																																																																																																	
	Town Home	0	0																																																																																																															
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	Wood/Shingle	Ex.	X	Ord.		Min																																																																																																												
	Aluminum/Vinyl	No. of Elec. Outlets																																																																																																																
	Brick	Many	X	Ave.		Few																																																																																																												
	Insulation	(13) Plumbing																																																																																																																
	(2) Windows	1 Average Fixture(s)																																																																																																																
	Many	2 3 Fixture Bath																																																																																																																
	Avg.	1 2 Fixture Bath																																																																																																																
	Few	Softener, Auto																																																																																																																
	Large	Softener, Manual																																																																																																																
	Avg.	Solar Water Heat																																																																																																																
	Few	No Plumbing																																																																																																																
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	Walkout Doors (B)																																																																																																																	
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	Cntr.Sup:																																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000</p> <p>Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle</p> <p>(11) Heating System: Forced Heat & Cool, Air Conditioning</p> <p>Ground Area = 667 SF Floor Area = 1068 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>667</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>67</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>189,061</td> <td>21,328</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>644</td> <td>17,723</td> <td>1,999</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>3,619</td> <td>408</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,188</td> <td>247</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>6,880</td> <td>776</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>4,610</td> <td>520</td> </tr> <tr> <td>Ceramic Tile Floor</td> <td>1</td> <td>1,354</td> <td>153</td> </tr> <tr> <td>Ceramic Tile Wains</td> <td>1</td> <td>2,745</td> <td>310</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>286</td> <td>5,591</td> <td>631</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>322</td> <td>25,576</td> <td>2,885</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,139</td> <td>-354</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>688</td> <td>78</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,927</td> <td>217</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,927</td> <td>217</td> </tr> </tbody> </table> <p>Built-Ins</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	667			1 Story	Siding	Overhang	67			Total:				189,061	21,328	Item	Size	Cost New	Depr. Cost	Recreation Room	644	17,723	1,999	Basement, Outside Entrance, Below Grade	1	3,619	408	Plumbing				Average Fixture(s)	1	2,188	247	3 Fixture Bath	1	6,880	776	2 Fixture Bath	1	4,610	520	Ceramic Tile Floor	1	1,354	153	Ceramic Tile Wains	1	2,745	310	Deck				Treated Wood	286	5,591	631	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	322	25,576	2,885	Common Wall: 1 Wall	1	-3,139	-354	Door Opener	1	688	78	Water/Sewer				Public Water	1	1,927	217	Public Sewer	1	1,927	217
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UNIT 1

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCLEOD GARY R & DARA B	MCLEOD FAMILY LIVING TRUS	0	02/01/2007	QC	09-FAMILY	929:984	OTHER	0.0
MCLEOD GARY R & DARA B		172,000	10/08/2004	WD	03-ARM'S LENGTH		REALTOR	100.0
DICKSON ANDREW C TRUST	MCLEOD GARY R & DARA B	172,000	10/01/2004	WD	03-ARM'S LENGTH	826:738	OTHER	100.0
CLASSIC COUNTRY INNS	DICKSON	89,900	10/16/1998	WD	03-ARM'S LENGTH	491:345	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 BEALS HOUSE A	School: GLEN LAKE COMMUNITY SCH DIST		Res. Condo	11/23/2010	PB10-0401	100% FINIS
Owner's Name/Address	P.R.E. 0%					
MCLEOD FAMILY LIVING TRUST 12625 BIDELMAN RD THREE RIVERS MI 49093	MAP #: 15,17					
	2025 Est TCV 231,146 TCV/TFA: 184.03					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE						
				Description	Frontage	Depth	Rate %Adj.	Reason	Value	
L491 P345 L529 P653/99 L826 P738/04 UNIT 2A BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062				H410 BEALS BEALS HOUSE	1	Units	160000.00000	100		160,000
				0.00 Total Acres			Total Est. Land Value =		160,000	

Comments/Influences
 ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
 ASSOCIATION FEES: \$175 PER MONTH 2007



- 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

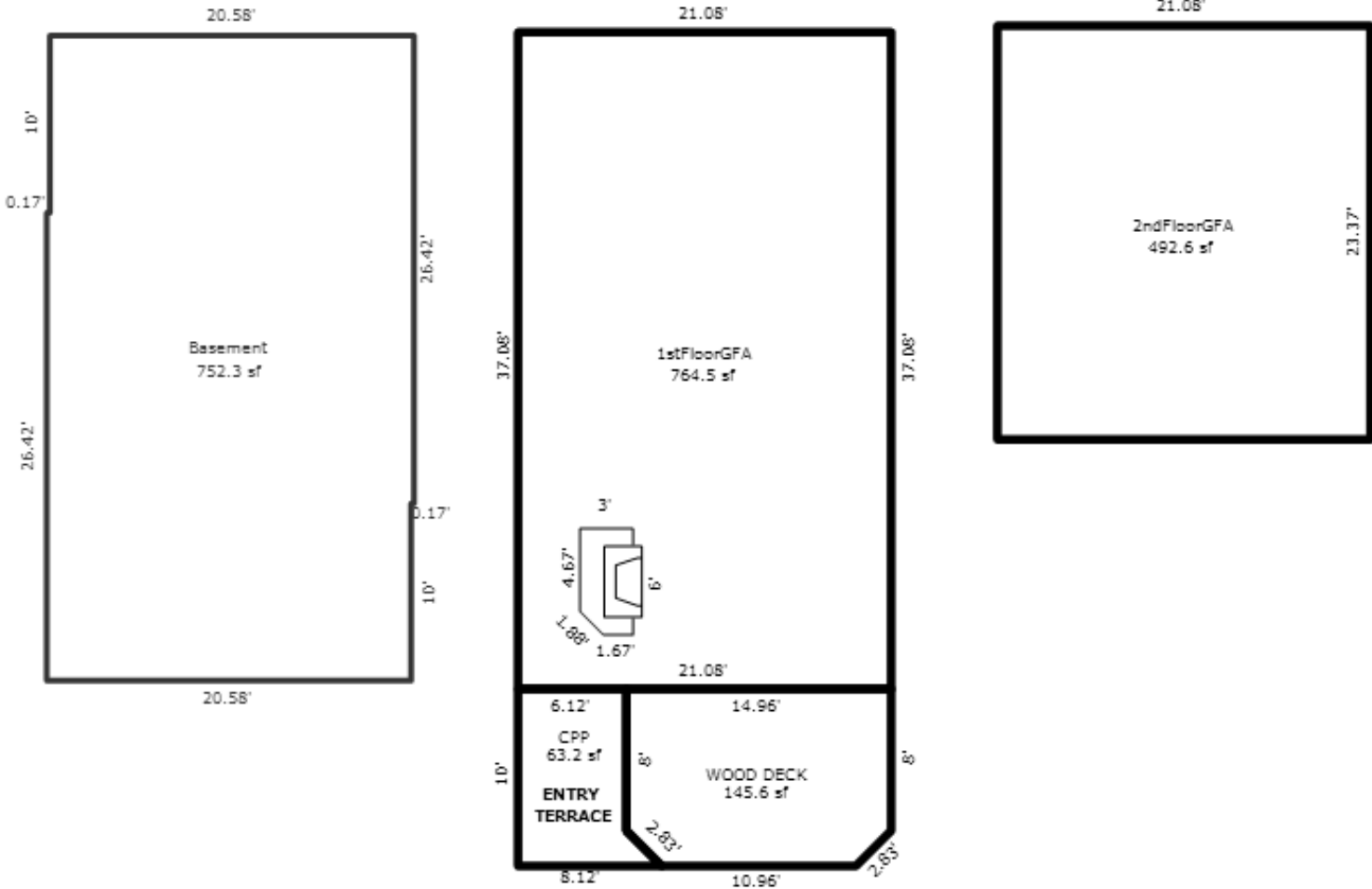
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	35,600	115,600			72,671C
2024	75,000	36,300	111,300			70,486C
2023	32,500	52,400	84,900			67,130C
2022	30,000	47,400	77,400			63,934C

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 County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		63	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story	Type	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		145	Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
					Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
	Building Style:				Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	FRACTIONAL SHR				Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	Yr Built				Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
	Remodeled				Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	2000				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	2004				Heat Pump				Oven		Class: BC			% Good: 0	
	Condition: Average				No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0	
									Standard Range		Floor Area: 1,256			No Conc. Floor: 0	
	Room List								Self Clean Range		Total Base New : 315,355			Bsmnt Garage:	
	Basement								Sauna		Total Depr Cost: 35,573			Roof:	
	1st Floor								Trash Compactor		Estimated T.C.V: 71,146				
	2nd Floor								Central Vacuum		E.C.F. X 2.000				
	3 Bedrooms								Security System						
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.														
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



UNIT 2

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

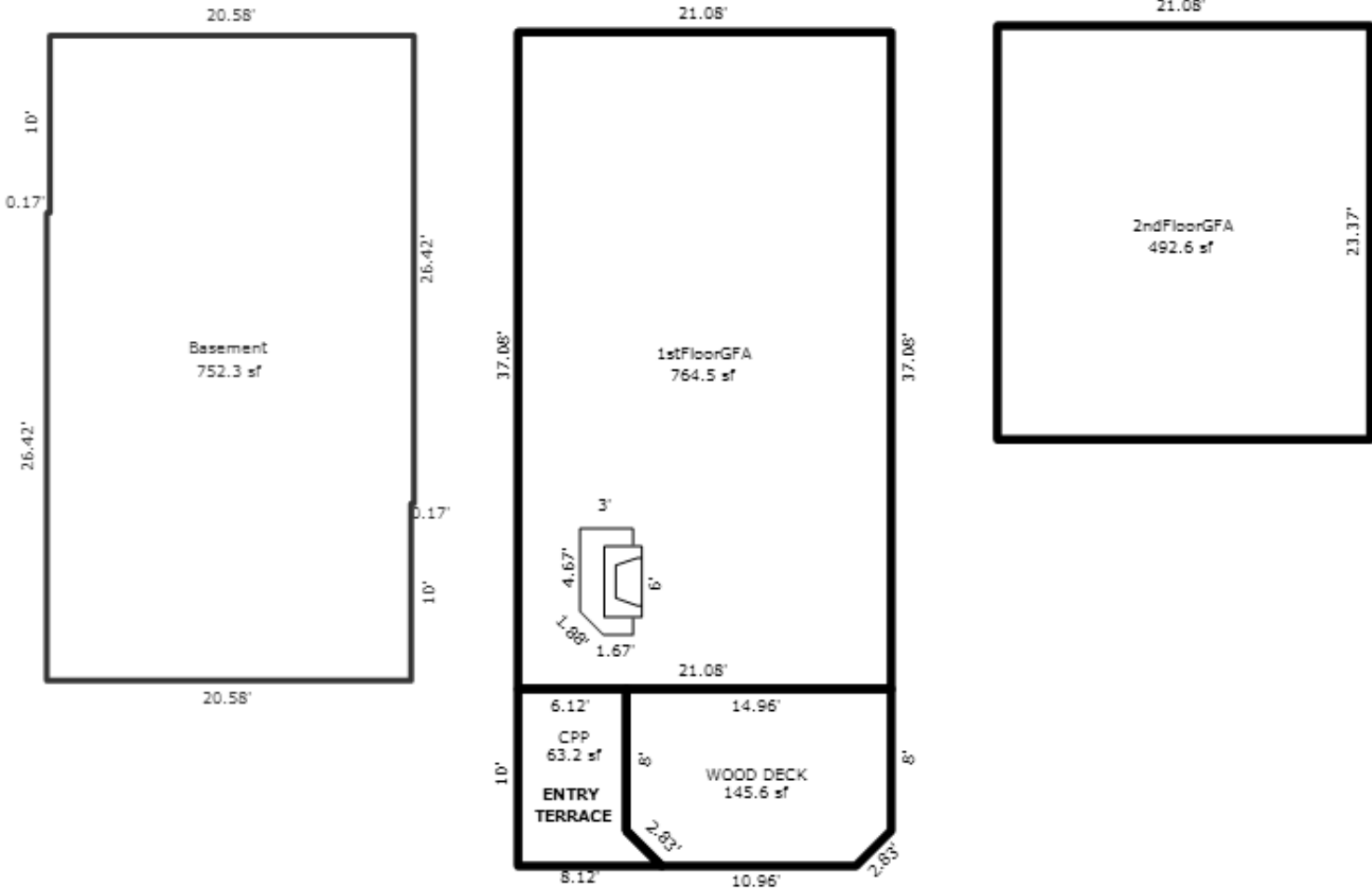
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
DAVID M DARA TR	ZWEERING RICHARD C & TERE	0	11/02/2010	WD	03-ARM'S LENGTH	2010 1071-81WD	DEED	100.0	
5TH 3RD MORTGAGE COMPANY	ZWEERING & DAVIS	185,900	10/12/2010	CD	11-FROM LENDING INSTITUT	2010 1064-819C	PROPERTY TRANSFER	100.0	
ALBERTINI PETER J & CHRIS	5TH 3RD MORTGAGE COMPANY	0	12/05/2009	SD	10-FORECLOSURE	2009 PTA	DEED	100.0	
ALBERTINI	5TH 3RD MORTGAGE	0	06/05/2009	SD	10-FORECLOSURE	2009 1017-781S	DEED	0.0	
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status	
2 BEALS HOUSE B		School: GLEN LAKE COMMUNITY SCH DIST							
Owner's Name/Address		P.R.E. 0%		MAP #: 15,17					
ZWEERING RICHARD C & TERESA L TR 156 11TH ST STE 104 HOLLAND MI 49423		2025 Est TCV 229,998 TCV/TFA: 182.97							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
L486 P230/98 UNIT 2B BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
3/6/09 BANKRUPTCY NOTICE ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Gravel Road		H410 BEALS BEALS HOUSE	1	Units	160000.00000	100	160,0
		Paved Road		0.00 Total Acres Total Est. Land Value = 160,000					
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2025	80,000	35,000	115,000			71,821C	
		2024	75,000	35,700	110,700			69,662C	
		2023	32,500	51,600	84,100			66,345C	
		2022	30,000	46,600	76,600			63,186C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What					
		TPC 11/25/2024	INSPECTED						
		TPC 03/05/2020	INSPECTED						
		TPC 10/18/2017	INSPECTED						



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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 63 145	Type CPP Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % 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: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration						Class: BC Effec. Age: 6 Floor Area: 1,257 Total Base New : 310,260 Total Depr Cost: 34,999 Estimated T.C.V: 69,998			E.C.F. X 2.000	Bsmnt Garage:			
Yr Built 2000	Remodeled 2004	Ex	X	Ord		Min	X			Central Air Wood Furnace							
Condition: Average		Size of Closets			Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
(1) Exterior		Kitchen:			Other:												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures												
	Insulation									Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 764 SF Floor Area = 1257 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 764 1 Story Siding Overhang 111 Total: 216,368 24,408 Other Additions/Adjustments Recreation Room 752 20,695 2,334 Basement, Outside Entrance, Below Grade 1 3,619 408 Plumbing Average Fixture(s) 1 2,188 247 3 Fixture Bath 1 6,880 776 2 Fixture Bath 1 4,610 520 Ceramic Tile Floor 1 1,354 153 Ceramic Tile Wains 1 2,745 310 Porches CPP 63 1,724 194 Deck Treated Wood 145 3,576 403 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 25,576 2,885 Common Wall: 1 Wall 1 -3,139 -354 Door Opener 1 688 78 Water/Sewer Public Water 1 1,927 217 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
(2) Windows		(7) Excavation			No. of Elec. Outlets												
	Many Avg. X Few	Large Avg. X Small	Basement: 764 S.F. Crawl: 0 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) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
	752	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															

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UNIT 2

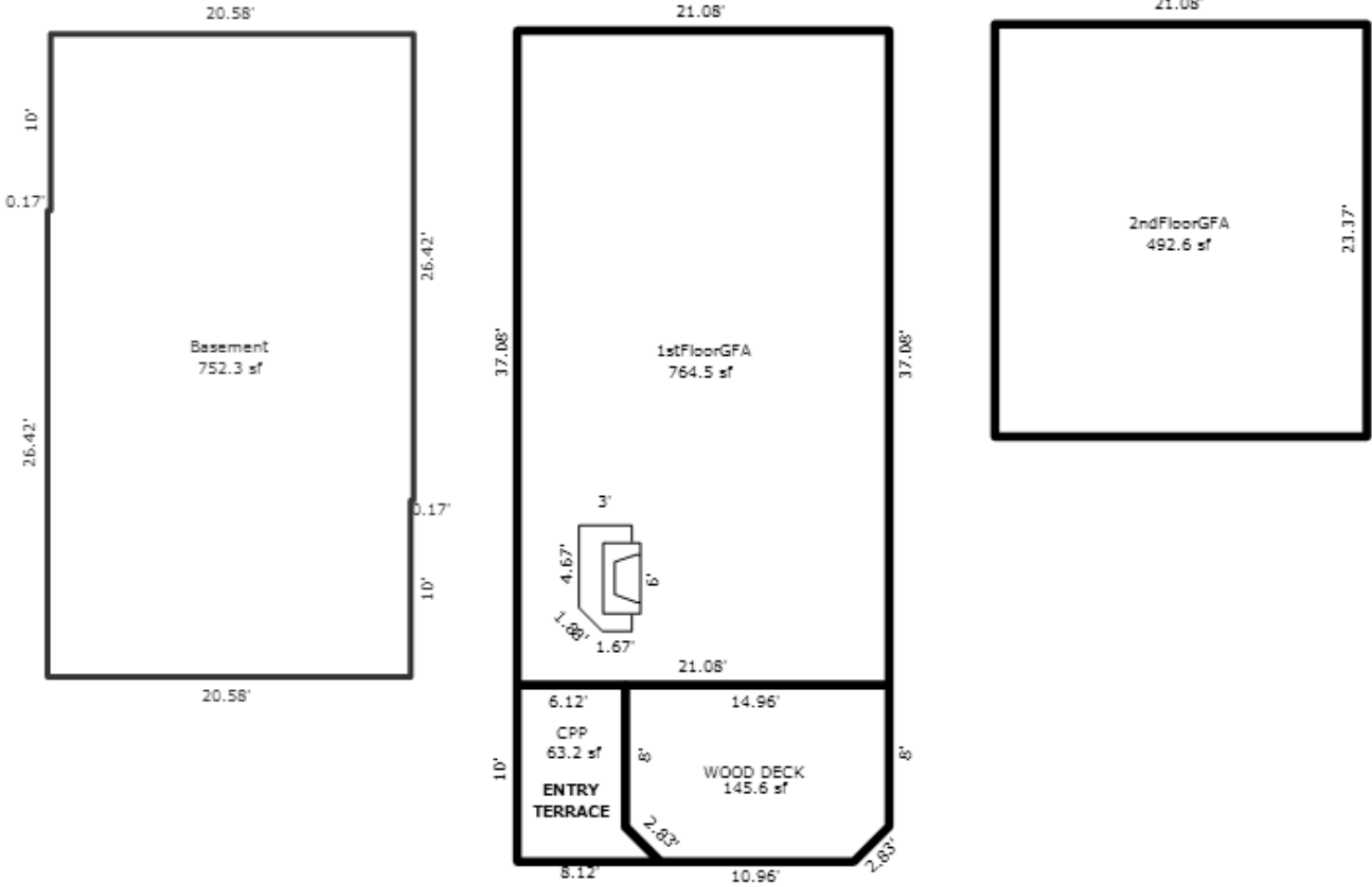
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ZWEERING R C & TERESA L T	DAVID DARA M TR	1	11/03/2010	WD	03-ARM'S LENGTH	2010 1068-204W	DEED	100.0		
5TH 3RD MORTGAGE COMPANY	ZWEERING & DAVID	185,900	10/12/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0		
ALBERTINI PETER J & CHRIS	5TH 3RD MORTGAGE COMPANY	0	12/05/2009	SD	10-FORECLOSURE	2009 PTA	DEED	100.0		
ALBERTINI PETER J & CHRIS	5TH 3RD MORTGAGE	0	06/12/2009	SD	10-FORECLOSURE	2009 1017-781S	DEED	100.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
2 BEALS HOUSE C		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
DAVID DARA M TR 2963 LANSDOWNE RD WATERFORD MI 48329		MAP #: 15,17		2025 Est TCV 231,146 TCV/TFA: 184.03						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE						
L486 P230/98 UNIT 2C BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		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
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Topography of Site		H410 BEALS BEALS HOUSE	1 Units	160000.00000	100	100		160,0
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.00 Total Acres		Total Est. Land Value =				160,000
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	80,000	35,600	115,600		72,671C
				TPC 11/25/2024 INSPECTED	2024	75,000	36,300	111,300		70,486C
				TPC 03/05/2020 INSPECTED	2023	32,500	52,400	84,900		67,130C
				TPC 10/18/2017 INSPECTED	2022	30,000	47,400	77,400		63,934C
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																
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Room List			Doors	X	Ord	X	Wall/Floor Furnace			Unvented Hood			Prefab 1 Story		Common Wall: 1 Wall																																																																																																																		
Basement 1st Floor 2nd Floor 3 Bedrooms			Lg	X	Ord		Forced Heat & Cool			Vented Hood			Prefab 2 Story		Foundation: 42 Inch																																																																																																																		
(1) Exterior			(5) Floors			Heat Pump			Intercom			Heat Circulator		Finished?: Yes																																																																																																																			
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No Heating/Cooling			Jacuzzi Tub			Raised Hearth		Auto. Doors: 1																																																																																																																			
(2) Windows			(7) Excavation			No. /Qual. of Fixtures			Jacuzzi repl. Tub			Wood Stove		Mech. Doors: 0																																																																																																																			
X Many Avg. Few Large Avg. Small			Basement: 837 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min			Oven			Direct-Vented Ga		Area: 322																																																																																																																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			No. of Elec. Outlets			Microwave			Class: BC		% Good: 0																																																																																																																			
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many X Ave. Few			Standard Range			Effec. Age: 6		Storage Area: 0																																																																																																																			
(3) Roof			(9) Basement Finish			(13) Plumbing			Self Clean Range			Floor Area: 1,256		E.C.F. X 2.000																																																																																																																			
X Gable Hip Flat Gambrel Mansard Shed			752 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Sauna			Total Base New : 315,355		Bsmnt Garage:																																																																																																																			
X Asphalt Shingle			(10) Floor Support			(14) Water/Sewer			Trash Compactor			Total Depr Cost: 35,573		Carport Area:																																																																																																																			
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Central Vacuum Security System			Estimated T.C.V: 71,146		Roof:																																																																																																																			
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*** Information herein deemed reliable but not guaranteed***



UNIT 2

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIMMER LOUIS G & LISA M	TIMER FAMILY TRUST	0	07/14/2022	QC	09-FAMILY	2022004451	DEED	0.0
SCHULER CAROL S TRUST	HOOGLAND FRANK & TIMMER L	150,000	07/30/2020	WD	03-ARM'S LENGTH	2020004716	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INN	SCHULER	92,900	07/06/1999	WD	03-ARM'S LENGTH	517:481	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 BEALS HOUSE D	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #: 15,17	2025 Est TCV 231,146 TCV/TFA: 184.03				
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X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE			
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Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	H410 BEALS BEALS HOUSE			1 Units	160000.00000	100	160,000
	0.00 Total Acres Total Est. Land Value =						160,000

Tax Description
 L517 P481/99 UNIT 2D BEALS HOUSE
 CONDOMINIUM REC IN L485 P069-139/AMENDED
 REC IN L681 P325-382 SEC 14 T29N R14W. .
 2ND AMEND 2023005062

Comments/Influences



Topography of Site

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

Who When What

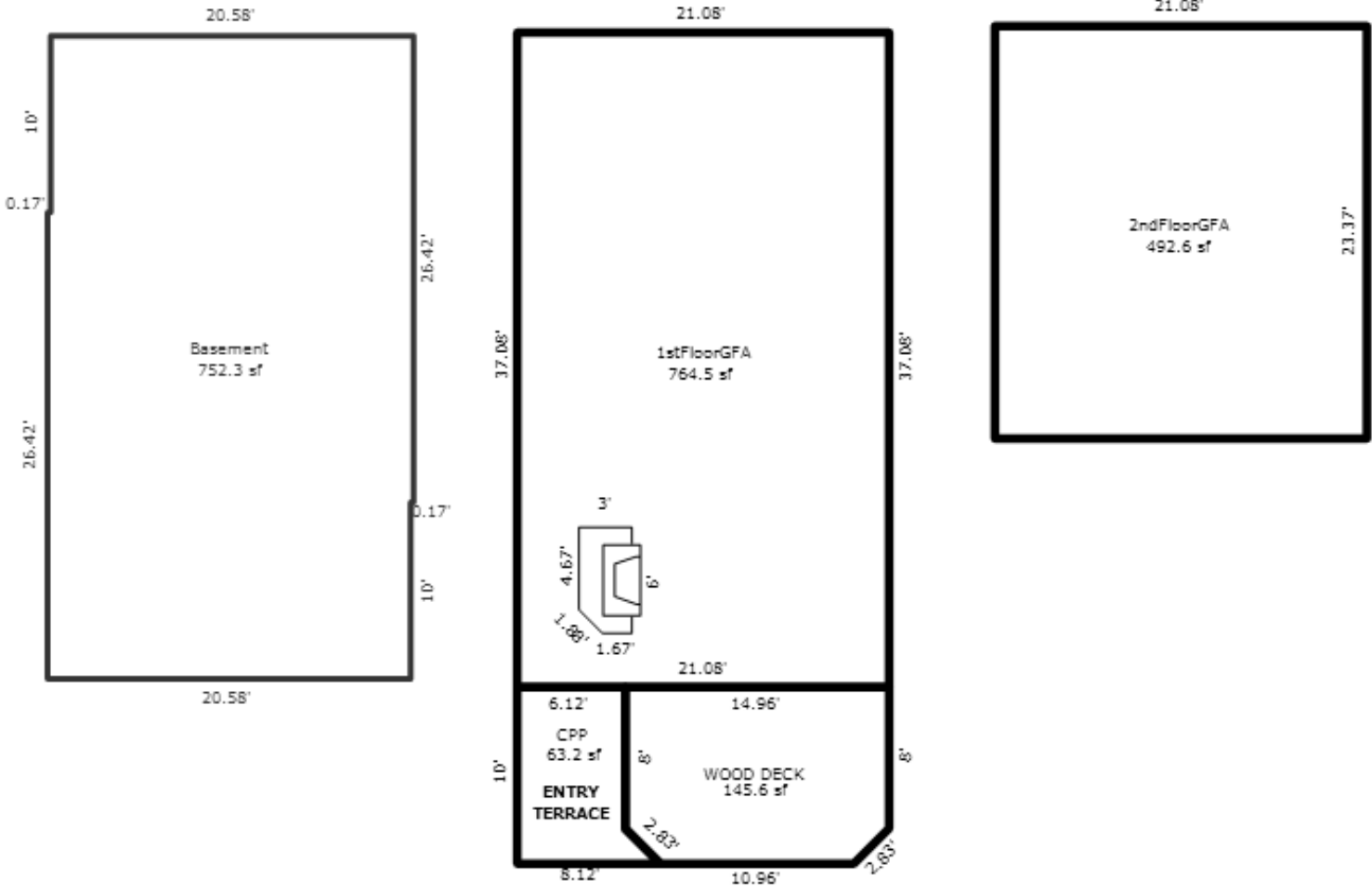
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	35,600	115,600			86,769C
2024	75,000	36,300	111,300			84,161C
2023	32,500	52,400	84,900			80,154C
2022	30,000	47,400	77,400			76,338C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																				
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area 63 145	Type CPP Treated Wood	Year Built: 2000																																																																																																																																																			
	Mobile Home			Wood	Coal	Steam	1	Cook Top	1	Interior 2 Story	Car Capacity: 1																																																																																																																																																						
	Town Home								Dishwasher		2nd/Same Stack			Class: BC																																																																																																																																																			
	Duplex								Garbage Disposal		Two Sided			Exterior: Siding																																																																																																																																																			
	A-Frame								Bath Heater		Exterior 1 Story			Brick Ven.: 0																																																																																																																																																			
X	Wood Frame	(4) Interior							Vent Fan		Exterior 2 Story			Stone Ven.: 0																																																																																																																																																			
		Drywall	Plaster						Hot Tub		Prefab 1 Story			Common Wall: 1 Wall																																																																																																																																																			
	Building Style: FRACTIONAL SHR	Paneled	Wood T&G						Unvented Hood		Prefab 2 Story			Foundation: 42 Inch																																																																																																																																																			
	Yr Built	Remodeled	Trim & Decoration						Vented Hood		Heat Circulator			Finished?: Yes																																																																																																																																																			
	2000	2004	Ex	X	Ord	Min			Intercom		Raised Hearth			Auto. Doors: 1																																																																																																																																																			
	Condition: Average		Size of Closets						Jacuzzi Tub		Wood Stove			Mech. Doors: 0																																																																																																																																																			
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	Room List	Doors	Solid	X	H.C.				Oven					% Good: 0																																																																																																																																																			
	Basement		(5) Floors	X	Central Air				Microwave		Class: BC			Storage Area: 0																																																																																																																																																			
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CPP			63	1,724	194																																																																																																																																																												
Deck																																																																																																																																																																	
Treated Wood			145	3,576	403																																																																																																																																																												
Garages																																																																																																																																																																	
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																																																																																																																																																																	
Base Cost			322	25,576	2,885																																																																																																																																																												
Common Wall: 1 Wall			1	-3,139	-354																																																																																																																																																												
Door Opener			1	688	78																																																																																																																																																												
Water/Sewer																																																																																																																																																																	
Public Water			1	1,927	217																																																																																																																																																												
Public Sewer			1	1,927	217																																																																																																																																																												

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANTROBUS G MICHAEL & BARB	DEBOSIER JEFFREY & KIMBER	112,000	12/15/2017	WD	03-ARM'S LENGTH	1316P764	PROPERTY TRANSFER	100.0
BESIO GREGORY J & SUZANNE	ANTROBUS G MICHAEL & BARB	170,000	07/06/2004	WD	03-ARM'S LENGTH	816:855	OTHER	100.0
CLASSIC COUNTRY INN	BESIO	92,900	07/17/1999	WD	03-ARM'S LENGTH	521:186	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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2 BEALS HOUSE E	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 15,17					
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DEBOSIER JEFFREY & KIMBERLEE TRUST 5823 BOWEN DANIEL DR UNIT 1003 TAMPA FL 33616	2025 Est TCV 231,146 TCV/TFA: 184.03					
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X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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H410 BEALS BEALS HOUSE			1	Units	160000.00000	100	160,0
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	0.00	Total Acres	Total Est.	Land Value =			160,000
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Tax Description	Dirt Road						
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L521 P186/99 L816 P855/04 UNIT 2E BEALS HOUSE CONDOMINIUM REC IN L485	Gravel Road						
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P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	Paved Road						
--	------------	--	--	--	--	--	--

Comments/Influences	Storm Sewer						
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	Sidewalk						
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	Water						
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	Sewer						
--	-------	--	--	--	--	--	--

	Electric						
--	----------	--	--	--	--	--	--

	Gas						
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	Curb						
--	------	--	--	--	--	--	--

	Street Lights						
--	---------------	--	--	--	--	--	--

	Standard Utilities						
--	--------------------	--	--	--	--	--	--

	Underground Utils.						
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	Topography of Site						
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	Level						
--	-------	--	--	--	--	--	--

	Rolling						
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	Low						
--	-----	--	--	--	--	--	--

	High						
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	Landscaped						
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	Swamp						
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	Wooded						
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	Pond						
--	------	--	--	--	--	--	--

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

	Ravine						
--	--------	--	--	--	--	--	--

	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	80,000	35,600	115,600	72,671C
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TPC 11/25/2024	INSPECTED		2024	75,000	36,300	111,300	70,486C
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TPC 03/05/2020	INSPECTED		2023	32,500	52,400	84,900	67,130C
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TPC 10/18/2017	INSPECTED		2022	30,000	47,400	77,400	63,934C
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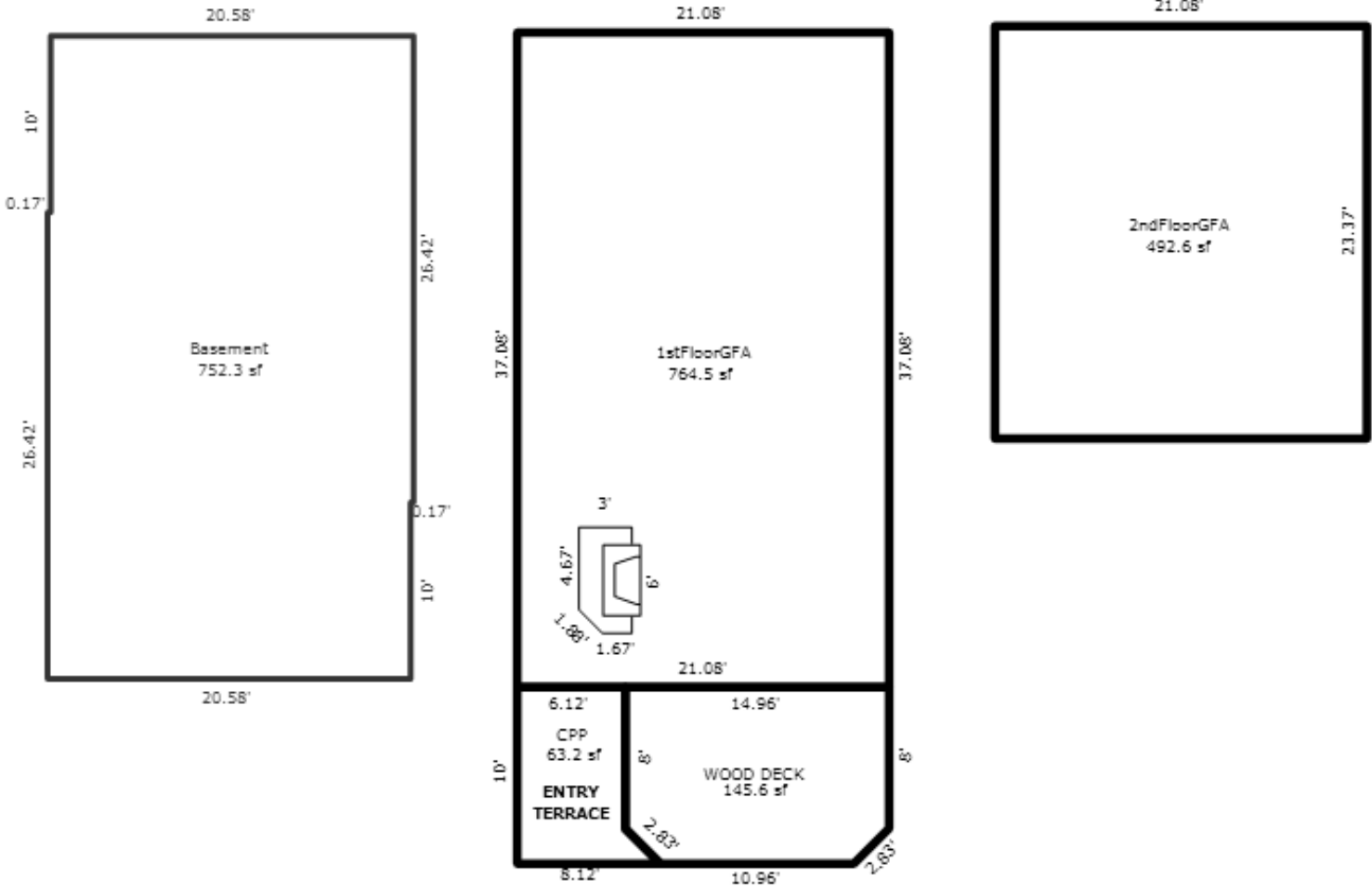


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	1	Interior 1 Story	63	CPP	Year Built: 2000	
	Mobile Home		Insulation		Wood	Coal		Elec. Steam		Cook Top			Interior 2 Story	Car Capacity: 1
	Town Home	0	Front Overhang					Dishwasher		2nd/Same Stack	145	Treated Wood	Class: BC	
	Duplex	0	Other Overhang					Garbage Disposal		Two Sided			Exterior: Siding	
	A-Frame							Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior						Vent Fan		Exterior 2 Story			Stone Ven.: 0	
								Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
								Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style: FRACTIONAL SHR							Vented Hood		Heat Circulator			Finished?: Yes	
								Intercom		Raised Hearth			Auto. Doors: 1	
	Yr Built 2000							Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Remodeled 2004							Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	Condition: Average							Oven					% Good: 0	
								Microwave					Storage Area: 0	
								Standard Range					No Conc. Floor: 0	
	Room List							Self Clean Range					Bsmnt Garage:	
	Basement							Sauna					Carport Area:	
	1st Floor							Trash Compactor					Roof:	
	2nd Floor							Central Vacuum						
	3 Bedrooms							Security System						
	(1) Exterior													
X	Wood/Shingle													
	Aluminum/Vinyl													
	Brick													
	Insulation													
	(2) Windows													
X	Many Avg. Few													
	Large Avg. Small													
	Wood Sash													
	Metal Sash													
	Vinyl Sash													
	Double Hung													
	Horiz. Slide													
	Casement													
	Double Glass													
	Patio Doors													
	Storms & Screens													
	(3) Roof													
X	Gable													
	Hip													
	Flat													
	Gambrel													
	Mansard													
	Shed													
X	Asphalt Shingle													
	Chimney: Brick													

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOP BRIAN W & CATHY	KOOP CATHY S REVOCABLE TR	0	02/19/2004	WD	03-ARM'S LENGTH	790:862	OTHER	0.0
CLASSIC COUNTRY INNS	KOOP	89,900	11/02/1998	WD	03-ARM'S LENGTH	492:627	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 BEALS HOUSE F	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KOOP CATHY S REVOCABLE TRUST 709 PINE NOOK CT HOLLAND MI 49424	MAP #: 15,17					
	2025 Est TCV 231,146 TCV/TFA: 184.03					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L492 P627/98 L790 P862/04 UNIT 2F BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			0.00 Total Acres							
			Total Est. Land Value =							
			1 Units							
			160000.00000							
			100							
			160,000							

Comments/Influences

ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS

ASSOCIATION FEES: \$175 PER MONTH 2007



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

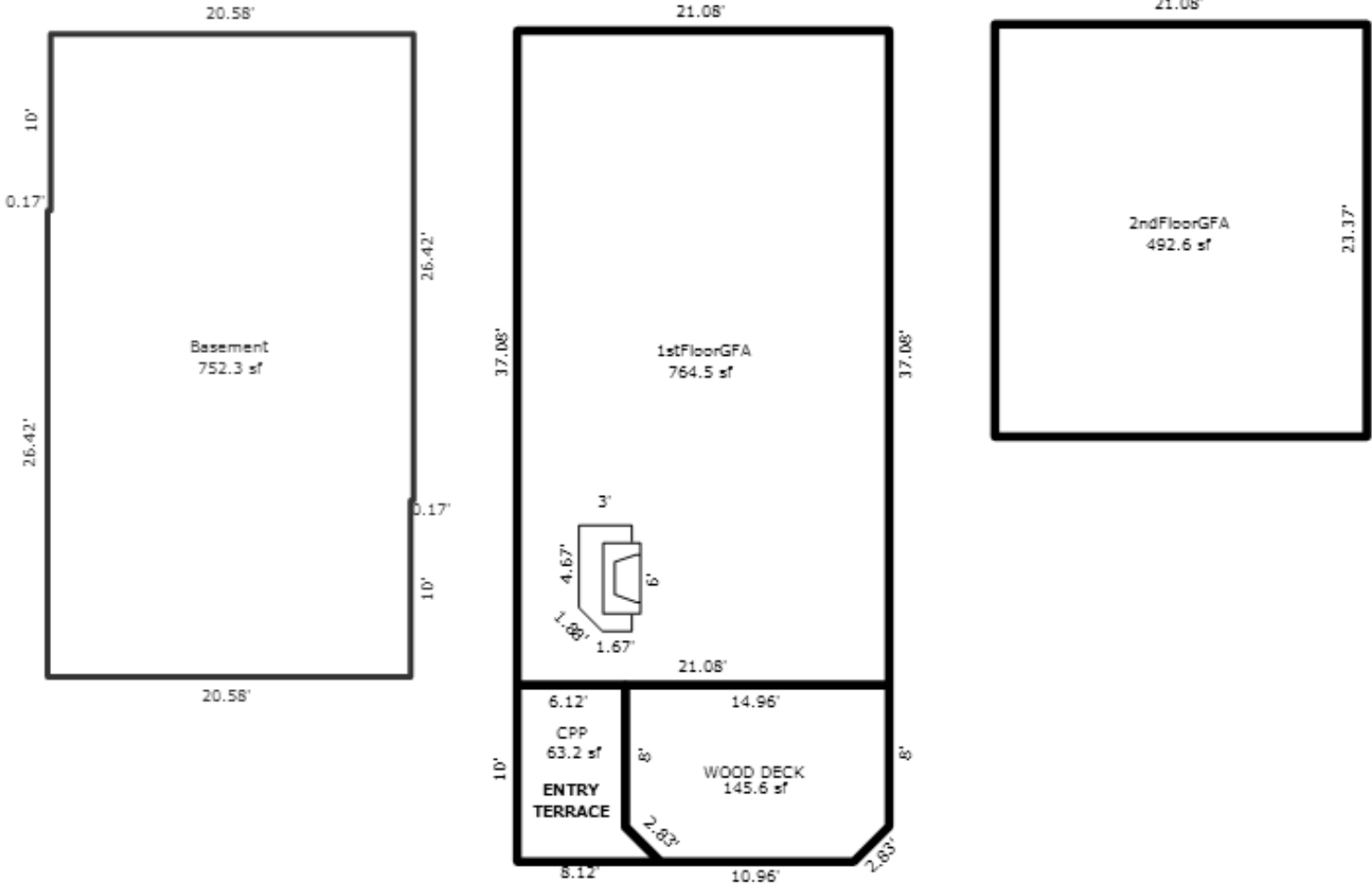
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	35,600	115,600			72,671C
2024	75,000	36,300	111,300			70,486C
2023	32,500	52,400	84,900			67,130C
2022	30,000	47,400	77,400			63,934C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000	Car Capacity: 1	Class: BC
	Mobile Home		Insulation		Wood												Coal	Steam	Cook Top	Interior 2 Story	63	CPP	Exterior: Siding
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack	145	Treated Wood	Exterior: Brick Ven.: 0		Stone Ven.: 0
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Common Wall: 1 Wall		Foundation: 42 Inch
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Finished ?: Yes		Auto. Doors: 1
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Mech. Doors: 0		Area: 322
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			% Good: 0		Storage Area: 0
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			No Conc. Floor: 0		
	Building Style: FRACTIONAL SHR		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Bsmnt Garage:		
			Wood T&G		Space Heater				Intercom		Raised Hearth			Carport Area:		
	Yr Built 2000		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Roof:		
	Remodeled 2004				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga					
	Condition: Average		Size of Closets		Heat Pump				Oven		Class: BC					
			Ex		No Heating/Cooling				Microwave		Effec. Age: 6					
			X						Standard Range		Floor Area: 1,256					
			Ord						Self Clean Range		Total Base New : 315,355					
			Min						Sauna		Total Depr Cost: 35,573		E.C.F. X 2.000			
	Room List		Lg						Trash Compactor		Estimated T.C.V: 71,146					
			X						Central Vacuum							
	Basement		Ord						Security System							
	1st Floor		X													
	2nd Floor		Ord													
	3 Bedrooms		X													
			H.C.													
	(1) Exterior															
X	Wood/Shingle															
	Aluminum/Vinyl															
	Brick															
	Insulation															
	(2) Windows															
X	Many															
	Avg.															
	Few															
	Large															
	Avg.															
	Small															
	Wood Sash															
	Metal Sash															
	Vinyl Sash															
	Double Hung															
	Horiz. Slide															
	Casement															
	Double Glass															
	Patio Doors															
	Storms & Screens															
	(3) Roof															
X	Gable															
	Hip															
	Flat															
	Gambrel															
	Mansard															
	Shed															
X	Asphalt Shingle															
	Chimney: Brick															

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAHON ROBERT C & EILEEN M	KOOP BRIAN W TRUST	109,000	09/29/2017	WD	03-ARM'S LENGTH	1309P1	PROPERTY TRANSFER	100.0
BROWN JAMES J & CAROLYNE	MAHON ROBERT C & EILEEN M	174,000	08/08/2005	WD	03-ARM'S LENGTH	865:640	OTHER	100.0
CLASSIC COUNTRY INN	BROWN	92,900	08/17/1999	WD	03-ARM'S LENGTH	520:960	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 BEALS HOUSE G	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KOOP BRIAN W TRUST 709 PINE NOOK CT HOLLAND MI 49424	MAP #: 15,17					
	2025 Est TCV 231,146 TCV/TFA: 184.03					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L520 P960/99 L865 P640/05 UNIT 2G BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H410 BEALS BEALS HOUSE			1 Units	160000.00000 100	160,0
Comments/Influences	Topography of Site			0.00 Total Acres Total Est. Land Value = 160,000					



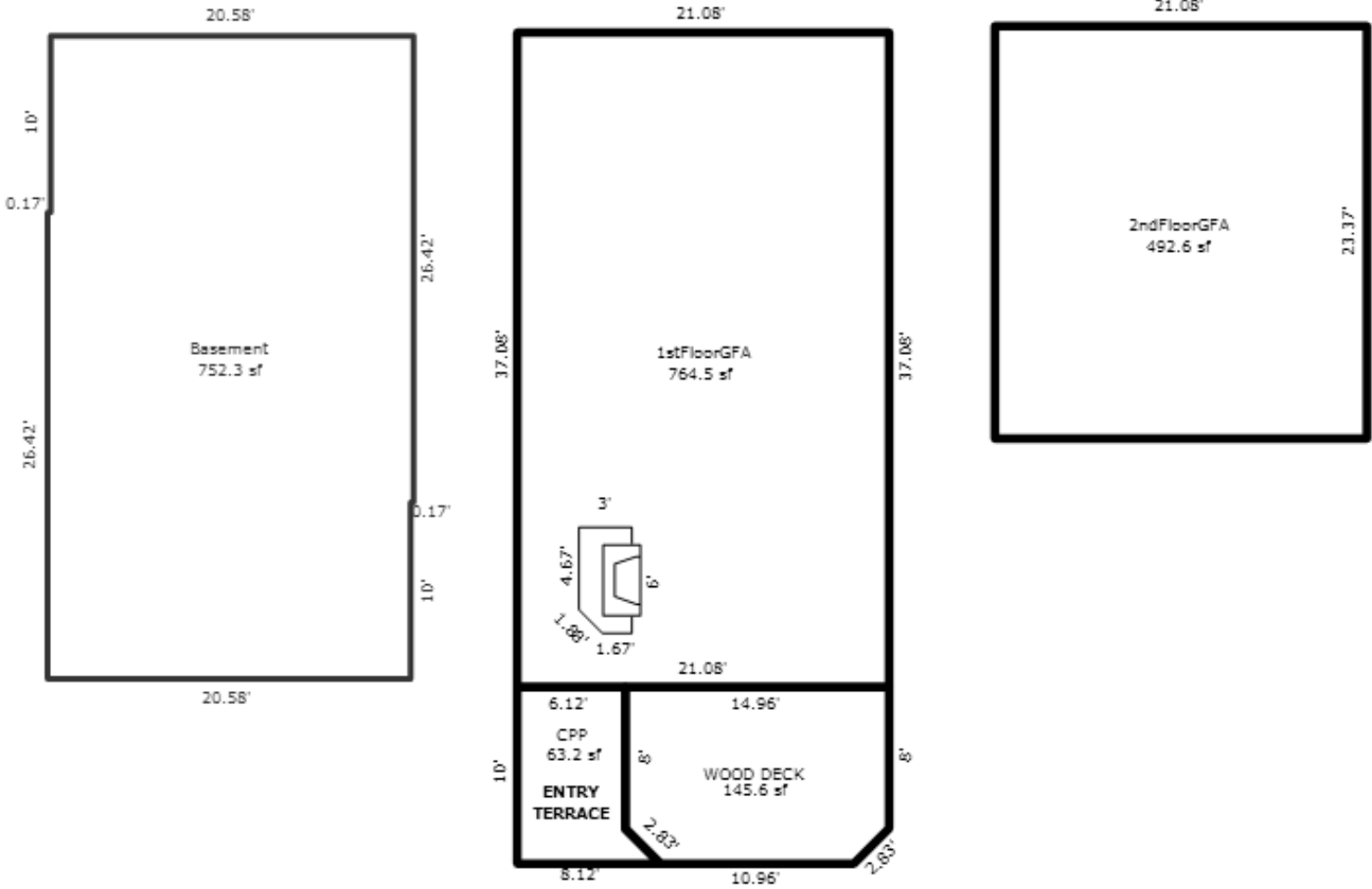
Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2025	80,000	35,600	115,600			72,671C
Low	2024	75,000	36,300	111,300			70,486C
High	2023	32,500	52,400	84,900			67,130C
Landscaped	2022	30,000	47,400	77,400			63,934C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Mobile Home			Wood	Coal	Steam		Cook Top		Interior 2 Story					63	CPP
	Town Home	0 Front Overhang						Dishwasher		2nd/Same Stack	145	Treated Wood			
	Duplex	0 Other Overhang						Garbage Disposal		Two Sided					
	A-Frame							Bath Heater		Exterior 1 Story					
X	Wood Frame	(4) Interior						Vent Fan		Exterior 2 Story					
		Drywall						Hot Tub		Prefab 1 Story					
		Paneled						Unvented Hood		Prefab 2 Story					
	Building Style: FRACTIONAL SHR	Plaster						Vented Hood		Heat Circulator					
		Wood T&G						Intercom		Raised Hearth					
	Yr Built	Trim & Decoration						Jacuzzi Tub		Wood Stove					
	Remodeled							Jacuzzi repl.Tub		Direct-Vented Ga					
	2000	Ex	X	Ord				Oven		Class: BC					
	2004	Min						Microwave		Effec. Age: 6					
	Condition: Average	Size of Closets						Standard Range		Floor Area: 1,256					
		Lg	X	Ord				Self Clean Range		Total Base New : 315,355		E.C.F.			
	Room List	Doors		Solid	X	H.C.		Sauna		Total Depr Cost: 35,573		X	2.000	Bsmnt Garage:	
	Basement	(5) Floors						Trash Compactor		Estimated T.C.V: 71,146				Carport Area:	
	1st Floor	Kitchen:						Central Vacuum						Roof:	
	2nd Floor	Other:						Security System							
	3 Bedrooms	Other:													
	(1) Exterior	No./Qual. of Fixtures								Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC				Blt 2000	
		Ex.		X	Ord.					Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
		Min								(11) Heating System: Forced Heat & Cool, Air Conditioning					
		No. of Elec. Outlets								Ground Area = 837 SF Floor Area = 1256 SF.					
		Many		X	Ave.					Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28					
		Few								Building Areas					
		(13) Plumbing								Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
		1 Average Fixture(s)								1.5 Story	Siding	Basement	837		
		2 3 Fixture Bath											Total:	221,463	24,982
		1 2 Fixture Bath													
		Softener, Auto								Other Additions/Adjustments					
		Softener, Manual								Recreation Room			752	20,695	2,334
		Solar Water Heat								Basement, Outside Entrance, Below Grade		1	3,619		408
		No Plumbing								Plumbing					
		Extra Toilet								Average Fixture(s)			1	2,188	247
		Extra Sink								3 Fixture Bath			1	6,880	776
		Separate Shower								2 Fixture Bath			1	4,610	520
		Ceramic Tile Floor								Ceramic Tile Floor			1	1,354	153
		Ceramic Tile Wains								Ceramic Tile Wains			1	2,745	310
		Ceramic Tub Alcove								Porches					
		Vent Fan								CPP			63	1,724	194
		(14) Water/Sewer								Deck					
		1 Public Water								Treated Wood			145	3,576	403
		1 Public Sewer								Garages					
		Water Well								Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
		1000 Gal Septic								Base Cost			322	25,576	2,885
		2000 Gal Septic								Common Wall: 1 Wall			1	-3,139	-354
		Lump Sum Items:								Door Opener			1	688	78
										Water/Sewer					
										Public Water			1	1,927	217
										Public Sewer			1	1,927	217
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



UNIT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FARRAR JOSEPH A & SUSAN A	ODONNELL SUSAN F TRUST	135,000	07/24/2012	WD	03-ARM'S LENGTH	1131P73	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	FARRAR	88,900	11/06/1998	WD	03-ARM'S LENGTH	493:58	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 BEALS HOUSE H	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ODONNELL SUSAN F TRUST 6111 DEESIDE DRIVE DUBLIN OH 43017	MAP #: 15,17					
	2025 Est TCV 231,146 TCV/TFA: 184.03					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L493 P058/98 UNIT 2H BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062			H410 BEALS BEALS HOUSE	1	Units	160000.00000	100		160,0
Comments/Influences			0.00 Total Acres Total Est. Land Value = 160,000						

ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007



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

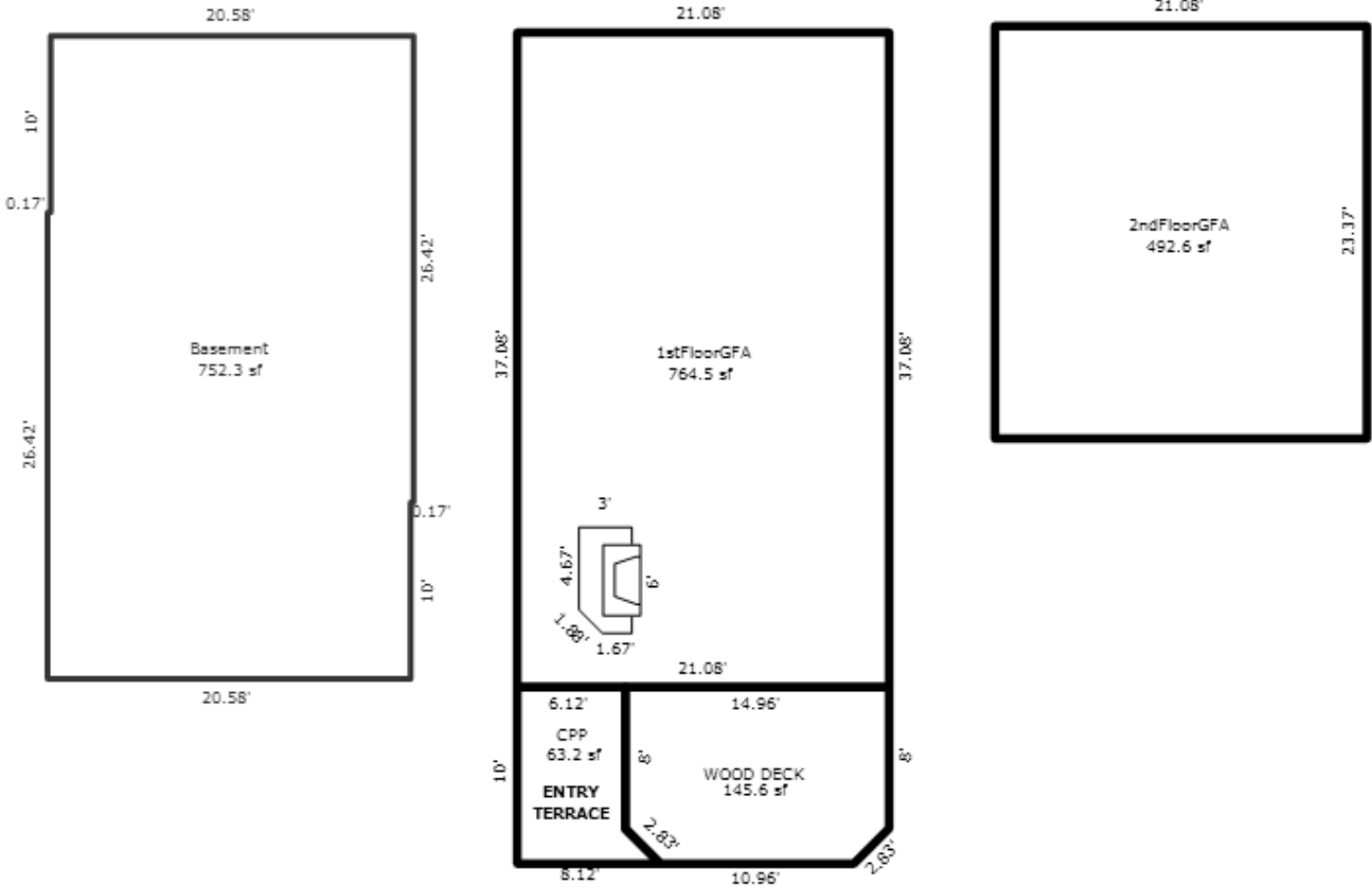
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	35,600	115,600			72,671C
2024	75,000	36,300	111,300			70,486C
2023	32,500	52,400	84,900			67,130C
2022	30,000	47,400	77,400			63,934C

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 63 145	Type CPP Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame	(4) Interior	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: 6 Floor Area: 1,256 Total Base New : 315,355 Total Depr Cost: 35,573 Estimated T.C.V: 71,146		E.C.F. X 2.000	Bsmnt Garage:					
Building Style: FRACTIONAL SHR		Trim & Decoration		X Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC				Blt 2000			
Yr Built 2000	Remodeled 2004	Ex	X Ord	Min	0 Amps Service			No./Qual. of Fixtures		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				(11) Heating System: Forced Heat & Cool, Air Conditioning		
Condition: Average		Size of Closets		X			No. of Elec. Outlets		Ground Area = 837 SF Floor Area = 1256 SF.						Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28	
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas						Stories Exterior Foundation Size Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story Siding Basement		837					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Recreation Room 752		Other Additions/Adjustments		752		20,695		2,334	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 837 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Basement, Outside Entrance, Below Grade		1		3,619		408	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		Plumbing		Average Fixture(s) 1		2,188		247	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		3 Fixture Bath 2 Fixture Bath Ceramic Tile Floor Ceramic Tile Wains		1		6,880		776	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Ceramic Tile Floor Ceramic Tile Wains		1		4,610		520	
X	Gable Hip Flat	Gambrel Mansard Shed	752	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer		Porches		63		1,724		194	
X	Asphalt Shingle	(10) Floor Support		Chimney: Brick			Lump Sum Items:		Deck		Treated Wood		145		3,576	
									Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		322		25,576		2,885	
									CPP		1		-3,139		-354	
									Door Opener		1		688		78	
									Water/Sewer		Public Water		1		1,927	
									Public Sewer		1		1,927		217	
									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



UNIT 2

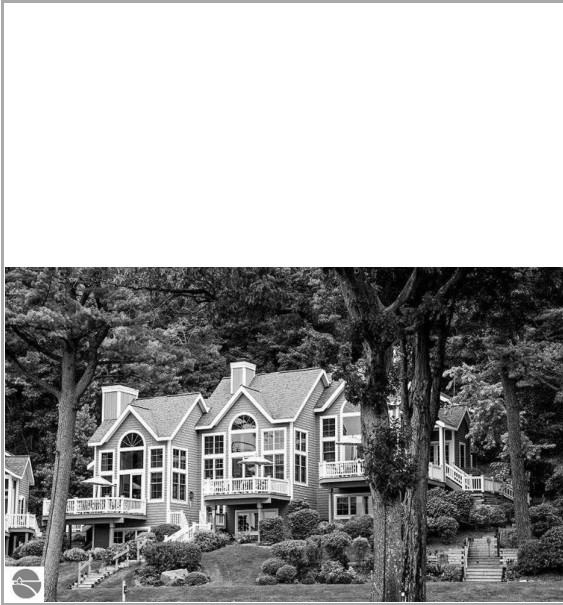
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLASSIC COUNTRY INNS	HAVENS	175,800	11/02/1998	WD	03-ARM'S LENGTH	492:626	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 BEALS HOUSE A	School: GLEN LAKE COMMUNITY SCH DIST	Res. Condo		11/23/2010	PB10-0402	100% FINIS
Owner's Name/Address	P.R.E. 0%					
HAVENS MARGARET A 401 SCARLET OAK DR FINDLAY OH 45840	MAP #: 15,17					
	2025 Est TCV 226,402 TCV/TFA: 211.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
L492 P626/98 UNIT 3A BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			* Factors *								
			H410 BEALS BEALS HOUSE	1 Units	160000.00000	100				160,0	
			0.00 Total Acres Total Est. Land Value =						160,000		

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2025	80,000	33,200	113,200			69,395C
	X	Rolling	2024	75,000	33,900	108,900			67,309C
	X	Low	2023	32,500	48,900	81,400			64,104C
	X	High	2022	30,000	44,200	74,200			61,052C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

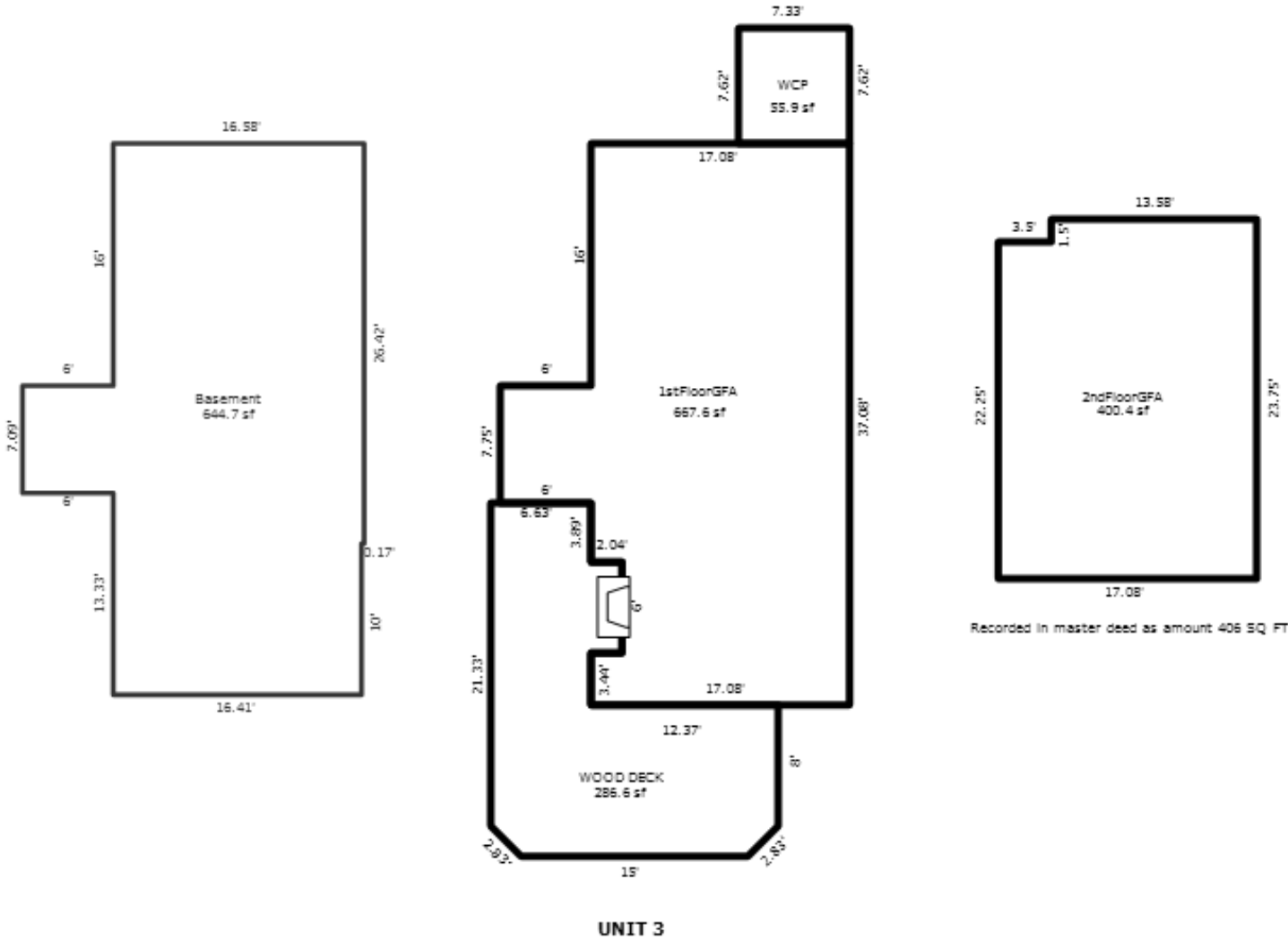


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	1	Interior 1 Story	55	WCP (1 Story)	Year Built: 2000		
	Mobile Home		Insulation		Wood	Coal		Elec. Steam		Cook Top			Interior 2 Story	Car Capacity: 1	
	Town Home	0	Front Overhang					Dishwasher		2nd/Same Stack	286	Treated Wood	Class: BC		
	Duplex	0	Other Overhang					Garbage Disposal		Two Sided			Exterior: Siding		
	A-Frame							Bath Heater		Exterior 1 Story			Brick Ven.: 0		
X	Wood Frame	(4) Interior						Vent Fan		Exterior 2 Story			Stone Ven.: 0		
			Drywall					Hot Tub		Prefab 1 Story			Common Wall: 1 Wall		
			Paneled					Unvented Hood		Prefab 2 Story			Foundation: 42 Inch		
	Building Style: FRACTIONAL SHR		Plaster Wood T&G					Vented Hood		Heat Circulator			Finished?: Yes		
			Trim & Decoration					Intercom		Raised Hearth			Auto. Doors: 1		
	Yr Built 2000		Ex	X	Ord			Jacuzzi Tub		Wood Stove			Mech. Doors: 0		
	Remodeled 2004		Min					Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322		
	Condition: Average		Size of Closets					Oven		Class: BC			% Good: 0		
			Lg	X	Ord			Microwave		Effec. Age: 6			Storage Area: 0		
			Small					Standard Range		Floor Area: 1,068			No Conc. Floor: 0		
	Room List		Doors		Solid	X	H.C.	Self Clean Range		Total Base New : 294,303		E.C.F.	Bsmnt Garage:		
	Basement		(5) Floors					Sauna		Total Depr Cost: 33,201		X 2.000	Roof:		
	1st Floor		Kitchen:					Trash Compactor		Estimated T.C.V: 66,402					
	2nd Floor		Other:					Central Vacuum							
	3 Bedrooms		Other:					Security System							
	(1) Exterior		No./Qual. of Fixtures							Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000					
			Ex.	X	Ord.		Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
X	Wood/Shingle		(6) Ceilings							(11) Heating System: Forced Heat & Cool, Air Conditioning					
	Aluminum/Vinyl		No. of Elec. Outlets							Ground Area = 667 SF Floor Area = 1068 SF.					
	Brick		Many	X	Ave.		Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28					
	Insulation		(13) Plumbing							Building Areas					
			1	Average Fixture(s)						Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
	(2) Windows		2	3 Fixture Bath						1.5 Story	Siding	Basement	667		
			1	2 Fixture Bath						1 Story	Siding	Overhang	67		
			Basement: 667 S.F.							Other Additions/Adjustments					
			Crawl: 0 S.F.							Recreation Room		644	17,723	1,999	
			Slab: 0 S.F.							Basement, Outside Entrance, Below Grade		1	3,619	408	
			Height to Joists: 0.0							Plumbing					
			(8) Basement							Average Fixture(s)		1	2,188	247	
			Conc. Block							3 Fixture Bath		1	6,880	776	
			Poured Conc.							2 Fixture Bath		1	4,610	520	
			Stone							Ceramic Tile Floor		1	1,354	153	
			Treated Wood							Ceramic Tile Wains		1	2,745	310	
			Concrete Floor							Ceramic Tub Alcove					
			(9) Basement Finish							Vent Fan					
	(3) Roof	644	Recreation SF							Porches					
			Living SF							WCP (1 Story)		55	4,159	469	
			Walkout Doors (B)							Deck					
			No Floor SF							Treated Wood		286	5,591	631	
			Walkout Doors (A)							Garages					
X	Gable		1 Public Water							Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
	Hip		1 Public Sewer							Base Cost		322	25,576	2,885	
	Flat		Water Well							Common Wall: 1 Wall		1	-3,139	-354	
			1000 Gal Septic							Door Opener		1	688	78	
			2000 Gal Septic							Water/Sewer					
X	Asphalt Shingle		(10) Floor Support							Public Water		1	1,927	217	
			Joists:							Lump Sum Items:					
			Unsupported Len:							Public Water					
			Cntr.Sup:							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLAIR CHERYL	BLAIR DAVID & CHERYL	0	03/12/2024	QC	03-ARM'S LENGTH	2024001363	PROPERTY TRANSFER	0.0
BLAIR DAVID & CHERYL	BLAIR DAVID & CHERYL TRUS	0	03/12/2024	QC	09-FAMILY	2024001803	PROPERTY TRANSFER	0.0
AVOLIO JOHN R & ANN B	BLAIR CHERYL	136,000	10/18/2013	WD	03-ARM'S LENGTH	1183P345	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	AVOLIO	88,900	11/30/1998	WD	03-ARM'S LENGTH	495:897	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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3 BEALS HOUSE B	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15,17
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BLAIR DAVID & CHERYL TRUST 7417 OLD LANTERN DR SE CALEDONIA MI 49316	2025 Est TCV 226,402 TCV/TFA: 211.99
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X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE			1	Units	160000.00000	100		160,0
0.00 Total Acres Total Est. Land Value =								160,000

Tax Description	X
L495 P897/98 UNIT 3B BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X

Comments/Influences	X
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ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007	X	Electric
	X	Gas
	X	Curb
		Street Lights
		Standard Utilities
		Underground Utils.

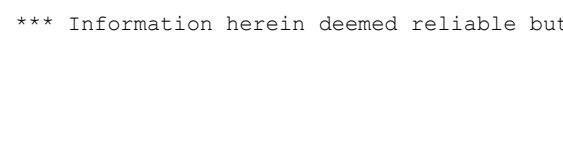
Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	33,200	113,200			69,395C
2024	75,000	33,900	108,900			67,309C
2023	32,500	48,900	81,400			64,104C
2022	30,000	44,200	74,200			61,052C

Who	When	What
TPC	09/11/2024	INSPECTED
TPC	08/14/2023	INSPECTED
TPC	04/06/2015	INSPECTED

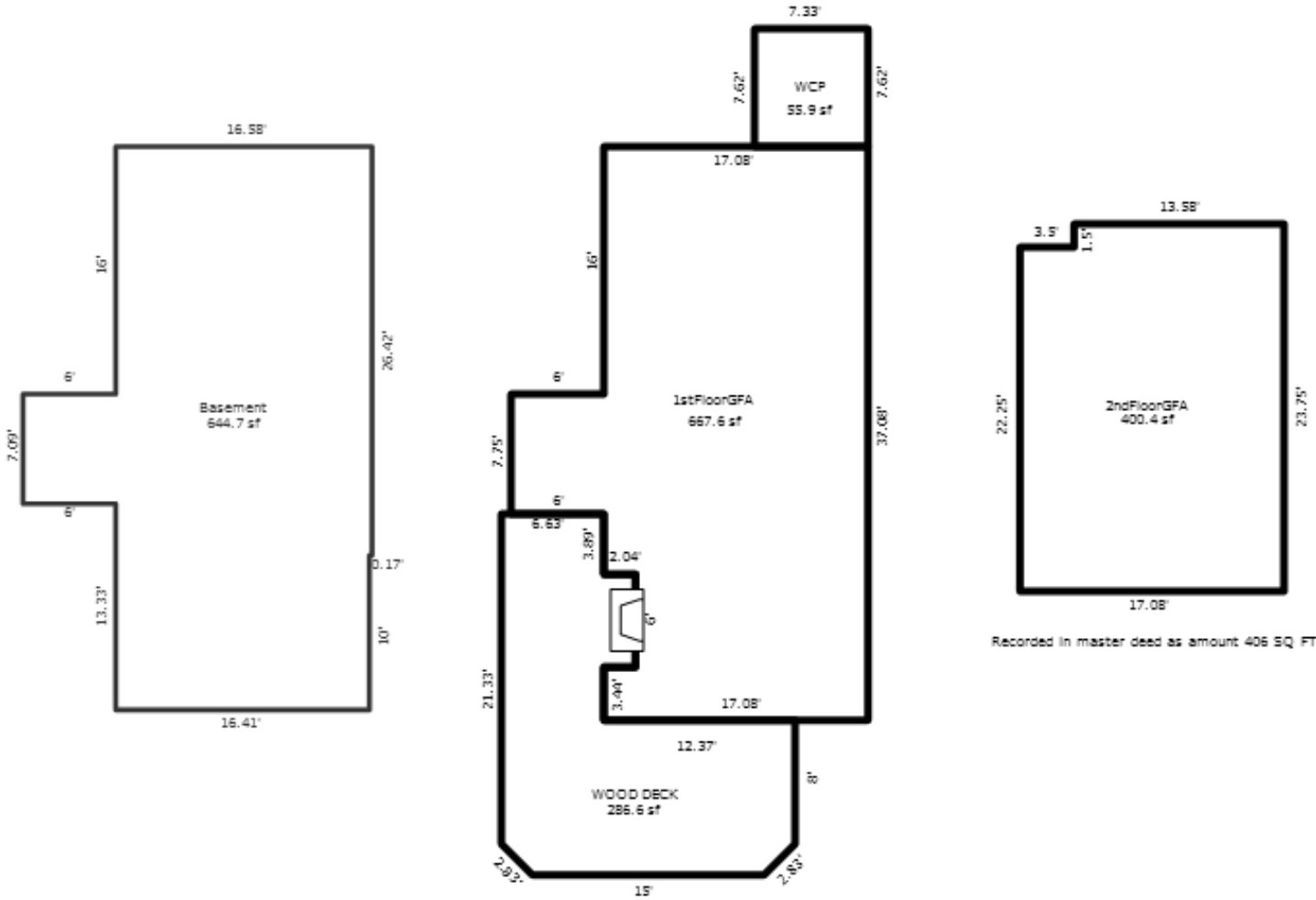
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County of Leelanau, Michigan



*** 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	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	1	Interior 1 Story	55	WCP (1 Story)	Year Built: 2000	
	Mobile Home		Insulation		Wood	Coal		Elec. Steam		Cook Top			Interior 2 Story	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts	Forced Air w/ Ducts		Forced Hot Water		Dishwasher			2nd/Same Stack	Class: BC
	Duplex	0	Other Overhang	Electric Baseboard	Electric Ceil. Radiant (in-floor)	Garbage Disposal	Vent Fan	Exterior 1 Story	Exterior: Siding		Brick Ven.: 0			
X	Wood Frame	(4) Interior		Electric Wall Heat	Space Heater	Bath Heater	Hot Tub	Exterior 2 Story	Prefab 1 Story		Stone Ven.: 0			
	Building Style: FRACTIONAL SHR		Drywall Paneled	Wall/Floor Furnace	Forced Heat & Cool	Vent Hood	Unvented Hood	Prefab 2 Story	Heat Circulator		Common Wall: 1 Wall			
	Yr Built 2000		Plaster Wood T&G	Forced Heat & Cool	Heat Pump	Intercom	Vented Hood	Raised Hearth	Wood Stove		Foundation: 42 Inch			
	Remodeled 2004		Trim & Decoration	No Heating/Cooling		Jacuzzi Tub	Intercom	Wood Stove	Direct-Vented Ga		Finished?: Yes			
	Condition: Average		Size of Closets			Jacuzzi repl.Tub	Oven		Class: BC		Auto. Doors: 1			
	Room List		Ex X Ord Min	X	Central Air	Oven	Microwave		Effec. Age: 6		Mech. Doors: 0			
	Basement		Lg X Ord Small		Wood Furnace	Trash Compactor	Standard Range		Floor Area: 1,068		Area: 322			
	1st Floor		Doors Solid X H.C.		(12) Electric	Central Vacuum	Self Clean Range		Total Base New : 294,303		Storage Area: 0			
	2nd Floor		(5) Floors		0	Security System	Sauna		Total Depr Cost: 33,201		% Good: 0			
	3 Bedrooms		Kitchen:		No./Qual. of Fixtures	Cost Est. for Res. Bldg:	Security System		Estimated T.C.V: 66,402		Bsmnt Garage:			
	(1) Exterior		Other:		Ex. X Ord. Min	Exterior Units: 1			E.C.F. X 2.000		Carport Area:			
X	Wood/Shingle		Other:		No. of Elec. Outlets	Interior Units: 0					Roof:			
	Aluminum/Vinyl		(6) Ceilings		Many X Ave. Few	Roof: Asph.Shingle					Total: 189,061			
	Brick		(7) Excavation		(13) Plumbing	Plumbing					21,328			
	Insulation		Basement: 667 S.F.		1 Average Fixture(s)	1.5 Story Siding					408			
	(2) Windows		Crawl: 0 S.F.		2 3 Fixture Bath	1 Story Siding					469			
X	Many Avg. Few		Slab: 0 S.F.		1 2 Fixture Bath	Overhang					631			
	Large Avg. Small		Height to Joists: 0.0		Softener, Auto						1,999			
	Wood Sash		(8) Basement		Softener, Manual						2,188			
	Metal Sash		Conc. Block		Solar Water Heat						6,880			
	Vinyl Sash		Poured Conc.		No Plumbing						4,610			
	Double Hung		Stone		Extra Toilet						1,354			
	Horiz. Slide		Treated Wood		Extra Sink						2,745			
	Casement		Concrete Floor		Separate Shower						4,159			
	Double Glass		(9) Basement Finish		1 Ceramic Tile Floor						5,591			
	Patio Doors		644		1 Ceramic Tile Wains						217			
	Storms & Screens		Recreation SF		Ceramic Tub Alcove									
	(3) Roof		Living SF		Vent Fan									
X	Gable		Walkout Doors (B)		(14) Water/Sewer									
	Hip		No Floor SF		1 Public Water									
	Flat		Walkout Doors (A)		1 Public Sewer									
X	Asphalt Shingle				Water Well									
	Chimney: Brick		(10) Floor Support		1000 Gal Septic									
			Joists:		2000 Gal Septic									
			Unsupported Len:		Lump Sum Items:									
			Cntr.Sup:											

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



Recorded in master deed as amount 406 SQ FT

UNIT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAHLING GERALD & COLLEEN	KOSTER JAN M TRUST	117,000	12/01/2017	WD	03-ARM'S LENGTH	1314P891	PROPERTY TRANSFER	100.0
SMITH CAROLE A. & TAMARA	FAHLING GERALD FAHLING &	140,000	08/24/2012	WD	03-ARM'S LENGTH	1134P518	DEED	100.0
KIMBROUGH MERRILY HOWLETT	SMITH CAROLE A. & TAMARA	138,000	01/16/2009	WD	03-ARM'S LENGTH	2008 997/902 W	DEED	100.0
STOVER	KIMBROUGH	114,000	06/14/2000	WD	03-ARM'S LENGTH	546:37	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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3 BEALS HOUSE C	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 15,17					
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KOSTER JAN M TRUST 990 POST AVE HOLLAND MI 49424	2025 Est TCV 226,402 TCV/TFA: 211.99					
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X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE				
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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	H410 BEALS BEALS HOUSE			1 Units	160000.00000	100	160,0
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	0.00 Total Acres Total Est. Land Value =					160,000
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	X Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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L487 P143 L546 P37/00 L629 P492/02 UNIT 3C BEALS HOUSE CONDOMINIUM REC IN L485 P69-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062										
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Comments/Influences										
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ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS										
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ASSOCIATION FEES: \$175 PER MONTH 2007										
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	Topography of Site									
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	Level									
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	X Rolling									
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	X 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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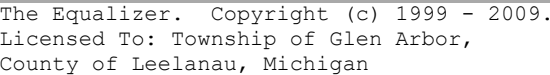
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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				2025	80,000	33,200	113,200			62,601C
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	TPC 09/11/2024	INSPECTED		2024	75,000	33,900	108,900			60,719C
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	TPC 08/14/2023	INSPECTED		2023	32,500	41,500	74,000			57,828C
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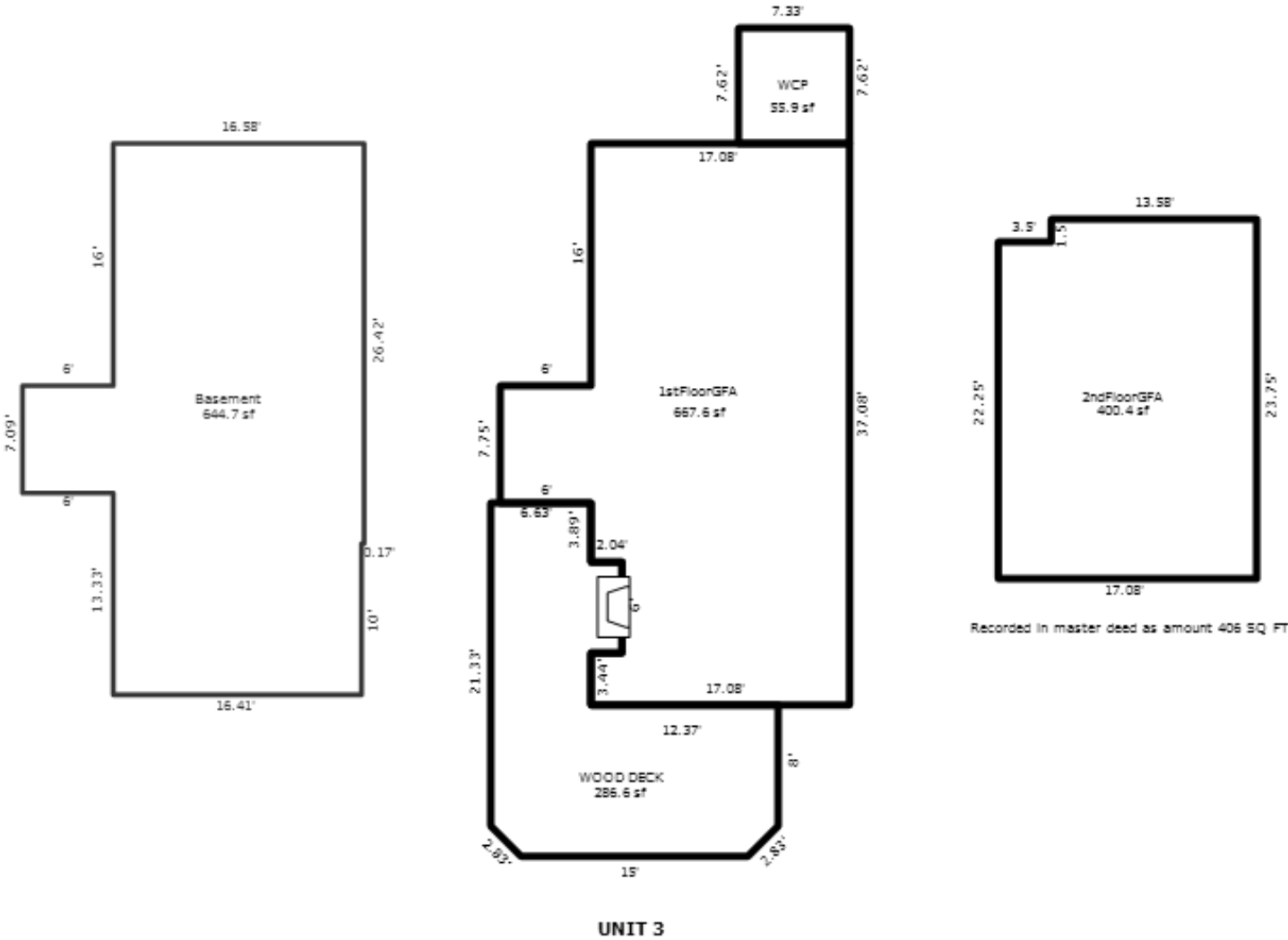
	TPC 04/06/2015	INSPECTED		2022	30,000	37,500	67,500			55,075C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area 55 286	Type WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402				Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR		Trim & Decoration		X			Central Air Wood Furnace			E.C.F. X 2.000		Bsmnt Garage:					
Yr Built 2000	Remodeled 2004	Ex	X	Ord		Min	X			Floor Area: 1,068		Storage Area: 0					
Condition: Average		Size of Closets		Lg	X	Ord		Small	Total Base New : 294,303			E.C.F. X 2.000					
Room List		Doors		Solid	X	H.C.	X			Total Depr Cost: 33,201							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			X			Total Estimated T.C.V: 66,402							
(1) Exterior		Kitchen: Other: Other:		0			Amps Service										
X		(6) Ceilings		No./Qual. of Fixtures			X			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC		Blt 2000					
Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
Insulation				No. of Elec. Outlets			Many	X	Ave.		Few	(11) Heating System: Forced Heat & Cool, Air Conditioning					
(2) Windows		(7) Excavation		X			(13) Plumbing			Ground Area = 667 SF Floor Area = 1068 SF.							
Many Avg. Few	X	Large Avg. Small	Basement: 667 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		2			3 Fixture Bath			Building Areas							
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			2 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost							
(3) Roof		(9) Basement Finish		1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			1.5 Story Siding Basement 667							
X	Gable Hip Flat	Gambrel Mansard Shed	644 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 67						
X		(10) Floor Support		1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 189,061 21,328							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			Public Water			Other Additions/Adjustments							
				1			Public Sewer			Recreation Room 644 17,723 1,999							
				1			Water Well			Basement, Outside Entrance, Below Grade 1 3,619 408							
				1			1000 Gal Septic			Plumbing							
				1			2000 Gal Septic			Average Fixture(s) 1 2,188 247							
				1			Lump Sum Items:			3 Fixture Bath 1 6,880 776							
				1			Public Water			2 Fixture Bath 1 4,610 520							
				1			Public Sewer			Ceramic Tile Floor 1 1,354 153							
				1			Water Well			Ceramic Tile Wains 1 2,745 310							
				1			1000 Gal Septic			Porches							
				1			2000 Gal Septic			WCP (1 Story) 55 4,159 469							
				1			Lump Sum Items:			Deck							
				1			Public Water			Treated Wood 286 5,591 631							
				1			Public Sewer			Garages							
				1			Water Well			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
				1			1000 Gal Septic			Base Cost 322 25,576 2,885							
				1			2000 Gal Septic			Common Wall: 1 Wall 1 -3,139 -354							
				1			Lump Sum Items:			Door Opener 1 688 78							
				1			Public Water			Water/Sewer							
				1			Public Sewer			Public Water 1 1,927 217							
				1			Water Well			<<<<< 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.
PAULSELL CHARLES TRUSTEES	KRICHBAUM ROBERTSON SUSAN	250,000	09/13/2024	WD	03-ARM'S LENGTH	2024004311	PROPERTY TRANSFER	100.0
PAULSELL C DON & PATRICIA	PAULSELL CHARLES TRUSTEES	0	08/31/2010	WD	03-ARM'S LENGTH	2010 1059-617W	PROPERTY TRANSFER	0.0
CLASSIC COUNTRY INNS	PAULSELL	87,900	09/12/1998	WD	03-ARM'S LENGTH	489:823	OTHER	0.0

Property Address: 3 BEALS HOUSE D
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 15,17

Owner's Name/Address: KRICHBAUM ROBERTSON SUSAN TRUST
 24082 BINGHAM POINTE DR
 BINGHAM FARMS MI 48025
 2025 Est TCV 226,402 TCV/TFA: 211.99

X Improved Vacant Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE

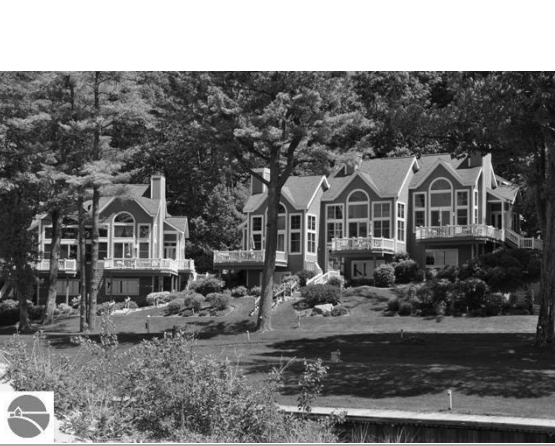
Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: L489 P823/98 UNIT 3D BEALS HOUSE
 CONDOMINIUM REC IN L485 P069-139/AMENDED
 REC IN L681 P325-382 SEC 14 T29N R14W. .
 2ND AMEND 2023005062

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
 Street Lights
 Standard Utilities
 Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	33,200	113,200			113,200S
2024	75,000	33,900	108,900			60,719C
2023	32,500	41,500	74,000			57,828C
2022	30,000	37,500	67,500			55,075C

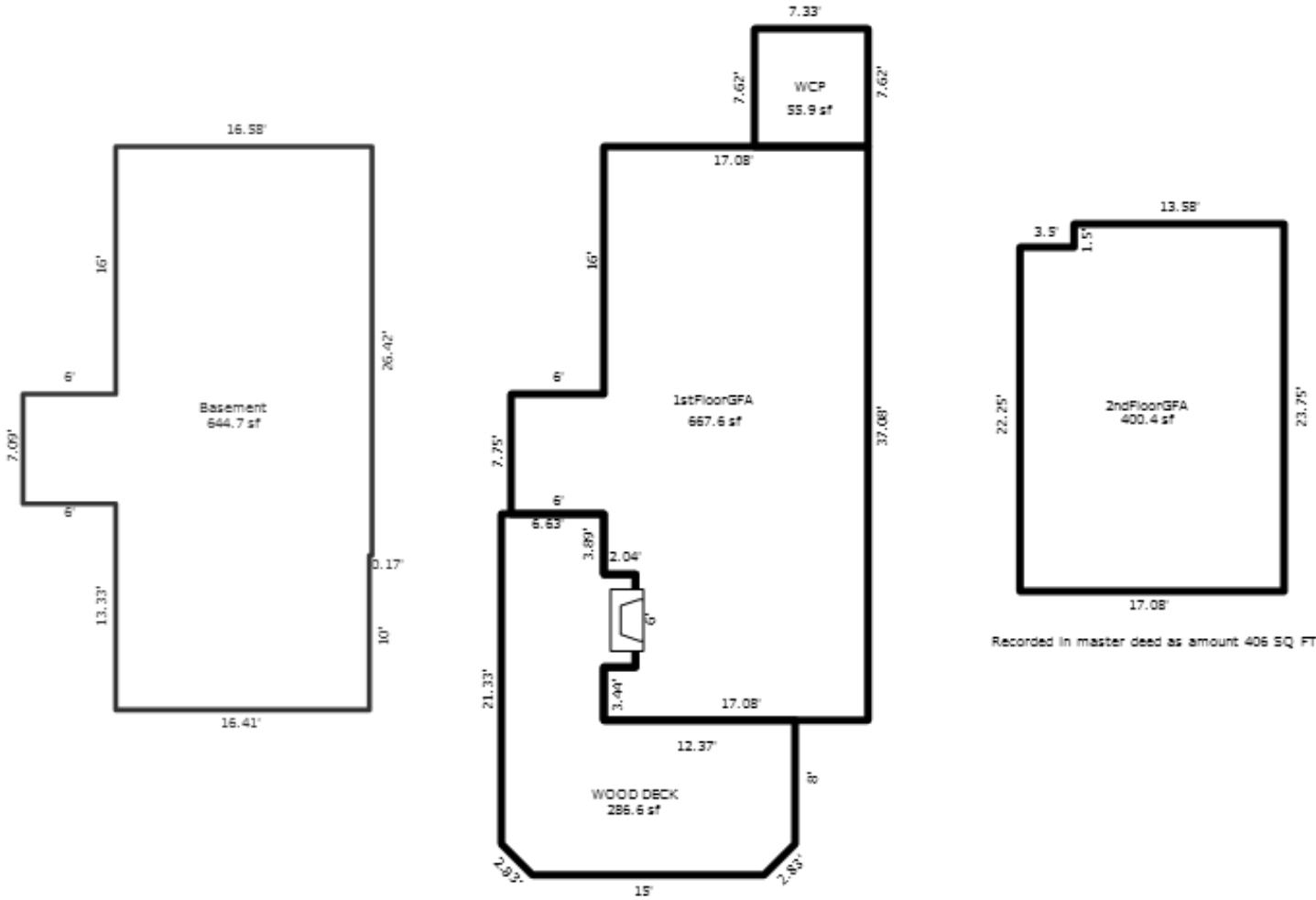


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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																												
X	Single Family		Eavestrough	X	Gas	1	Appliance Allow.	1	Interior 1 Story	Area 55 WCP (1 Story) 286 Treated Wood	Year Built: 2000																													
	Mobile Home	0	Insulation		Oil		Cook Top	1	Interior 2 Story		Car Capacity: 1																													
	Town Home	0	Front Overhang		Coal		Dishwasher	1	2nd/Same Stack	Class: BC																														
	Duplex	0	Other Overhang				Garbage Disposal	1	Two Sided	Exterior: Siding																														
	A-Frame						Bath Heater		Exterior 1 Story	Brick Ven.: 0																														
X	Wood Frame	(4) Interior					Vent Fan		Exterior 2 Story	Stone Ven.: 0																														
			Drywall				Hot Tub		Prefab 1 Story	Common Wall: 1 Wall																														
			Paneled				Unvented Hood		Prefab 2 Story	Foundation: 42 Inch																														
	Building Style:		Plaster				Vented Hood		Heat Circulator	Finished?: Yes																														
	FRACTIONAL SHR		Wood T&G				Intercom		Raised Hearth	Auto. Doors: 1																														
			Trim & Decoration				Jacuzzi Tub		Wood Stove	Mech. Doors: 0																														
Yr Built	Remodeled	Ex	Ord	Min			Jacuzzi repl.Tub		Direct-Vented Ga	Area: 322																														
2000	2004						Oven			% Good: 0																														
Condition:	Average	Size of Closets					Microwave			Storage Area: 0																														
		Lg	Ord	Small			Standard Range			No Conc. Floor: 0																														
Room List		Doors	Solid	H.C.	X		Self Clean Range			Bsmnt Garage:																														
	Basement	(5) Floors					Sauna		Class: BC																															
	1st Floor	Kitchen:					Trash Compactor		Effec. Age: 6																															
	2nd Floor	Other:					Central Vacuum		Floor Area: 1,068																															
	3 Bedrooms	Other:					Security System		Total Base New : 294,303	E.C.F. X 2.000																														
(1) Exterior		No./Qual. of Fixtures							Total Depr Cost: 33,201																															
X	Wood/Shingle	Ex.		Ord.	Min				Estimated T.C.V: 66,402																															
	Aluminum/Vinyl	(6) Ceilings																																						
	Brick																																							
	Insulation																																							
(2) Windows		(7) Excavation																																						
X	Many	Large	Basement: 667 S.F.																																					
	Avg.	Avg.	Crawl: 0 S.F.																																					
	Few	Small	Slab: 0 S.F.																																					
			Height to Joists: 0.0																																					
	Wood Sash	(8) Basement																																						
	Metal Sash																																							
	Vinyl Sash	Conc. Block																																						
	Double Hung	Poured Conc.																																						
	Horiz. Slide	Stone																																						
	Casement	Treated Wood																																						
	Double Glass	Concrete Floor																																						
	Patio Doors	(9) Basement Finish																																						
	Storms & Screens																																							
(3) Roof		644	Recreation SF	(14) Water/Sewer																																				
X	Gable		Living SF	1	Public Water																																			
	Hip	Gambrel	1 Walkout Doors (B)	1	Public Sewer																																			
	Flat	Mansard	No Floor SF		Water Well																																			
		Shed	Walkout Doors (A)		1000 Gal Septic																																			
X	Asphalt Shingle	(10) Floor Support			2000 Gal Septic																																			
	Chimney: Brick	Joists:		Lump Sum Items:																																				
		Unsupported Len:																																						
		Cntr.Sup:																																						
<p>Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 667 SF Floor Area = 1068 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>667</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>67</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>Total:</td> <td>189,061</td> <td>21,328</td> </tr> </tbody> </table> <p>Other Additions/Adjustments Recreation Room 644 17,723 1,999 Basement, Outside Entrance, Below Grade 1 3,619 408 Plumbing Average Fixture(s) 1 2,188 247 3 Fixture Bath 1 6,880 776 2 Fixture Bath 1 4,610 520 Ceramic Tile Floor 1 1,354 153 Ceramic Tile Wains 1 2,745 310 Porches WCP (1 Story) 55 4,159 469 Deck Treated Wood 286 5,591 631 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 25,576 2,885 Common Wall: 1 Wall 1 -3,139 -354 Door Opener 1 688 78 Water/Sewer Public Water 1 1,927 217</p>													Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	667				1 Story	Siding	Overhang	67								Total:	189,061	21,328
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1.5 Story	Siding	Basement	667																																					
1 Story	Siding	Overhang	67																																					
				Total:	189,061	21,328																																		

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



UNIT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAVENS MARGARET A	HUTER STEVEN & CLAUDIA	220,000	08/04/2023	WD	03-ARM'S LENGTH	2023003532	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	HAVENS	175,800	11/02/1998	WD	03-ARM'S LENGTH	492:626	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 BEALS HOUSE E	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HUTER STEVEN & CLAUDIA 2300 BOSTON POST RD LARCHMONT NY 10538	MAP #: 15,17					
	2025 Est TCV 226,402 TCV/TFA: 211.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
L492 P626/98 UNIT 3E BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			* Factors *								
			H410 BEALS BEALS HOUSE			1 Units	160000.00000	100			160,0
			0.00 Total Acres						Total Est. Land Value =		160,000

Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES,
CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
A RESERVE FOR INTERIOR UPGRADES EVERY 5
YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007

Topography of Site

Level

X Rolling

X Low

X High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain



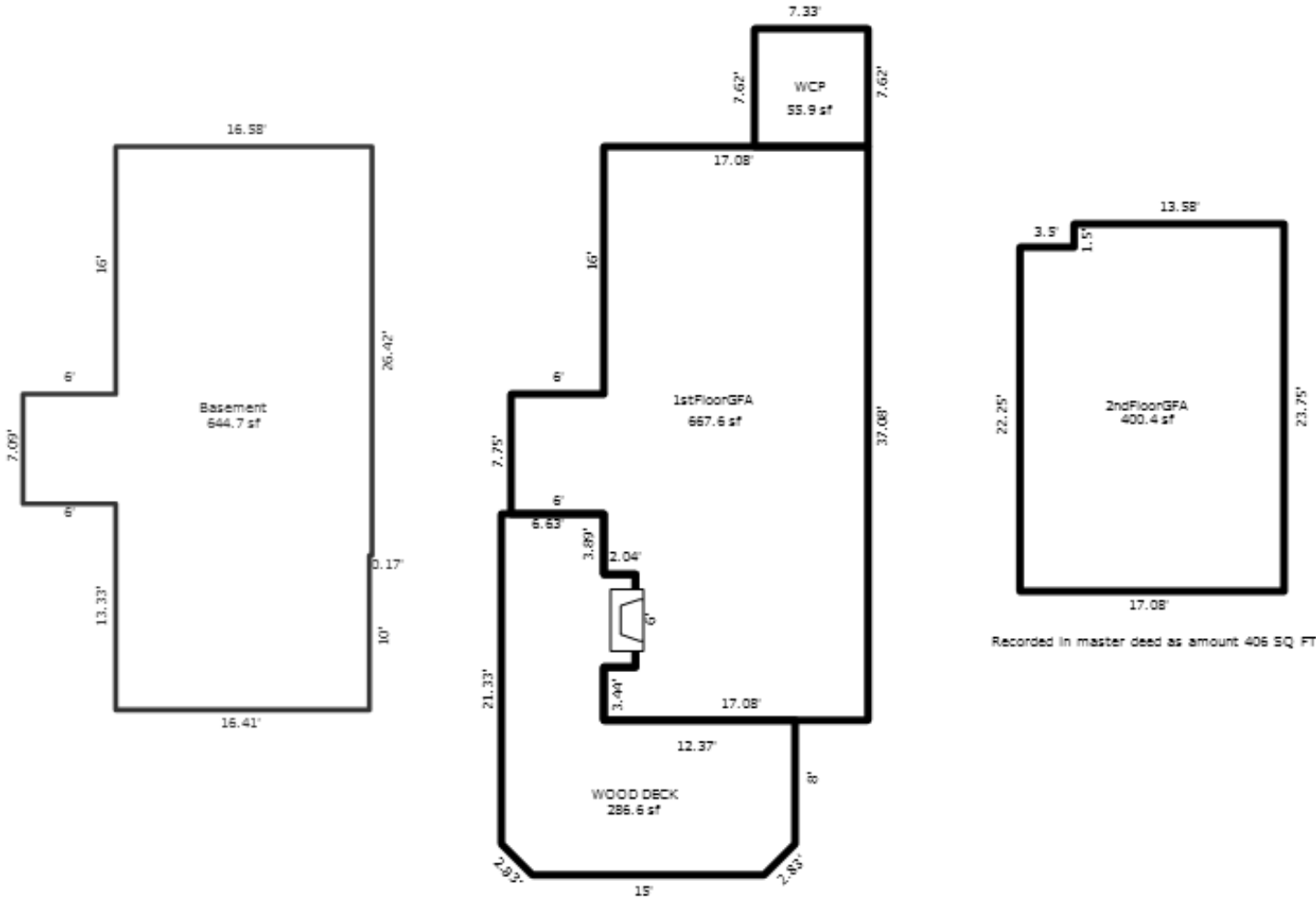
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	80,000	33,200	113,200			112,275C
		TPC 08/14/2023 INSPECTED	2024	75,000	33,900	108,900			108,900S
		TPC 04/06/2015 INSPECTED	2023	32,500	41,500	74,000			57,828C
		WAS 01/10/2010 INSPECTED	2022	30,000	37,500	67,500			55,075C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas		Oil		Elec.	1	Appliance Allow.	1	Interior 1 Story	55	WCP (1 Story)	Year Built: 2000	
	Mobile Home		Insulation		Wood		Coal		Steam	1	Cook Top	1	Interior 2 Story				286	Treated Wood	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts						1	Dishwasher	1	2nd/Same Stack			Class: BC
	Duplex	0	Other Overhang		Forced Air w/ Ducts							Garbage Disposal		Two Sided			Exterior: Siding
	A-Frame				Forced Hot Water							Bath Heater		Exterior 1 Story			Brick Ven.: 0
X	Wood Frame				Electric Baseboard							Vent Fan		Exterior 2 Story			Stone Ven.: 0
					Elec. Ceil. Radiant							Unvented Hood		Prefab 1 Story			Common Wall: 1 Wall
	Building Style:				Radiant (in-floor)							Vented Hood		Prefab 2 Story			Foundation: 42 Inch
	FRACTIONAL SHR				Electric Wall Heat							Intercom		Heat Circulator			Finished?: Yes
	Yr Built				Space Heater							Jacuzzi Tub		Raised Hearth			Auto. Doors: 1
	Remodeled				Wall/Floor Furnace							Jacuzzi repl.Tub		Wood Stove			Mech. Doors: 0
	2000				Forced Heat & Cool							Oven		Direct-Vented Ga			Area: 322
	Condition:				Heat Pump							Microwave					% Good: 0
	Average				No Heating/Cooling							Standard Range					Storage Area: 0
												Self Clean Range					No Conc. Floor: 0
	Room List											Sauna					Bsmnt Garage:
	Basement											Trash Compactor					Carport Area:
	1st Floor											Central Vacuum					Roof:
	2nd Floor											Security System					
	3 Bedrooms																
	(1) Exterior																
X	Wood/Shingle																
	Aluminum/Vinyl																
	Brick																
	Insulation																
	(2) Windows																
X	Many																
	Avg.	X															
	Few																
	Large																
	Avg.																
	Small																
	Wood Sash																
	Metal Sash																
	Vinyl Sash																
	Double Hung																
	Horiz. Slide																
	Casement																
	Double Glass																
	Patio Doors																
	Storms & Screens																
	(3) Roof																
X	Gable																
	Hip																
	Flat																
	Gambrel																
	Mansard																
	Shed																
X	Asphalt Shingle																
	Chimney: Brick																

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



UNIT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PICKFORD JOHN T & TAMA	ACKROYD KEVIN & CHRISTIE	131,000	10/01/2013	WD	03-ARM'S LENGTH	1180P77	PROPERTY TRANSFER	100.0
BESIO GREGORY J & SUZANNE	PICKFORD JOHN T & TAMA	170,000	02/10/2003	WD	03-ARM'S LENGTH	707:812	OTHER	100.0
BLACK	BESIO	150,500	04/09/2001	WD	03-ARM'S LENGTH	576:511	PROPERTY TRANSFER	0.0
CLASSIC COUNTRY INN	BLACK	88,900	04/22/1999	WD	03-ARM'S LENGTH	509:829	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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3 BEALS HOUSE F	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15,17
ACKROYD KEVIN & CHRISTIE 9000 STONEY CREEK DR SOUTH LYON MI 48178	2025 Est TCV 226,402 TCV/TFA: 211.99

X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE
------------	--------	---

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		H410 BEALS BEALS HOUSE			1	Units	160000.00000	100		160,0
		0.00 Total Acres Total Est. Land Value =								160,000

Tax Description	X	Level
L509 P829/99 L576 P511/01 L707 P812/03 UNIT 3F BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMEND REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	Rolling

Comments/Influences	X	High
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007	X	High

Topography of Site	X	Landscaped
	X	Landscaped

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	33,200	113,200			62,601C
2024	75,000	33,900	108,900			60,719C
2023	32,500	41,500	74,000			57,828C
2022	30,000	37,500	67,500			55,075C

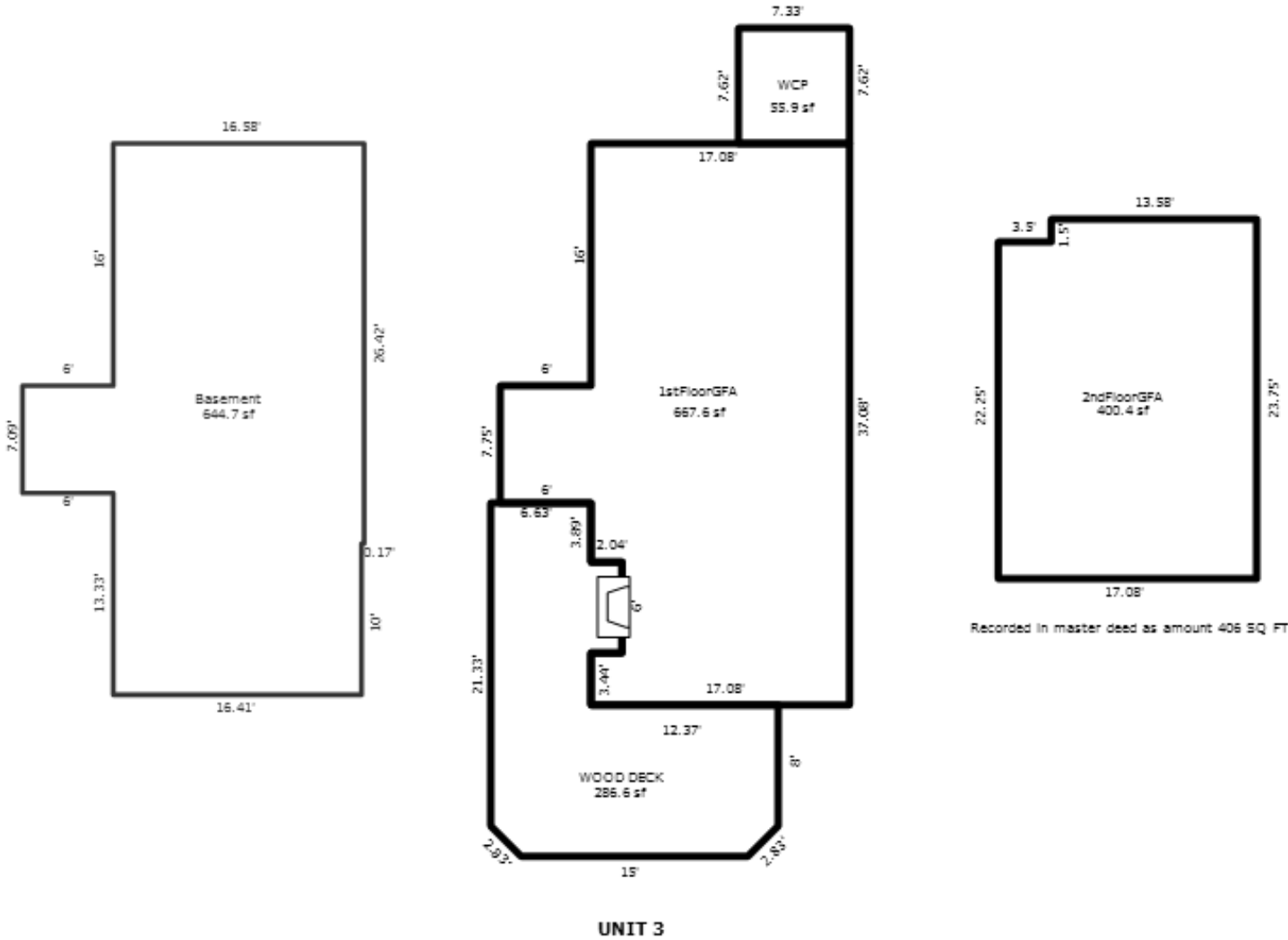


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area 55 WCP (1 Story) 286 Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402	E.C.F. X 2.000			Bsmnt Garage: Carport Area: Roof:
Building Style: FRACTIONAL SHR		Trim & Decoration		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2000	Remodeled 2004	Size of Closets		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
Room List		Doors		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		Kitchen: Other: Other:		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
X		Wood/Shingle Aluminum/Vinyl Brick		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
Insulation		(6) Ceilings		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
(2) Windows		Basement: 667 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
(3) Roof		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
X		644 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
X		Gable Hip Flat		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
X		Gambrel Mansard Shed		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
X		Asphalt Shingle		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:	
Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		X			Central Air Wood Furnace		Class: BC Effec. Age: 6 Floor Area: 1,068 Total Base New : 294,303 Total Depr Cost: 33,201 Estimated T.C.V: 66,402		E.C.F. X 2.000		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.
LEVIEW LLC	MCCAUSLAND & LOMAKO	0	05/25/2018	QC	09-FAMILY	1334P637	OTHER	0.0
MCCAUSLAND & LOMAKO	LOMAKO NICHOLAS P & KATHL	1	01/31/2018	QC	09-FAMILY	1321P393	PROPERTY TRANSFER	0.0
MCCAUSLAND & LOMAKO	LEVIEW LLC	1	07/24/2000	QC	09-FAMILY	550P437	DEED	0.0
CLASSIC COUNTRY INN	MCCAUSLAND & LOMAKO	88,900	04/16/1999	WD	03-ARM'S LENGTH	509:233	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
3 BEALS HOUSE G	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LAMOKO NICHOLAS P & KATHLEEN 20154 EDGEWOOD AVE LIVONIA MI 48152	MAP #: 15,17					
	2025 Est TCV 226,402 TCV/TFA: 211.99					

X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE			1	Units	160000.00000	100		160,0
			0.00	Total Acres	Total Est. Land Value =			160,000

Tax Description	X	Level
L509 P233 L550 P437/00 UNIT 3G BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	Rolling
Comments/Influences	X	Low
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS	X	High
ASSOCIATION FEES: \$175 PER MONTH 2007	X	Landsaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	80,000	33,200	113,200			62,601C
X Rolling	2024	75,000	33,900	108,900			60,719C
X Low	2023	32,500	41,500	74,000			57,828C
X High	2022	30,000	37,500	67,500			55,075C
Landsaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

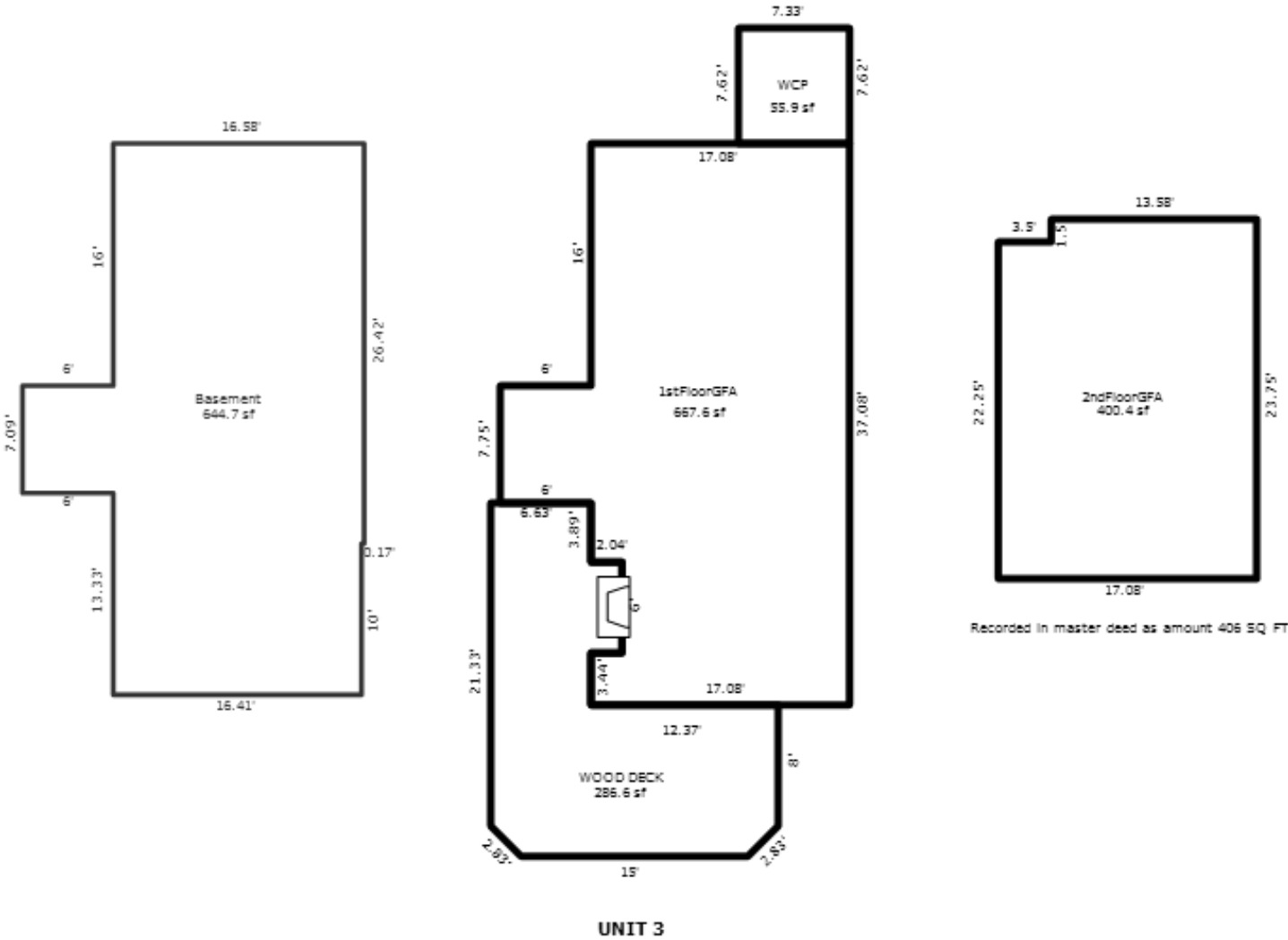


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000	
	Mobile Home		Insulation		Wood										Coal	Steam	1	Interior 2 Story	55 WCP (1 Story) 286 Treated Wood	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack			Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		1	Two Sided			Exterior: Siding
	A-Frame				Forced Hot Water				Bath Heater			Exterior 1 Story			Brick Ven.: 0
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan			Exterior 2 Story			Stone Ven.: 0
			Drywall		Elec. Ceil. Radiant				Hot Tub			Prefab 1 Story			Common Wall: 1 Wall
			Paneled		Radiant (in-floor)				Unvented Hood			Prefab 2 Story			Foundation: 42 Inch
	Building Style: FRACTIONAL SHR		Plaster		Electric Wall Heat				Vented Hood			Heat Circulator			Finished?: Yes
			Wood T&G		Space Heater				Intercom			Raised Hearth			Auto. Doors: 1
	Yr Built	Remodeled	Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub			Wood Stove			Mech. Doors: 0
	2000	2004	Ex X Ord		Forced Heat & Cool				Jacuzzi repl.Tub			Direct-Vented Ga			Area: 322
	Condition: Average		Min		Heat Pump				Oven			Class: BC			% Good: 0
			Size of Closets		No Heating/Cooling				Microwave			Effec. Age: 6			Storage Area: 0
			Lg X Ord		X Central Air				Standard Range			Floor Area: 1,068			No Conc. Floor: 0
	Room List		Small		Wood Furnace				Self Clean Range			Total Base New : 294,303		E.C.F.	
			Doors		(12) Electric				Sauna			Total Depr Cost: 33,201		X 2.000	Bsmnt Garage:
			Solid X H.C.		0 Amps Service				Trash Compactor			Estimated T.C.V: 66,402			Carpport Area:
			(5) Floors		No./Qual. of Fixtures				Central Vacuum						Roof:
			Kitchen:		Ex. X Ord. Min				Security System						
			Other:		No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC						Blt 2000
			Other:		Many X Ave. Few				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
	(1) Exterior		(6) Ceilings		(13) Plumbing				(11) Heating System: Forced Heat & Cool, Air Conditioning						
X	Wood/Shingle				1 Average Fixture(s)				Ground Area = 667 SF Floor Area = 1068 SF.						
	Aluminum/Vinyl				2 3 Fixture Bath				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28						
	Brick				1 2 Fixture Bath				Building Areas						
	Insulation				Softener, Auto				Stories Exterior Foundation Size Cost New Depr. Cost						
	(2) Windows		(7) Excavation		Softener, Manual				1.5 Story Siding Basement 667						
			Basement: 667 S.F.		Solar Water Heat				1 Story Siding Overhang 67						
			Crawl: 0 S.F.		No Plumbing				Total: 189,061 21,328						
			Slab: 0 S.F.		Extra Toilet				Other Additions/Adjustments						
			Height to Joists: 0.0		Extra Sink				Recreation Room 644 17,723 1,999						
					Separate Shower				Basement, Outside Entrance, Below Grade 1 3,619 408						
	(3) Roof		(8) Basement		Ceramic Tile Floor				Plumbing						
			Conc. Block		1 Ceramic Tile Floor				Average Fixture(s) 1 2,188 247						
			Poured Conc.		1 Ceramic Tile Wains				3 Fixture Bath 1 6,880 776						
			Stone		1 Ceramic Tile Wains				2 Fixture Bath 1 4,610 520						
			Treated Wood		Ceramic Tub Alcove				Ceramic Tile Floor 1 1,354 153						
			Concrete Floor		Vent Fan				Ceramic Tile Wains 1 2,745 310						
			(9) Basement Finish		(14) Water/Sewer				Porches						
			644 Recreation SF		1 Public Water				WCP (1 Story) 55 4,159 469						
			Living SF		1 Public Sewer				Deck						
			1 Walkout Doors (B)		1 Public Sewer				Treated Wood 286 5,591 631						
			No Floor SF		Water Well				Garages						
			Walkout Doors (A)		1000 Gal Septic				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
	(10) Floor Support				2000 Gal Septic				Base Cost 322 25,576 2,885						
			Joists:		Lump Sum Items:				Common Wall: 1 Wall 1 -3,139 -354						
			Unsupported Len:						Door Opener 1 688 78						
			Cntr.Sup:						Water/Sewer						
									Public Water 1 1,927 217						
									<<<<< 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.
KAGEY DONALD L & JULIANNE	KAGEY FAMILY TRUST	0	02/12/2020	QC	09-FAMILY	2020000978	PROPERTY TRANSFER	0.0
MITCHELL ROBERT M & DIANA	KAGEY DONALD L & JULIANNE	127,500	09/21/2018	WD	03-ARM'S LENGTH	1341P528	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	MITCHELL	88,900	09/12/1998	WD	03-ARM'S LENGTH	489:559	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
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3 BEALS HOUSE H	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 15,17					
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KAGEY FAMILY TRUST 4026 SHOALS DR OKEMOS MI 48864	2025 Est TCV 226,402 TCV/TFA: 211.99					
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X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE			
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Public Improvements		* Factors *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	H410 BEALS BEALS HOUSE		1	Units	160000.00000 100	160,0
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		0.00	Total Acres		Total Est. Land Value =	160,000
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Tax Description	X	Dirt Road				
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L489 P559/98 UNIT 3H BEALS HOUSE CONDOMINIUM REC IN L485 P069-139/AMENDED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X	Gravel Road				
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Comments/Influences	X	Paved Road				
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ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS	X	Storm Sewer				
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ASSOCIATION FEES: \$175 PER MONTH 2007	X	Sidewalk				
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	X	Water				
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	X	Sewer				
--	---	-------	--	--	--	--

	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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	X	Rolling				
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	X	Low				
--	---	-----	--	--	--	--

		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				
--	--	------------	--	--	--	--

		Ravine				
--	--	--------	--	--	--	--



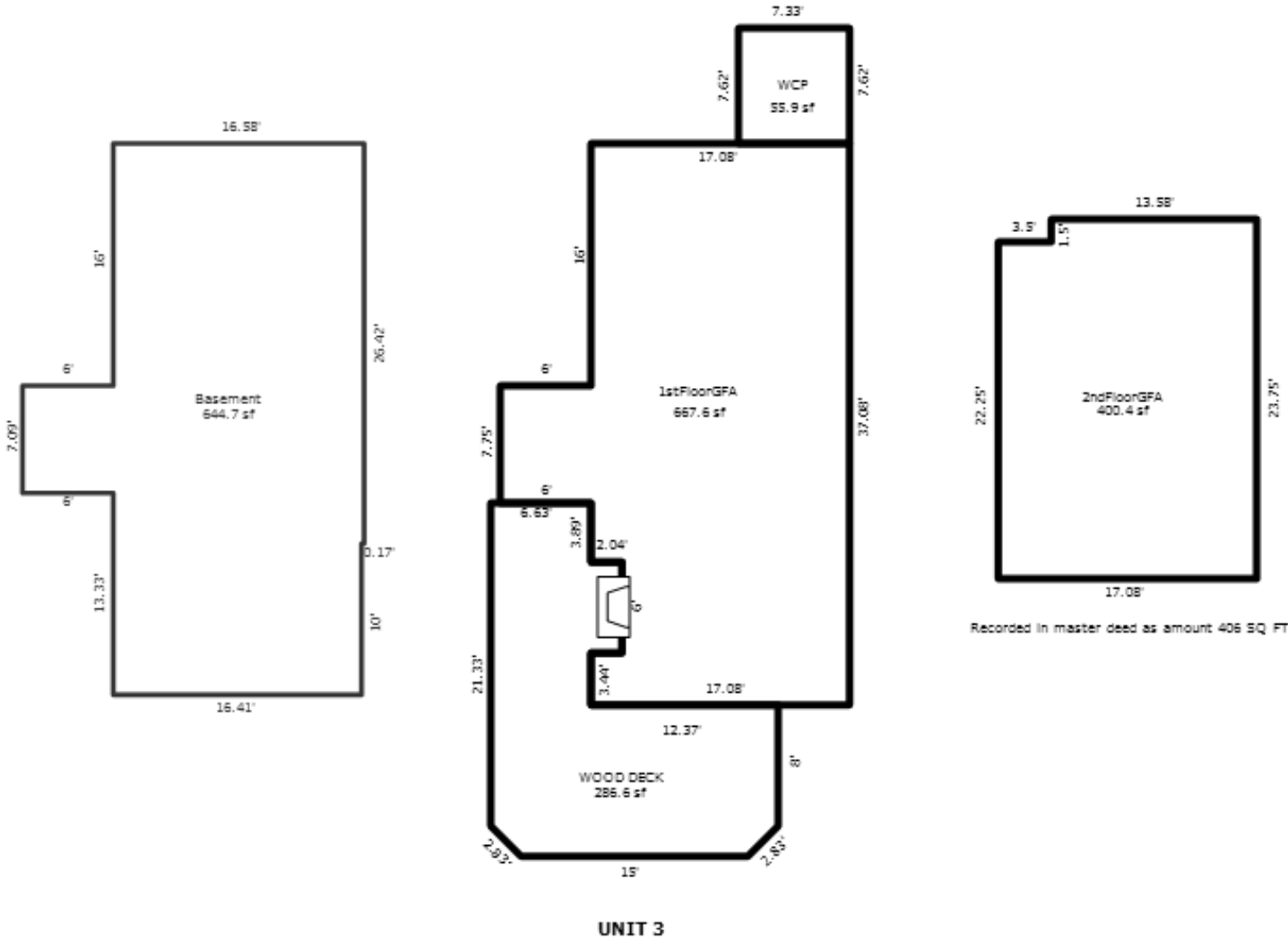
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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	80,000	33,200	113,200			62,601C
		TPC 09/11/2024 INSPECTED	2024	75,000	33,900	108,900			60,719C
		TPC 08/14/2023 INSPECTED	2023	32,500	41,500	74,000			57,828C
		TPC 04/06/2015 INSPECTED	2022	30,000	37,500	67,500			55,075C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family	0	Eavestrough	X	Gas		Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000																																																																																																												
	Mobile Home		Insulation		Wood											Coal	Steam	Cook Top	1	Interior 2 Story	55 WCP (1 Story) 286 Treated Wood	Car Capacity: 1																																																																																																					
	Town Home	0	Front Overhang		Forced Air w/o Ducts					1	2nd/Same Stack			Class: BC																																																																																																													
	Duplex	0	Other Overhang		Forced Air w/ Ducts						Two Sided			Exterior: Siding																																																																																																													
	A-Frame				Forced Hot Water						Exterior 1 Story			Brick Ven.: 0																																																																																																													
X	Wood Frame	(4) Interior			Electric Baseboard						Exterior 2 Story			Stone Ven.: 0																																																																																																													
					Elec. Ceil. Radiant						Prefab 1 Story			Common Wall: 1 Wall																																																																																																													
	Building Style:				Radiant (in-floor)						Prefab 2 Story			Foundation: 42 Inch																																																																																																													
	FRACTIONAL SHR				Electric Wall Heat						Heat Circulator			Finished?: Yes																																																																																																													
	Yr Built				Space Heater						Raised Hearth			Auto. Doors: 1																																																																																																													
	Remodeled				Wall/Floor Furnace						Wood Stove			Mech. Doors: 0																																																																																																													
	2000				Forced Heat & Cool						Direct-Vented Ga			Area: 322																																																																																																													
	Condition: Average				Heat Pump									% Good: 0																																																																																																													
					No Heating/Cooling									Storage Area: 0																																																																																																													
	Room List				X Central Air									No Conc. Floor: 0																																																																																																													
	Basement				Wood Furnace									Bsmnt Garage:																																																																																																													
	1st Floor				(12) Electric									Carport Area:																																																																																																													
	2nd Floor				0 Amps Service									Roof:																																																																																																													
	3 Bedrooms				No./Qual. of Fixtures																																																																																																																						
	(1) Exterior				Ex. X Ord. Min																																																																																																																						
X	Wood/Shingle				No. of Elec. Outlets																																																																																																																						
	Aluminum/Vinyl				Many X Ave. Few																																																																																																																						
	Brick				(13) Plumbing																																																																																																																						
	Insulation				1 Average Fixture(s)																																																																																																																						
	(2) Windows				2 3 Fixture Bath																																																																																																																						
	Many				1 2 Fixture Bath																																																																																																																						
	Avg. X Avg.				Softener, Auto																																																																																																																						
	Few				Softener, Manual																																																																																																																						
	Large				Solar Water Heat																																																																																																																						
	X Avg. X Avg.				No Plumbing																																																																																																																						
	Few				Extra Toilet																																																																																																																						
	Small				Extra Sink																																																																																																																						
	Wood Sash				Separate Shower																																																																																																																						
	Metal Sash				1 Ceramic Tile Floor																																																																																																																						
	Vinyl Sash				1 Ceramic Tile Wains																																																																																																																						
	Double Hung				Ceramic Tub Alcove																																																																																																																						
	Horiz. Slide				Vent Fan																																																																																																																						
	Casement				(14) Water/Sewer																																																																																																																						
	Double Glass				1 Public Water																																																																																																																						
	Patio Doors				1 Public Sewer																																																																																																																						
	Storms & Screens				Water Well																																																																																																																						
	(3) Roof				1000 Gal Septic																																																																																																																						
	644				2000 Gal Septic																																																																																																																						
	Recreation SF				Lump Sum Items:																																																																																																																						
	Living SF																																																																																																																										
	1 Walkout Doors (B)																																																																																																																										
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	Walkout Doors (A)																																																																																																																										
	(10) Floor Support																																																																																																																										
	Joists:																																																																																																																										
	Unsupported Len:																																																																																																																										
	Chimney: Brick																																																																																																																										
	Cntr.Sup:																																																																																																																										
<p>Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2000</p> <p>Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle</p> <p>(11) Heating System: Forced Heat & Cool, Air Conditioning</p> <p>Ground Area = 667 SF Floor Area = 1068 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>667</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>67</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>189,061</td> <td>21,328</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>644</td> <td>17,723</td> <td>1,999</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>3,619</td> <td>408</td> </tr> <tr> <td colspan="4">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,188</td> <td>247</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>6,880</td> <td>776</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>4,610</td> <td>520</td> </tr> <tr> <td>Ceramic Tile Floor</td> <td>1</td> <td>1,354</td> <td>153</td> </tr> <tr> <td>Ceramic Tile Wains</td> <td>1</td> <td>2,745</td> <td>310</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>55</td> <td>4,159</td> <td>469</td> </tr> <tr> <td colspan="4">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>286</td> <td>5,591</td> <td>631</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>322</td> <td>25,576</td> <td>2,885</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,139</td> <td>-354</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>688</td> <td>78</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,927</td> <td>217</td> </tr> </tbody> </table> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	667				1 Story	Siding	Overhang	67				Total:					189,061	21,328	Item	Size	Cost New	Depr. Cost	Recreation Room	644	17,723	1,999	Basement, Outside Entrance, Below Grade	1	3,619	408	Plumbing				Average Fixture(s)	1	2,188	247	3 Fixture Bath	1	6,880	776	2 Fixture Bath	1	4,610	520	Ceramic Tile Floor	1	1,354	153	Ceramic Tile Wains	1	2,745	310	Porches				WCP (1 Story)	55	4,159	469	Deck				Treated Wood	286	5,591	631	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	322	25,576	2,885	Common Wall: 1 Wall	1	-3,139	-354	Door Opener	1	688	78	Water/Sewer				Public Water	1	1,927	217
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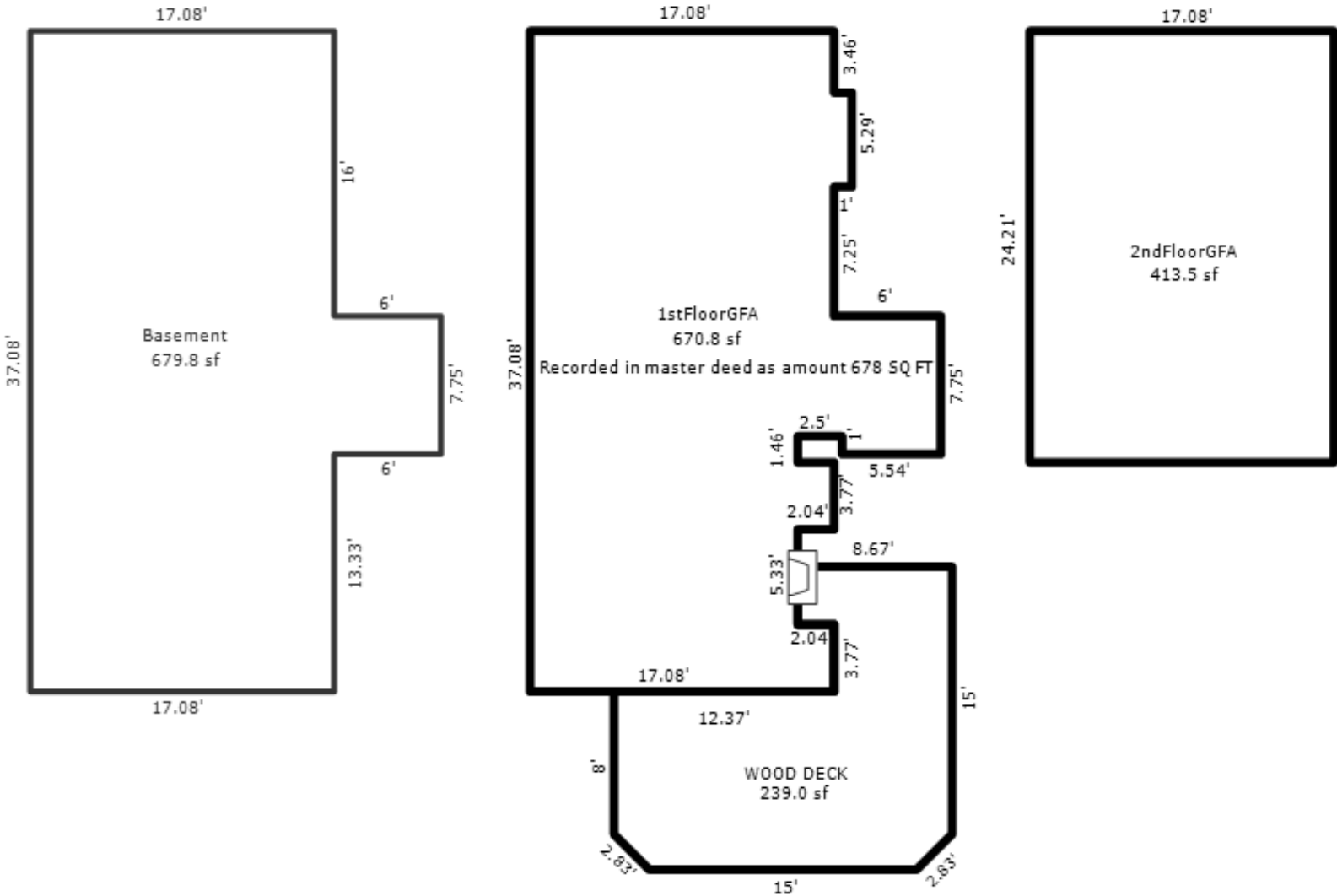
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
RASMUSSEN GREGG D & CONNI	HAVENS MARGARET A	135,000	05/08/2018	WD	03-ARM'S LENGTH	1330P738	PROPERTY TRANSFER	100.0	
BESIO GREGORY J & SUSAN K	RASMUSSEN GREGG D & CONNI	194,900	10/24/2005	WD	03-ARM'S LENGTH	877:683	OTHER	100.0	
CLASSIC COUNTRY INNS LLC	BESIO GREGORY J & SUSAN K	351,310	05/13/2003	WD	03-ARM'S LENGTH	741:417	OTHER	100.0	
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status	
4 BEALS HOUSE A		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 15,17		2025 Est TCV 225,520 TCV/TFA: 206.71	
Owner's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
HAVENS MARGARET A 401 SCARLET OAK DR FINDLAY OH 45840		Public Improvements		* Factors *					
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L741 P417/03 L877 P683/05 UNIT 4A BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Gravel Road		H410 BEALS BEALS HOUSE		1 Units		160000.00000 100	160,0
Comments/Influences		Paved Road		0.00 Total Acres		Total Est. Land Value =		160,000	
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		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	80,000	32,800	112,800	68,788C
		TPC 04/06/2015	INSPECTED		2024	75,000	33,400	108,400	66,720C
		WAS 01/10/2010	INSPECTED		2023	32,500	48,300	80,800	63,543C
		WAS 11/19/2007	INSPECTED		2022	30,000	43,600	73,600	60,518C



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UNIT 4

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
WALLINGTON TIMOTHY & OGIL	WALLINGTON TIMOTHY & OGIL	0	03/31/2022	QC	09-FAMILY	2022002657	PROPERTY TRANSFER	0.0	
ROEHLING JOHN D & CILIBER	WALLINGTON TIMOTHY & OGIL	140,000	12/02/2015	WD	03-ARM'S LENGTH	1247P442	PROPERTY TRANSFER	100.0	
BESIO GREGORY J & SUSAN K	ROEHLING JOHN D & CILIBER	155,000	08/12/2008	WD	03-ARM'S LENGTH	985/327	DEED	100.0	
CLASSIC COUNTRY INNS LLC	BESIO GREGORY J & SUSAN K	0	05/13/2003	WD	03-ARM'S LENGTH	741:417	OTHER	100.0	
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status	
4 BEALS HOUSE B		School: GLEN LAKE COMMUNITY SCH DIST							
Owner's Name/Address		P.R.E. 0%							
WALLINGTON TIMOTHY & OGILVIE ALISON 306 MONTGOMERY AVE ANN ARBOR MI 48103		MAP #: 15,17		2025 Est TCV 225,520 TCV/TFA: 206.71					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
L741 P417/03 UNIT 4B BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Gravel Road		H410 BEALS BEALS HOUSE	1	Units	160000.00000	100	160,0
		Paved Road		0.00 Total Acres Total Est. Land Value = 160,000					
		Storm Sewer							
		Sidewalk							
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		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	80,000	32,800	112,800	68,788C
		TPC 04/06/2015 INSPECTED			2024	75,000	33,400	108,400	66,720C
		WAS 01/10/2010 INSPECTED			2023	32,500	48,300	80,800	63,543C
		WAS 11/19/2007 INSPECTED			2022	30,000	43,600	73,600	60,518C

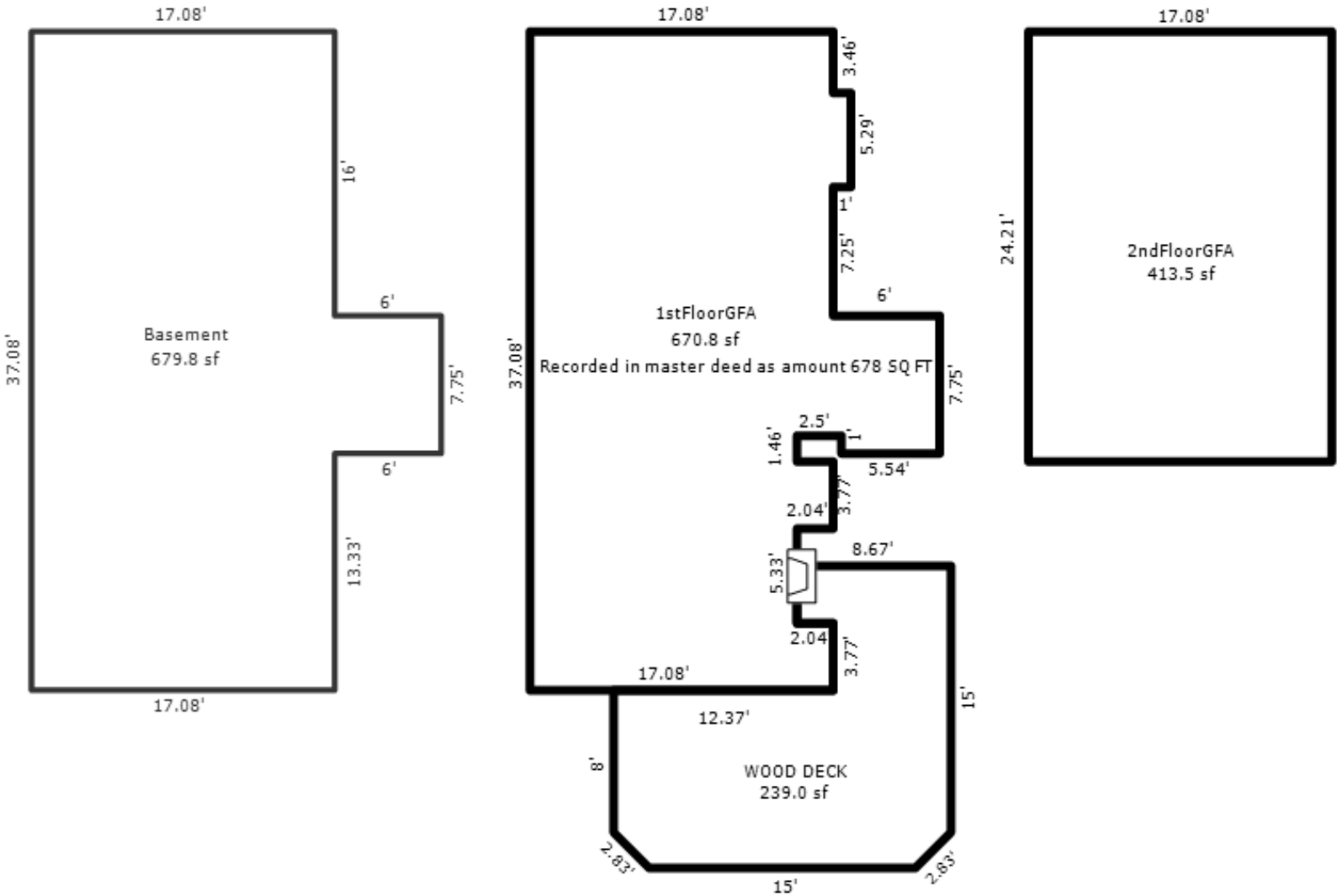


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 45 239	Type WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 6 Floor Area: 1,091 Total Base New : 290,400 Total Depr Cost: 32,760 Estimated T.C.V: 65,520		E.C.F. X 2.000	Bsmnt Garage: Carport Area: Roof:																												
Building Style: FRACTIONAL SHR		Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 678 SF Floor Area = 1091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>678</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>74</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>192,336</td> <td>21,696</td> </tr> </tbody> </table>	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	678			1 Story	Siding	Overhang	74			Total:				192,336	21,696
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(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Other Additions/Adjustments Recreation Room 679 18,686 2,108 Basement, Outside Entrance, Below Grade 1 3,619 408 Plumbing Average Fixture(s) 1 2,188 247 3 Fixture Bath 1 6,880 776 2 Fixture Bath 1 4,610 520 Ceramic Tile Floor 1 1,354 153 Ceramic Tile Wains 1 2,745 310 Porches WCP (1 Story) 45 3,596 406 Deck Treated Wood 239 4,978 562 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 25,576 2,885 Common Wall: 1 Wall 1 -3,139 -354 Door Opener 1 688 78 Water/Sewer Public Water 1 1,927 217																												
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 678 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone 1 Treated Wood 1 Concrete Floor			(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(16) Porches/Decks WCP (1 Story) 45 3,596 406 Deck Treated Wood 239 4,978 562 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 25,576 2,885 Common Wall: 1 Wall 1 -3,139 -354 Door Opener 1 688 78 Water/Sewer Public Water 1 1,927 217		(17) Garage Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:																										
X (2) Windows Many Avg. X Large Avg. Small		(3) Roof 679 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam		(15) Built-ins 1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		(15) Fireplaces 1 Interior 1 Story 1 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		(16) Porches/Decks Area Type 45 WCP (1 Story) 239 Treated Wood		(17) Garage Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:																								
X Gable Hip Flat Gambrel Mansard Shed		(3) Roof 679 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam		(15) Built-ins 1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		(15) Fireplaces 1 Interior 1 Story 1 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		(16) Porches/Decks Area Type 45 WCP (1 Story) 239 Treated Wood		(17) Garage Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:																								
X Asphalt Shingle		(3) Roof 679 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam		(15) Built-ins 1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		(15) Fireplaces 1 Interior 1 Story 1 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		(16) Porches/Decks Area Type 45 WCP (1 Story) 239 Treated Wood		(17) Garage Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:																								
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UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BESIO GREGORY J & SUSAN K	WILLIS FRANK D & ROBERTA	175,000	09/21/2007	WD	03-ARM'S LENGTH	954:769	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	BESIO GREGORY J & SUSAN K	175,655	08/13/2004	WD	03-ARM'S LENGTH	820:473	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 BEALS HOUSE C	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WILLIS FRANK D & ROBERTA KELLY 35540 RIVERVIEW DR PAW PAW MI 49079	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L820 P473/04 UNIT 4C BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			H410 BEALS BEALS HOUSE	1 Units	160000.00000	100				160,0
			0.00 Total Acres		Total Est. Land Value =					160,000

Comments/Influences

ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS

ASSOCIATION FEES: \$175 PER MONTH 2007

Topography of Site

Level

X Rolling

X Low

X High

Landscaped

Swamp

Wooded

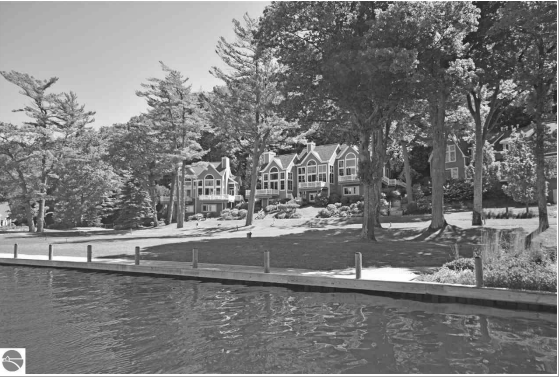
Pond

Waterfront

Ravine

Wetland

Flood Plain



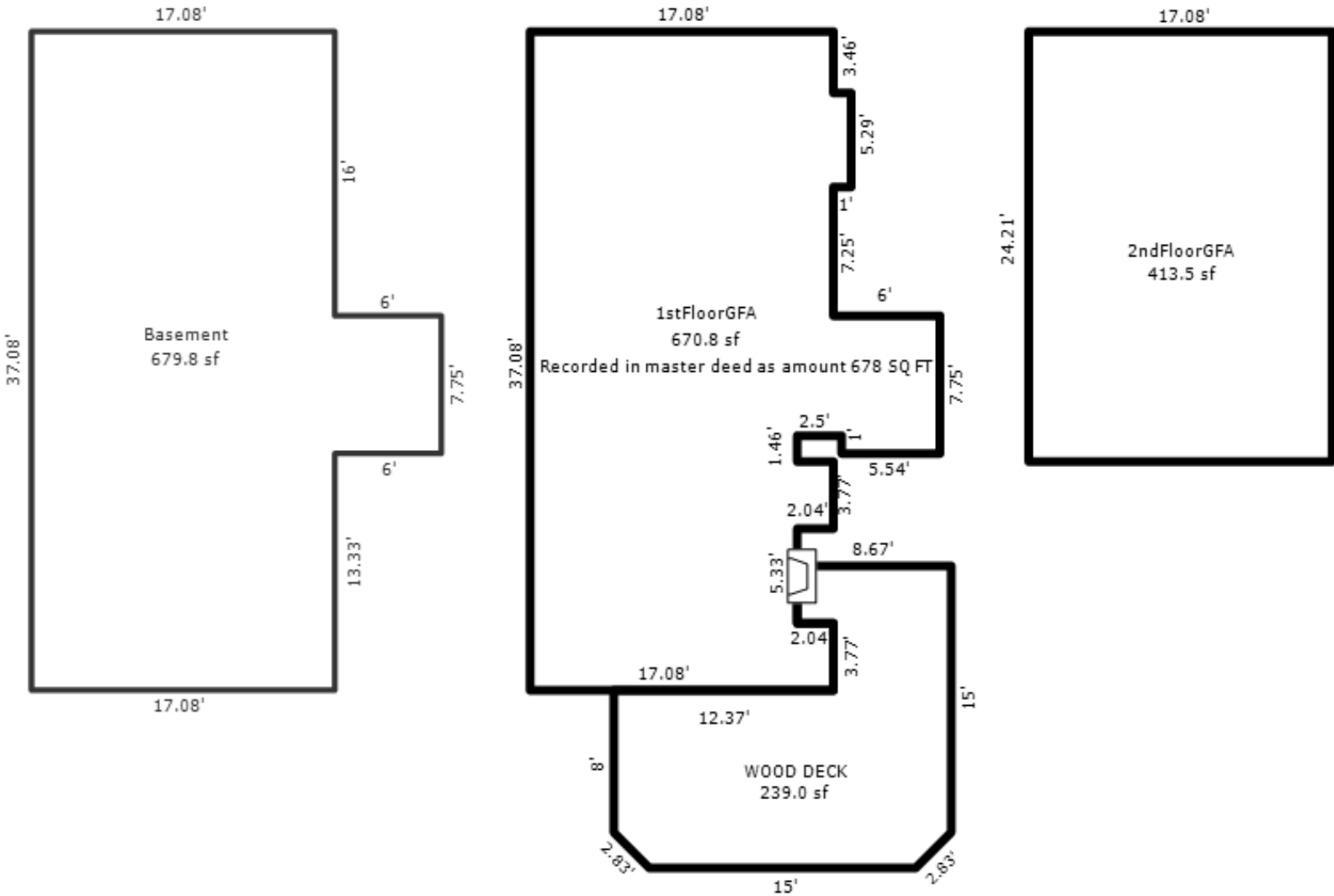
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	80,000	32,800	112,800			68,788C
TPC	04/06/2015	INSPECTED	2024	75,000	33,400	108,400			66,720C
WAS	01/10/2010	INSPECTED	2023	32,500	48,300	80,800			63,543C
WAS	11/19/2007	INSPECTED	2022	30,000	43,600	73,600			60,518C

*** 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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		45	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story	WCP (1 Story)	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		239	Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	0				Heat Pump				Oven		Class: BC			% Good: 0	
	Condition: Average				No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0	
									Standard Range		Floor Area: 1,091			No Conc. Floor: 0	
									Self Clean Range		Total Base New : 290,400			Bsmnt Garage:	
	Room List								Sauna		Total Depr Cost: 32,760			Roof:	
	Basement								Trash Compactor		Estimated T.C.V: 65,520				
	1st Floor								Central Vacuum		E.C.F.				
	2nd Floor								Security System		X 2.000				
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.														
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLASSIC COUNTRY INNS LLC	LALONDE STEPHEN & SUZANNE	184,000	09/30/2003	WD	03-ARM'S LENGTH	769:1	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 BEALS HOUSE D	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 15,17					
LALONDE STEPHEN & SUZANNE 74 VINEYARD RIDGE DR TRAVERSE CITY MI 49686	2025 Est TCV 225,520 TCV/TFA: 206.71					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L769 P1/03 UNIT 4D BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X			H410 BEALS BEALS HOUSE				1 Units160000.00000 100	160,0
					0.00 Total Acres			Total Est. Land Value =	160,000

Comments/Influences

ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS

ASSOCIATION FEES: \$175 PER MONTH 2007

- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.



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

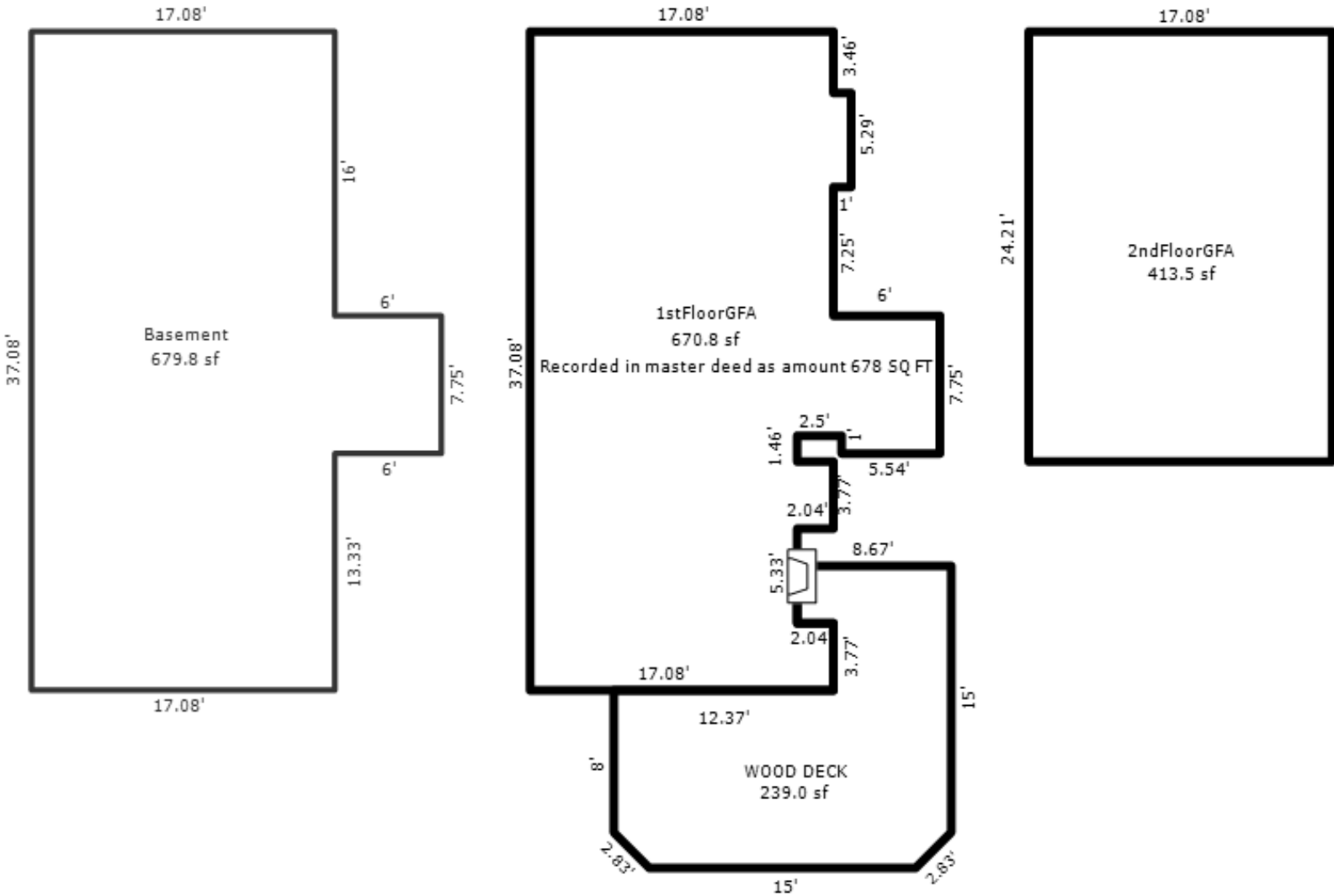
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	32,800	112,800			68,788C
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		45	WCP (1 Story)	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story		Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		239	Treated Wood	Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided				Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator				Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth				Auto. Doors: 1	
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors: 0	
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area: 322	
	2002	0			Heat Pump				Oven		Class: BC				% Good: 0	
	Condition:				No Heating/Cooling				Microwave		Effec. Age: 6				Storage Area: 0	
	Average								Standard Range		Floor Area: 1,091				No Conc. Floor: 0	
	Room List								Self Clean Range		Total Base New : 290,400				Bsmnt Garage:	
	Basement								Sauna		Total Depr Cost: 32,760				Carport Area:	
	1st Floor								Trash Compactor		Estimated T.C.V: 65,520				Roof:	
	2nd Floor								Central Vacuum							
	3 Bedrooms								Security System							
	(1) Exterior															
X	Wood/Shingle		(5) Floors													
	Aluminum/Vinyl		Kitchen:													
	Brick		Other:													
	Insulation		Other:													
	(2) Windows															
X	Many		(6) Ceilings													
	Avg.															
	Few															
	Large															
	Avg.															
	Small															
	Wood Sash															
	Metal Sash															
	Vinyl Sash															
	Double Hung															
	Horiz. Slide															
	Casement															
	Double Glass															
	Patio Doors															
	Storms & Screens															
	(3) Roof															
X	Gable															
	Hip															
	Flat															
	Gambrel															
	Mansard															
	Shed															
X	Asphalt Shingle															
	Chimney: Brick															

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



UNIT 4

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

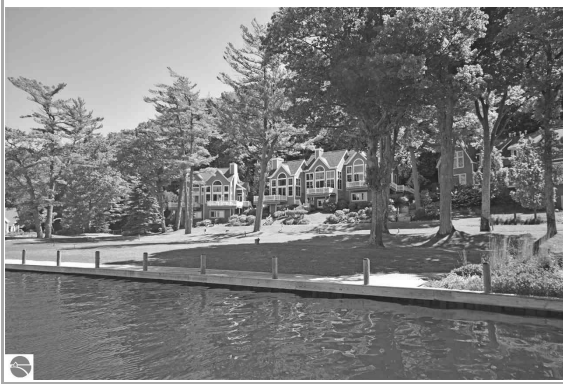
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLACKFORD BRADLEY J & MIC	BLACKFORD BRADLEY & MICHE	0	09/15/2016	QC	09-FAMILY	1273P448	PROPERTY TRANSFER	0.0
KOEPKE JAMES A & PAULA S	BLACKFORD BRADLEY J & MIC	141,000	11/20/2015	WD	03-ARM'S LENGTH	1246P255	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	KOEPKE JAMES A & PAULA S	189,900	10/03/2003	WD	03-ARM'S LENGTH	768:999	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 BEALS HOUSE E	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BLACKFORD BRADLEY & MICHELLE TRUST 1683 GLOUCESTER PLYMOUTH MI 48170	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE				
	Public Improvements		Description	Frontage	Depth	* Factors *	Value
Tax Description			H410 BEALS BEALS HOUSE			1 Units160000.00000 100	160,0
L768 P999/03 UNIT 4E BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	X			0.00	Total Acres	Total Est. Land Value =	160,000

Comments/Influences	X Sewer						
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS	X Electric						
ASSOCIATION FEES: \$175 PER MONTH 2007	X Gas						
	X 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							
	X Rolling	2025	80,000	32,800	112,800			68,788C
	X Low	2024	75,000	33,400	108,400			66,720C
	X High	2023	32,500	48,300	80,800			63,543C
	Landscaped	2022	30,000	43,600	73,600			60,518C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

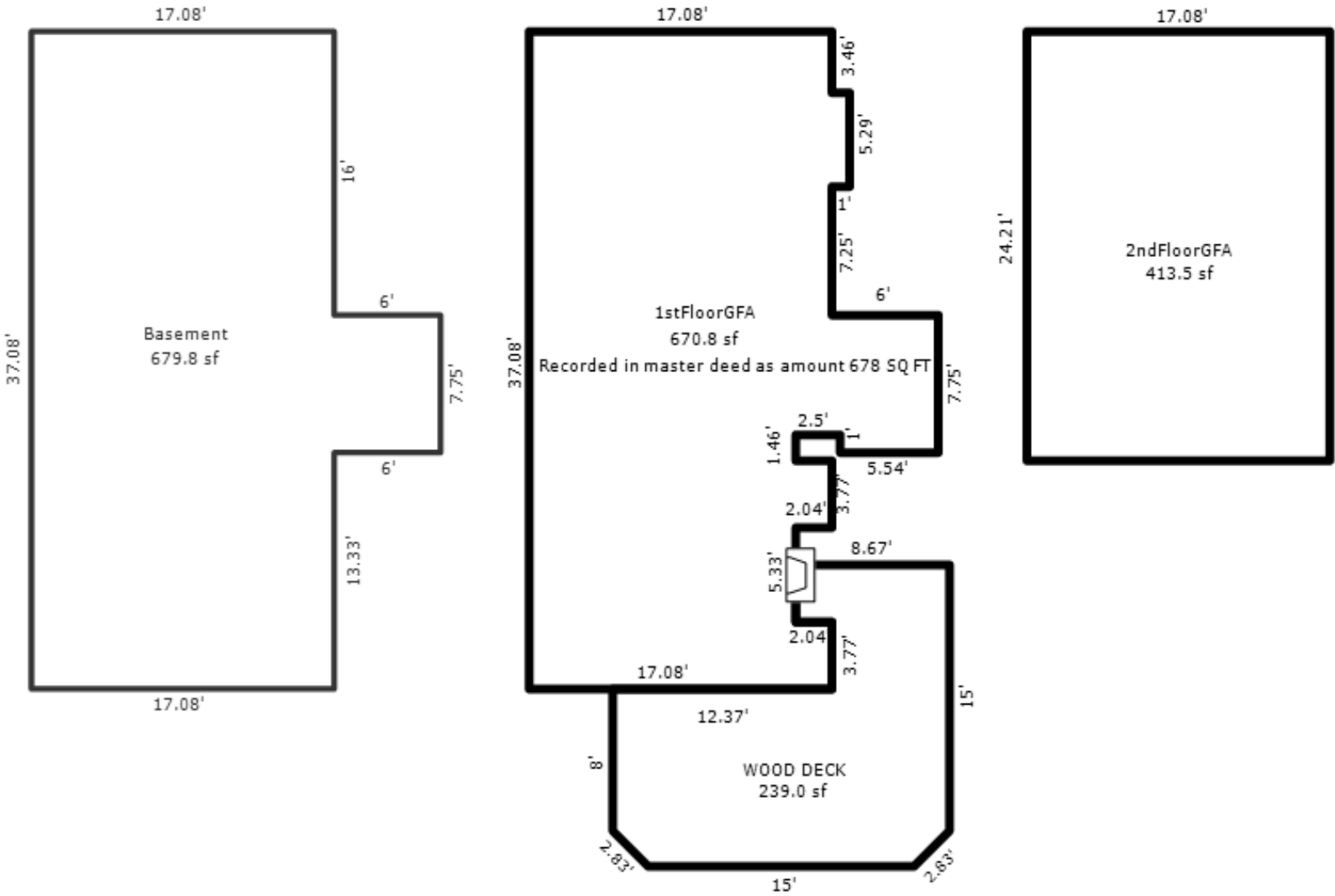


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough			X	Gas	Oil	1	Appliance Allow.	Interior 1 Story		Area Type 45 WCP (1 Story) 239 Treated Wood		Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Mobile Home	Insulation				Wood	Coal			Elec. Steam	1					Cook Top	Interior 2 Story 2nd/Same Stack
	Town Home	0	Front Overhang						Dishwasher	Two Sided						
	Duplex	0	Other Overhang			Forced Air w/o Ducts				Exterior 1 Story						
	A-Frame					Forced Air w/ Ducts				Exterior 2 Story						
X	Wood Frame	(4) Interior				Electric Baseboard				Prefab 1 Story						
		Drywall Paneled		Plaster Wood T&G		Elec. Ceil. Radiant				Prefab 2 Story						
	Building Style: FRACTIONAL SHR		Trim & Decoration				Electric Wall Heat				Heat Circulator					
	Yr Built	Remodeled	Ex	X	Ord	Min		Space Heater				Raised Hearth				
	2002	0					X	Wall/Floor Furnace				Wood Stove				
	Condition: Average		Size of Closets				Forced Heat & Cool				Direct-Vented Ga					
			Lg	X	Ord	Small		Heat Pump			Class: BC					
	Room List		Doors			Solid	X	H.C.	X	Central Air Wood Furnace			Effec. Age: 6			
	Basement		(5) Floors			(12) Electric			No./Qual. of Fixtures			Floor Area: 1,091				
	1st Floor		Kitchen:			0			Ex.			Total Base New : 290,400		E.C.F. X 2.000		
	2nd Floor		Other:			Amps Service			X			Total Depr Cost: 32,760				
	3 Bedrooms		Other:			No. of Elec. Outlets			X			Estimated T.C.V: 65,520				
	(1) Exterior		No. of Elec. Outlets			Many			X			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR CIs BC Blt 2002				
	Wood/Shingle		(6) Ceilings			Ex.			X			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				
	Aluminum/Vinyl		Kitchen:			X			Ord.			(11) Heating System: Forced Heat & Cool, Air Conditioning				
	Brick		Other:			Min			X			Ground Area = 678 SF Floor Area = 1091 SF.				
	Insulation		No. of Elec. Outlets			Many			X			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28				
	(2) Windows		(7) Excavation			X			Ave.			Building Areas				
	Many Avg. Large		Basement: 678 S.F.			1			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost				
	Avg. Avg. Small		Crawl: 0 S.F.			2			3 Fixture Bath			1.5 Story Siding Basement 678				
	Few		Slab: 0 S.F.			1			2 Fixture Bath			1 Story Siding Overhang 74				
	Wood Sash		Height to Joists: 0.0			1			Softener, Auto			Total: 192,336 21,696				
	Metal Sash		(8) Basement			1			Softener, Manual			Other Additions/Adjustments				
	Vinyl Sash		Conc. Block			1			Solar Water Heat			Recreation Room 679 18,686 2,108				
	Double Hung		Poured Conc.			1			No Plumbing			Basement, Outside Entrance, Below Grade 1 3,619 408				
	Horiz. Slide		Stone			1			Extra Toilet			Plumbing				
	Casement		Treated Wood			1			Extra Sink			Average Fixture(s)				
	Double Glass		Concrete Floor			1			Separate Shower			3 Fixture Bath 1 6,880 776				
	Patio Doors		(9) Basement Finish			1			Ceramic Tile Floor			2 Fixture Bath 1 4,610 520				
	Storms & Screens		679			1			Ceramic Tile Wains			Ceramic Tile Floor 1 1,354 153				
	(3) Roof		Recreation SF			1			Ceramic Tub Alcove			Ceramic Tile Wains 1 2,745 310				
	Gable		Living SF			1			Vent Fan			Porches				
	Hip		Walkout Doors (B)			1			(14) Water/Sewer			WCP (1 Story) 45 3,596 406				
	Flat		No Floor SF			1			Public Water			Deck				
	Asphalt Shingle		Walkout Doors (A)			1			Public Sewer			Treated Wood 239 4,978 562				
	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			1			Water Well			Garages				
			679			1			1000 Gal Septic			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
			679			1			2000 Gal Septic			Base Cost 322 25,576 2,885				
			679			1			Lump Sum Items:			Common Wall: 1 Wall 1 -3,139 -354				
			679			1						Door Opener 1 688 78				
			679			1						Water/Sewer				
			679			1						Public Water 1 1,927 217				
			679			1						Public Water 1 1,927 217				

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEPP WILLIAM SCOTT JR & RE	KEPP WILLIAM S JR & REED	0	12/11/2023	WD	03-ARM'S LENGTH	2024000260	PROPERTY TRANSFER	0.0
RA PROPERTIES 1 LLC	KEPP WILLIAM SCOTT JR & RE	135,000	05/31/2018	WD	03-ARM'S LENGTH	1331P372	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	RA PROPERTIES #1 LLC	189,900	11/10/2003	WD	03-ARM'S LENGTH	775:619	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------------	--------------------	------	--------	--------

4 BEALS HOUSE F	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 15,17
KEPP WILLIAM S JR & REED HEATHER TR 4393 TURTLE CREEK DR PERRYSBURG OH 43551	2025 Est TCV 225,520 TCV/TFA: 206.71

X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE
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Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
X	Dirt Road						
X	Gravel Road						
X	Paved Road						
X	Storm Sewer						
X	Sidewalk						
X	Water						
X	Sewer						
X	Electric						
X	Gas						
X	Curb						
X	Street Lights						
X	Standard Utilities						
X	Underground Utils.						

Tax Description	Value
L775 P619/03 UNIT 4F BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	160,000

Comments/Influences	Topography of Site
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007	Level



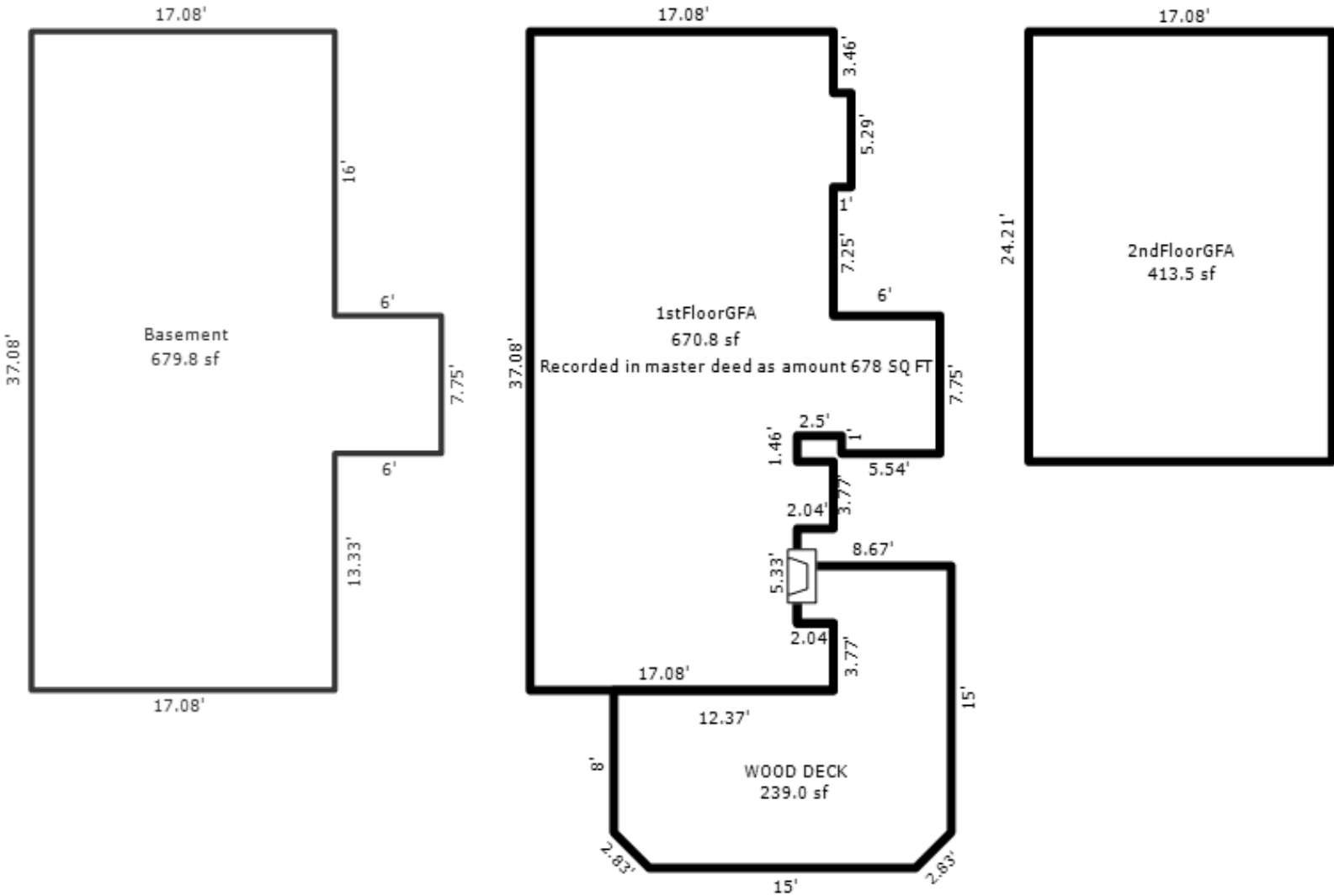
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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	32,800	112,800			68,788C
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C

*** 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		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 45 239	Type WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Wood Frame	(4) Interior	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: 6 Floor Area: 1,091 Total Base New : 290,400 Total Depr Cost: 32,760 Estimated T.C.V: 65,520						
Building Style: FRACTIONAL SHR		Trim & Decoration		X			Central Air Wood Furnace		E.C.F. X 2.000		Bsmnt Garage:		Roof:	
Yr Built 2002	Remodeled 0	Size of Closets		X			(12) Electric		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC		Blt 2002			
Condition: Average		Ex X Ord Min		X			0 Amps Service		Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle					
Room List		Lg X Ord Small		X			No./Qual. of Fixtures		(11) Heating System: Forced Heat & Cool, Air Conditioning					
Basement 1st Floor 2nd Floor 3 Bedrooms		Doors Solid X H.C.		X			No. of Elec. Outlets		Ground Area = 678 SF Floor Area = 1091 SF.					
(1) Exterior		(5) Floors		X			Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X			(13) Plumbing		Building Areas					
	Insulation	(7) Excavation		X			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 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		Basement: 678 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			(14) Water/Sewer		1.5 Story Siding Basement 678 1 Story Siding Overhang 74		Total: 192,336		21,696	
X	Many Avg. X Large Avg. Small	(8) Basement		X			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Recreation Room 679 18,686 2,108 Basement, Outside Entrance, Below Grade 1 3,619 408			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		X			Lump Sum Items:		Plumbing		Average Fixture(s) 1 2,188 247 3 Fixture Bath 1 6,880 776 2 Fixture Bath 1 4,610 520 Ceramic Tile Floor 1 1,354 153 Ceramic Tile Wains 1 2,745 310			
(3) Roof		679 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		X			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WCP (1 Story) 45 3,596 406			
X	Gable Hip Flat	(10) Floor Support		X			Lump Sum Items:		Deck		Treated Wood 239 4,978 562			
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		X					Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 25,576 2,885 Common Wall: 1 Wall 1 -3,139 -354 Door Opener 1 688 78			
Chimney: Brick				X					Water/Sewer		Public Water 1 1,927 217			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CLEMETSEN ERIC A & HELEN	CLEMETSEN ERIC A & HELEN	0	10/27/2017	WD	09-FAMILY	1322P906	OTHER	0.0		
ANDERSON JAMES L LIVING T	CLEMETSEN ERIC A & HELEN	125,000	08/17/2017	WD	03-ARM'S LENGTH	1304P668	PROPERTY TRANSFER	100.0		
PRYOR THOMAS S &	ANDERSON JAMES L LIVING T	194,900	05/31/2006	WD	03-ARM'S LENGTH	902:805	OTHER	100.0		
CLASSIC COUNTRY INNS LLC	PRYOR THOMAS S &	189,900	02/12/2004	WD	03-ARM'S LENGTH	788:863	OTHER	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
4 BEALS HOUSE G		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
CLEMETSEN ERIC A & HELEN C 200 TAYLOR LAKE RD HOLLY MI 48442		MAP #: 15,17		2025 Est TCV 225,520 TCV/TFA: 206.71						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE						
L788 P863/04 L902 P805/06 UNIT 4G BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
ORIG WAS \$185,000 ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Gravel Road		H410 BEALS BEALS HOUSE	1	Units	160000.00000	100		160,0
		Paved Road		0.00 Total Acres		Total Est. Land Value =				160,000
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	80,000	32,800	112,800	68,788C	
		TPC 04/06/2015	INSPECTED		2024	75,000	33,400	108,400	66,720C	
		WAS 01/10/2010	INSPECTED		2023	32,500	48,300	80,800	63,543C	
		WAS 11/19/2007	INSPECTED		2022	30,000	43,600	73,600	60,518C	

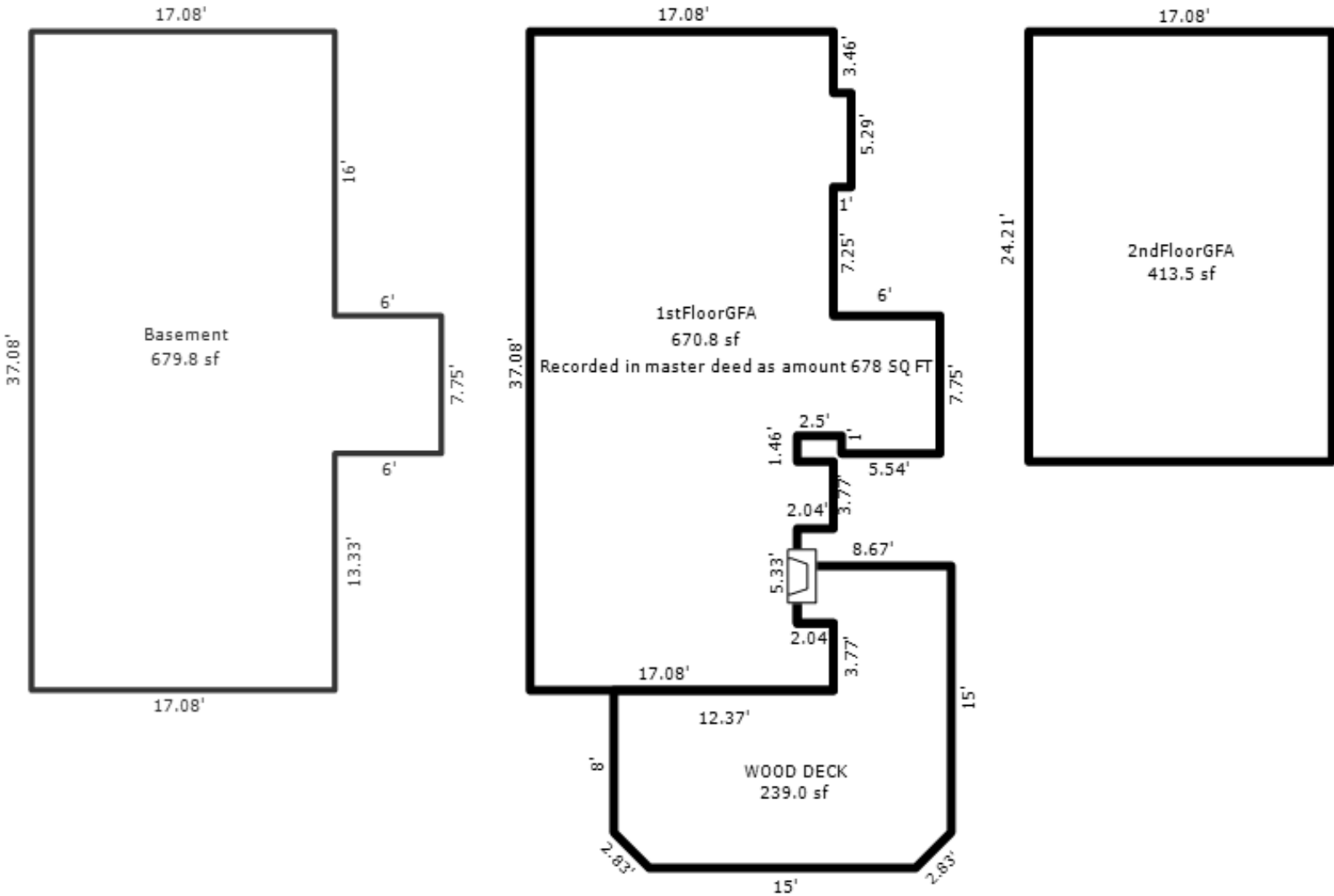


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story		Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		45	WCP (1 Story)	Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided				Treated Wood		Class: BC
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story				Exterior: Siding	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator				Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth				Auto. Doors: 1	
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove				Mech. Doors: 0	
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga				Area: 322	
	0		Ex	X	Ord		Min		Oven		Class: BC				% Good: 0	
	Condition: Average		Size of Closets		No Heating/Cooling				Microwave		Effec. Age: 6				Storage Area: 0	
			Lg	X	Ord		Small		Standard Range		Floor Area: 1,091				No Conc. Floor: 0	
	Room List		Doors		Solid	X	H.C.	X	Self Clean Range		Total Base New : 290,400		E.C.F.		Bsmnt Garage:	
	Basement		(5) Floors		(12) Electric				Sauna		Total Depr Cost: 32,760		X 2.000		Carport Area:	
	1st Floor		Kitchen:		0 Amps Service				Trash Compactor		Estimated T.C.V: 65,520				Roof:	
	2nd Floor		Other:		No./Qual. of Fixtures				Central Vacuum							
	3 Bedrooms		Other:		Ex.	X	Ord.		Security System							
	(1) Exterior						Min		Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002							
X	Wood/Shingle		(6) Ceilings		No. of Elec. Outlets				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle							
	Aluminum/Vinyl				Many	X	Ave.		(11) Heating System: Forced Heat & Cool, Air Conditioning							
	Brick						Few		Ground Area = 678 SF Floor Area = 1091 SF.							
	Insulation				(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28							
	(2) Windows		(7) Excavation		Average Fixture(s)				Building Areas							
	Many		Basement: 678 S.F.		1	1.5 Story				Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
	Avg.	X	Crawl: 0 S.F.		2	3 Fixture Bath				1.5 Story		Siding	Basement	678		
	Few		Slab: 0 S.F.		1	2 Fixture Bath				1 Story		Siding	Overhang	74		
	Large		Height to Joists: 0.0		Softener, Auto				Total:					192,336	21,696	
	Small				Softener, Manual				Other Additions/Adjustments							
X	Wood Sash		(8) Basement		Solar Water Heat				Recreation Room				679	18,686	2,108	
	Metal Sash				No Plumbing				Basement, Outside Entrance, Below Grade				1	3,619	408	
	Vinyl Sash				Extra Toilet				Plumbing							
	Double Hung				Extra Sink				Average Fixture(s)				1	2,188	247	
	Horiz. Slide				Separate Shower				3 Fixture Bath				1	6,880	776	
	Casement				Ceramic Tile Floor				2 Fixture Bath				1	4,610	520	
	Double Glass				Ceramic Tile Wains				Ceramic Tile Floor				1	1,354	153	
	Patio Doors				Ceramic Tub Alcove				Ceramic Tile Wains				1	2,745	310	
	Storms & Screens		(9) Basement Finish		Vent Fan				Porches							
	(3) Roof	679			(14) Water/Sewer				WCP (1 Story)				45	3,596	406	
	Gable		Recreation SF		1 Public Water				Deck							
	Hip		Living SF		1 Public Sewer				Treated Wood				239	4,978	562	
	Gambrel		1 Walkout Doors (B)		1 Public Water				Garages							
	Mansard		No Floor SF		1000 Gal Septic				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
	Shed		Walkout Doors (A)		2000 Gal Septic				Base Cost				322	25,576	2,885	
X	Asphalt Shingle		(10) Floor Support		Lump Sum Items:				Common Wall: 1 Wall				1	-3,139	-354	
									Door Opener				1	688	78	
	Chimney: Brick								Water/Sewer							
			Joists:						Public Water				1	1,927	217	
			Unsupported Len:						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
			Cntr.Sup:													

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



UNIT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONTE JOSEPH R & CHRISTIN	CONTE JOSEPH R REVOCABLE	0	06/17/2006	QC	09-FAMILY	908:143	OTHER	0.0
CLASSIC COUNTRY INNS LLC	CONTE JOSEPH R & CHRISTIN	189,900	02/12/2004	WD	03-ARM'S LENGTH	789:483	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
4 BEALS HOUSE H	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CONTE JOSEPH R REVOCABLE LIVING TRUST AGREEMENT 2523 TARRAGONA WAY TROY MI 48098	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L789 P483/04 L908 P143/06 UNIT 4H BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062			H410 BEALS BEALS HOUSE	1	Units	160000.00000	100	160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007

- 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

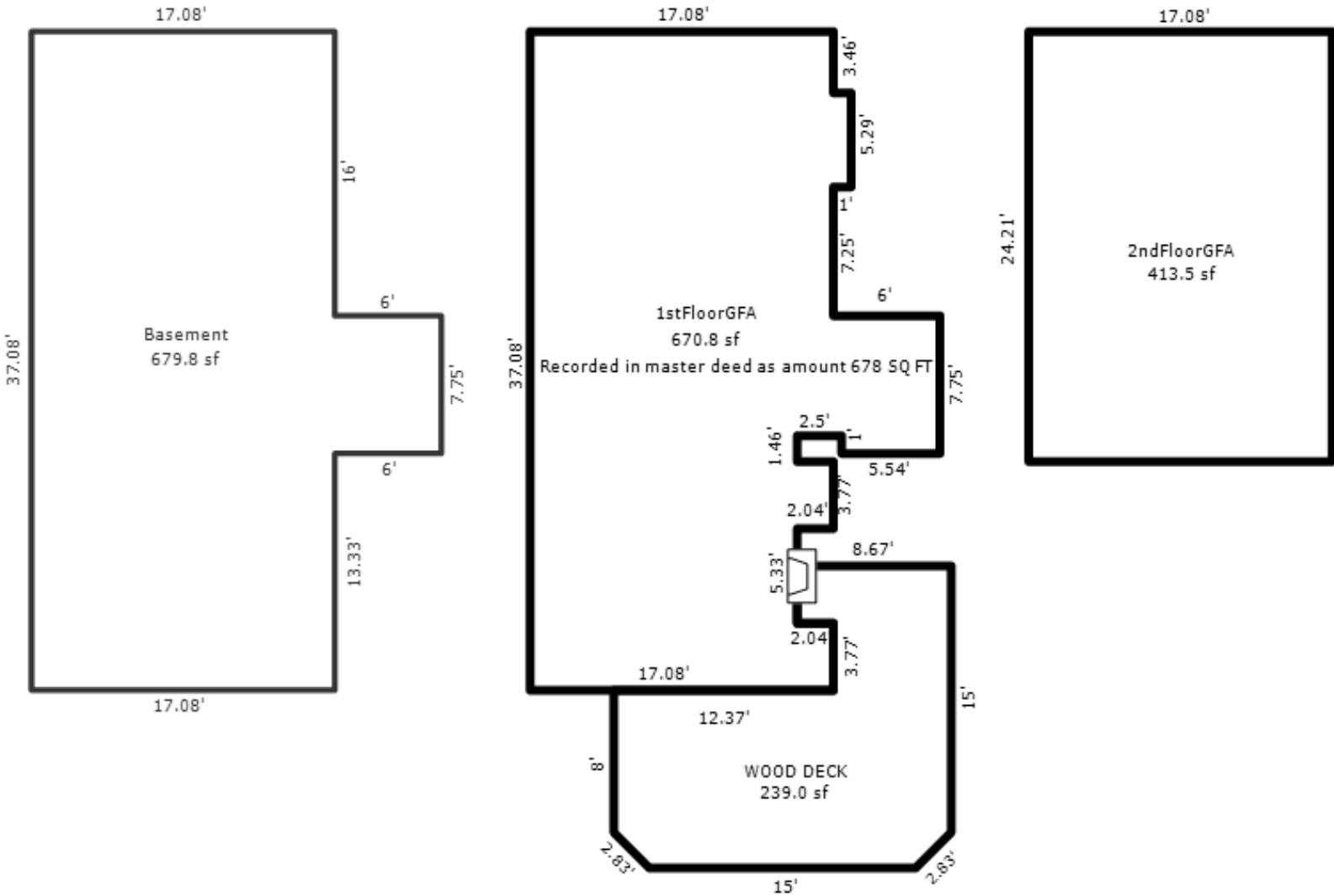
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	32,800	112,800			68,788C
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		45	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story	WCP (1 Story)	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack	239	Class: BC		
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided		Exterior: Siding		
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story		Brick Ven.: 0		
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story		Stone Ven.: 0		
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story		Common Wall: 1 Wall		
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story		Foundation: 42 Inch		
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator		Finished?: Yes		
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth		Auto. Doors: 1		
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove		Mech. Doors: 0		
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga		Area: 322		
	0				Heat Pump				Oven				% Good: 0		
	Condition: Average				No Heating/Cooling				Microwave		Class: BC		Storage Area: 0		
									Standard Range		Effec. Age: 6		No Conc. Floor: 0		
									Self Clean Range		Floor Area: 1,091				
	Room List								Sauna		Total Base New : 290,400		E.C.F.		
	Basement								Trash Compactor		Total Depr Cost: 32,760		X 2.000		
	1st Floor								Central Vacuum		Estimated T.C.V: 65,520				
	2nd Floor								Security System						
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.														
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



UNIT 4

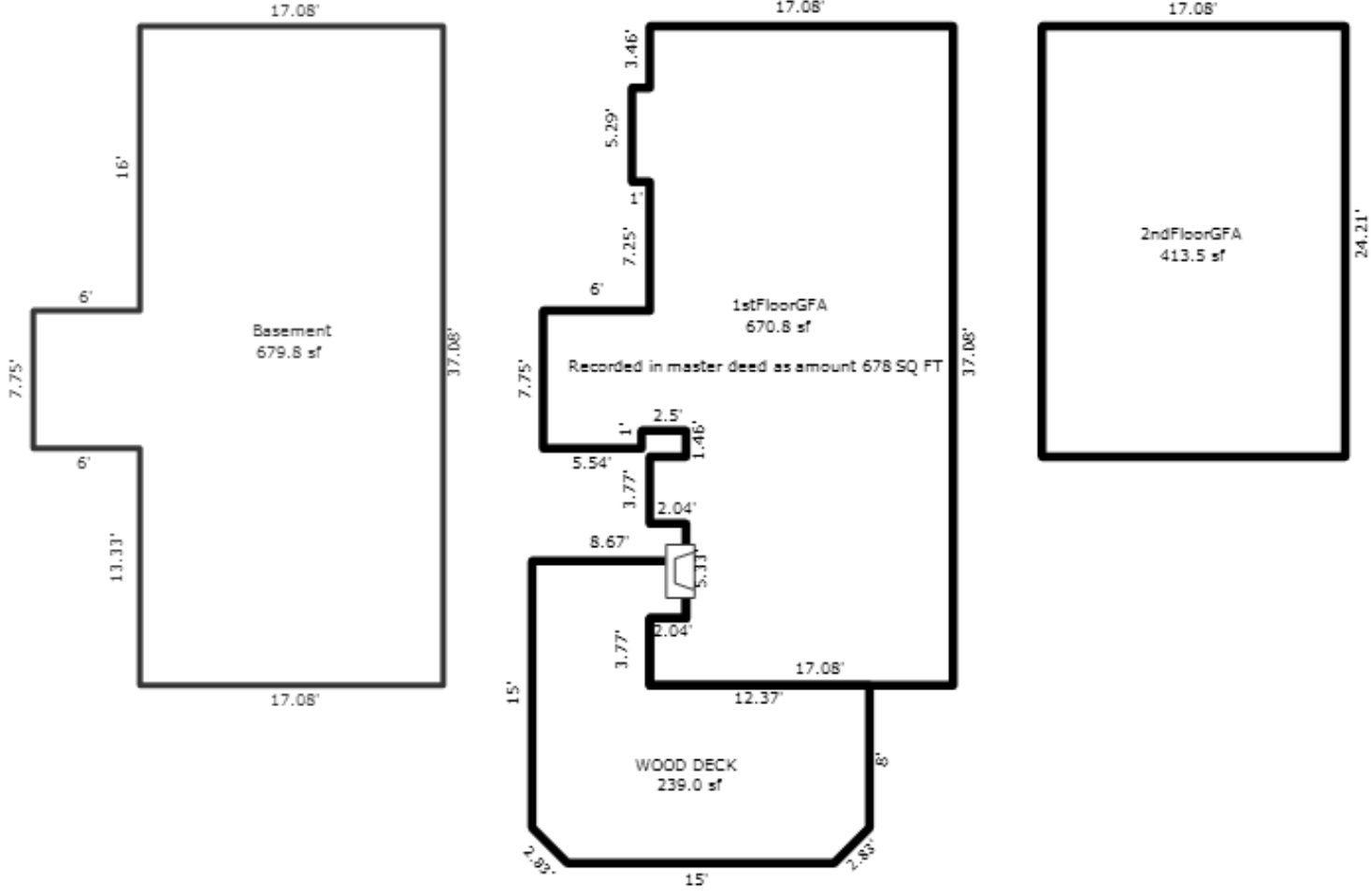
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DULIC KARLA B TRUST	DULIC CHARLES & KARLA B	0	07/01/2020	QC	09-FAMILY	2020004098	PROPERTY TRANSFER	0.0		
DULIC CHARLES & KARLA B	DULIC CHARLES & KARLA B T	0	07/01/2020	WD	09-FAMILY	2020004100	PROPERTY TRANSFER	0.0		
CLASSIC COUNTRY INNS LLC	DULIC CHARLES & KARLA B	186,900	06/30/2004	WD	03-ARM'S LENGTH	811:75	OTHER	100.0		
DULIC CHARLES & KARLA B	DULIC KARLA B TRUST	0	12/10/1999	PTA	33-TO BE DETERMINED		DEED	0.0		
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status		
5 BEALS HOUSE A		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
DULIC CHARLES & KARLA B TRUST 2453 BARNSBURY RD EAST LANSING MI 48823		MAP #: 15,17		2025 Est TCV 225,520 TCV/TFA: 206.71						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE						
L811 P75/04 UNIT 5A BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062		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	
2010- \$159,000 TO \$184,900 ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007		Topography of Site		H410 BEALS BEALS HOUSE	1 Units	160000.00000	100		160,0	
		Level		0.00 Total Acres Total Est. Land Value = 160,000						
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Low		2025	80,000	32,800	112,800			68,788C
		High		2024	75,000	33,400	108,400			66,720C
		Landscaped		2023	32,500	48,300	80,800			63,543C
Swamp		2022	30,000	43,600	73,600			60,518C		
Wooded		Who When What								
Pond		TPC 08/19/2023 INSPECTED								
Waterfront		TPC 02/26/2021 INSPECTED								
Ravine		TPC 11/17/2016 INSPECTED								
Wetland										
Flood Plain										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame	0	(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: 6 Floor Area: 1,091 Total Base New : 290,400 Total Depr Cost: 32,760 Estimated T.C.V: 65,520			45	WCP (1 Story) Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: FRACTIONAL SHR			Drywall Paneled			Plaster Wood T&G	Trim & Decoration			E.C.F. X 2.000						
Yr Built	Remodeled				Ex	X	Ord		Min	Size of Closets						
Condition: Average					Lg	X	Ord		Small	Room List						
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors	X	Central Air Wood Furnace			(12) Electric								
(1) Exterior			Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures								
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002						
	Insulation		(7) Excavation		No. of Elec. Outlets			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
(2) Windows			Basement: 678 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few	(11) Heating System: Forced Heat & Cool, Air Conditioning Ground Area = 678 SF Floor Area = 1091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28						
X	Many Avg. Few	X	Large Avg. Small		(13) Plumbing			Building Areas								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 678 1 Story Siding Overhang 74 Total: 192,336 21,696								
(3) Roof		679	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Other Additions/Adjustments								
X	Gable Hip Flat		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Recreation Room 679 Basement, Outside Entrance, Below Grade 1 Plumbing Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath 1 Ceramic Tile Floor 1 Ceramic Tile Wains 1								
X	Asphalt Shingle		(10) Floor Support		Lump Sum Items:			Porches								
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:		Deck			WCP (1 Story) 45 Treated Wood 239								
					Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 Common Wall: 1 Wall 1 Door Opener 1								
								Water/Sewer								
								Public Water 1								

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



UNIT 5

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

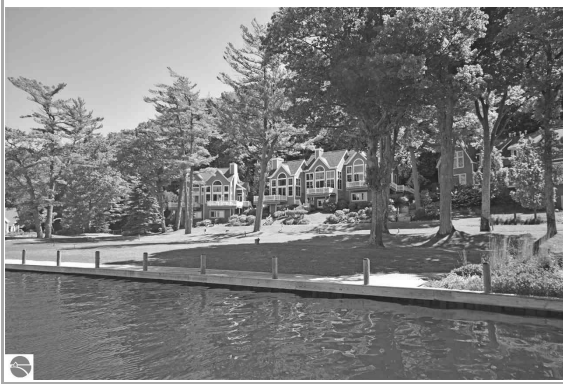
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEVINE RANDALL S & SHARAN	ZESSIN DAVID M & JAN MARI	112,000	11/01/2016	WD	03-ARM'S LENGTH	1278P357	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	LEVINE RANDALL S & SHARAN	194,900	08/31/2004	WD	03-ARM'S LENGTH	820:448	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE B	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ZESSIN DAVID M & JAN MARIE TRUST 119 WEST 39TH ST HOLLAND MI 49423	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L820 P448/04 UNIT 5B BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			H410 BEALS BEALS HOUSE			1 Units	160000.00000 100	160,0
Comments/Influences	ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS ASSOCIATION FEES: \$175 PER MONTH 2007			0.00 Total Acres Total Est. Land Value = 160,000					

Comments/Influences

ASSOCIATION FEES INCLUDE ALL UTILITIES,
CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
A RESERVE FOR INTERIOR UPGRADES EVERY 5
YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007



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	80,000	32,800	112,800			68,788C
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C

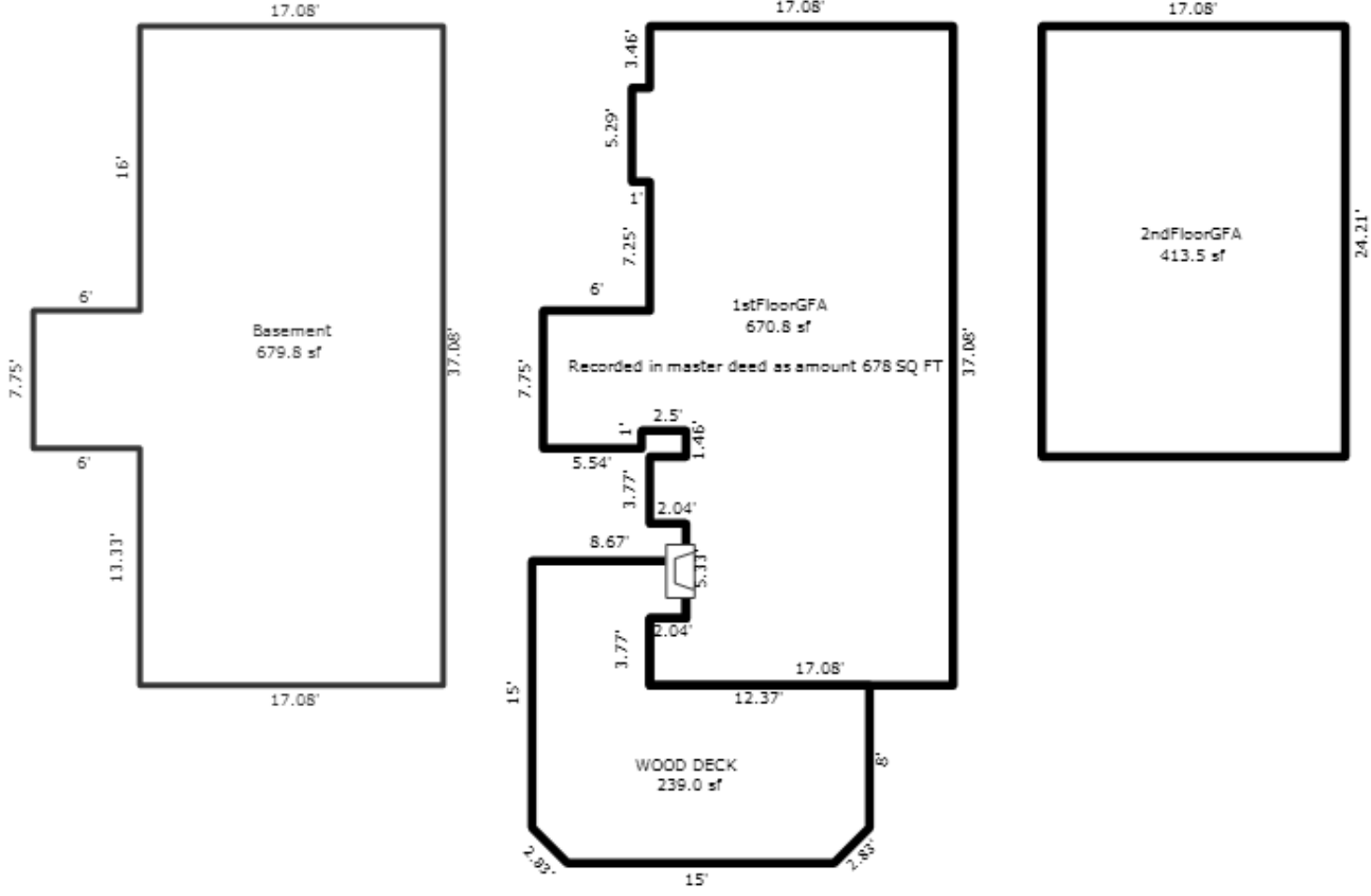
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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000	
	Mobile Home				Wood	Coal	Steam		Cook Top		Interior 2 Story				45	WCP (1 Story)	Car Capacity: 1
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	Dishwasher	1	2nd/Same Stack	239	Treated Wood	Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior 1 Story	Exterior 2 Story	Exterior Siding	Brick Ven.: 0
	A-Frame	(4) Interior		Forced Hot Water				Bath Heater		Prefab 1 Story			Stone Ven.: 0	Common Wall: 1 Wall	
X	Wood Frame	Drywall	Plaster	Electric Baseboard				Vent Fan		Prefab 2 Story			Foundation: 42 Inch	Finished?: Yes	
Building Style: FRACTIONAL SHR		Paneled	Wood T&G	Elec. Ceil. Radiant				Hot Tub		Heat Circulator				Auto. Doors: 1	Mech. Doors: 0
Yr Built		Trim & Decoration		Space Heater				Unvented Hood		Raised Hearth				Storage Area: 0	% Good: 0
2002	Remodeled	Ex	X	Ord	Min	Wall/Floor Furnace				Wood Stove			Area: 322	Storage Area: 0	No Conc. Floor: 0
0						Forced Heat & Cool				Direct-Vented Ga					
Condition: Average		Size of Closets		Heat Pump				Jacuzzi Tub		Class: BC					
Room List		Lg	X	Ord	Small	No Heating/Cooling				Microwave					
Basement		Doors		Solid	X	H.C.	Central Air				Effec. Age: 6				
1st Floor		(5) Floors		(12) Electric			Wood Furnace				Floor Area: 1,091				
2nd Floor		Kitchen:		0			Amps Service				Total Base New : 290,400		E.C.F.		
3 Bedrooms		Other:		No./Qual. of Fixtures			Trash Compactor				Total Depr Cost: 32,760		X	2.000	
(1) Exterior		Other:		Ex.			X	Ord.	Min		Estimated T.C.V: 65,520				Bsmnt Garage:
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			Central Vacuum								Carport Area:
	Aluminum/Vinyl			Many			X	Ave.	Few						Roof:
	Brick			(13) Plumbing			Security System								
	Insulation	(7) Excavation		1			Average Fixture(s)								
(2) Windows		Basement: 678 S.F.		2			3 Fixture Bath								
Many		Crawl: 0 S.F.		1			2 Fixture Bath								
Avg.		Slab: 0 S.F.		1			Softener, Auto								
X		Height to Joists: 0.0		1			Softener, Manual								
Few				1			Solar Water Heat								
Large				1			No Plumbing								
Avg.				1			Extra Toilet								
X				1			Extra Sink								
Large				1			Separate Shower								
Avg.				1			Ceramic Tile Floor								
X				1			Ceramic Tile Wains								
Large				1			Ceramic Tub Alcove								
Avg.				1			Vent Fan								
X				1			Public Water								
Few				1			Public Sewer								
Small				1			Water Well								
Wood Sash		(8) Basement		1			1000 Gal Septic								
Metal Sash		Conc. Block		1			2000 Gal Septic								
Vinyl Sash		Poured Conc.		1			Lump Sum Items:								
Double Hung		Stone		1											
Horiz. Slide		Treated Wood		1											
Casement		Concrete Floor		1											
Double Glass		(9) Basement Finish		1											
Patio Doors		679		1											
Storms & Screens		Recreation SF		1											
(3) Roof		Living SF		1											
X	Gable	Walkout Doors (B)		1											
	Hip	No Floor SF		1											
	X	Walkout Doors (A)		1											
	Gambrel	(10) Floor Support		1											
	Mansard	Joists:		1											
	Shed	Unsupported Len:		1											
X	Asphalt Shingle	Cntr.Sup:		1											
Chimney: Brick				1											

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

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



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRY JOHN H & LEAH K	FOULKES EATON PAUL TRUST	231,000	09/08/2023	WD	03-ARM'S LENGTH	2023003978	PROPERTY TRANSFER	100.0
HONN KENNETH V & VOLPE CA	BARRY JOHN H & LEAH K	160,000	04/23/2021	WD	03-ARM'S LENGTH	2021003688	PROPERTY TRANSFER	100.0
KOLLER MARK A & ROBIN L	HONN KENNETH V & VOLPE CA	126,000	12/23/2015	WD	03-ARM'S LENGTH	1249P205	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	KOLLER MARK A & ROBIN L	194,900	11/11/2004	WD	03-ARM'S LENGTH	831:656	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE C	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
FOULKES EATON PAUL TRUST 128 S ARLINGTON AVE ELMHURST IL 60126	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE			1	Units	160000.00000	100		160,0
			0.00	Total Acres	Total Est. Land Value =			160,000

Tax Description
L831 P656/04 UNIT 5C BEALS HOUSE
CONDOMINIUM MASTER DEED REC IN L681
P325-382 SEC 14 T29N R14W. . 2ND AMEND
2023005062

Comments/Influences
ASSOCIATION FEES INCLUDE ALL UTILITIES,
CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
A RESERVE FOR INTERIOR UPGRADES EVERY 5
YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007



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County of Leelanau, Michigan

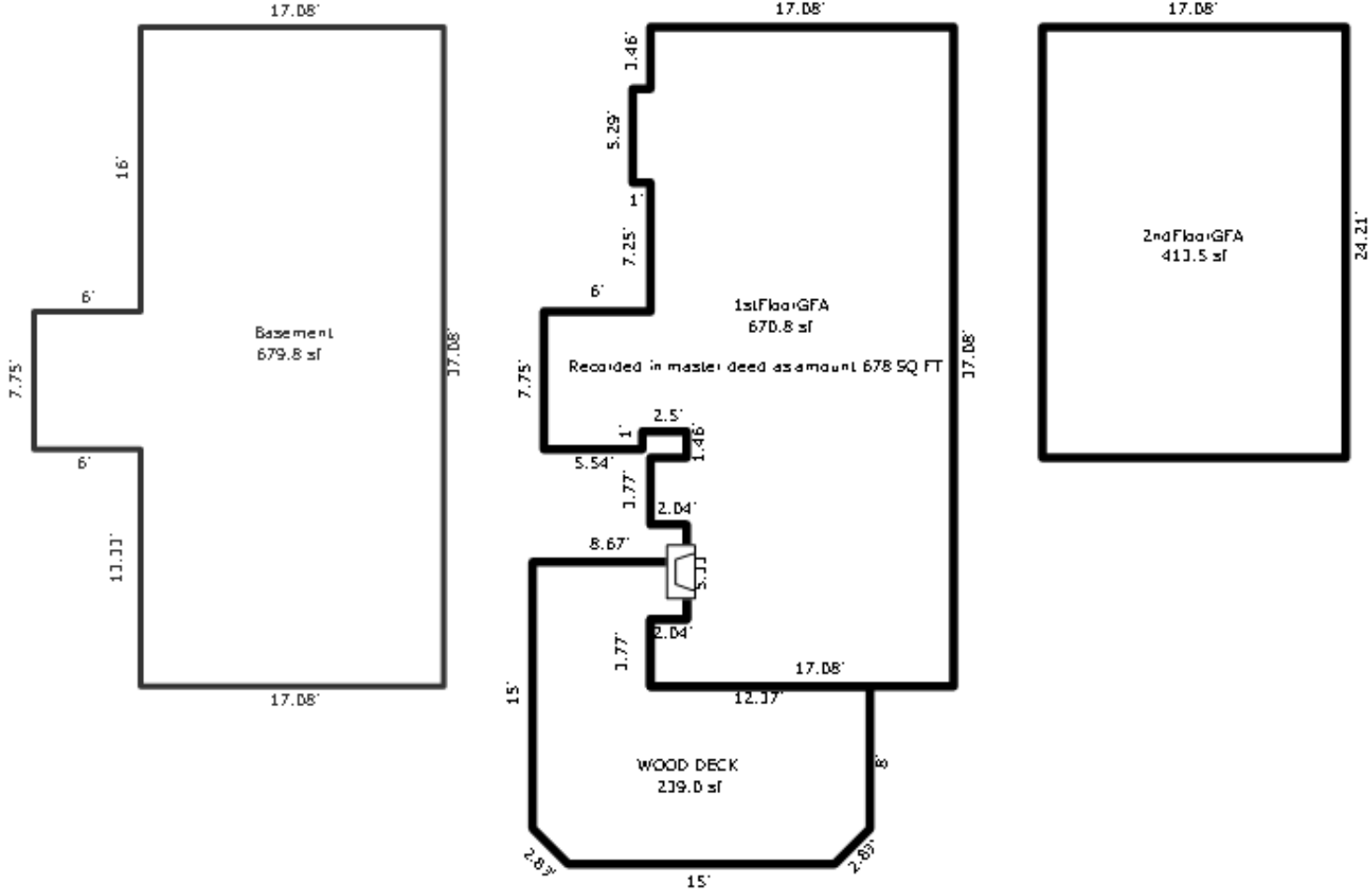
Topography of Site		
Level	Rolling	
Low	High	
Landscaped	Swamp	
Wooded	Pond	
Waterfront	Ravine	
Wetland	Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	32,800	112,800			111,760C
2024	75,000	33,400	108,400			108,400S
2023	32,500	48,300	80,800			77,280C
2022	30,000	43,600	73,600			73,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	1	Interior 1 Story		45	WCP (1 Story)	Year Built: 2000		
	Mobile Home		Insulation		Wood	Coal		Elec. Steam		Cook Top	Interior 2 Story			Car Capacity: 1		
	Town Home	0	Front Overhang					Dishwasher		2nd/Same Stack		239	Treated Wood	Class: BC		
	Duplex	0	Other Overhang					Garbage Disposal	1	Two Sided				Exterior: Siding		
	A-Frame							Bath Heater		Exterior 1 Story				Brick Ven.: 0		
X	Wood Frame	(4) Interior						Vent Fan		Exterior 2 Story				Stone Ven.: 0		
			Drywall					Hot Tub		Prefab 1 Story				Common Wall: 1 Wall		
			Paneled					Unvented Hood		Prefab 2 Story				Foundation: 42 Inch		
	Building Style: FRACTIONAL SHR		Plaster Wood T&G					Vented Hood		Heat Circulator				Finished?: Yes		
			Trim & Decoration					Intercom		Raised Hearth				Auto. Doors: 1		
	Yr Built 2002		Ex	X	Ord			Jacuzzi Tub		Wood Stove				Mech. Doors: 0		
	Remodeled 0		Min					Jacuzzi repl.Tub		Direct-Vented Ga				Area: 322		
	Condition: Average		Size of Closets					Oven		Class: BC				% Good: 0		
			Lg	X	Ord			Microwave		Effec. Age: 6				Storage Area: 0		
	Room List		Small					Standard Range		Floor Area: 1,091				No Conc. Floor: 0		
			Doors		Solid	X	H.C.	Self Clean Range		Total Base New : 290,400			E.C.F.	Bsmnt Garage:		
	Basement		(5) Floors					Sauna		Total Depr Cost: 32,760			X 2.000	Carport Area:		
	1st Floor		Kitchen:					Trash Compactor		Estimated T.C.V: 65,520				Roof:		
	2nd Floor		Other:					Central Vacuum								
	3 Bedrooms		Other:					Security System								
	(1) Exterior		No./Qual. of Fixtures					Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002								
			Ex.	X	Ord.		Min	Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle								
X	Wood/Shingle		(6) Ceilings					(11) Heating System: Forced Heat & Cool, Air Conditioning								
	Aluminum/Vinyl		No. of Elec. Outlets					Ground Area = 678 SF Floor Area = 1091 SF.								
	Brick		Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28								
	Insulation		(13) Plumbing					Building Areas								
			1	Average Fixture(s)				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
	(2) Windows		2	3 Fixture Bath				1.5 Story	Siding	Basement	678					
			1	2 Fixture Bath				1 Story	Siding	Overhang	74					
			Basement: 678 S.F.					Other Additions/Adjustments								
			Crawl: 0 S.F.					Recreation Room			679	18,686	2,108			
			Slab: 0 S.F.					Basement, Outside Entrance, Below Grade			1	3,619	408			
			Height to Joists: 0.0					Plumbing								
			(8) Basement					Average Fixture(s)			1	2,188	247			
			Conc. Block					3 Fixture Bath			1	6,880	776			
			Poured Conc.					2 Fixture Bath			1	4,610	520			
			Stone					Ceramic Tile Floor			1	1,354	153			
			Treated Wood					Ceramic Tile Wains			1	2,745	310			
			Concrete Floor					Ceramic Tub Alcove								
			(9) Basement Finish					Vent Fan								
	(3) Roof	679	Recreation SF					(14) Water/Sewer								
			Living SF					1 Public Water								
X	Gable		1 Walkout Doors (B)					1 Public Sewer								
	Hip		No Floor SF					Water Well								
	Flat		Walkout Doors (A)					1000 Gal Septic								
			(10) Floor Support					2000 Gal Septic								
			Joists:					Lump Sum Items:								
			Unsupported Len:					Public Water			1	1,927	217			
			Cntr.Sup:					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNIGHT JOHN E & KAREN S	MAY DEBORAH O TRUST	132,000	09/08/2017	WD	03-ARM'S LENGTH	1306P349	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	KNIGHT JOHN E & KAREN S	193,900	04/08/2005	WD	03-ARM'S LENGTH	849:712	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE D	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MAY DEBORAH O TRUST 1700 NEWPORT CREEK DR ANN ARBOR MI 48103	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L849 P712/05 UNIT 5D BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062				H410 BEALS BEALS HOUSE	0.00	1	Units160000.00000	100	160,0
Comments/Influences				* Factors * 0.00 Total Acres Total Est. Land Value = 160,000					

ASSOCIATION FEES INCLUDE ALL UTILITIES, CABLE TV, PHONE, EXTERIOR MAINTENANCE AND A RESERVE FOR INTERIOR UPGRADES EVERY 5 YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007

Public Improvements



Topography of Site

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

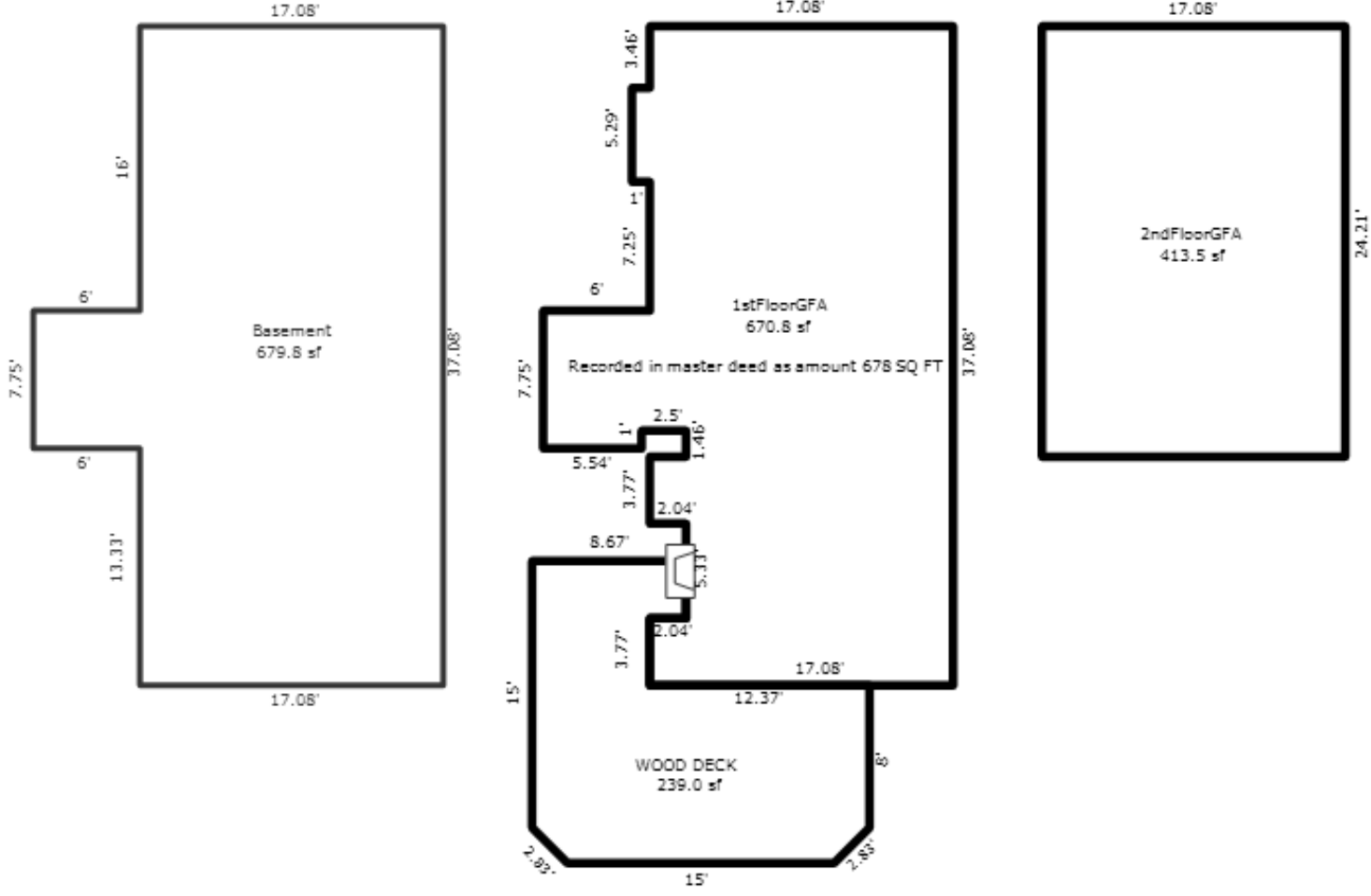
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,000	32,800	112,800			68,788C
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		45	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story	WCP (1 Story)	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack	239	Treated Wood	Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	0				Heat Pump				Oven					% Good: 0	
	Condition: Average				No Heating/Cooling				Microwave		Class: BC			Storage Area: 0	
									Standard Range		Effec. Age: 6			No Conc. Floor: 0	
									Self Clean Range		Floor Area: 1,091			Bsmnt Garage:	
	Room List								Sauna		Total Base New : 290,400		E.C.F.		
	Basement								Trash Compactor		Total Depr Cost: 32,760		X 2.000		
	1st Floor								Central Vacuum		Estimated T.C.V: 65,520				
	2nd Floor								Security System						
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.	X													
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANIACI STEVEN J & LAURAJ	MANIACI STEVEN J & LAURAJ	0	10/26/2023	WD	15-LADY BIRD	2023004728	DEED	0.0
KNIGHT JOHN E & KAREN S	MANIACI STEVE & LAURA	145,000	11/08/2018	WD	03-ARM'S LENGTH	1346P80	PROPERTY TRANSFER	100.0
DUNCAN BRUCE H & HELEN L	KNIGHT JOHN E & KAREN S	140,000	06/24/2013	WD	03-ARM'S LENGTH	1169P567	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	DUNCAN BRUCE H & HELEN L	189,900	08/31/2004	WD	03-ARM'S LENGTH	821:251	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE E	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MANIACI STEVE & LAURA 2616 ARBOR CHASE DR NE GRAND RAPIDS MI 49525	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE							
			Description	Frontage	Depth	* Factors *	Rate %Adj.	Reason	Value	
L821 P251/04 UNIT 5E BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062			H410 BEALS BEALS HOUSE			1 Units	160000.00000	100		160,0
				0.00 Total Acres		Total Est. Land Value =				160,000

Comments/Influences

MLS 1683222 \$204,900 EXPIRED 8/2008
ASSOCIATION FEES INCLUDE ALL UTILITIES,
CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
A RESERVE FOR INTERIOR UPGRADES EVERY 5
YEARS
ASSOCIATION FEES: \$175 PER MONTH 2007



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

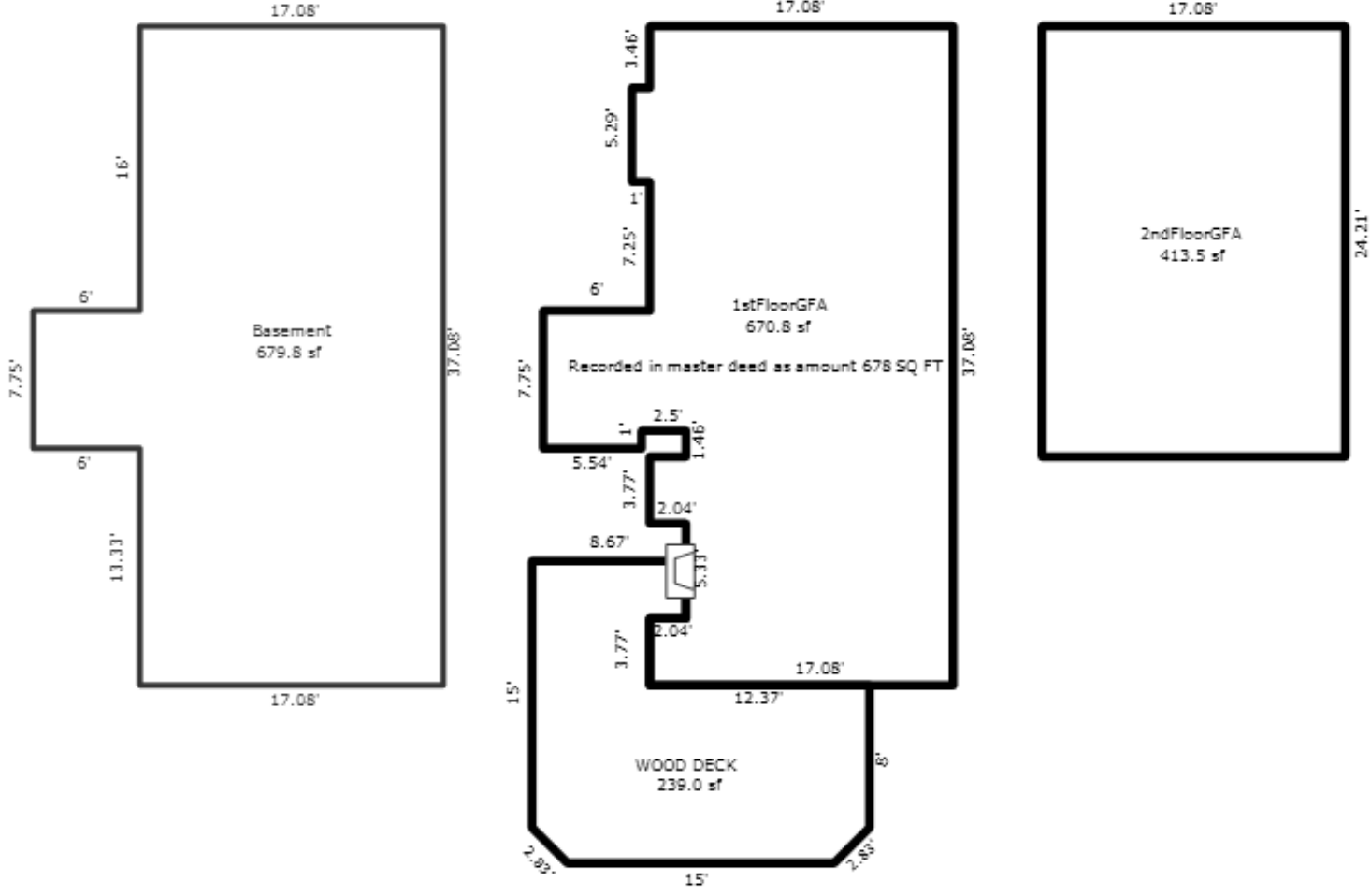
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	32,800	112,800			68,788C
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		45	Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam			Interior 2 Story	WCP (1 Story)	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack		239	Class: BC	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	1	Two Sided			Exterior: Siding	
	A-Frame				Forced Hot Water				Bath Heater		Exterior 1 Story			Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard				Vent Fan		Exterior 2 Story			Stone Ven.: 0	
			Drywall		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall	
			Paneled		Radiant (in-floor)				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch	
	Building Style:		Plaster		Electric Wall Heat				Vented Hood		Heat Circulator			Finished?: Yes	
	FRACTIONAL SHR		Wood T&G		Space Heater				Intercom		Raised Hearth			Auto. Doors: 1	
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi Tub		Wood Stove			Mech. Doors: 0	
	Remodeled				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322	
	0				Heat Pump				Oven		Class: BC			% Good: 0	
	Condition:				No Heating/Cooling				Microwave		Effec. Age: 6			Storage Area: 0	
	Average								Standard Range		Floor Area: 1,091			No Conc. Floor: 0	
									Self Clean Range		Total Base New : 290,400			Bsmnt Garage:	
	Room List								Sauna		Total Depr Cost: 32,760			Roof:	
	Basement								Trash Compactor		Estimated T.C.V: 65,520				
	1st Floor								Central Vacuum		E.C.F.				
	2nd Floor								Security System		X 2.000				
	3 Bedrooms														
	(1) Exterior														
X	Wood/Shingle														
	Aluminum/Vinyl														
	Brick														
	Insulation														
	(2) Windows														
X	Many														
	Avg.	X													
	Few														
	Large														
	Avg.														
	Small														
	Wood Sash														
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														
	Chimney: Brick														

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



UNIT 5

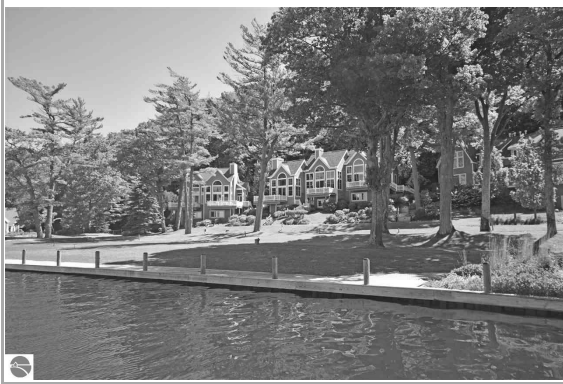
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLASSIC COUNTRY INNS LLC	JUNEWICK DR JOSEPH J & EL	189,900	10/29/2003	WD	03-ARM'S LENGTH	774:204	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE F	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
JUNEWICK DR JOSEPH J & ELIZABETH A 6577 BURGER DR SE GRAND RAPIDS MI 49546	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE									
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
L774 P204/03 UNIT 5F BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-381 SEC 14 T29N R14W. . 2ND AMEND 2023005062			H410 BEALS BEALS HOUSE									
				0.00 Total Acres				Total Est. Land Value =				160,000

Comments/Influences
 ASSOCIATION FEES INCLUDE ALL UTILITIES,
 CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
 A RESERVE FOR INTERIOR UPGRADES EVERY 5
 YEARS
 ASSOCIATION FEES: \$175 PER MONTH 2007



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

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

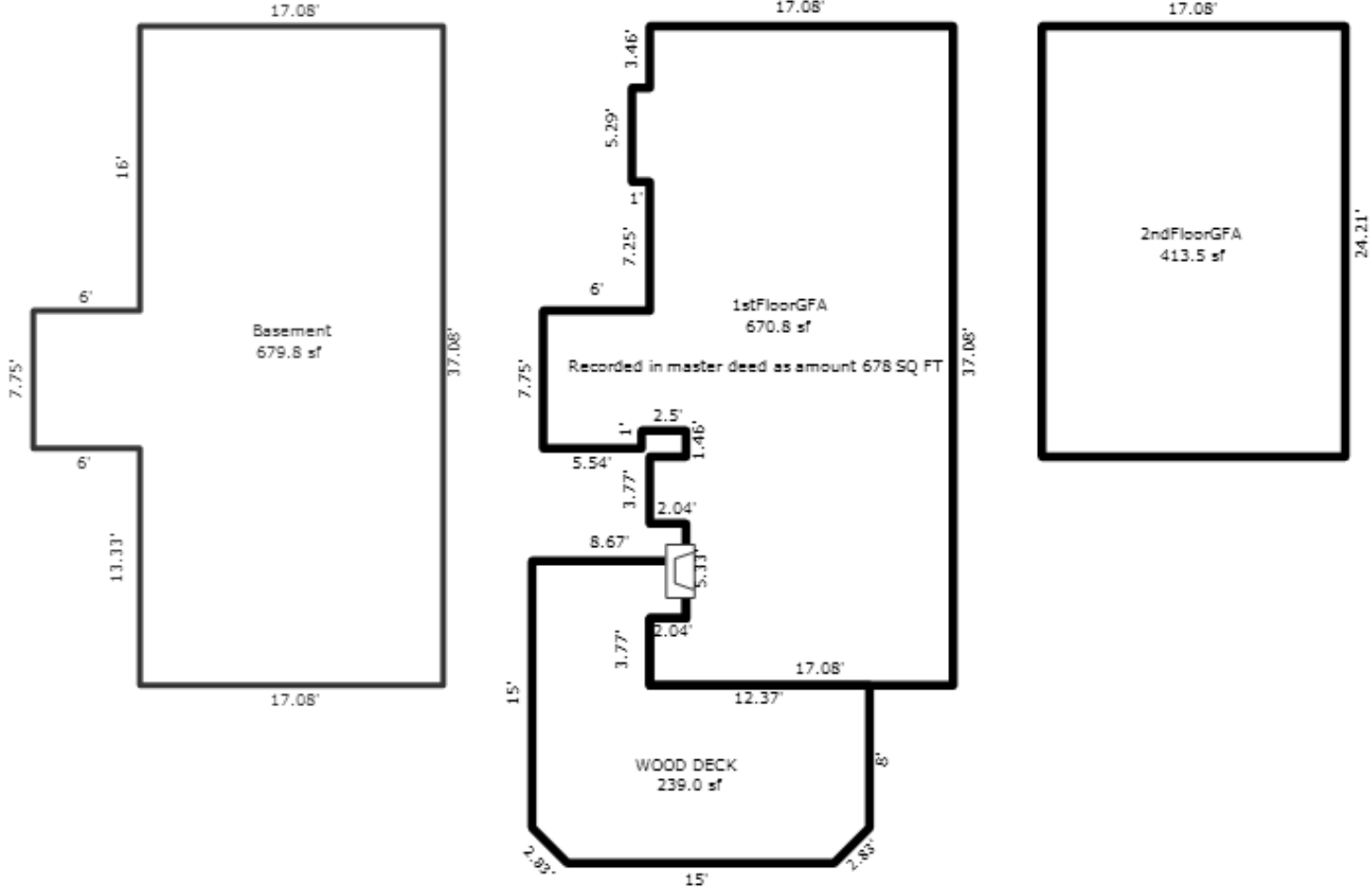
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	32,800	112,800			68,788C
2024	75,000	33,400	108,400			66,720C
2023	32,500	48,300	80,800			63,543C
2022	30,000	43,600	73,600			60,518C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																							
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 2000																																																																																																									
	Mobile Home			Wood	Coal	Steam	Cook Top	Interior 2 Story		Car Capacity: 1																																																																																																												
	Town Home	0 Front Overhang						Dishwasher		2nd/Same Stack	45	WCP (1 Story)	Class: BC																																																																																																									
	Duplex	0 Other Overhang		Forced Air w/o Ducts				Garbage Disposal		Two Sided	239	Treated Wood	Exterior: Siding																																																																																																									
	A-Frame			Forced Air w/ Ducts				Bath Heater		Exterior 1 Story			Brick Ven.: 0																																																																																																									
X	Wood Frame	(4) Interior		Forced Hot Water				Vent Fan		Exterior 2 Story			Stone Ven.: 0																																																																																																									
		Drywall		Electric Baseboard				Hot Tub		Prefab 1 Story			Common Wall: 1 Wall																																																																																																									
		Paneled		Elec. Ceil. Radiant				Unvented Hood		Prefab 2 Story			Foundation: 42 Inch																																																																																																									
	Building Style: FRACTIONAL SHR	Plaster Wood T&G		Radiant (in-floor)				Vented Hood		Heat Circulator			Finished?: Yes																																																																																																									
		Trim & Decoration		Electric Wall Heat				Intercom		Raised Hearth			Auto. Doors: 1																																																																																																									
	Yr Built	Ex	X	Ord				Jacuzzi Tub		Wood Stove			Mech. Doors: 0																																																																																																									
	Remodeled							Jacuzzi repl.Tub		Direct-Vented Ga			Area: 322																																																																																																									
	2002							Oven					% Good: 0																																																																																																									
	0							Microwave					Storage Area: 0																																																																																																									
	Condition: Average	Size of Closets		Wall/Floor Furnace				Standard Range		Class: BC			No Conc. Floor: 0																																																																																																									
		Lg	X	Ord				Self Clean Range		Effec. Age: 6																																																																																																												
								Sauna		Floor Area: 1,091																																																																																																												
	Room List	Doors		Solid	X	H.C.	X	Trash Compactor		Total Base New : 290,400		E.C.F.	Bsmnt Garage:																																																																																																									
								Central Vacuum		Total Depr Cost: 32,760		X	2.000	Carport Area:																																																																																																								
	Basement	(5) Floors		(12) Electric				Security System		Estimated T.C.V: 65,520			Roof:																																																																																																									
	1st Floor	Kitchen:		0 Amps Service																																																																																																																		
	2nd Floor	Other:		No./Qual. of Fixtures																																																																																																																		
	3 Bedrooms	Other:		Ex. X Ord. Min																																																																																																																		
(1)	Exterior			No. of Elec. Outlets																																																																																																																		
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	Aluminum/Vinyl			(13) Plumbing																																																																																																																		
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(2)	Windows	Basement: 678 S.F.		1 2 Fixture Bath																																																																																																																		
		Crawl: 0 S.F.		Softener, Auto																																																																																																																		
		Slab: 0 S.F.		Softener, Manual																																																																																																																		
		Height to Joists: 0.0		Solar Water Heat																																																																																																																		
X	Many	X	Large	No Plumbing																																																																																																																		
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		Metal Sash		1 Ceramic Tile Floor																																																																																																																		
		Vinyl Sash		1 Ceramic Tile Wains																																																																																																																		
		Double Hung		Ceramic Tub Alcove																																																																																																																		
		Horiz. Slide		Vent Fan																																																																																																																		
		Casement		(14) Water/Sewer																																																																																																																		
		Double Glass		1 Public Water																																																																																																																		
		Patio Doors		1 Public Sewer																																																																																																																		
		Storms & Screens		Water Well																																																																																																																		
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		Unsupported Len:																																																																																																																				
	Chimney: Brick	Cntr.Sup:																																																																																																																				
<p>Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002</p> <p>Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle</p> <p>(11) Heating System: Forced Heat & Cool, Air Conditioning</p> <p>Ground Area = 678 SF Floor Area = 1091 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>678</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>74</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>192,336</td> <td>21,696</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>679</td> <td>18,686</td> <td>2,108</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>3,619</td> <td>408</td> </tr> <tr> <td colspan="4">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>2,188</td> <td>247</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>6,880</td> <td>776</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>4,610</td> <td>520</td> </tr> <tr> <td>Ceramic Tile Floor</td> <td>1</td> <td>1,354</td> <td>153</td> </tr> <tr> <td>Ceramic Tile Wains</td> <td>1</td> <td>2,745</td> <td>310</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>45</td> <td>3,596</td> <td>406</td> </tr> <tr> <td colspan="4">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>239</td> <td>4,978</td> <td>562</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>322</td> <td>25,576</td> <td>2,885</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,139</td> <td>-354</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>688</td> <td>78</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,927</td> <td>217</td> </tr> </tbody> </table> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	678			1 Story	Siding	Overhang	74			Total:				192,336	21,696	Description	Size	Cost New	Depr. Cost	Recreation Room	679	18,686	2,108	Basement, Outside Entrance, Below Grade	1	3,619	408	Plumbing				Average Fixture(s)	1	2,188	247	3 Fixture Bath	1	6,880	776	2 Fixture Bath	1	4,610	520	Ceramic Tile Floor	1	1,354	153	Ceramic Tile Wains	1	2,745	310	Porches				WCP (1 Story)	45	3,596	406	Deck				Treated Wood	239	4,978	562	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	322	25,576	2,885	Common Wall: 1 Wall	1	-3,139	-354	Door Opener	1	688	78	Water/Sewer				Public Water	1	1,927	217
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*** Information herein deemed reliable but not guaranteed***



UNIT 5

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EWALD MATTHEW T ET AL	WENSON PAUL & JENIFER, EW	0	03/31/2009	QC	09-FAMILY	2009 1008-448Q	DEED	0.0

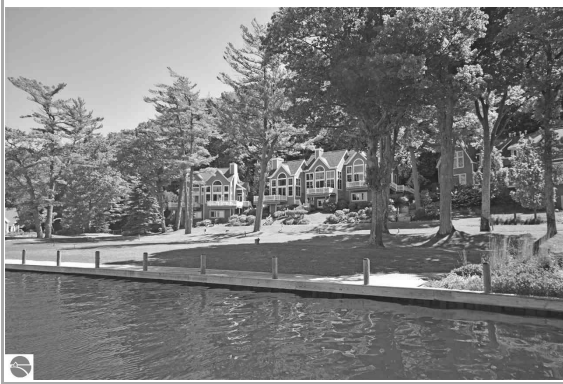
Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE G	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
WENSON PAUL & JENIFER, EWALD MATT 306 N CASTELL AVE ROCHESTER MI 48307	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE									
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
L684 P27/02 UNIT 5G BEALS HOUSE CONDOMINIUM MASTER DEED REC IN L681 P325-382 SEC 14 T29N R14W. . 2ND AMEND 2023005062			H410 BEALS BEALS HOUSE					1 Units	160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =							160,000

Comments/Influences
 ASSOCIATION FEES INCLUDE ALL UTILITIES,
 CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
 A RESERVE FOR INTERIOR UPGRADES EVERY 5
 YEARS
 ASSOCIATION FEES: \$175 PER MONTH 2007

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

Topography of Site
 Level
 Rolling
 Low
 High
 Landscaped
 Swamp
 Wooded
 Pond
 Waterfront
 Ravine
 Wetland
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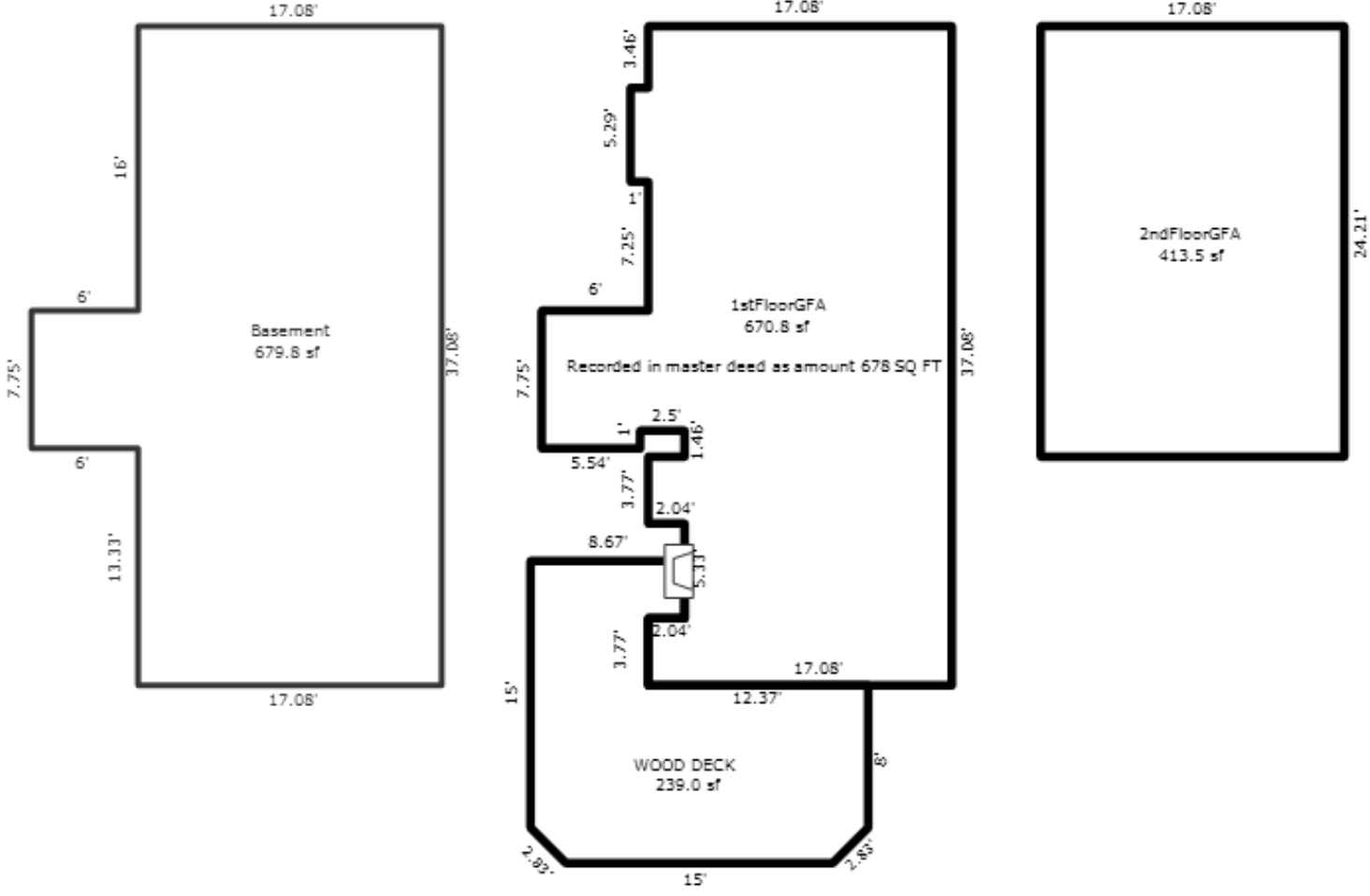
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2022	30,000	43,600	73,600			60,518C

*** 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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 45 239	Type WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: 1 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: 322 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: BC Effec. Age: 6 Floor Area: 1,091 Total Base New : 290,400 Total Depr Cost: 32,760 Estimated T.C.V: 65,520			Bsmnt Garage: Carport Area: Roof:		
Building Style: FRACTIONAL SHR		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.000		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 290,400		Total Depr Cost: 32,760		Estimated T.C.V: 65,520		
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Base New : 290,400		Total Depr Cost: 32,760		Estimated T.C.V: 65,520		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 290,400		Total Depr Cost: 32,760		Estimated T.C.V: 65,520	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002			Total Base New : 290,400		Total Depr Cost: 32,760		Estimated T.C.V: 65,520	
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ex. X Ord. Min			Total Base New : 290,400		Total Depr Cost: 32,760		Estimated T.C.V: 65,520	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ground Area = 678 SF Floor Area = 1091 SF.			Total Base New : 290,400		Total Depr Cost: 32,760		Estimated T.C.V: 65,520	
	Insulation						(13) Plumbing			Total Base New : 290,400		Total Depr Cost: 32,760		Estimated T.C.V: 65,520	
(2) Windows		(7) Excavation		Many X Ave. Few			Building Areas			Total Base New : 290,400		Total Depr Cost: 32,760		Estimated T.C.V: 65,520	
X	Many Avg. X Few	Large Avg. X Small	Basement: 678 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 678 1 Story Siding Overhang 74			Total: 192,336		21,696		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Total: 192,336		21,696			
(3) Roof		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Total: 192,336		21,696			
X	Gable Hip Flat	Gambrel Mansard Shed	679 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Recreation Room 679 Basement, Outside Entrance, Below Grade 1 3,619 Plumbing Average Fixture(s) 1 2,188 3 Fixture Bath 1 6,880 2 Fixture Bath 1 4,610 Ceramic Tile Floor 1 1,354 Ceramic Tile Wains 1 2,745			Total: 192,336		21,696		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches WCP (1 Story) 45 3,596 406			Total: 192,336		21,696			
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Public Water 1 1,927 217			Deck Treated Wood 239 4,978 562			Total: 192,336		21,696			
<p>Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 322 25,576 2,885 Common Wall: 1 Wall 1 -3,139 -354 Door Opener 1 688 78 Water/Sewer Public Water 1 1,927 217</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>															

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UNIT 5

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALICKI CHRISTOPHER & CYN	MAY DEBORAH O TRUST	180,000	12/10/2021	WD	03-ARM'S LENGTH	2021009783	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS LLC	BALICKI CHRISTOPHER & CYN	189,900	08/24/2004	WD	03-ARM'S LENGTH	819:911	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEALS HOUSE H	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MAY DEBORAH O TRUST 1700 NEWPORT CREEK DR ANN ARBOR MI 48103	MAP #: 15,17					
	2025 Est TCV 225,520 TCV/TFA: 206.71					

	X Improved	Vacant	Land Value Estimates for Land Table H410.H410 BEALS HOUSE 1/8 SHARE					
	Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
			H410 BEALS BEALS HOUSE			160000.00000	100	160,000
			0.00 Total Acres Total Est. Land Value = 160,000					

Tax Description
 L819 P911/04 UNIT 5H BEALS HOUSE
 CONDOMINIUM MASTER DEED REC IN L681
 P325-382 SEC 14 T29N R14W. . 2ND AMEND
 2023005062

Comments/Influences
 ASSOCIATION FEES INCLUDE ALL UTILITIES,
 CABLE TV, PHONE, EXTERIOR MAINTENANCE AND
 A RESERVE FOR INTERIOR UPGRADES EVERY 5
 YEARS
 ASSOCIATION FEES: \$175 PER MONTH 2007

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	80,000	32,800	112,800			83,659C
X	Rolling	2024	75,000	33,400	108,400			81,144C
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X	High	2022	30,000	43,600	73,600			73,600S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

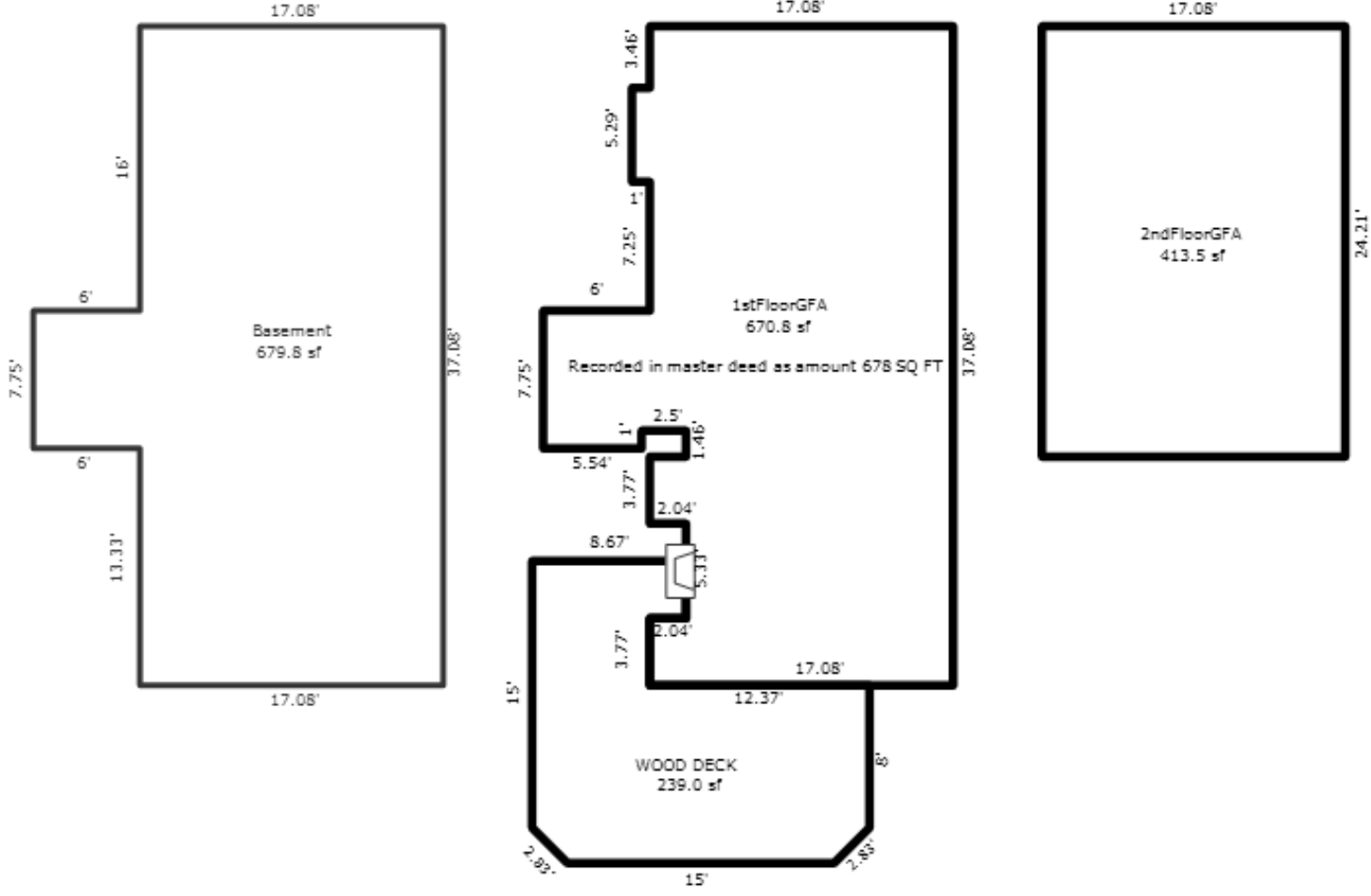


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built: 2000	
	Mobile Home		Insulation		Wood						Coal	Steam	1	Interior 2 Story	45 WCP (1 Story) 239 Treated Wood	Car Capacity: 1
	Town Home	0	Front Overhang		Forced Air w/o Ducts				1	2nd/Same Stack	Class: BC		Exterior: Siding	
	Duplex	0	Other Overhang		Forced Air w/ Ducts					Two Sided	Brick Ven.: 0		Stone Ven.: 0	
	A-Frame				Forced Hot Water					Exterior 1 Story	Common Wall: 1 Wall		Foundation: 42 Inch	
X	Wood Frame	(4) Interior			Electric Baseboard					Exterior 2 Story	Finished?: Yes		Auto. Doors: 1	
			Drywall		Elec. Ceil. Radiant					Prefab 1 Story	Mech. Doors: 0		Area: 322	
			Paneled		Radiant (in-floor)					Prefab 2 Story	% Good: 0		Storage Area: 0	
	Building Style:		Plaster		Electric Wall Heat					Heat Circulator	No Conc. Floor: 0		Bsmnt Garage:	
	FRACTIONAL SHR		Wood T&G		Space Heater					Raised Hearth	Roof:		Carpport Area:	
	Yr Built		Trim & Decoration		Wall/Floor Furnace					Wood Stove			Roof:	
	2002		Ex X Ord		Forced Heat & Cool					Direct-Vented Ga				
	Remodeled		Min		Heat Pump					Class: BC				
	0		Size of Closets		No Heating/Cooling					Effec. Age: 6				
	Condition: Average		Lg X Ord		Central Air					Floor Area: 1,091				
			Small		Wood Furnace					Total Base New : 290,400	E.C.F.			
	Room List		Doors X Solid X H.C.		(12) Electric					Total Depr Cost: 32,760	X 2.000			
	Basement		(5) Floors		0 Amps Service					Estimated T.C.V: 65,520				
	1st Floor		Kitchen:		No./Qual. of Fixtures					Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 2002				
	2nd Floor		Other:		Ex. X Ord. Min					Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				
	3 Bedrooms		Other:		No. of Elec. Outlets					(11) Heating System: Forced Heat & Cool, Air Conditioning				
	(1) Exterior				Many X Ave. Few					Ground Area = 678 SF Floor Area = 1091 SF.				
X	Wood/Shingle		(6) Ceilings		(13) Plumbing					Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28				
	Aluminum/Vinyl				1 Average Fixture(s)					Building Areas				
	Brick				2 3 Fixture Bath					Stories Exterior Foundation Size Cost New Depr. Cost				
	Insulation				1 2 Fixture Bath					1.5 Story Siding Basement 678				
	(2) Windows		(7) Excavation		Softener, Auto					1 Story Siding Overhang 74				
	Many		Basement: 678 S.F.		Softener, Manual					Total: 192,336 21,696				
	Avg. X Avg.		Crawl: 0 S.F.		Solar Water Heat					Other Additions/Adjustments				
	Few		Slab: 0 S.F.		No Plumbing					Recreation Room 679 18,686 2,108				
	Large		Height to Joists: 0.0		Extra Toilet					Basement, Outside Entrance, Below Grade 1 3,619 408				
	Small				Extra Sink					Plumbing				
	Wood Sash		(8) Basement		Separate Shower					Average Fixture(s) 1 2,188 247				
	Metal Sash		Conc. Block		Ceramic Tile Floor					3 Fixture Bath 1 6,880 776				
	Vinyl Sash		Poured Conc.		Ceramic Tile Wains					2 Fixture Bath 1 4,610 520				
	Double Hung		Stone		Ceramic Tub Alcove					Ceramic Tile Floor 1 1,354 153				
	Horiz. Slide		Treated Wood		Vent Fan					Ceramic Tile Wains 1 2,745 310				
	Casement		Concrete Floor		(14) Water/Sewer					Porches				
	Double Glass				1 Public Water					WCP (1 Story) 45 3,596 406				
	Patio Doors		(9) Basement Finish		1 Public Sewer					Deck				
	Storms & Screens		679 Recreation SF		Water Well					Treated Wood 239 4,978 562				
	(3) Roof		Living SF		1000 Gal Septic					Garages				
X	Gable		Walkout Doors (B)		2000 Gal Septic					Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
	Hip		No Floor SF		Lump Sum Items:					Base Cost 322 25,576 2,885				
	Flat		Walkout Doors (A)		Public Water					Common Wall: 1 Wall 1 -3,139 -354				
	Gambrel				1 Public Water					Door Opener 1 688 78				
	Mansard		(10) Floor Support		Water/Sewer					1 1,927 217				
	Shed		Joists:		Public Water					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
X	Asphalt Shingle		Unsupported Len:											
			Cntr.Sup:											

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



UNIT 5

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

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

Property Address Class: RESIDENTIAL-VACAN Zoning: NONE Building Permit(s) Date Number Status

ARBOR ESTATES SUB School: GLEN LAKE COMMUNITY SCH DIST

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

ARBOR ESTATES PLATTED PUBLIC PARK MAP #:

2025 Est TCV 0

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Tax Description Public Improvements * Factors *

ARBOR ESTATES COMMONS ARBOR PARK SITE Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences 115 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 136,742

PUBLIC PARK IN PLATTED SUBDIVISION

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

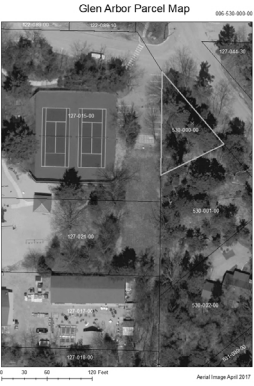
Topography of Site

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

Who When What

WAS 07/29/2009 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.
HOLTERHAUS RICHARD F & LE	GLEN ARBOR TOWNSHIP	75,000	03/17/2014	WD	03-ARM'S LENGTH	1193P655	PROPERTY TRANSFER	100.0
FISHMAN	HOLTERHAUS	56,900	01/08/1999	WD	03-ARM'S LENGTH	500:802	OTHER	0.0
ARBOR SOCIETY	FISHMAN	22,900	02/24/1993	WD	03-ARM'S LENGTH	359:251	OTHER	0.0
FGHM ASSOC	BAYBERRY PROP	1	04/20/1992	WD	03-ARM'S LENGTH	340:433	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: R-1 (Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------------	--------------------	------	--------	--------

S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 52					

GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	2025 Est TCV 0					
--	----------------	--	--	--	--	--

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

Tax Description	X	Dirt Road				
		Gravel Road				
L1201P609 L354 P202-204 L359 P251 L500 P802/99 L249P9, L355P009LOT 1 ARBOR ESTATES. SEC 27 T29N R14W.		Paved Road				
Comments/Influences		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		Topography of Site				
	X	Level				
		Rolling				
		Low				
		High				
		Landscaped				
		Swamp				
	X	Wooded				
		Pond				
		Waterfront				
		Ravine				
		Wetland				
		Flood Plain				

PAVILLION DATA ON 127-015-00						
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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.
SELITSKY MARK P & SZWARCM	CASTELLUCCI LAWRENCE	712,300	04/07/2023	WD	03-ARM'S LENGTH	2023001652	PROPERTY TRANSFER	100.0
6144 LAKE STREET LLC	SELITSKY MARK P & ORIT R	365,000	09/30/2016	WD	03-ARM'S LENGTH	1275P98	PROPERTY TRANSFER	100.0
FOX DIANNA L	6144 LAKE STREET LLC	1	04/19/2011	WD	03-ARM'S LENGTH	1084-744	PROPERTY TRANSFER	0.0
FOX LEO E & DIANNA L	FOX DIANNA L	1	04/01/2011	WD	03-ARM'S LENGTH	1084-141	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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6144 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 04/19/2023					

Owner's Name/Address	MAP #: 52
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CASTELLUCCI LAWRENCE 6144 S LAKE ST GLEN ARBOR MI 49636	2025 Est TCV 643,059 TCV/TFA: 425.30
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X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI
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Public Improvements	* Factors *
	Description Frontage Depth Front Depth Rate %Adj. Reason Value

	C 100' @ 2000/ 110.00 200.00 0.9765 0.8234 2000 100 176,893
	110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 176,893

Tax Description	X	Land Improvement Cost Estimates
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L1357P491 L340 P433 L354 P202 L355 P17 L543 P30/00 L821 P876/04 LOT 2 ARBOR ESTATES. SEC 27 T29N R14W.	X	Description Rate Size % Good Cash Value
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Comments/Influences	X	Residential Local Cost Land Improvements
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	X	Description Rate Size % Good Cash Value
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	X	LAND IMPROVEMENTS 5 5,000.00 1 100 5,000
--	---	--

	X	Total Estimated Land Improvements True Cash Value = 5,000
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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					
--	---	-------------	--	--	--	--	--

	X	Who	When	What	2025	88,400	233,100	321,500			313,424C
--	---	-----	------	------	------	--------	---------	---------	--	--	----------

	X	TPC 03/15/2023	INSPECTED		2024	90,900	213,100	304,000			304,000S
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	X	TPC 05/02/2019	INSPECTED		2023	68,100	198,700	266,800			210,129C
--	---	----------------	-----------	--	------	--------	---------	---------	--	--	----------

	X	WAS 11/11/2007	INSPECTED		2022	47,900	174,500	222,400			200,123C
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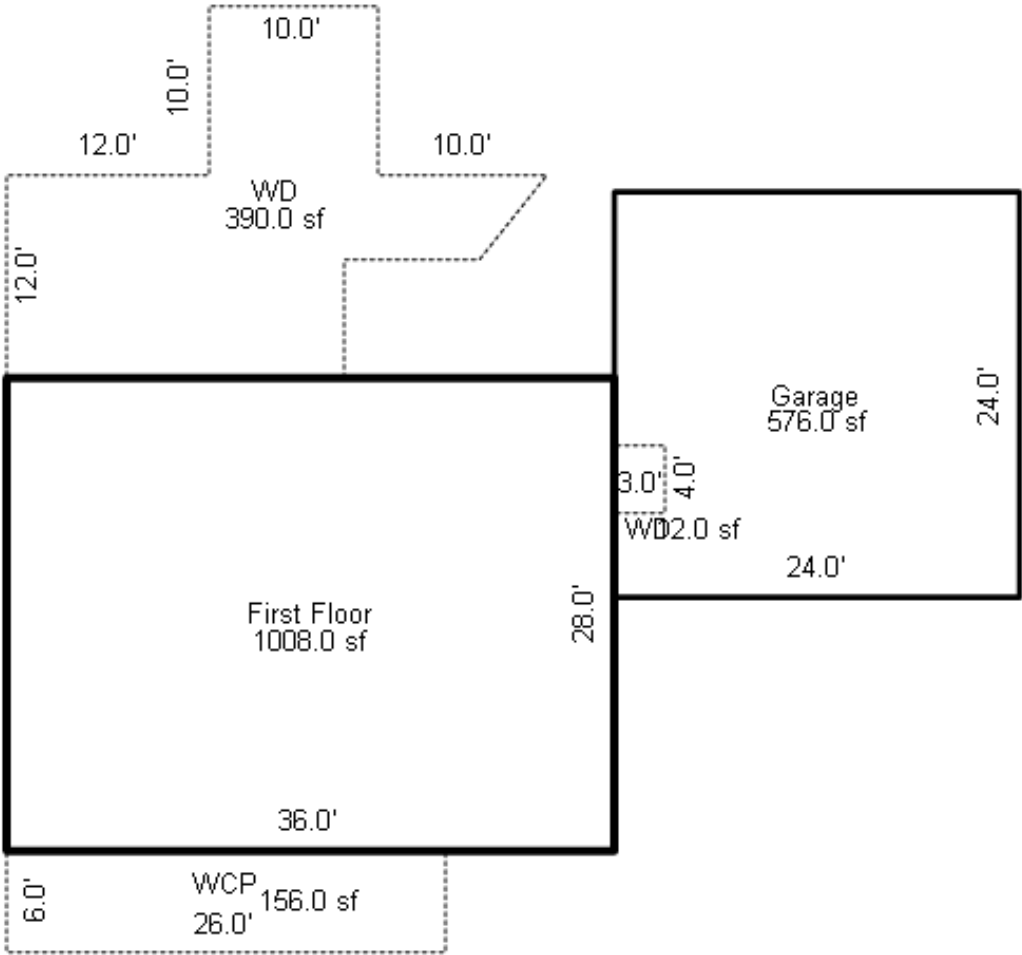
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 156 390 12	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 1996 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 89 Storage Area: 0 No Conc. Floor: 0																																																																																																												
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																																																																																																																			
Building Style: 1.5 STORY				X	Ex		Ord		Min																																																																																																																			
Yr Built 1993	Remodeled 2002	Size of Closets		X	Lg		Ord		Small																																																																																																																			
Condition: Average				X	Lg		Ord		Small																																																																																																																			
Room List		Doors		Solid	X		H.C.																																																																																																																					
	Basement 4 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.		Min																																																																																																											
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		Many		X	Ave.																																																																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1008 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		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																												
X	Insulation	(8) Basement				(9) Basement Finish				(10) Floor Support		Joists: 2X16X16 Unsupported Len: 12 Cntr.Sup:																																																																																																																
(2) Windows	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	(9) Basement Finish				(10) Floor Support																																																																																																																						
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed																																																																																																																									
X	Asphalt Shingle	(10) Floor Support																																																																																																																										
Chimney: Brick																																																																																																																												
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>213,781</td> <td>171,023</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td>1</td> <td>2,188</td> </tr> <tr> <td>1</td> <td>3 Fixture Bath</td> <td>1</td> <td>6,880</td> </tr> <tr> <td>1</td> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>1000 Gal Septic</td> <td>1</td> <td>5,676</td> </tr> <tr> <td>1</td> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,289</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td>156</td> <td>8,786</td> </tr> <tr> <td colspan="4">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td>390</td> <td>6,848</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td>12</td> <td>583</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: BC Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>576</td> <td>38,241</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,139</td> </tr> <tr> <td></td> <td>Door Opener</td> <td>1</td> <td>688</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td>1</td> <td>4,003</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td></td> <td>Interior 2 Story</td> <td>1</td> <td>8,554</td> </tr> <tr> <td colspan="4">Totals:</td> </tr> <tr> <td colspan="2"></td> <td>299,378</td> <td>242,719</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,008			Total:				213,781	171,023	Average Fixture(s)				1	Average Fixture(s)	1	2,188	1	3 Fixture Bath	1	6,880	1	Water/Sewer			1	1000 Gal Septic	1	5,676	1	Water Well, 100 Feet	1	6,289	Porches					WCP (1 Story)	156	8,786	Deck					Treated Wood	390	6,848		Treated Wood	12	583	Garages				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					Base Cost	576	38,241		Common Wall: 1 Wall	1	-3,139		Door Opener	1	688	Built-Ins					Appliance Allow.	1	4,003	Fireplaces					Interior 2 Story	1	8,554	Totals:						299,378	242,719	E.C.F. X 1.900		Cls BC Blt 1993		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																							
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*** Information herein deemed reliable but not guaranteed***



Rock walkway to Street

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
SCHULTZ DONALD K & GAIL A	FRAENKEL C M DESCENDENT G	413,500	10/30/2008	WD	03-ARM'S LENGTH	2008 991/374WD	DEED	100.0	
CASSINGHAM	SCHULTZ	45,000	04/15/1997	WD	03-ARM'S LENGTH	442:684	OTHER	0.0	
ARBOR SOCIETY	CASSINGHAM	25,900	12/14/1992	WD	03-ARM'S LENGTH	355:18	OTHER	0.0	
FGHM ASSOC	BAYBERRY PROP	1	04/20/1992	WD	03-ARM'S LENGTH	340:433	OTHER	0.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6148 S ARBOR DR		School: GLEN LAKE COMMUNITY SCH DIST							
Owner's Name/Address		P.R.E. 0%		MAP #: 52					
FRAENKEL TRUST 225 BOX CAR AVE NAPERVILLE IL 60540		2025 Est TCV 709,913 TCV/TFA: 402.45							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
L355 P18 L412 P624 L442 P684/97 LOT 3 ARBOR ESTATES SEC 27 T29N R14W.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		X		C 100' @ 2000/ 100 Actual Front Feet, 0.39 Total Acres	100.00	168.00	1.0000 0.7883	2000 100	157,665
		Electric		Land Improvement Cost Estimates					
		X		Description	Rate	Size % Good	Cash Value		
		X		Residential Local Cost Land Improvements					
		X		Description	Rate	Size % Good	Cash Value		
		X		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000		
		Curb Street Lights Standard Utilities Underground Utils.		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	78,800	276,200	355,000		256,668C
WAS 01/13/2008 INSPECTED				2024	79,100	252,500	331,600		248,951C
				2023	59,300	235,300	294,600		237,097C
				2022	45,000	206,700	251,700		225,807C

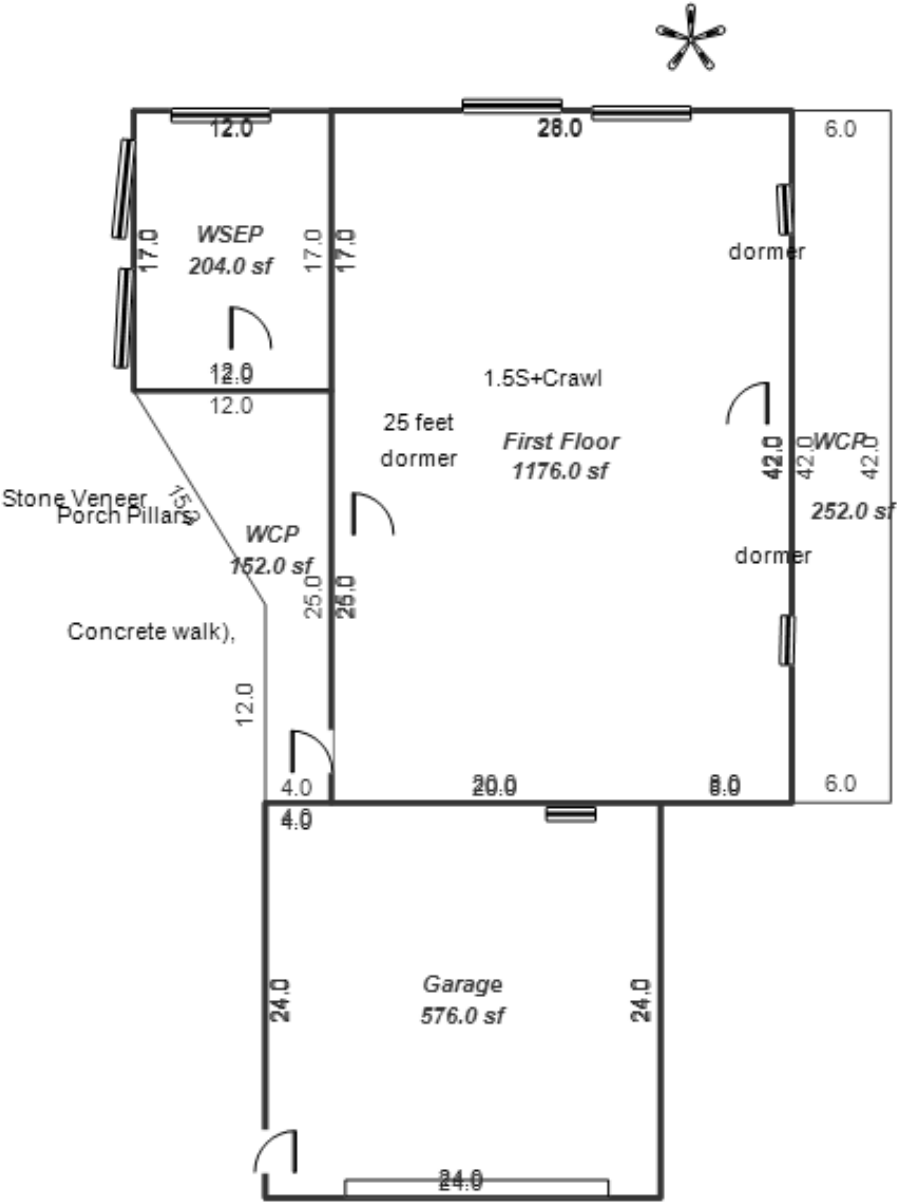


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 1,764 Total Base New : 360,033 Total Depr Cost: 288,025 Estimated T.C.V: 547,248		252 WCP (1 Story) 204 WSEP (1 Story) 152 WCP (1 Story)			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1176 SF Floor Area = 1764 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		E.C.F. X 1.900			Cls BC Blt 1999			
Yr Built 1999	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures X Ex. Ord. Min			Building Areas		Total: 255,067 204,053					
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			Stories Exterior Foundation Size 1.5 Story Siding Crawl Space 1,176		Cost New Depr. Cost						
Room List		Doors	Solid X	H.C.	(13) Plumbing			Other Additions/Adjustments							
Basement 7 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer 30 1,409 1,127 Plumbing Average Fixture(s) 1 2,188 1,750 3 Fixture Bath 1 6,880 5,504 Water/Sewer 1000 Gal Septic 1 5,676 4,541 Water Well, 100 Feet 1 6,289 5,031						
(1) Exterior	(6) Ceilings		Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Porches						
X Wood/Shingle X Aluminum/Vinyl X Brick	X Drywall		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			WCP (1 Story) 252 12,109 9,687 WSEP (1 Story) 204 13,456 10,765 WCP (1 Story) 152 8,612 6,890						
X Insulation	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Garages						
(2) Windows	Many Avg. X Large Avg. Small		(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 38,241 30,593 Common Wall: 1 Wall 1 -3,139 -2,511 Door Opener 1 688 550						
X Many Avg. X Large Avg. Small	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins						
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support			1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow. 1 4,003 3,202						
X Asphalt Shingle	Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Fireplaces						
								Interior 2 Story 1 8,554 6,843							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARBOR SOCIETY	EWING	22,096	03/01/1993	WD	03-ARM'S LENGTH	360:259	OTHER	0.0
FGHM ASSOC	BAYBERRY PROP	1	04/20/1992	WD	03-ARM'S LENGTH	340:433	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6152 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/05/2018	PM18-0397	100% FINIS			
	P.R.E. 100% 08/29/1997		Mechanical	01/05/2018	PM18-0022	100% FINIS			
Owner's Name/Address	MAP #: 52		Res. Garage, Detached	10/13/2009	PB09-0265	100% FINIS			
EWING ROBERT A & STEPHANIE M 6152 S LAKE ST GLEN ARBOR MI 49636	2025 Est TCV 841,764 TCV/TFA: 264.21		Electrical	10/08/2009	PE09-0331				
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
L354 P202-204 L360 P259 L405 P43/95 LOT 4 ARBOR ESTATES. SEC 27 T29N R14W.	Public Improvements		* Factors *						
Comments/Influences	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Rate %Adj. Reason	Value		
	X		C 100' @ 2000/	120.00	150.00	0.9554 0.7663	2000 100		
			120 Actual Front Feet,	0.41	Total Acres	Total Est. Land Value =	175,718		
			Land Improvement Cost Estimates						
			Description	Rate	Size % Good	Cash Value			
			Residential Local Cost Land Improvements						
	X	Electric	Description	Rate	Size % Good	Cash Value			
	X	Gas	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000			
		Curb	Total Estimated Land Improvements True Cash Value =				5,000		
		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	87,900	333,000	420,900			200,649C
		Low	2024	90,300	304,500	394,800			194,616C
		High	2023	67,700	283,700	351,400			185,349C
	X	Landscaped	2022	50,700	249,100	299,800			176,523C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What						
	TPC	02/01/2018	INSPECTED						
	WAS	12/22/2010	INSPECTED						
	TPC	12/18/2009	INSPECTED						

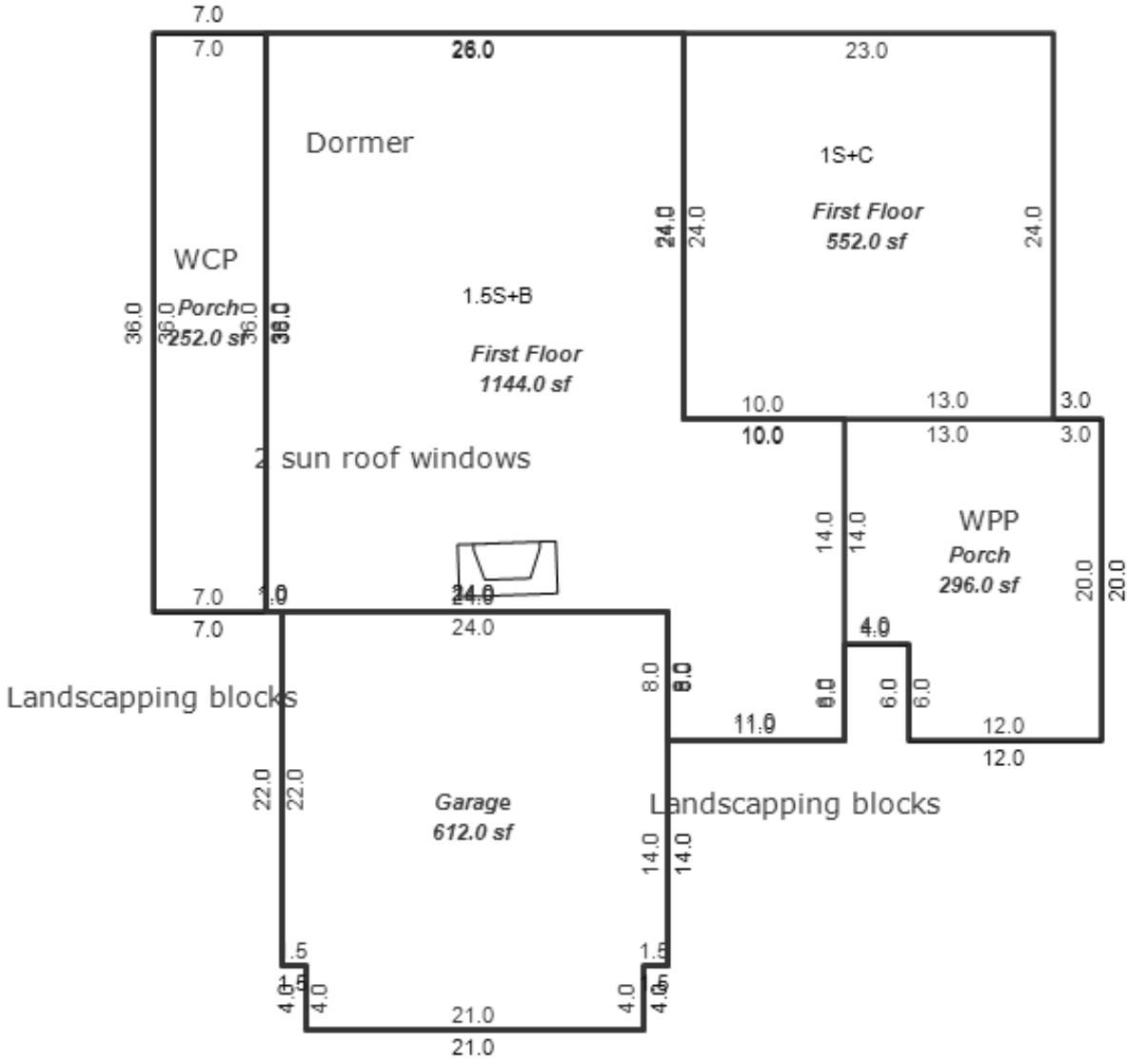


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage		
X	Single Family 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: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 952 % 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: 30 Floor Area: 3,186 Total Base New : 497,049 Total Depr Cost: 347,919 Estimated T.C.V: 661,046		252 WCP (1 Story) 296 WPP			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2308 SF Floor Area = 3186 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		E.C.F. X 1.900			Cls C 10 Blt 1995				
Yr Built 1995	Remodeled 2002	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas		Total: 411,651 288,141						
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			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			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP			Depr. Cost	
Room List		Doors	Solid X H.C.	(12) Electric 150 Amps Service			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost							
Basement	1st Floor	(5) Floors		Kitchen: Hardwood Other: Carpeted 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		1.5 Story Siding Basement 1,144 1 Story Siding Crawl Space 552 1.5 Story Siding Slab 612			Total: 411,651 288,141				
(1) Exterior		(6) Ceilings		Basement: 1144 S.F. Crawl: 552 S.F. Slab: 612 S.F. Height to Joists: 0.0			(14) Water/Sewer		Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP			Total: 411,651 288,141				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 952 43,592 30,514 Door Opener 2 1,101 771							
X	Insulation	(8) Basement		Basement: 1144 S.F. Crawl: 552 S.F. Slab: 612 S.F. Height to Joists: 0.0			Lump Sum Items:		Built-Ins Appliance Allow. 1 2,786 1,950 Fireplaces Interior 2 Story 1 6,694 4,686			Totals: 497,049 347,919			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv: 661,046	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 952 43,592 30,514 Door Opener 2 1,101 771							
X	Many Avg. X Large Avg. Small	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:					Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv: 661,046							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof																
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney: 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.				
ANNATOYN JEFFREY & CORNIL	ANNATOYN JEFFREY & CORNIL	0	01/01/2024	QC	15-LADY BIRD	2024000342	PROPERTY TRANSFER	0.0				
ZARA SAAD E & JOSEPHINE W	ANNATOYN JEFFREY & CORNIL	530,000	08/19/2016	WD	03-ARM'S LENGTH	1270P421	PROPERTY TRANSFER	100.0				
ZARA SAAD E & JOSEPHINE W	ZARA SAAD E & JOSEPHINE W	0	11/07/2012	QC	09-FAMILY	1144P343	PROPERTY TRANSFER	0.0				
ZARA SAAD E & JOSEPHINE W	ZARA SAAD E & JOSEPHINE W	0	04/14/2009	QC	03-ARM'S LENGTH	2009 1009-887T	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6188 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/04/2022	PM22-0345	100% FINIS				
Owner's Name/Address		P.R.E. 100% 06/29/2017		Electrical		03/17/2022	PE22-0159	100% FINIS				
ANNATOYN JEFFREY & CORNILLIE K 6188 S LAKE ST GLEN ARBOR MI 49636		MAP #: 52		Res. Add/Alter/Repair		10/11/2021	PB21-0483	100% FINIS				
		2025 Est TCV 854,861 TCV/TFA: 413.98		Electrical		09/17/2021	PE21-0627	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L354 P202-204 L357 P540 L441 P665/97 LOT 5 ARBOR ESTATES. SEC 27 T29N R14W.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C 100' @ 2000/ 125.00 158.00 0.9457 0.7763 2000 100 183,550								
		Paved Road		125 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 183,550								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.64	1685	0	0				
		Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		X Curb		Total Estimated Land Improvements True Cash Value = 2,500								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	91,800	335,600	427,400				305,700C
		TPC 11/03/2022	INSPECTED		2024	94,300	306,800	401,100				296,509C
		TPC 11/17/2021	INSPECTED		2023	70,700	285,700	356,400				282,390C
		TPC 09/07/2016	INSPECTED		2022	52,000	250,800	302,800				266,467C

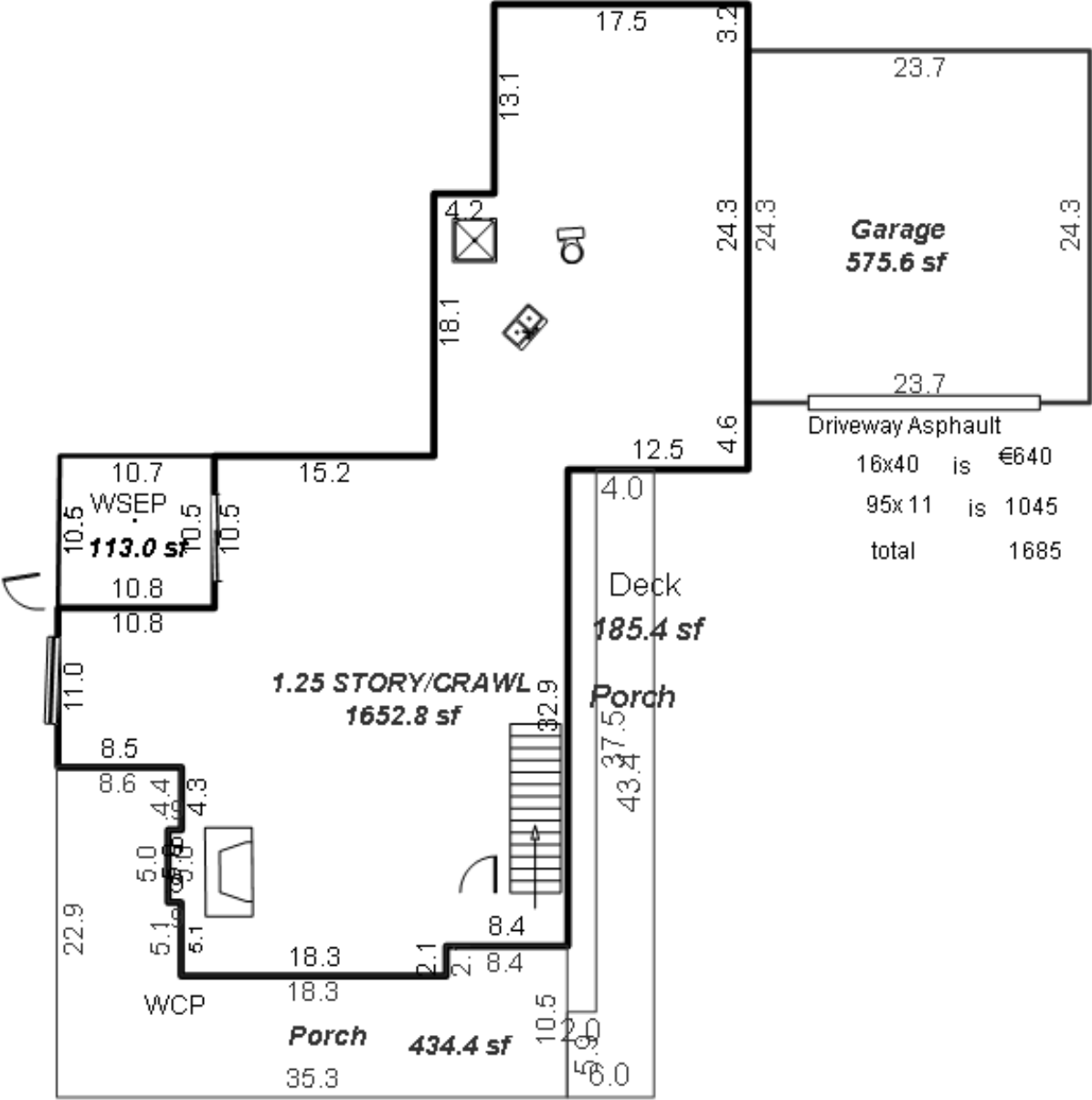


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 434 113 188	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 1998 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Class: BC Effec. Age: 15 Floor Area: 2,065 Total Base New : 414,126 Total Depr Cost: 352,006 Estimated T.C.V: 668,811			E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls BC		Blt 1998	
Yr Built	Remodeled	Size of Closets		(12) Electric			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool						
1998 202	2008	Ex	X Ord	Min	200 Amps Service			Ground Area = 1652 SF Floor Area = 2065 SF.								
Condition: Average		Lg X Ord Small		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas						
Room List		Doors	Solid X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
Basement	1st Floor	(5) Floors		Average Fixture(s)			1.25 Story Siding Crawl Space			Total:		315,518		268,188		
2nd Floor	3 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:		3 Fixture Bath			Other Additions/Adjustments									
(1) Exterior		(6) Ceilings		2 Fixture Bath			Plumbing									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Softener, Auto			Average Fixture(s)			1		2,188		1,860		
X	Insulation	(7) Excavation		Softener, Manual			3 Fixture Bath			2		13,760		11,696		
(2) Windows		Basement: 0 S.F. Crawl: 1652 S.F. Slab: 0 S.F. Height to Joists: 0.0		Solar Water Heat			Water/Sewer			1		5,676		4,825		
Many Avg. Few	Large Avg. Small	(8) Basement		No Plumbing			1000 Gal Septic			1		6,289		5,346		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		Extra Toilet			Water Well, 100 Feet			1		19,001		16,151		
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		Extra Sink			Porches			434		8,515		7,238		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Separate Shower			Deck			113		4,258		3,619		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Gарages			188		19,001		16,151		
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			576		29,664		25,214		
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well			Base Cost			1		688		585		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Door Opener			1		4,003		3,403		
				Lump Sum Items:			Built-Ins			1		4,564		3,879		
							Appliance Allow.			1						
							Fireplaces			1						
							Prefab 2 Story			1						
							Local Cost Items			1		1		1		
							SOLAR POWER <150KW			1		1		1		
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EBEL GREGORY L TRUST	KEIL DAVID A & JENNIFER W	750,000	03/17/2023	WD	03-ARM'S LENGTH	2023001218	PROPERTY TRANSFER	100.0
BATTEIGER JANE A & JOEL E	EBEL GREGORY L TRUST	415,000	08/28/2015	WD	03-ARM'S LENGTH	1240P697	PROPERTY TRANSFER	100.0
BATTEIGER JANE A & JOEL E	BATTEIGER JANE & JOEL JOI	1	08/03/2012	QC	09-FAMILY	1132P240	PROPERTY TRANSFER	0.0
BATTEIGER JANE A & JOEL E	BATTEIGER JANE A & JOEL E	0	03/18/2009	WD	03-ARM'S LENGTH	2009 1005-130W	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6206 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/07/2005	PE05-0056	
	P.R.E. 0%		Res. Garage, Detached	10/01/2004	PB04-0552	
Owner's Name/Address	MAP #: 52		GARAGE	09/10/2004	2004-2075	100% FINIS
KEIL DAVID A & JENNIFER W TRUST 1401 PAULINE BLVDE ANN ARBOR MI 48103	2025 Est TCV 669,926 TCV/TFA: 378.06		HOUSE	08/29/2000	2000-0494	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/	116.00	165.00	0.9636	0.7848	2000	100		175,437
116 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 175,437

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

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



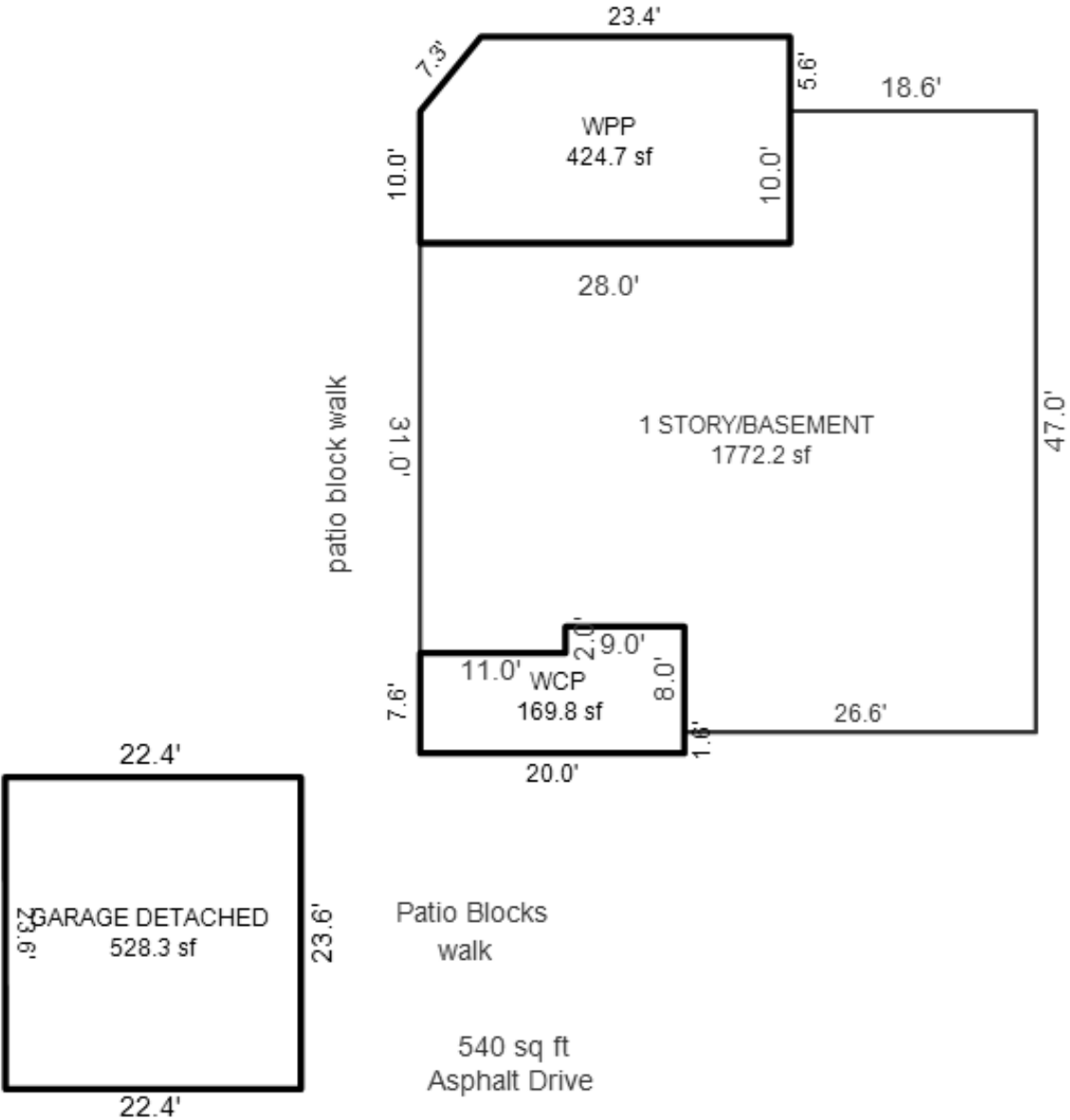
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	87,700	247,300	335,000			326,002C
2024	90,100	226,100	316,200			316,200S
2023	67,600	210,700	278,300			231,841C
2022	49,600	185,000	234,600			220,801C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 169 424	Type WCP (1 Story) WPP	Year Built: 2004 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace											
Yr Built 2000	Remodeled 0	Ex	X Ord	Min	(12) Electric 200 Amps Service										
Condition: Average		Size of Closets													
Room List		Doors	Solid	X H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1772 SF Floor Area = 1772 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				Cls C 5 Blt 2000			
X	Insulation	X	Drywall					Building Areas							
(2) Windows		(7) Excavation		(13) Plumbing				Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,772 Total: 263,047 210,451							
X	Many Avg. X Avg. Few Large Small	Basement: 1772 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement						Exterior Stone Veneer 20 765 612 Plumbing Average Fixture(s) 3 Fixture Bath 1 4,678 3,742 Water/Sewer 1000 Gal Septic 1 4,899 3,919 Water Well, 100 Feet 1 5,849 4,679 Porches WCP (1 Story) 169 7,218 5,774 WPP 424 7,174 5,739							
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer				Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,565 18,852 Door Opener 1 550 440 Built-Ins Appliance Allow. 1 2,786 2,229 Totals: 322,017 257,626							
Chimney: Brick		(10) Floor Support		Lump Sum Items:				Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCv: 489,489							
		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.
MCCARTY KEVIN J & PEG STR	MCCARTY KEVIN J & PEG STR	0	11/17/2021	WD	09-FAMILY	2022001208	DEED	0.0
MCCARTY KEVIN J & PEG STR	MCCARTY KEVIN J & PEGGY S	99	06/06/2012	WD	03-ARM'S LENGTH	1126P158	OTHER	0.0
GALLOWAY	MCCARTY	32,500	08/03/1994	WD	03-ARM'S LENGTH	391:215	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6250 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	03/24/2022	PB22-0076	100% FINIS
	P.R.E. 100% 01/31/1997		Mechanical	02/22/2022	PM22-0160	100% FINIS
Owner's Name/Address	MAP #: 52		Plumbing	02/22/2022	PP22-0054	100% FINIS
MCCARTY KEVIN J & PEG STRAUSS 6250 W LAKE WOOD DR GLEN ARBOR MI 49636	2025 Est TCV 709,853 TCV/TFA: 375.58		Electrical	02/17/2022	PE22-0100	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
L325 P713-714 L353 P653 L391 P215/94 LOT 7 ARBOR ESTATES. SEC 27 T29N R14W.			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			C 100' @ 2000/	100.00	180.00	1.0000 0.8020	2000 100		160,408
			100 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =						160,408

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
		Dirt Road	Description	Rate	Size % Good	Cash Value			
		Gravel Road	Residential Local Cost Land Improvements						
		Paved Road	Description	Rate	Size % Good	Cash Value			
		Storm Sewer	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000			
		Sidewalk	Total Estimated Land Improvements True Cash Value =						5,000
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	80,200	274,700	354,900			144,262C
		Low	2024	80,500	251,200	331,700			139,925C
		High	2023	60,300	234,100	294,400			133,262C
		Landscaped	2022	45,000	221,000	266,000			126,917C
		Swamp							
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

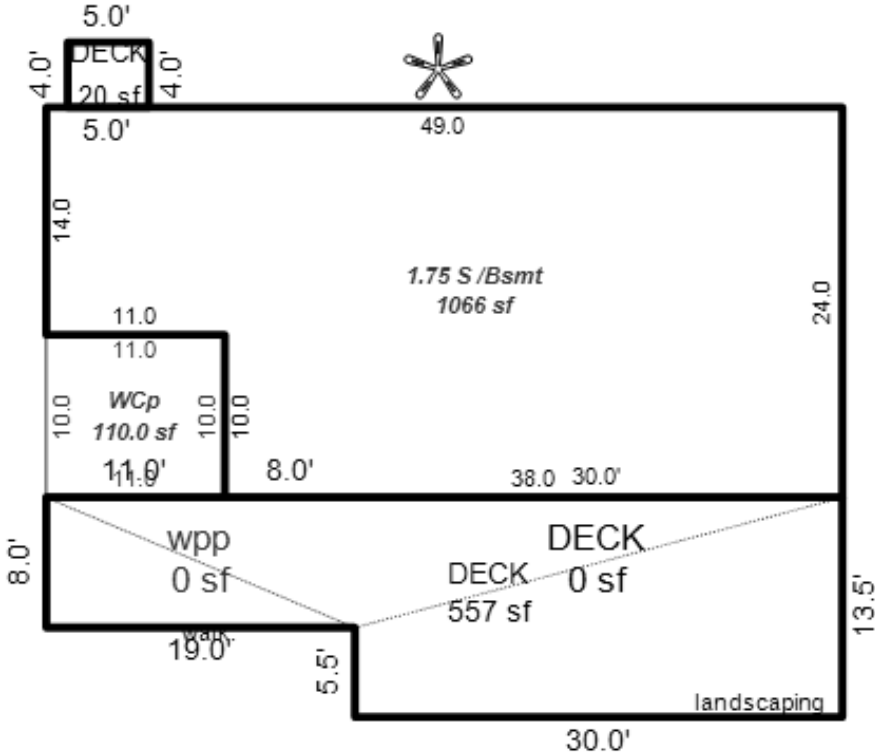


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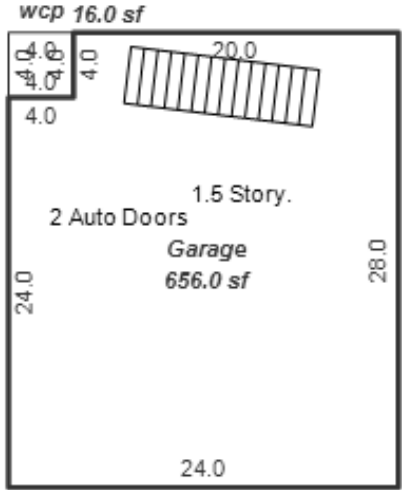
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 110 16 557	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 656 % Good: 0 Storage Area: 328 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 25 Floor Area: 1,890 Total Base New : 382,068 Total Depr Cost: 286,550 Estimated T.C.V: 544,445			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1066 SF Floor Area = 1890 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls BC		Blt 1996			
Yr Built 1996	Remodeled 0	Ex	X Ord	Min	(12) Electric 200 Amps Service			Building Areas			Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation			1,066					
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			1.75 Story Siding Basement			24				
1 Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			X Many Ave. Few			1 Story Siding Overhang			Total:	295,433	221,575	
(1) Exterior	(6) Ceilings		No. of Plumbing			Other Additions/Adjustments			Plumbing						
X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer			1	2,188	1,641	
X Insulation	(7) Excavation		Basement: 1066 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			1	4,610	3,457	
(2) Windows	X Many Avg. Few		X Large Avg. Small		(8) Basement			1000 Gal Septic Water Well, 100 Feet			1	5,676	4,257		
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			Lump Sum Items:			Ceramic Tub Alcove Vent Fan			1	6,289	4,717	
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Decks			Treated Wood			557	8,650	6,487	
X Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			656	35,424	26,568	
X Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Base Cost Storage Over Garage Door Opener			Built-Ins			328	5,937	4,453	
Appliances: 1 4,003 3,002 Fireplaces: 1 4,429 3,322 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



Concrete



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACOBSON & MCCARTY & POLM	MCCARTY PETER E & MAHAJAN	535,000	07/21/2021	WD	03-ARM'S LENGTH	2021006261	PROPERTY TRANSFER	100.0
STRAUSS DORIS P	JACOBSON LYNN & MCCARTY P	0	05/04/2021	OTH	07-DEATH CERTIFICATE	2021004338	PROPERTY TRANSFER	100.0
STRAUSS DORIS P	STRAUSS DORIS P	0	07/14/2017	QC	09-FAMILY	1301P145	PROPERTY TRANSFER	0.0
BRATT MARILYN R	STRAUSS DORIS P	95,000	12/04/2015	WD	03-ARM'S LENGTH	1247P440	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6239 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/29/2021	PE21-0170	100% FINIS
	P.R.E. 0%		Mechanical	08/29/2016	PM16-0479	100% FINIS
Owner's Name/Address	MAP #: 52		Plumbing	08/29/2016	PP16-0188	100% FINIS
MCCARTY PETER E & MAHAJAN JAYSHREE 1710 15TH AVE UNIT B NASHVILLE TN 37212	2025 Est TCV 663,798 TCV/TFA: 441.06		Mechanical	07/26/2016	PM16-0406	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
	Public Improvements			* Factors *								
L354 P202 L355 P19 L428 P710 L540 P515 LOT 8 ARBOR ESTATES SEC 27 T29N R14W.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences	X	Gravel Road		C 100' @ 2000/ 100.00 180.00 1.0000 0.8020 2000 100 160,408								
	X	Paved Road		100 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 160,408								
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
	X	Water		D/W/P: 4in Concrete	7.01	132	0	0				
	X	Sewer		D/W/P: Asphalt Paving	3.12	1000	0	0				
	X	Electric		Residential Local Cost Land Improvements								
	X	Gas		Description	Rate	Size	% Good	Cash Value				
	X	Curb		LAND IMPROVEMENTS 15	1,500.00	1	95	1,425				
	X	Street Lights		Total Estimated Land Improvements True Cash Value = 1,425								
	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	80,200	251,700	331,900			264,845C
Rolling	2024	80,500	230,000	310,500			256,882C
Low	2023	60,300	214,300	274,600			244,650C
High	2022	45,000	188,000	233,000			233,000S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



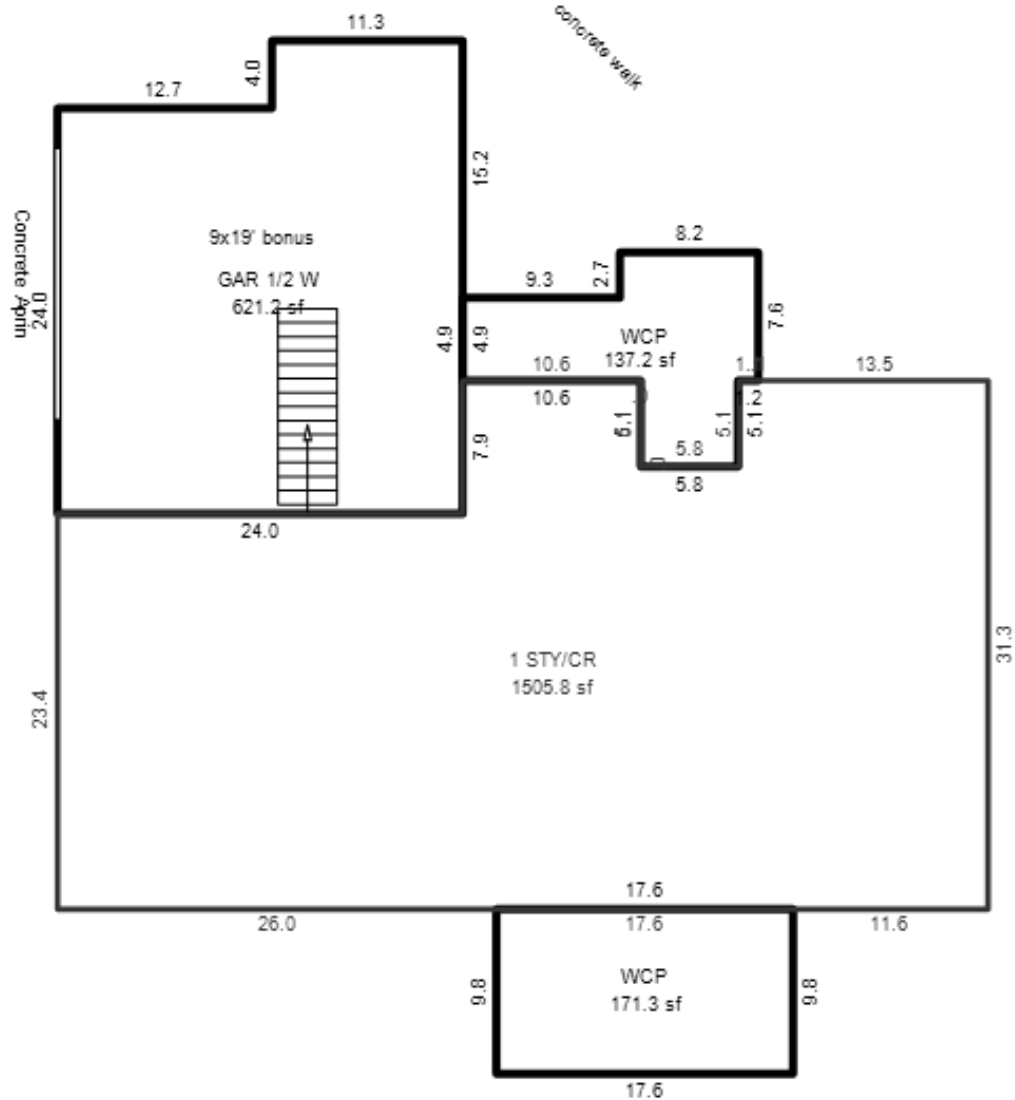
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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 11/13/2017	INSPECTED		2024	80,500	230,000	310,500			256,882C
TPC 12/28/2016	INSPECTED		2023	60,300	214,300	274,600			244,650C
TPC 10/20/2016	INSPECTED		2022	45,000	188,000	233,000			233,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 171 137	Type WCP (1 Story) WCP (1 Story)	Year Built: 2016 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: 621 % Good: 0 Storage Area: 171 No Conc. Floor: 0	171	WCP (1 Story)	137	WCP (1 Story)	Year Built: 2016 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: 621 % Good: 0 Storage Area: 171 No Conc. Floor: 0		
	Mobile Home																0	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 No Heating/Cooling			Class: C +5 Effec. Age: 5 Floor Area: 1,505 Total Base New : 278,087 Total Depr Cost: 264,192 Estimated T.C.V: 501,965			E.C.F. X 1.900			Bsmnt Garage:					
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 2016					
A-Frame		Trim & Decoration		X			Ex. Ord Min			(11) Heating System: Forced Heat & Cool								
Wood Frame		Ex Ord Min		Size of Closets			No. of Elec. Outlets			Ground Area = 1505 SF Floor Area = 1505 SF.								
Building Style: 1 STORY		Lg Ord Small		Doors Solid H.C.			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95								
Yr Built Remodeled 2016 0		Lg Ord Small		(5) Floors			Average Fixture(s)			Building Areas								
Condition: Average		Lg Ord Small		Kitchen: Other: Other:			1 Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Lg Ord Small		Other:			2 3 Fixture Bath			1 Story Siding Crawl Space 1,505								
Basement		Lg Ord Small		Other:			2 2 Fixture Bath			Total: 208,611 198,190								
4 1st Floor		Lg Ord Small		Other:			2 Softener, Auto			Other Additions/Adjustments								
1 2nd Floor		Lg Ord Small		Other:			2 Softener, Manual			Plumbing								
3 Bedrooms		Lg Ord Small		Other:			2 Solar Water Heat			Average Fixture(s)								
(1) Exterior		Lg Ord Small		Other:			2 No Plumbing			3 Fixture Bath								
Wood/Shingle		Lg Ord Small		Other:			2 Extra Toilet			Water/Sewer								
Aluminum/Vinyl		Lg Ord Small		Other:			2 Extra Sink			2000 Gal Septic								
Brick		Lg Ord Small		Other:			2 Separate Shower			Water Well, 50 Feet								
Insulation		Lg Ord Small		Other:			2 Ceramic Tile Floor			Porches								
(2) Windows		Lg Ord Small		Other:			2 Ceramic Tile Wains			WCP (1 Story)								
Many Avg. Few		Lg Ord Small		Other:			2 Ceramic Tub Alcove			WCP (1 Story)								
Large Avg. Small		Lg Ord Small		Other:			2 Vent Fan			Garages								
Wood Sash		Lg Ord Small		Other:			2 Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
Metal Sash		Lg Ord Small		Other:			2			Base Cost								
Vinyl Sash		Lg Ord Small		Other:			2			Storage Over Garage								
Double Hung		Lg Ord Small		Other:			2			Door Opener								
Horiz. Slide		Lg Ord Small		Other:			2			Built-Ins								
Casement		Lg Ord Small		Other:			2			Appliance Allow.								
Double Glass		Lg Ord Small		Other:			2			Notes:								
Patio Doors		Lg Ord Small		Other:			2			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:								
Storms & Screens		Lg Ord Small		Other:			2			501,965								
(3) Roof		Lg Ord Small		Other:			2											
Gable		Lg Ord Small		Other:			2											
Hip		Lg Ord Small		Other:			2											
Flat		Lg Ord Small		Other:			2											
Asphalt Shingle		Lg Ord Small		Other:			2											
Chimney:		Lg Ord Small		Other:			2											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEPPLER LINDA	PEPPLER LINDA TRUSTEE	0	02/25/2009	QC	09-FAMILY	2009 1002/544Q	DEED	0.0
BAYBERRY PROP	PEPPLER	30,000	12/18/1992	WD	03-ARM'S LENGTH	355:20	OTHER	0.0
FGHM ASSOC	BAYBERRY PROP	1	04/20/1992	WD	03-ARM'S LENGTH	340:433	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6266 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 02/05/2002					
Owner's Name/Address	MAP #: 52					
PEPPLER LINDA TRUSTEE PO BOX 420, 6266 S LAKE ST GLEN ARBOR MI 49636	2025 Est TCV 685,158 TCV/TFA: 463.26					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				EFF IRR TRIANGLE SHAPE		
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
L340 P433 & 482 L355 P20 L375 P119/93 L548 P258/00 LOT 9 ARBOR ESTATES. SEC 27 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	X	Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
		Description	Local Cost	Land Improvements					
	X	Description							
		Residential							
		LAND IMPROVEMENTS 5			5,000.00	1	100	5,000	
		Total Estimated Land Improvements						5,000	

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

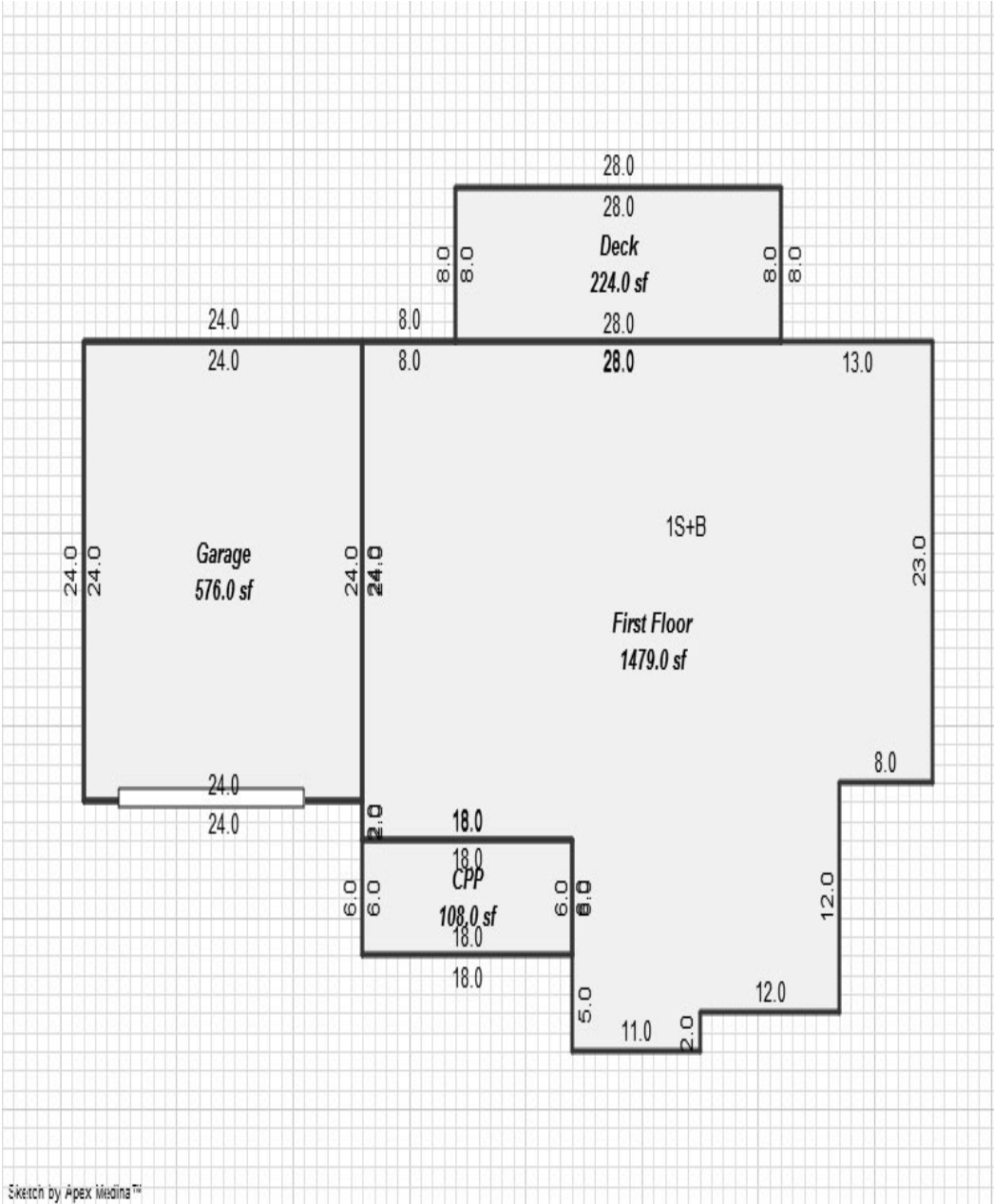
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	152,100	190,500	342,600			161,050C
			2024	156,200	174,300	330,500			156,208C
			2023	117,200	162,400	279,600			148,770C
			2022	70,400	150,000	220,400			141,686C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 108 224	Type CPP Treated Wood	Year Built: 2000 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: 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									
Yr Built 2000	Remodeled 0	Trim & Decoration		Ex	X	Ord	Min							
Condition: Average		Size of Closets		Lg	X	Ord	Small							
Room List		Doors		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 2000		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1479 SF Floor Area = 1479 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77						
X	Insulation	(7) Excavation		Many	X	Ave.	Few	Building Areas						
(2) Windows		(8) Basement		(13) Plumbing		(14) Water/Sewer		Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. X Few	X	Large Avg. Small	Basement: 1479 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Basement 1,479		Total: 214,527		165,187		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Plumbing		Average Fixture(s)		Other Additions/Adjustments						
X		(10) Floor Support		Water/Sewer		Average Fixture(s)		Plumbing						
X	Gable Hip Flat	X	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		Average Fixture(s)						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Average Fixture(s)		Water/Sewer						
Chimney: Metal		(15) Fireplaces		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		Class: C Effec. Age: 23 Floor Area: 1,479 Total Base New : 256,980 Total Depr Cost: 197,875 Estimated T.C.V: 375,963		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		E.C.F. X 1.900		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		Bsmnt Garage: Carport Area: Roof:		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		Totals: 256,980		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		17,280		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		-1,721		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		423		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		2,145		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		197,875		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		375,963		Average Fixture(s)		Average Fixture(s)		Water/Sewer						
		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCY:		Average Fixture(s)		Average Fixture(s)		Water/Sewer						

*** 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.
PETERSON RICHARD D	HENNESSEY JOHN M & CHRIST	525,000	09/21/2018	WD	03-ARM'S LENGTH	1341P756	PROPERTY TRANSFER	100.0
PETERSON RICHARD D & ALYC	PETERSON RICHARD D	0	03/30/2018	WD	09-FAMILY	1326P902	OTHER	0.0
ARBOR SOCIETY	PETERSON	26,010	03/01/1993	WD	03-ARM'S LENGTH	358:962	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6251 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/23/2024	PM24-0291	100% FINIS
	P.R.E. 0%		Res. Add/Alter/Repair	04/25/2016	PB16-0099	100% FINIS
Owner's Name/Address	MAP #: 52		Mechanical	10/14/2014	PM14-0489	100% FINIS
HENNESSEY JOHN M & CHRISTINE M 10754 ELDORADO CIR NOBLESVILLE IN 46060	2025 Est TCV 922,720 TCV/TFA: 436.89		SHED	11/18/2010	LU10-2203	100% FINIS

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
				* Factors *								
L358 P962/93 LOT 10 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 170,173								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water	D/W/P: Patio Blocks	19.00	450	0		0
		Sewer	D/W/P: Asphalt Paving	3.64	1800	0		0
	X	Electric	Wood Frame	35.71	127	50		2,267
		Gas	Wood Frame	50.59	27	50		683
		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 = 7,950					



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

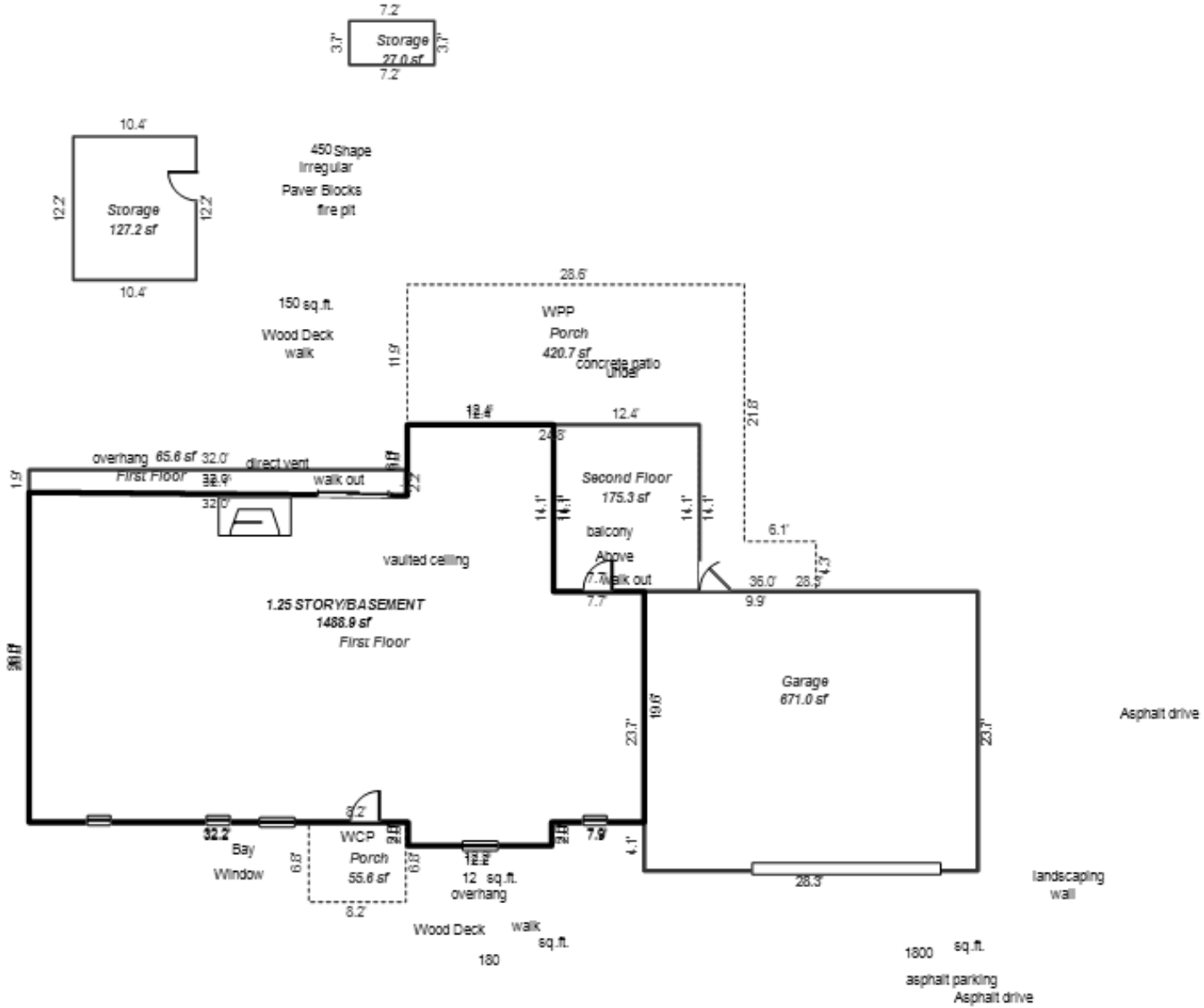
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	85,100	376,300	461,400			328,993C
2024	85,300	337,800	423,100			312,312C
2023	64,000	314,600	378,600			297,440C
2022	45,000	276,300	321,300			283,277C

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County of Leelanau, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 55 420 416 150 180 175	Type WCP (1 Story) WPP Treated Wood Treated Wood Treated Wood Wood Balcony	Year Built: 2000 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 761 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior																	
Building Style: 1.25 STORY		X	Drywall Paneled			Plaster Wood T&G													
Yr Built 2000		Remodeled 0	Ex	X	Ord	Min													
Condition: Average		Size of Closets			Lg	X	Ord	Small											
Room List		Doors		Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Carpeted Other:														
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			No. of Elec. Outlets			Class: BC Effec. Age: 20 Floor Area: 2,112 Total Base New : 489,868 Total Depr Cost: 391,893 Estimated T.C.V: 744,597			E.C.F. X 1.900			Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			Ex.			X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1488 SF Floor Area = 2112 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC Blt 2000					
X	Insulation	X Drywall			Many			X	Ave.	Few	Building Areas								
(2) Windows		(7) Excavation			(13) Plumbing			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,488 1 Story Siding Overhang 175 1 Story Siding Overhang 65 1 Story Brick Overhang 12 Total: 346,632 277,306								
X	Many Avg. X Few	Large Avg. X Small	Basement: 1488 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			Recreation Room 772 21,245 16,996 Basement, Outside Entrance, Below Grade 2 7,238 5,790							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Average Fixture(s) 1 2,188 1,750 3 Fixture Bath 2 13,760 11,008 2 Fixture Bath 1 4,610 3,688								
X	Asphalt Shingle	(9) Basement Finish			Water/Sewer			Water/Sewer			Water/Sewer			1000 Gal Septic 1 5,676 4,541 Water Well, 100 Feet 1 6,289 5,031					
(3) Roof		772 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			WCP (1 Story) 55 4,223 3,378 WPP 420 9,139 7,311					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Deck			Treated Wood 416 7,147 5,718 Treated Wood 150 3,653 2,922 Treated Wood 180 4,127 3,302							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Balcony			Wood Balcony 175 8,768 7,014			<<<<< 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.			
KOKOWICZ ADRIENE LIV TRUS	KOKOWICZ ADRIENE	1	03/06/2013	QC	09-FAMILY	1156P518	DEED	0.0			
KOKOWICZ ADRIENE	KOKOWICZ ADRIENE LIVIG TR	0	02/22/2013	WD	03-ARM'S LENGTH	1156P534	DEED	0.0			
KOKOWICZ ADRIENE TRUST	KOKOWICZ ADRIENE & PAUL R	0	03/22/2010	QC	09-FAMILY	2010 1044_435Q	DEED	0.0			
KOKOWICZ ADRIENE & PAUL R	KOKOWICZ ADRIENE LIV TRUS	0	03/22/2010	QC	09-FAMILY	2010 1044_449Q	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6257 W LAKE WOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		HOUSE		04/16/1993	93001356				
Owner's Name/Address		P.R.E. 100% 05/10/1994		MAP #: 52							
KOKOWICZ ADRIENE LIVIG TRUST PO BOX 471 GLEN ARBOR MI 49636		2025 Est TCV 489,421 TCV/TFA: 384.76									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
L359 P354/93 LOT 11 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.		X	Public Improvements		* Factors *						
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Rate %Adj. Reason	Value		
		X	Electric		C 100' @ 2000/	130.00	238.00	0.9365 0.8600	2000 100	209,416	
		X	Gas		130 Actual Front Feet, 0.71 Total Acres				Total Est. Land Value =	209,416	
		X	Curb		Land Improvement Cost Estimates						
		X	Street Lights		Description	Rate	Size % Good	Cash Value			
		X	Standard Utilities		Residential Local Cost Land Improvements						
		X	Underground Utils.		Description	Rate	Size % Good	Cash Value			
		X	Topography of Site		LAND IMPROVEMENTS 25				2,500.00	1 100	2,500
		X	Level		Total Estimated Land Improvements True Cash Value =				2,500		
		X	Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Low		2025	104,700	140,000	244,700			114,646C
		X	High		2024	107,600	128,000	235,600			111,199C
		X	Landscaped		2023	80,700	119,300	200,000		200,000A	105,904C
		X	Swamp		2022	53,400	112,100	165,500		165,500C	100,861C
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What							
		TPC 11/28/2011 INSPECTED									
		WAS 01/12/2008 INSPECTED									

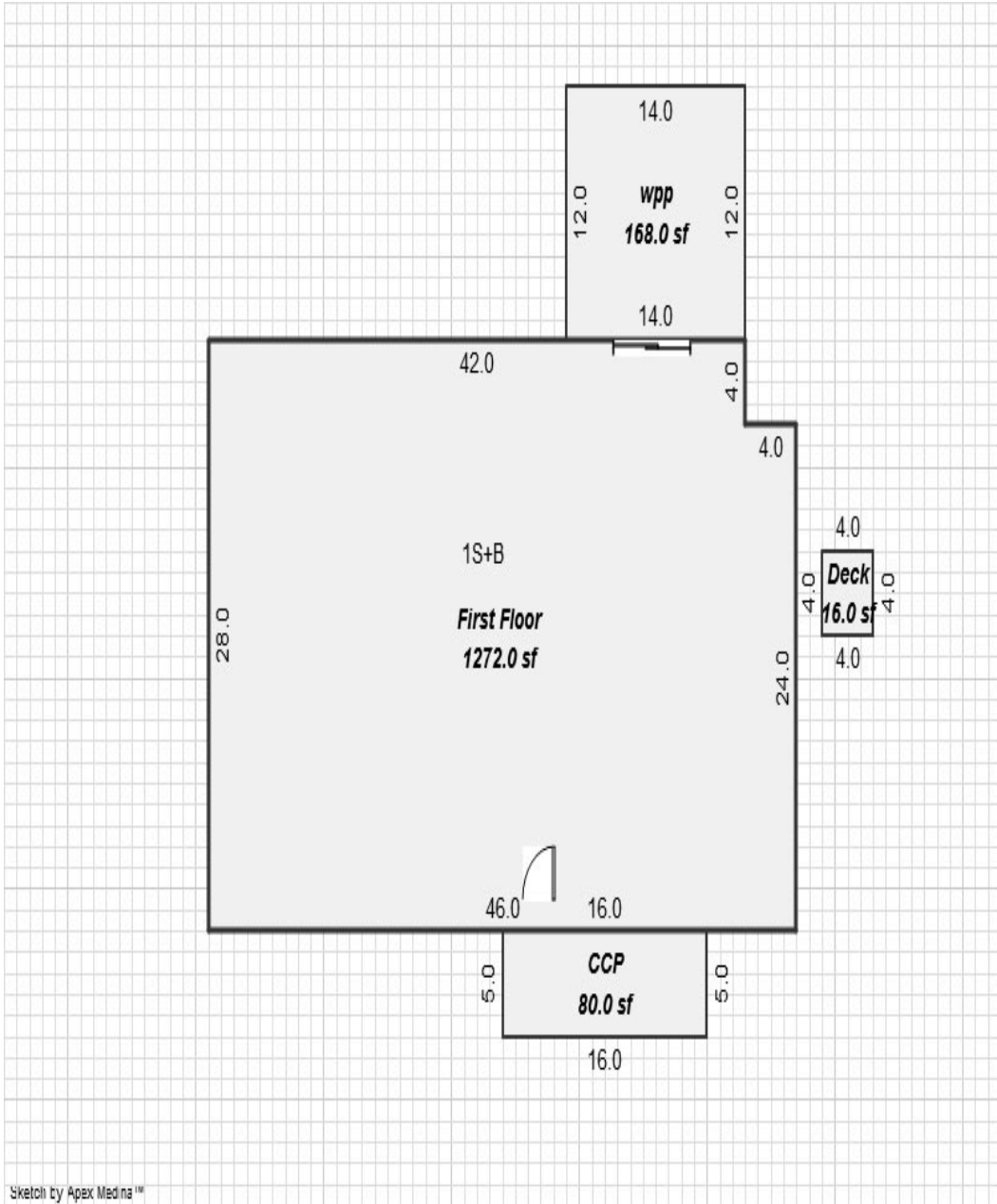


*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	80 168 16	CCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Size of Closets		Ex	X	Ord	Min	Condition: Average			
Building Style: 1 STORY																	
Yr Built	Remodeled																
1993	0																
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace			(12) Electric								
1	Basement	(5) Floors			Kitchen: Other: Carpeted Other: Vinyl			150		Amps Service							
1st Floor								No./Qual. of Fixtures									
2nd Floor								Ex.		X	Ord.	Min					
3	Bedrooms	(6) Ceilings			No. of Elec. Outlets			Many		X	Ave.	Few					
(1)	Exterior	X Drywall			(13) Plumbing			1		Average Fixture(s)							
		(7) Excavation			Basement: 1272 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							
		(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							
		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
		(10) Floor Support			Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
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: 1272 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. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic					
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)			Lump Sum Items:									
(3) Roof		(10) Floor Support			Joists: 2X10X16 Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	X	Gambrel Mansard Shed														
X	Asphalt Shingle																
Chimney: Brick																	

Cost Est. for Res. Bldg: 1 Single Family 1 STORY				Cls C -5 Blt 1993	
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 1272 SF Floor Area = 1272 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,272		
Total:				179,139	125,381
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Water/Sewer					
1000 Gal Septic			1	4,899	3,429
Water Well, 100 Feet			1	5,849	4,094
Porches					
CCP (1 Story)			80	2,322	1,625
WPP			168	4,170	2,919
Built-Ins					
Appliance Allow.			1	2,786	1,950
Fireplaces					
Prefab 1 Story			1	2,610	1,827
Deck					
Treated Wood			16	736	515
Totals:				208,675	146,055
Notes:					
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 =>				TCV:	277,505

*** 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.
CIOLEK KELLY	CIOLEK TODD & KELLY H&W	1	01/28/2014	QC	09-FAMILY	1191P12	OTHER	0.0
PETTY PHYLLIS L TRUST	CIOLEK KELLY	360,000	01/15/2014	WD	03-ARM'S LENGTH	1190P40	PROPERTY TRANSFER	100.0
ARBOR SOCIETY	PETTY	26,010	03/01/1993	WD	03-ARM'S LENGTH	358:823	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6263 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/23/2018	PE18-0033	REVIEWED
	P.R.E. 100% 12/30/2014		Mechanical	09/02/2016	PM16-0492	
Owner's Name/Address	MAP #: 52		Res. Add/Alter/Repair	08/24/2016	PB16-0338	100% FINIS
CIOLEK TODD & KELLY 6263 W LAKEWOOD DR GLEN ARBOR MI 49636	2025 Est TCV 653,381 TCV/TFA: 305.46		Plumbing	08/23/2016	PP16-0180	

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		C 100' @ 2000/	134.00	203.00	0.9294 0.8265	2000	100	205,878
	Gravel Road		134 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 205,878						
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Tax Description	Land Improvement Cost Estimates							
	Description	Rate	Size	% Good	Cash Value			
L358 P823 L481 P978/98 LOT 12 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	D/W/P: Asphalt Paving	3.12	1015	0	0			
Comments/Influences	D/W/P: Asphalt Paving	3.12	1276	0	0			
	Residential Local Cost Land Improvements							
	Description	Rate	Size	% Good	Cash Value			
	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
	Total Estimated Land Improvements True Cash Value =					2,500		

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	102,900	223,800	326,700			237,539C
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded	2024	105,700	204,600	310,300			230,397C
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What	2023	79,300	190,500	269,800	219,426C
	TPC 12/22/2016	INSPECTED		2022	54,400	179,200	233,600	208,978C
	WAS 01/12/2008	INSPECTED						
	WAS 11/24/2007	INSPECTED						

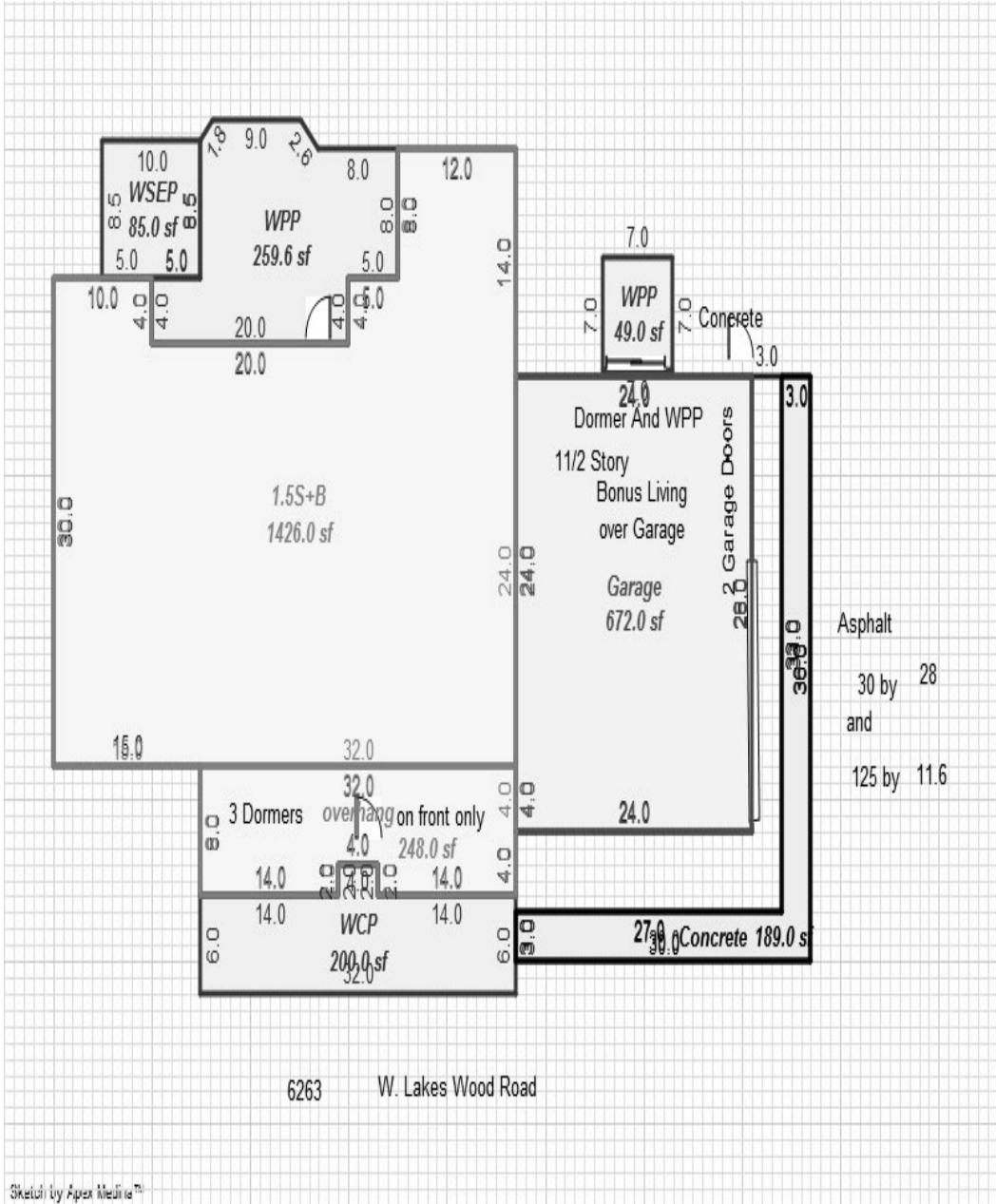


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	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: 1994 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 336 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: 30 Floor Area: 2,139 Total Base New : 334,591 Total Depr Cost: 234,212 Estimated T.C.V: 445,003				Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G									
Yr Built	Remodeled	X	Ex		Ord	Min									
1994	2016	Trim & Decoration			Size of Closets										
Condition: Average		X	Lg		Ord	Small									
Room List		Doors			Solid	X	H.C.								
1 Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		200 Amps Service											
X		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C		Blt 1994				
X		Wood/Shingle Aluminum/Vinyl Brick		X			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1426 SF		Floor Area = 2139 SF.			
X		Insulation		X			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas			
(2) Windows		(7) Excavation		X			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Basement 1,426		Total: 261,089 182,761	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1426 S.F. Crawl: 0 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	
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			Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WSEP (1 Story) WPP WPP WCP (1 Story)		WSEP (1 Story) WPP WPP WCP (1 Story)		Garages	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		Storage Over Garage Common Wall: 1 Wall Door Opener	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:								Built-Ins		Appliance Allow.		Totals: 334,591 234,212	
Chimney: Brick										Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TC		V: 445,003	

*** 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.
SCHULTZ DONALD K & GAIL	WARD TIMOTHY R & LIIOI-WA	573,000	07/10/2015	WD	03-ARM'S LENGTH	1233P903	PROPERTY TRANSFER	100.0
PETERSON GLEN	SCHULTZ DONALD & GAIL	485,000	04/24/2009	WD	03-ARM'S LENGTH	2009 1010/274	DEED	100.0
PETERSON GLEN & MARY	PETERSON GLEN	0	03/04/2008	QC	09-FAMILY	973/2	DEED	0.0
ARBOR SOCIETY	PETERSON	24,210	03/01/1993	WD	03-ARM'S LENGTH	358:961	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6269 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/17/2008	PM08-0461	
	P.R.E. 0%		Plumbing	06/17/2008	PP08-0128	
Owner's Name/Address	MAP #: 52		Mechanical	05/20/2008	PM08-0206	
WARD TIMOTHY R & LIIOI-WARD MARY 515 N GLENHURST DR BIRMINGHAM MI 48009	2025 Est TCV 991,348 TCV/TFA: 330.67		Electrical	03/13/2008	PE08-0082	

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

			C 100' @ 2000/	130.00	178.00	0.9365 0.7998 2000 100 194,747	
			130 Actual Front Feet, 0.53 Total Acres			Total Est. Land Value =	194,747

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
L358 P961/93 L601 P88/01 LOT 13 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.				Description	Rate	Size % Good	Cash Value

				D/W/P: Asphalt Paving	3.12	1690 0	0
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X	Improved	Vacant	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	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level				2025	97,400	398,300	495,700			348,759C

Rolling				2024	100,000	364,200	464,200			338,273C
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Low				2023	75,000	339,200	414,200			322,165C
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High				2022	53,400	297,800	351,200			306,824C
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Landscaped										
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Swamp										
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Wooded										
--------	--	--	--	--	--	--	--	--	--	--

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

Waterfront										
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Ravine										
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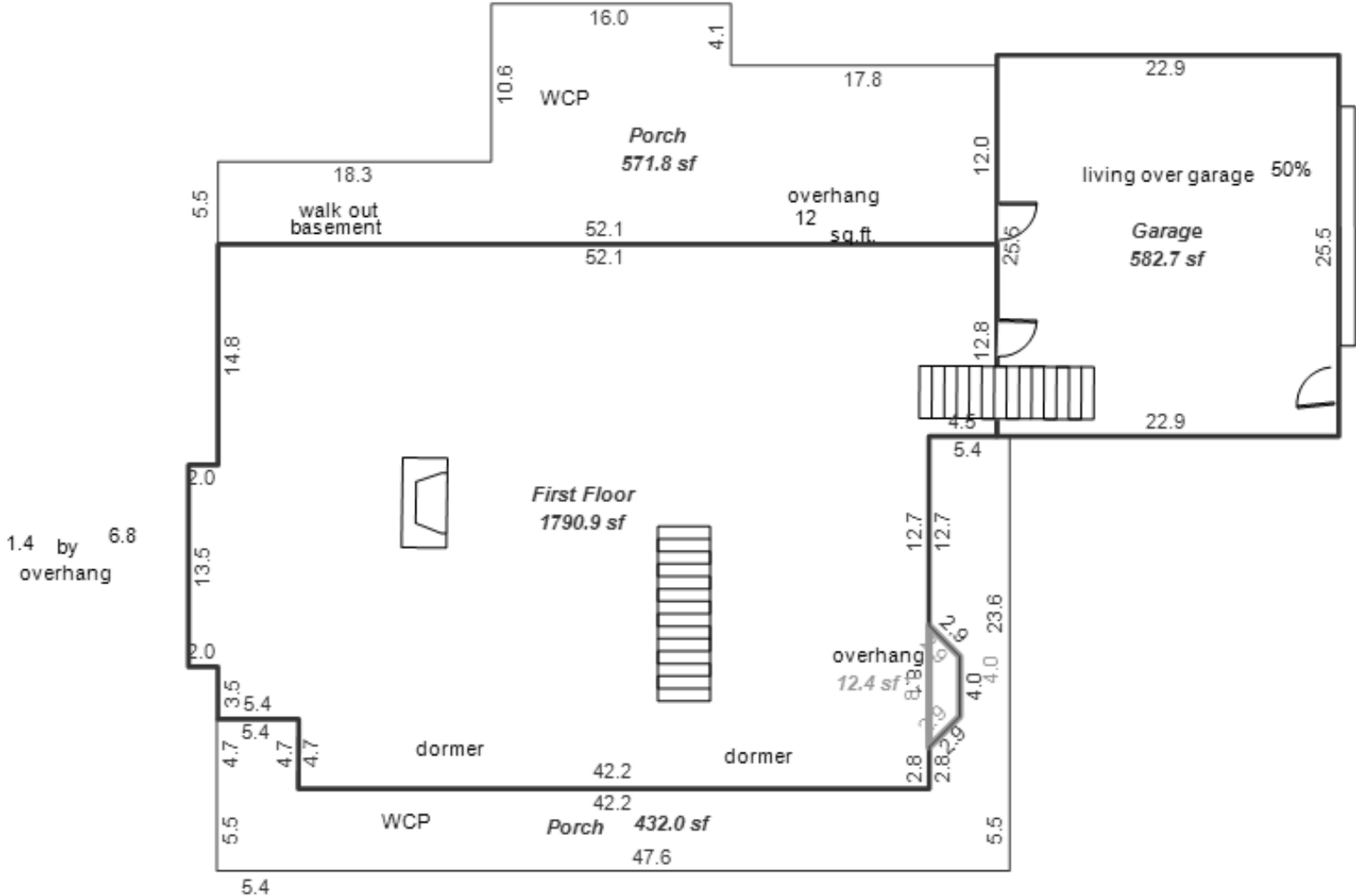


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story			Area	Type		Year Built: 2008			
	Mobile Home				Drywall Paneled	Plaster Wood T&G	Wood				Coal	Steam	Interior 2 Story			432	WCP (1 Story)	Car Capacity: 2		
	Town Home						Forced Air w/o Ducts				2nd/Same Stack				275	WSEP (1 Story)	Class: C			
	Duplex	(4) Interior			Forced Air w/ Ducts						Two Sided				101	WPP	Exterior: Siding			
	A-Frame	Trim & Decoration			Forced Hot Water						Exterior 1 Story				213	WPP	Brick Ven.: 0			
	Wood Frame	Ex			Electric Baseboard						Exterior 2 Story				Stone Ven.: 0					
	Building Style: 1.5 STORY	Ord			Elec. Ceil. Radiant						Prefab 1 Story				Common Wall: 1 Wall					
		Min			Radiant (in-floor)						Prefab 2 Story				Foundation: 42 Inch					
	Yr Built 2008	Size of Closets			Electric Wall Heat						Heat Circulator				Finished?: Yes					
	Remodeled 0	Lg			Space Heater						Raised Hearth				Auto. Doors: 1					
Condition: Average	Solid			Wall/Floor Furnace			Wood Stove			Mech. Doors: 0										
Room List	H.C.			Forced Heat & Cool			Direct-Vented Ga			Area: 582										
	Doors			Heat Pump			Class: C +10			% Good: 0										
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			No Heating/Cooling			Effec. Age: 10			Storage Area: 0										
	Kitchen:			(12) Electric			Floor Area: 2,998			No Conc. Floor: 0										
Other:			0 Amps Service			Total Base New : 462,943			E.C.F.											
Other:			No./Qual. of Fixtures			Total Depr Cost: 416,632			X 1.900											
(1) Exterior			Ex.			Estimated T.C.V: 791,601			Bsmnt Garage:											
Wood/Shingle			Ord.			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 2008											
Aluminum/Vinyl			Min			(11) Heating System: Forced Air w/ Ducts														
Brick			No. of Elec. Outlets			Ground Area = 1790 SF Floor Area = 2998 SF.														
Insulation			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90														
(2) Windows			Ave.			Building Areas														
Many			Few			Stories Exterior Foundation Size Cost New Depr. Cost														
Avg.			Many			1.5 Story Siding Basement 1,790														
Large			Many			1 Story Siding Overhang 291														
Avg.			Many			1 Story Siding Overhang 12														
Small			Many			0.5 Story Siding Overhang 12														
Wood Sash			Many			0.5 Story Siding Overhang 9														
Metal Sash			Many			Total: 376,855 339,155														
Vinyl Sash			Many			Other Additions/Adjustments														
Double Hung			Many			Basement, Outside Entrance, Below Grade 1 2,578 2,320														
Horiz. Slide			Many			Plumbing														
Casement			Many			Average Fixture(s) 1 1,486 1,337														
Double Glass			Many			3 Fixture Bath 1 4,678 4,210														
Patio Doors			Many			2 Fixture Bath 1 3,130 2,817														
Storms & Screens			Many			Separate Shower 1 1,369 1,232														
(3) Roof			Many			Porches														
Gable			Many			WCP (1 Story) 432 14,217 12,795														
Hip			Many			WSEP (1 Story) 275 12,958 11,662														
Flat			Many			WPP 101 2,907 2,616														
Asphalt Shingle			Many			WPP 213 4,718 4,246														
Chimney:			Many			Garages														
Unsupported Len:			Many			Class: C Exterior: Siding Foundation: 42 Inch (Finished)														
Cntr.Sup:			Many			Base Cost 582 30,276 27,248														
			Many			Common Wall: 1 Wall 1 -2,705 -2,434														
			Many			Door Opener 1 550 495														
			Many			Built-Ins														
			Many			<<<<< 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.
QUERY MASON TRUST	SANTORO PHILLIP R & DINA	570,000	09/06/2018	WD	03-ARM'S LENGTH	1340P969	PROPERTY TRANSFER	100.0
QUERY MASON	QUERY MASON TRUST	0	12/12/2017	WD	09-FAMILY	1315P649	PROPERTY TRANSFER	0.0
QUERY JAMES T & MISSY MAS	QUERY MASON	0	01/23/2013	WD	03-ARM'S LENGTH	1152P125	DEED	0.0
QUERY FAMILY LIMITED PART	QUERY JAMES T & MISSY MAS	0	04/19/2004	QC	09-FAMILY	803:980	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6275 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	01/14/2014	PM14-0027	
	P.R.E. 100% 09/13/2018		HOUSE	10/09/1997	97000563	100% FINIS
Owner's Name/Address	MAP #: 52					
SANTORO PHILLIP R & DINA A 6275 W LAKE WOOD DR GLEN ARBOR MI 49636	2025 Est TCV 942,526 TCV/TFA: 286.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
L358 P862 L412 P38 L423 P278 L478 P953 L597 P939/01 LOT 14 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			C 100' @ 2000/	103.00	174.00	0.9926 0.7953	2000 100	162,620	
			103 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =	162,620

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
D/W/P: Asphalt Paving		3.12	2702 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
Gas	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	81,300	390,000	471,300			345,994C
Rolling	2024	82,200	356,400	438,600			335,591C
Low	2023	61,600	331,900	393,500			319,611C
High	2022	45,900	298,800	344,700			304,392C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

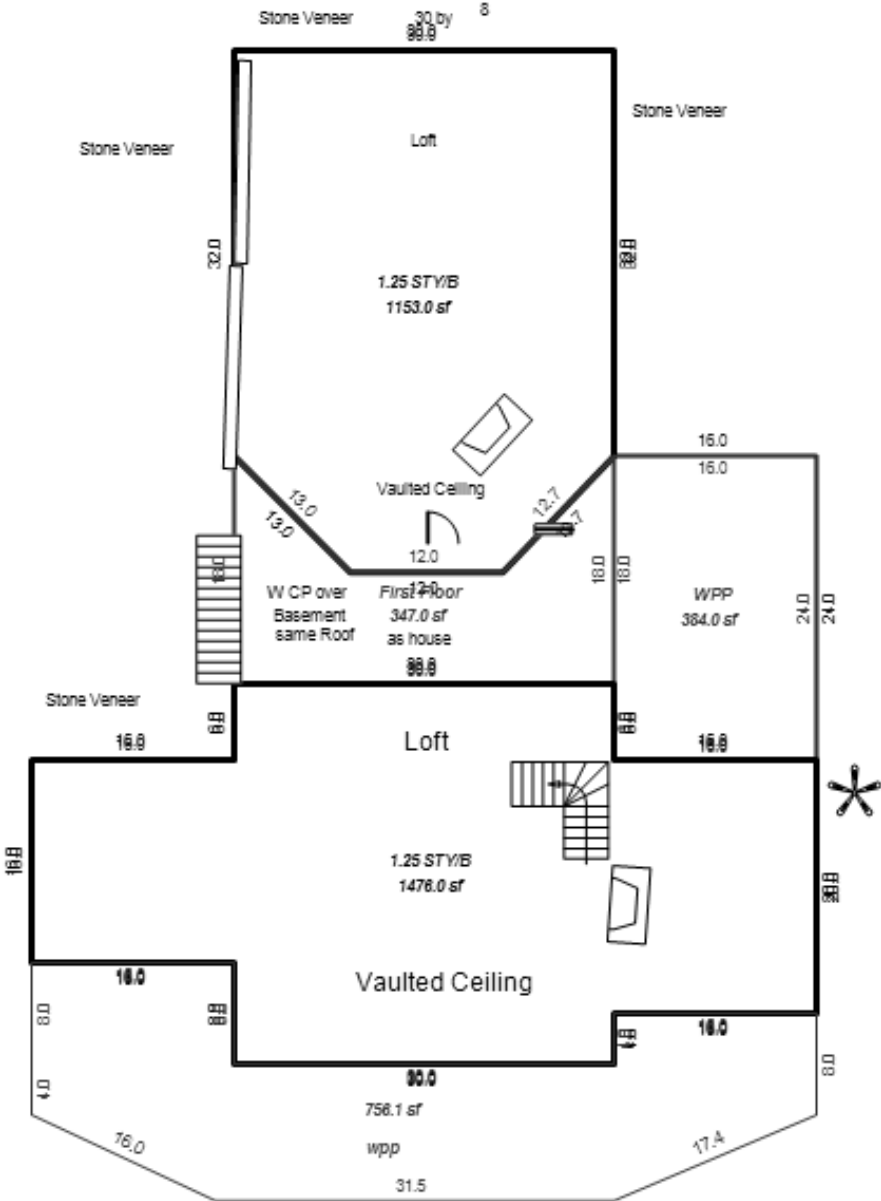


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 384 756 347	Type WPP WPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	(4) Interior Drywall Paneled X Wood T&G Plaster Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			2						
Building Style: LOG		X	Ex	Ord	Min	Size of Closets X Lg Ord Small		Central Air Wood Furnace		Class: C +5 Effec. Age: 25 Floor Area: 3,286 Total Base New : 555,130 Total Depr Cost: 409,161 Estimated T.C.V: 777,406		E.C.F. X 1.900		Bsmnt Garage: 3 Car Carport Area: Roof:
Yr Built 1997	Remodeled 0	Condition: Average		Room List Doors Solid X H.C.		(5) Floors Kitchen: Vinyl Other: Carpeted Other:		(12) Electric 200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 2629 SF Floor Area = 3286 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C 5 Blt 1997		
(1) Exterior		(6) Ceilings X Drywall		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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,476 1.25 Story Siding Basement 1,153 Total: 427,542 320,656				
(2) Windows X Many Avg. X Large Avg. Few Small		(7) Excavation Basement: 2976 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments Recreation Room 1476 28,738 14,369 Exterior Stone Veneer 350 13,381 10,036 Basement, Outside Entrance, Below Grade 1 2,578 1,933 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 WPP 384 6,505 4,879 WCP (1 Story) 347 11,441 8,581 Foundation: Basement 347 8,606 6,454 WPP 756 12,066 9,049 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Basement Garage: 3 Car 1 4,948 3,711 Door Opener 2 1,101 826								
(3) Roof X Gable Hip Gambrel Mansard Flat Shed		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish 1476 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Built-Ins Basement Garage: 3 Car Door Opener				
X Asphalt Shingle		Chimney: Stone												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
IHME LINDA L	HENNESSEY JOHN M & CHRIST	975,000	09/23/2021	WD	03-ARM'S LENGTH	2021007602	PROPERTY TRANSFER	100.0				
SNELL ROBERT E & SHARON A	IHME LINDA L	700,000	06/20/2014	WD	03-ARM'S LENGTH	1201P544	PROPERTY TRANSFER	100.0				
SNELL ROBERT E & SHARON A		1	10/06/2011	OTH	33-TO BE DETERMINED	1098-439 NOT O	DEED	0.0				
MEYERS ANN P	SNELL ROBERT E & SHARON A	125,000	08/18/2011	WD	03-ARM'S LENGTH	1093/941	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
6281 W LAKE WOOD DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/30/2011	PM11-0464					
		P.R.E. 0%		Plumbing		11/17/2011	PP11-0179					
Owner's Name/Address		MAP #: 52		Res. Single Family		11/10/2011	PB11-0365	100% FINIS				
HENNESSEY JOHN M & CHRISTINE M 10754 ELDORADO CIR NOBLESVILLE IN 46060		2025 Est TCV 1,284,386 TCV/TFA: 418.23		HOUSE		10/12/2011	11-2221	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L360 P847/93 L427 P163/96 LOT 15 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.		Gravel Road		C 100' @ 2000/		103.00	167.00	0.9926	0.7871	2000	100	160,959
Comments/Influences		Paved Road		103 Actual Front Feet, 0.40 Total Acres		Total Est. Land Value =						160,959
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: Asphalt Paving				Rate	Size	% Good	Cash Value	
		Sewer						3.64	1100	0	0	
		Electric		Residential Local Cost Land Improvements								
		Gas		LAND IMPROVEMENTS 5				Rate	Size	% Good	Cash Value	
		Curb						5,000.00	1	100	5,000	
		Street Lights		Total Estimated Land Improvements True Cash Value =								5,000
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	80,500	561,700	642,200		541,967C		
		TPC 11/07/2012 INSPECTED			2024	81,300	513,400	594,700		525,672C		
		TPC 12/06/2011 INSPECTED			2023	61,000	478,200	539,200		500,640C		
		TPC 12/11/2011 INSPECTED			2022	45,900	430,900	476,800		476,800S		

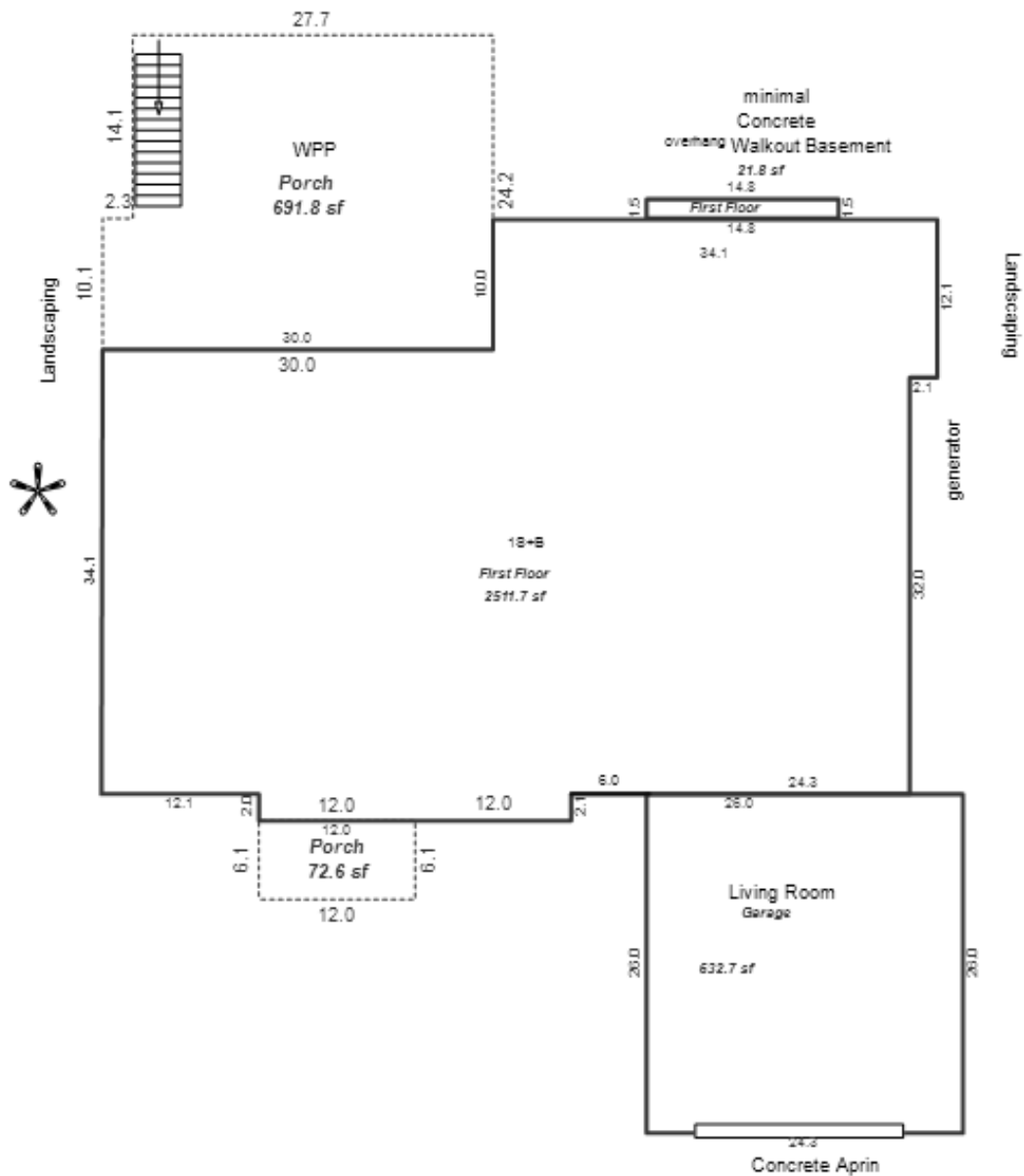


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 691	Type CCP (1 Story) WPP	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 632 % Good: 0 Storage Area: 0 No Conc. Floor: 0	72	CCP (1 Story)	WPP	E.C.F. X 1.900	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2511 SF Floor Area = 3071 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas			Cls BC Blt 2012	
Duplex		Drywall Paneled															
A-Frame		Trim & Decoration		X			No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments Recreation Room 1700 46,784 23,392 Basement, Outside Entrance, Below Grade 1 3,619 3,257			Total: 526,767 474,090	
Wood Frame		Ex Ord Min															
Building Style: 1 STORY		Size of Closets		Lg Ord Small			(14) Water/Sewer			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 632 40,808 36,727 Common Wall: 1 Wall 1 -3,139 -2,825 Door Opener 1 688 619			Total: 526,767 474,090	
Yr Built Remodeled 2012 0		Lg Ord Small															
Condition: Average		Doors Solid H.C.		(15) Floors			No. of Elec. Outlets			Plumbing			Total: 526,767 474,090			Total: 526,767 474,090	
Room List		Basement 1st Floor 2nd Floor 4 Bedrooms															
(1) Exterior		(6) Ceilings		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Excavation			Basement: 2511 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Total: 526,767 474,090			Total: 526,767 474,090	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation															
Insulation		(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(17) Windows			Basement: 2511 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Total: 526,767 474,090			Total: 526,767 474,090	
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
Many Avg. Few Large Avg. Small		(9) Basement Finish		1 Lump Sum Items:			(18) Chimney			Basement: 2511 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Total: 526,767 474,090			Total: 526,767 474,090	
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)															
(3) Roof		(10) Floor Support		1 Lump Sum Items:			(19) Asphalt Shingle			Basement: 2511 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Total: 526,767 474,090			Total: 526,767 474,090	
Gable Hip Flat Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:															
Asphalt Shingle		(11) Garage		1 Lump Sum Items:			(20) Chimney			Basement: 2511 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Total: 526,767 474,090			Total: 526,767 474,090	
Chimney:		Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 632 % Good: 0 Storage Area: 0 No Conc. Floor: 0															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON WILLIAM A & ELSI	PETERSON WILLIAM A TRUST	0	12/10/2007	WD	03-ARM'S LENGTH	962:72	OTHER	0.0
ARBOR SOCIETY	PETERSON	23,310	03/01/1993	WD	03-ARM'S LENGTH	358:822	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6287 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	11/04/2002	PM02-0810	
	P.R.E. 0%		ELECTRICAL	09/30/2002	PE02-0605	
Owner's Name/Address	MAP #: 52		MECHANICAL	09/30/2002	PM02-0663	
PETERSON WILLIAM A TRUST & PETERSON ELSIE M TRUST 1551 FRANKLIN ST SE APT 2816 GRAND RAPIDS MI 49506	2025 Est TCV 721,403 TCV/TFA: 488.76		PLUMBING	08/12/2002	PP02-0277	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
L358 P822/93 LOT 16 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.			* Factors *									
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			C 100' @ 2000/	103.00	184.00	0.9926	0.8065	2000	100		164,907	
			103 Actual Front Feet, 0.44 Total Acres						Total Est. Land Value =			164,907

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements <td>Description <td>Rate <td>Size <td>% Good <td>Cash Value</td> </td></td></td></td>			Description <td>Rate <td>Size <td>% Good <td>Cash Value</td> </td></td></td>	Rate <td>Size <td>% Good <td>Cash Value</td> </td></td>	Size <td>% Good <td>Cash Value</td> </td>	% Good <td>Cash Value</td>	Cash Value
X	Electric		LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
	Gas		Total Estimated Land Improvements True Cash Value =				5,000

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	82,500	278,200	360,700			254,736C
	Rolling		2024	83,300	254,400	337,700			247,077C
	Low		2023	62,500	237,000	299,500			235,312C
	High		2022	45,900	208,200	254,100			224,107C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

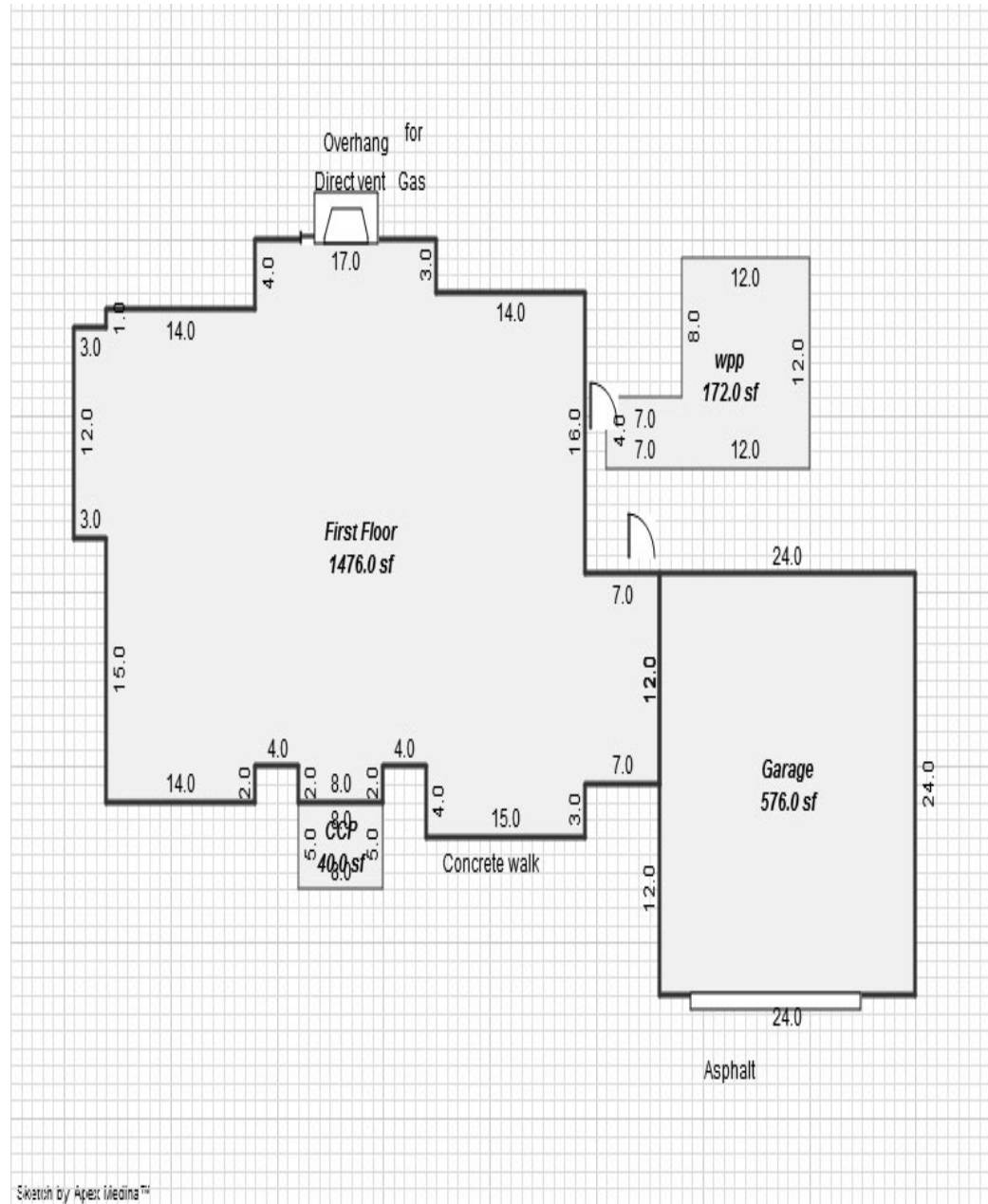


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 40 172 40	Type CCP (1 Story) WPP Pine	Year Built: 2002 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Class: BC Effec. Age: 20 Floor Area: 1,476 Total Base New : 390,757 Total Depr Cost: 290,261 Estimated T.C.V: 551,496		E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC		Blt 2002			
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 1476 SF Floor Area = 1476 SF.		Total: 271,793		217,433			
Condition: Average		Lg		X	Ord	Small	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		1 Story Siding Basement 1,476		Total: 271,793 217,433			
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			150 Amps Service			Other Additions/Adjustments		Recreation Room 1476 40,620 10,155		Basement, Outside Entrance, Below Grade 1 3,619 2,895		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing		Average Fixture(s)		3 Fixture Bath 2 13,760 11,008		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			X	Ave.	Few	Solar Water Heat		3 Fixture Bath 2 13,760 11,008		Water/Sewer		
X	Insulation	(7) Excavation		Basement: 1476 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			No Plumbing		1000 Gal Septic 1 5,676 4,541		Water Well, 100 Feet 1 6,289 5,031		
(2) Windows		Many	X	Large	Basement: 1476 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Solar Water Heat		3 Fixture Bath 2 13,760 11,008		Water/Sewer	
X	Avg.	X	Avg.	Small	Basement: 1476 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			No Plumbing		1000 Gal Septic 1 5,676 4,541		Water Well, 100 Feet 1 6,289 5,031	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone			Average Fixture(s)			Solar Water Heat		3 Fixture Bath 2 13,760 11,008		Water/Sewer		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Treated Wood Concrete Floor			Average Fixture(s)			Solar Water Heat		3 Fixture Bath 2 13,760 11,008		Water/Sewer		
(3) Roof		1476	Recreation	SF	Treated Wood Concrete Floor			Average Fixture(s)			Solar Water Heat		3 Fixture Bath 2 13,760 11,008		Water/Sewer	
X	Gable Hip Flat	Gambrel Mansard Shed	1	Walkout Doors (B) No Floor Walkout Doors (A)	Treated Wood Concrete Floor			Average Fixture(s)			Solar Water Heat		3 Fixture Bath 2 13,760 11,008		Water/Sewer	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s)			Solar Water Heat		3 Fixture Bath 2 13,760 11,008		Water/Sewer		
Chimney: Brick		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Solar Water Heat		3 Fixture Bath 2 13,760 11,008		Water/Sewer		
Chimney: Brick		(14) Water/Sewer		Lump Sum Items:			Average Fixture(s)			Solar Water Heat		3 Fixture Bath 2 13,760 11,008		Water/Sewer		

*** 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.
TITUSKIN STEPHEN W	TITUSKIN STEPHEN W	1	01/31/2014	WD	09-FAMILY	1192P349	DEED	0.0
BUCKLER & EGELER	TITUSKIN	41,000	12/12/1994	WD	03-ARM'S LENGTH	397:878	OTHER	0.0
ARBOR SOCIETY	BUCKLER & EGELER	25,900	03/01/1993	WD	03-ARM'S LENGTH	358:821	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6293 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	04/16/2004	PB04-0121	
	P.R.E. 100% 04/27/1998		PLUMBING	04/13/2004	PP04-0109	
Owner's Name/Address	MAP #: 53		ELECTRICAL	04/13/2004	PE04-0152	
TITUSKIN STEPHEN W 6293 W LAKEWOOD DR GLEN ARBOR MI 49636	2025 Est TCV 637,121 TCV/TFA: 353.96		Building	02/25/2004	PB04-0043	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L358 P821 L397 P878/94 LOT 17 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			C 100' @ 2000/	108.00	184.00	0.9636	0.8065	2000	100		167,850
			A 100' @ 5000/	8.00	0.00	0.9636	0.0000	5000	100	SURPLUS: ZONING 100 ft	
			116 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =							167,850	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates								
		Dirt Road	Description	Rate	Size	% Good	Cash Value				
		Gravel Road	Residential Local Cost Land Improvements								
		Paved Road	Description	Rate	Size	% Good	Cash Value				
		Storm Sewer	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000				
		Sidewalk	Total Estimated Land Improvements True Cash Value =							5,000	
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	83,900	234,700	318,600			143,898C
		Low	2024	86,200	214,600	300,800			139,572C
		High	2023	64,700	199,900	264,600			132,926C
		Landscaped	2022	49,600	175,700	225,300			126,597C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

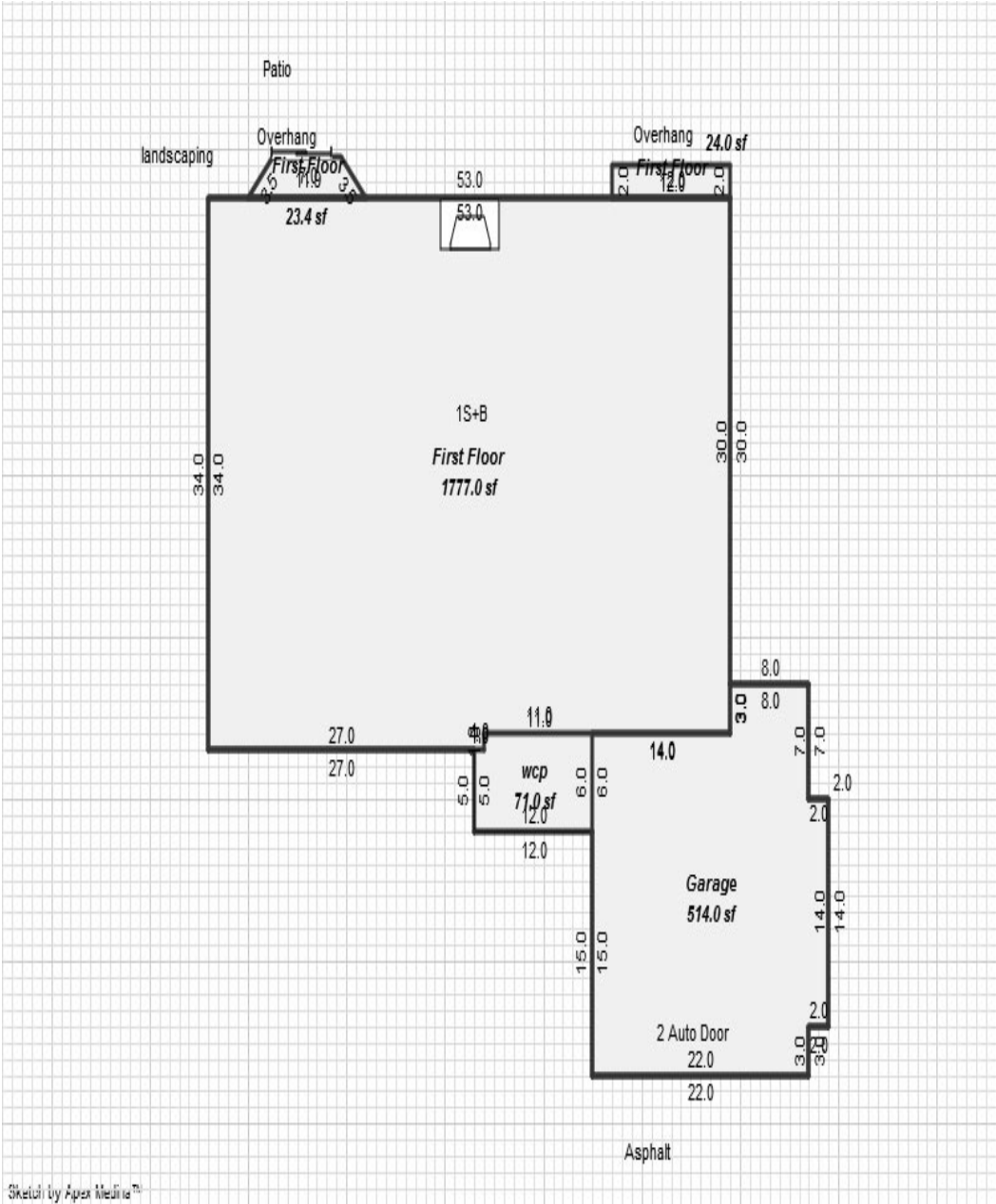


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*** Information herein deemed reliable but not guaranteed***

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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 71	Type CCP (1 Story)	Year Built: 1997 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 508 % 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: 25 Floor Area: 1,800 Total Base New : 325,826 Total Depr Cost: 244,353 Estimated T.C.V: 464,271		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10		Blt 1997			
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	150 Amps Service		Ground Area = 1777 SF Floor Area = 1800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Building Areas							
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Many X Ave. Few		1 Story Siding Overhang 1,777 0.5 Story Siding Overhang 24 0.5 Story Siding Overhang 23		Total: 278,050		208,523			
(1) Exterior		(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Basement, Outside Entrance, Below Grade 1 2,578 1,933					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Average Fixture(s)		1 1,486 1,114					
X	Insulation	(8) Basement		1000 Gal Septic 2000 Gal Septic			Public Water Public Sewer Water Well		Water/Sewer		1000 Gal Septic 1 4,899 3,674 Water Well, 100 Feet 1 5,849 4,387					
(2) Windows		(9) Basement Finish		Lump Sum Items:			Plumbing		Porches		CCP (1 Story) 71 2,086 1,564					
X	Many Avg. X Few	Large Avg. X Small	Basement: 1777 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well			Built-Ins		Appliance Allow.		508 22,967 17,225					
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic			Fireplaces		Interior 1 Story		1 5,376 4,032					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Notes:			Totals:		325,826 244,353						
X	Asphalt Shingle	Chimney: Brick		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TC			464,271									

*** 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.
PETERSON GLEN & FLIKKEMA	ULRICH JOHN M & JUDY	477,000	12/24/2014	WD	03-ARM'S LENGTH	1217P948	PROPERTY TRANSFER	100.0
PETERSON GLEN	PETERSON GLEN & FLIKKEMA	0	06/14/2013	QC	09-FAMILY	1170P541	OTHER	50.0
GIROUX DANNY W & LINDA DA	PETERSON GLEN	80,000	01/26/2011	WD	03-ARM'S LENGTH	1078-145	PROPERTY TRANSFER	100.0
GIROUX DANNY W & LINDA DA		0	09/18/2008	QC	09-FAMILY	2008 988/271QC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6299 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	12/12/2024	PB24-0626	40%
	P.R.E. 100% 01/12/2022		Mechanical	11/22/2024	PM24-0948	0%

Owner's Name/Address	MAP #: 53	ADDITION/ALTERATION	Date	Number	Status
ULRICH JOHN M & JUDY 6299 W LAKE WOOD DR GLEN ARBOR MI 49636	2025 Est TCV 808,001 TCV/TFA: 389.21	Plumbing	11/11/2024	LU24-130	0%
			11/06/2024	PP24-0374	0%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
L359 P349/93 L781 P690/03 LOT 18 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.			* Factors *			
Comments/Influences			Description	Frontage	Depth	Value

			C 100' @ 2000/	100.00	150.00	153,261
			100 Actual Front Feet,	0.34	Total Acres	Total Est. Land Value = 153,261

SE CNR LAKE WOOD DR & RAY ST	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
2014 LVR.COM 6299 LAKEWOOD DRIVE LOVELY, PRIVATE HOME, UNDER CONSTRUCTION, BUT ALMOST COMPLETE! COMFORTABLE FAMILY HOME WITH THREE BEDROOMS/THREE BATHS INCLUDING A DEN, BONUS ROOM, SCREENED PORCH AND LARGE, FULL, WALKOUT BASEMENT WITH INCREDIBLE POTENTIAL! BEAUTIFUL FINISHES, WOOD FLOORS, GRANITE COUNTER TOPS, DUAL			Fencing: Wd, Solid, 6 ft.	31.10	122 50	1,897
			D/W/P: Asphalt Paving	3.12	1900 0	0

SE CNR LAKE WOOD DR & RAY ST	X	Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
2014 LVR.COM 6299 LAKEWOOD DRIVE LOVELY, PRIVATE HOME, UNDER CONSTRUCTION, BUT ALMOST COMPLETE! COMFORTABLE FAMILY HOME WITH THREE BEDROOMS/THREE BATHS INCLUDING A DEN, BONUS ROOM, SCREENED PORCH AND LARGE, FULL, WALKOUT BASEMENT WITH INCREDIBLE POTENTIAL! BEAUTIFUL FINISHES, WOOD FLOORS, GRANITE COUNTER TOPS, DUAL			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =			6,897

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	76,600	327,400	404,000			300,830C
2024	76,900	291,700	368,600			283,638C
2023	57,600	271,900	329,500			270,132C
2022	45,000	246,600	291,600			256,412C

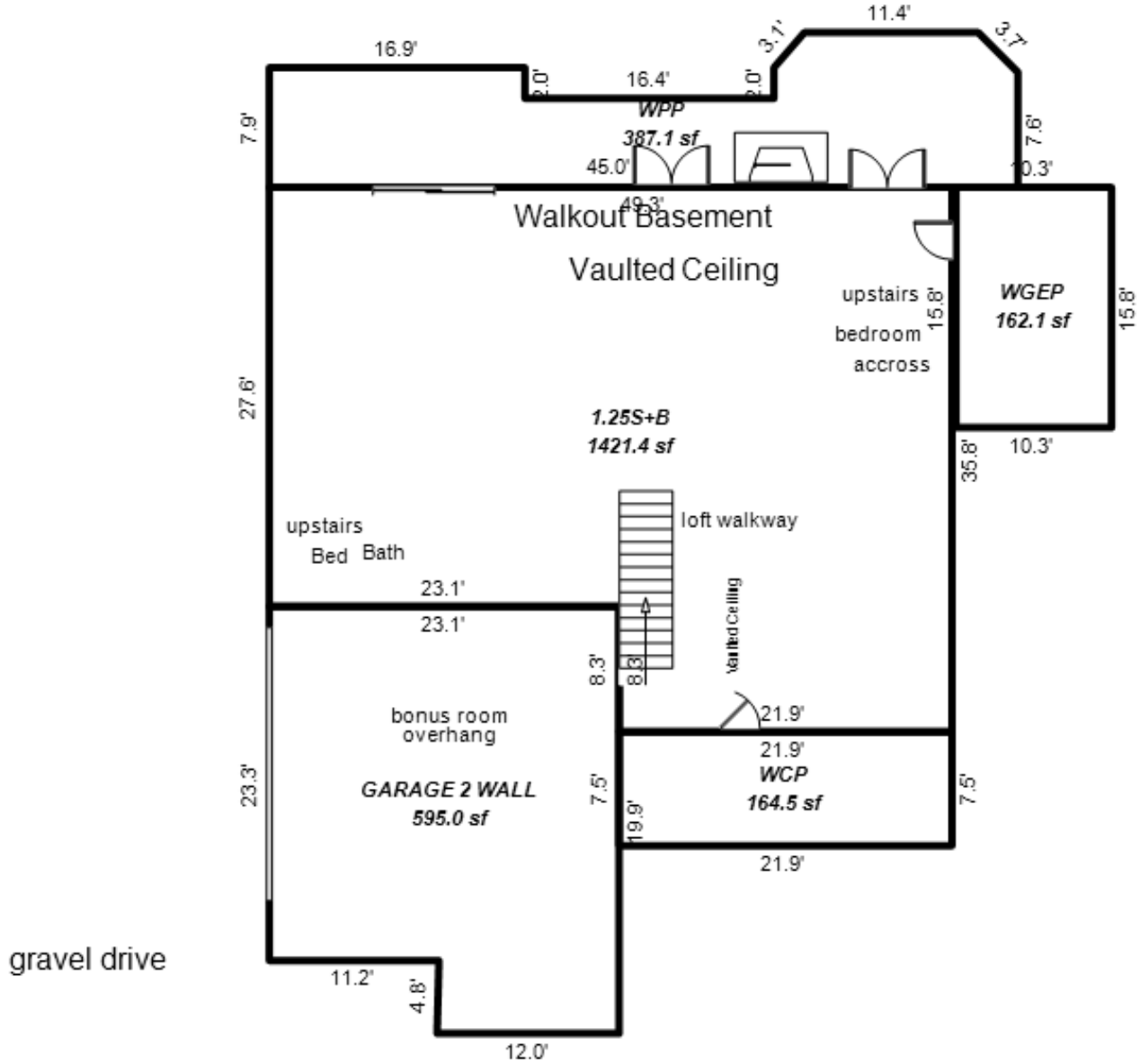


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 595 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled		Plaster Wood T&G									162 WGEF (1 Story) 164 WCP (1 Story) 387 WPP		
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1421 SF Floor Area = 2076 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Class: C +10 Effec. Age: 9 Floor Area: 2,076 Total Base New : 374,713 Total Depr Cost: 340,970 Estimated T.C.V: 647,843			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2014	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			Building Areas					
Condition: Average		Size of Closets Lg Ord Small		(12) Electric 0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost									
Room List		Doors	Solid	H.C.	(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Basement 1,421 300 Total: 283,259 257,747								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors Kitchen: Other: Other:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Recreation Room 496 9,657 8,788 Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic 1 9,735 8,859 Water Well, 100 Feet 1 5,849 5,323 Porches WGEF (1 Story) 162 13,266 12,072 WCP (1 Story) 164 7,065 6,429 WPP 387 6,556 5,966									
(1) Exterior		(6) Ceilings		(9) Basement Finish			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 595 30,732 27,966 Common Wall: 2 Wall 1 -5,409 -4,922 Door Opener 1 550 500									
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 1421 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Fireplaces 1 Prefab 1 Story 1 2,610 2,375									
(2) Windows		Many	Large	Lump Sum Items:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 647,843									
X	Avg. X Avg. Few Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Totals: 374,713 340,970												
(3) Roof		496 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BIEDERMAN JASON & PACIS-B	BIEDERMAN JASON & PACIS-B	0	12/04/2023	QC	15-LADY BIRD	2023005307	DEED	0.0
NETTLETON FAMILY TRUST	BIEDERMAN JASON & PACIS-B	895,000	07/14/2023	WD	03-ARM'S LENGTH	2023003021	PROPERTY TRANSFER	100.0
NETTLETON RODNEY & CHRIST	NETTLETON FAMILY TRUST	0	03/20/2017	WD	09-FAMILY	1293P166	PROPERTY TRANSFER	0.0
BAUMAN	NETTLETON	114,500	12/17/2001	WD	03-ARM'S LENGTH	620:621	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (Building Permit(s)	Date	Number	Status
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6290 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	08/10/2015	PM15-0372		
	P.R.E. 0%	Res. Garage Detached	04/07/2015	PB15-0065	100% FINIS	

Owner's Name/Address	MAP #: 53	ACCESSORY BLDG	01/31/2015	LU15-03	100% FINIS
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BIEDERMAN JASON & PACIS-BIEDERMAN M 30555 HELMANDALE DR FRANKLIN MI 48025	2025 Est TCV 905,599 TC/TFA: 474.88	WELL/SEPTIC	12/04/2014	L14 -256	100% FINIS
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X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

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

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

L362 P529-530/93 L425 P773/96 L620 P621/01 LOT 19 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	D/W/P: Asphalt Paving	3.12	950	0	0
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Comments/Influences		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
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X	Level	2025	82,000	370,800	452,800			452,800S
X	Rolling	2024	82,300	364,300	446,600			446,600S
X	Low	2023	61,700	381,300	443,000			323,427C
X	High	2022	45,000	334,800	379,800			308,026C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

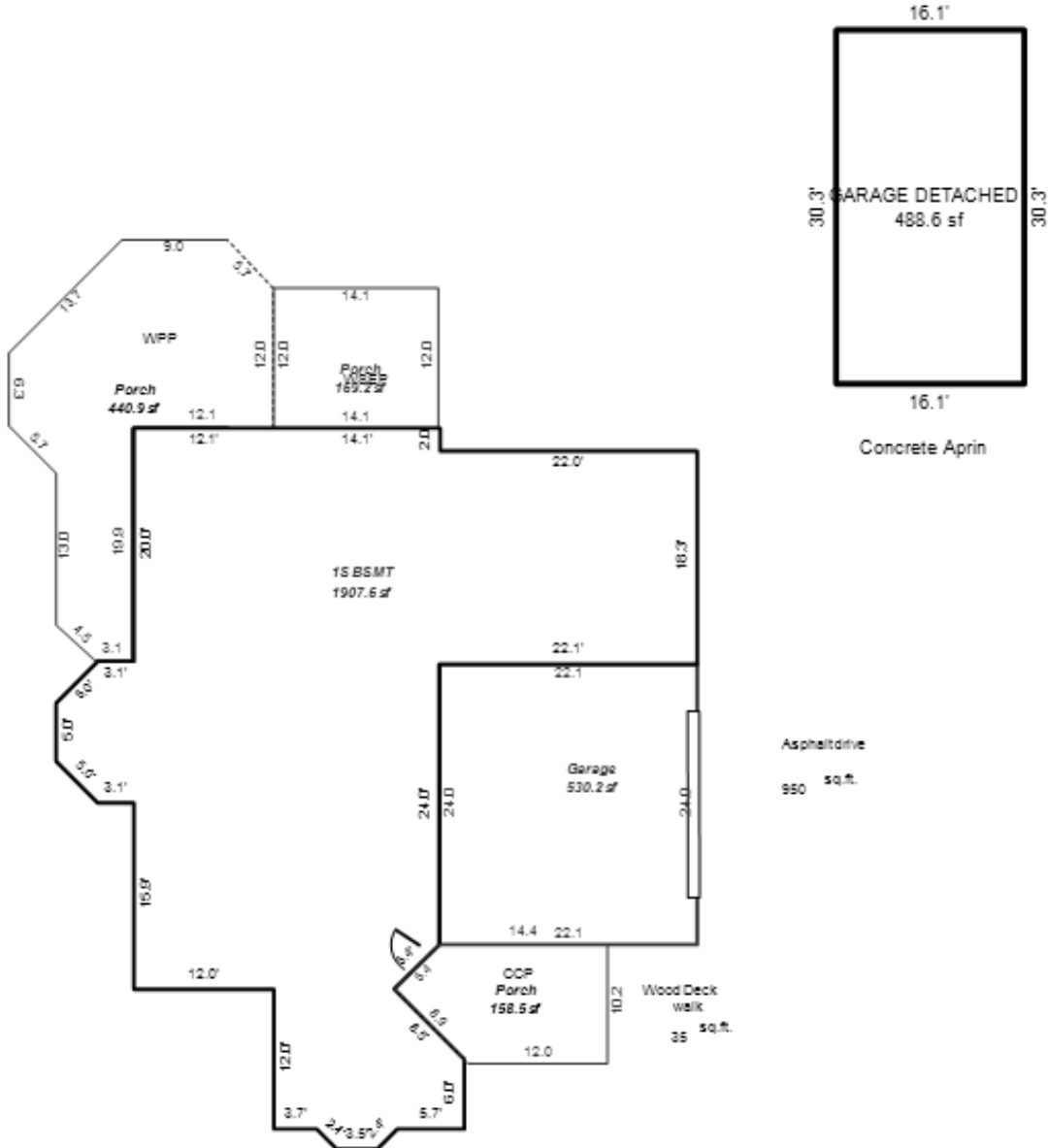


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 158 169 440 35	Type CCP (1 Story) WSEP (1 Story) WPP Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 530 % 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 2004	Remodeled 0	Ex	X	Ord		Min																																																																																																																																																															
Condition: Average		Size of Closets			Lg	X	Ord		Small																																																																																																																																																												
Room List		Doors		Solid		H.C.			Central Air Wood Furnace																																																																																																																																																												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric																																																																																																																																																												
(1) Exterior								0	Amps Service																																																																																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures																																																																																																																																																																
		Ex.	X	Ord.		Min																																																																																																																																																															
		No. of Elec. Outlets			Many	X	Ave.		Few																																																																																																																																																												
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																																																																																
		1			Average Fixture(s)																																																																																																																																																																
X	Many Avg. Few	X	Large Avg. Small		3																																																																																																																																																																
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1907 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																
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		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																																																																																																																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1907 SF Floor Area = 1907 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,907</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>301,635</td> <td>271,434</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Recreation Room</td> <td>1653</td> <td>32,184</td> <td>28,966</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>1,486</td> <td>1,337</td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td>2</td> <td>9,357</td> <td>8,421</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,899</td> <td>4,409</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>5,849</td> <td>5,264</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="3">CCP (1 Story)</td> <td>158</td> <td>4,301</td> <td>3,871</td> </tr> <tr> <td colspan="3">WSEP (1 Story)</td> <td>169</td> <td>9,033</td> <td>8,130</td> </tr> <tr> <td colspan="3">WPP</td> <td>440</td> <td>7,440</td> <td>6,696</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>35</td> <td>1,495</td> <td>1,345</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>530</td> <td>28,376</td> <td>25,538</td> </tr> <tr> <td colspan="4">Common Wall: 2 Wall</td> <td>1</td> <td>-5,409</td> <td>-4,868</td> </tr> <tr> <td colspan="4">Door Opener</td> <td>1</td> <td>550</td> <td>495</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>488</td> <td>26,781</td> <td>24,103</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,907			Total:				301,635	271,434	Other Additions/Adjustments						Recreation Room			1653	32,184	28,966	Plumbing						Average Fixture(s)			1	1,486	1,337	3 Fixture Bath			2	9,357	8,421	Water/Sewer						1000 Gal Septic			1	4,899	4,409	Water Well, 100 Feet			1	5,849	5,264	Porches						CCP (1 Story)			158	4,301	3,871	WSEP (1 Story)			169	9,033	8,130	WPP			440	7,440	6,696	Deck						Treated Wood			35	1,495	1,345	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Finished)						Base Cost				530	28,376	25,538	Common Wall: 2 Wall				1	-5,409	-4,868	Door Opener				1	550	495	Class: C Exterior: Siding Foundation: 42 Inch (Finished)						Base Cost				488	26,781	24,103	E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																																																
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<<<<< 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.
GIETZEN JEFFREY A & GEORG	MALLON JOHN F	515,000	08/14/2017	WD	03-ARM'S LENGTH	1304P1	PROPERTY TRANSFER	100.0
SCHLATTER FAMILY LIVING T	GIETZEN JEFFREY A & GEORG	437,300	12/19/2008	WD	03-ARM'S LENGTH	955/287	DEED	100.0
SCHLATTER KENNETH P & MAR	SCHLATTER FAMILY LIVING T	0	09/02/2006	WD	03-ARM'S LENGTH	913:749	OTHER	0.0
BAUMAN JOHN C & SANDRA K	SCHLATTER KENNETH P & MAR	350,000	07/31/2003	WD	03-ARM'S LENGTH	752:665	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6284 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	07/08/2004	PB04-0308	
	P.R.E. 100% 10/18/2017		ELECTRICAL	06/30/2004	PE04-0362	
Owner's Name/Address	MAP #: 52		DECK/PORCH	06/21/2004	2065	INSPECTED
MALLON JOHN F 6284 W LAKE WOOD DR GLEN ARBOR MI 49636	2025 Est TCV 671,987 TCV/TFA: 414.81		HOUSE	12/06/1993	93001948	

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/	101.00	192.00	0.9975	0.8151	2000	100	164,238
			101 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =							164,238

Tax Description	X	Description	Rate	Size % Good	Cash Value
L359 P527 L425 P122&123/96 L752 P665/03 L913 P749/06 LOT 20 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	28.20	120 50	1,692
	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	
			Wood Frame	28.20	120 50	1,692	
			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 =				6,692

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	82,100	253,900	336,000			260,863C
2024	82,600	232,300	314,900			253,020C
2023	61,900	209,200	271,100			240,972C
2022	45,300	195,800	241,100			229,498C

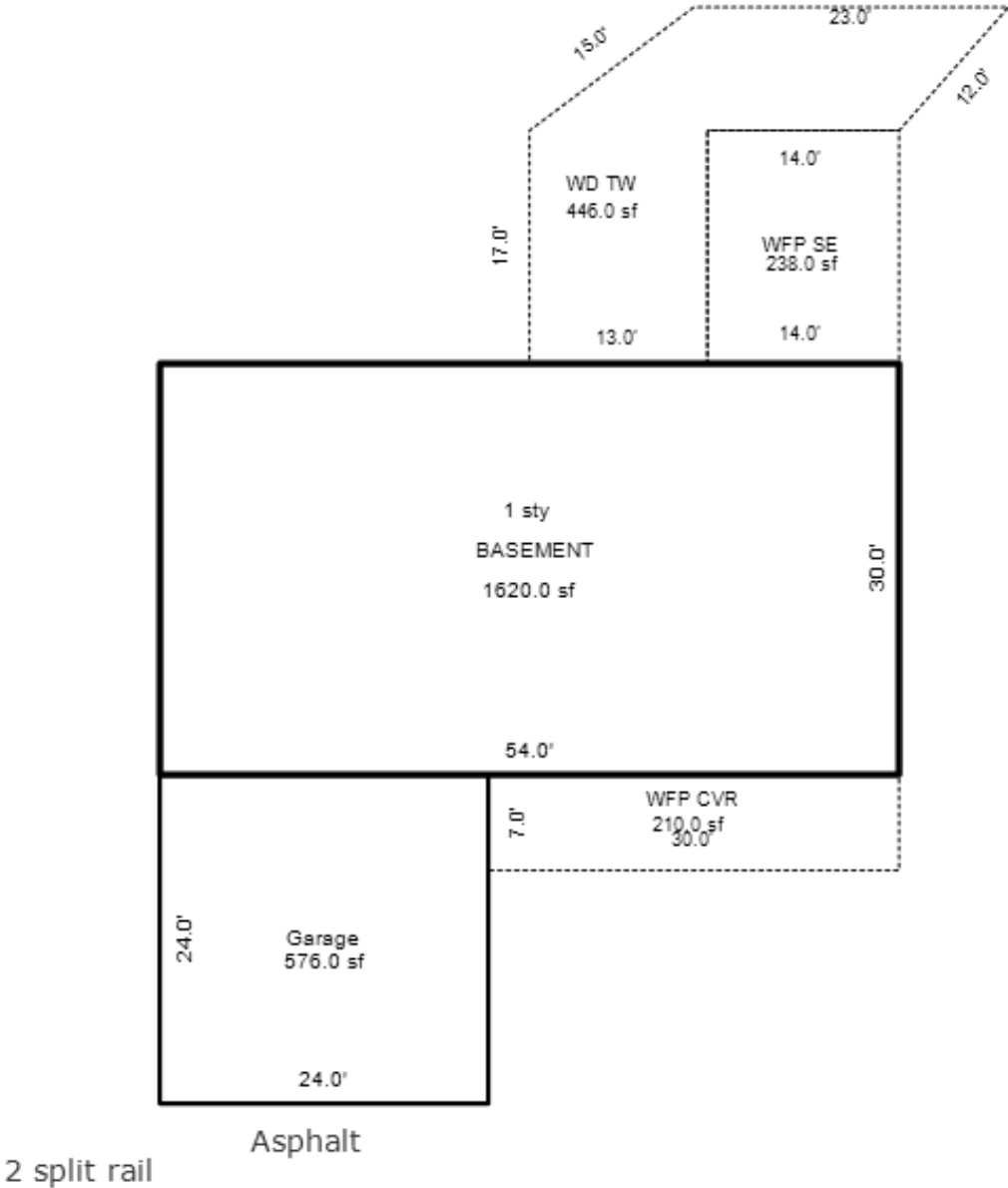
Who	When	What
TPC	08/02/2017	INSPECTED
WAS	01/12/2008	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 25 Floor Area: 1,620 Total Base New : 358,227 Total Depr Cost: 263,714 Estimated T.C.V: 501,057			E.C.F. X 1.900		Bsmnt Garage:			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			200 Amps Service			Carpport Area: Roof:			
Yr Built 1994	Remodeled 2014	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 1994					
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Ground Area = 1620 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas						
Room List		Doors X Solid H.C.		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
5	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Average Fixture(s)			1 Story Siding Basement 1,620			Total:		249,871 187,415				
(1) Exterior		Kitchen: Other: Carpeted Other: Carpeted		3 Fixture Bath 2 Fixture Bath Softener, Auto 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			1020		19,859 9,929				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(14) Water/Sewer			Plumbing			Average Fixture(s)		1 1,486 1,114				
X	Insulation	X	Drywall	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			3 Fixture Bath		2 9,357 7,018				
(2) Windows		(7) Excavation		Lump Sum Items:			Porches			1000 Gal Septic		1 4,899 3,674				
X	Many Avg. X Avg. Few	Basement: 1620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Ceramic Tile Floor WCP (1 Story)			Water Well, 100 Feet		1 5,849 4,387				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement					Deck			Treated Wood		446 7,051 5,288				
X	X Avg. X Avg. Few	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					Garages			Ceramic Tile Floor WCP (1 Story)		238 11,695 8,771 210 8,333 6,250				
(3) Roof		(9) Basement Finish					Fireplaces			WCP (1 Story)		210 8,333 6,250				
X	Gable Hip Flat	Gambrel Mansard Shed					Appliance Allow.			446 7,051 5,288		7,051 5,288				
X	Asphalt Shingle	(10) Floor Support					Fireplaces			Treated Wood		446 7,051 5,288				
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Exterior 1 Story			1 6,559 4,919		4,919				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GORDON PENELOPE PATTON TR	IHME LINDA L	125,000	08/14/2020	WD	03-ARM'S LENGTH	2020005125	PROPERTY TRANSFER	100.0
GORDON DAVID S & PENELOPE	GORDON PENELOPE P TRUST	0	05/05/2005	WD	33-TO BE DETERMINED		REALTOR	0.0
VERHEY	GORDON	100,000	04/20/2001	WD	03-ARM'S LENGTH	577:668	PROPERTY TRANSFER	0.0
TOSTE	VERHEY	42,500	09/29/1995	WD	03-ARM'S LENGTH	411:374	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6278 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/18/2022	PM22-0154	100% FINIS
	P.R.E. 100% 01/10/2024		Plumbing	10/20/2021	PP21-0330	100% FINIS
Owner's Name/Address	MAP #: 52		Mechanical	10/19/2021	PM21-0881	100% FINIS
IHME LINDA L 6278 W LAKE WOOD DR GLEN ARBOR MI 49636	2025 Est TCV 808,398 TCV/TFA: 364.80		Electrical	09/30/2021	PE21-0623	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	175.00	1.0000	0.7964	2000	100		159,282
100 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 159,282

X		Land Improvement Cost Estimates		
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1400	50	2,184
D/W/P: Flagstone/Sand	21.16	140	50	1,481
Total Estimated Land Improvements True Cash Value =				3,665

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



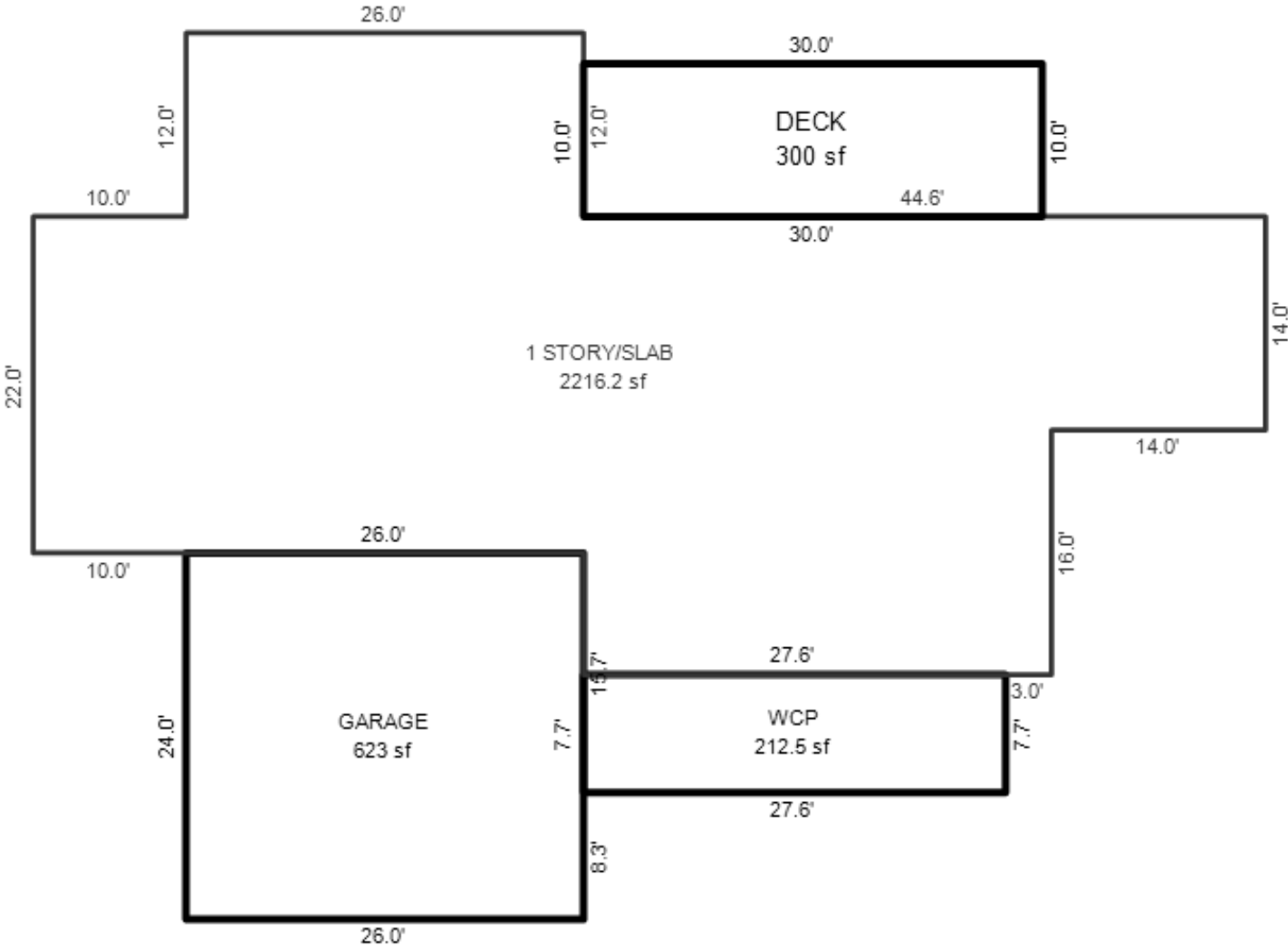
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	79,600	324,600	404,200			344,950C
2024	79,900	296,800	376,700			334,579C
2023	59,900	276,300	336,200		336,200A	318,647C
2022	45,000	41,000	86,000		86,000A	84,902C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 212 300	Type WCP (1 Story) Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 623 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 1 Floor Area: 2,216 Total Base New : 343,152 Total Depr Cost: 339,711 Estimated T.C.V: 645,451			E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2216 SF Floor Area = 2216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas			Cls C 5 Blt 2022			
Yr Built 2022	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets		0 Amps Service			1 Story Siding Slab 2,216 Total: 282,900 280,061									
Room List		Lg	Ord	Small	No. of Elec. Outlets			Other Additions/Adjustments								
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Many Ave. Few			Plumbing			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(1) Exterior		Kitchen: Other: Other:		(13) Plumbing			Porches			Water/Sewer						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		1 Average Fixture(s)			WCP (1 Story)			1000 Gal Septic Water Well, 100 Feet						
Insulation		(7) Excavation		1 3 Fixture Bath			Deck			1 2 Fixture Bath						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2216 S.F. Height to Joists: 0.0		1 2 Fixture Bath			Treated Wood			2 Fixture Bath						
Many Avg. Few	Large Avg. Small	(8) Basement		1 2 Fixture Bath			Garages			Solar Water Heat						
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			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			No Plumbing						
(3) Roof		(9) Basement Finish		1 2 Fixture Bath			Base Cost			1000 Gal Septic						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 2 Fixture Bath			Common Wall: 1.5 Wall			Water Well						
Asphalt Shingle		(10) Floor Support		1 2 Fixture Bath			Door Opener			Built-Ins						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 2 Fixture Bath			Treated Wood			Appliance Allow.						
				1 2 Fixture Bath			WCP (1 Story)			Local Cost Items						
				1 2 Fixture Bath			Ceramic Tile Floor			GENERATOR						
				1 2 Fixture Bath			Ceramic Tile Wains			Totals:						
				1 2 Fixture Bath			Ceramic Tub Alcove			343,152						
				1 2 Fixture Bath			Vent Fan			339,711						
				1 2 Fixture Bath			Lump Sum Items:			645,451						
				1 2 Fixture Bath			Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TC						
				1 2 Fixture Bath			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TC			645,451						

*** 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.
ARBOR SOCIETY	ALONZI	25,900	03/01/1993	WD	03-ARM'S LENGTH	359:347	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6129 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	03/26/2013	PP13-0046	
Owner's Name/Address	P.R.E. 100% 05/10/1994		GARAGE	09/11/1998	98000543	
ALONZI MARK J & REBECCA L 6129 S ARBOR DR GLEN ARBOR MI 49636	MAP #: 52		GARAGE	09/12/1995	95003207	
	2025 Est TCV 553,686 TCV/TFA: 429.88		HOUSE	01/12/1994	94001992	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI											
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L359 P347/93 L621 P597/01 LOT 22 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		Dirt Road	100.00	174.00	0.9765	0.7953	2000	100		155,309			
Comments/Influences	X		Gravel Road	10.00	174.00	0.9765	0.7953	2000	50	SURPLUS: ZONING 100'	7,			
			Paved Road	110 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	163,075		
			Storm Sewer	Land Improvement Cost Estimates										
			Sidewalk	Description							Rate	Size % Good	Cash Value	
			Water	D/W/P: 3.5 Concrete							6.63	320	0	0
	X		Sewer	Residential Local Cost Land Improvements										
	X		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.											



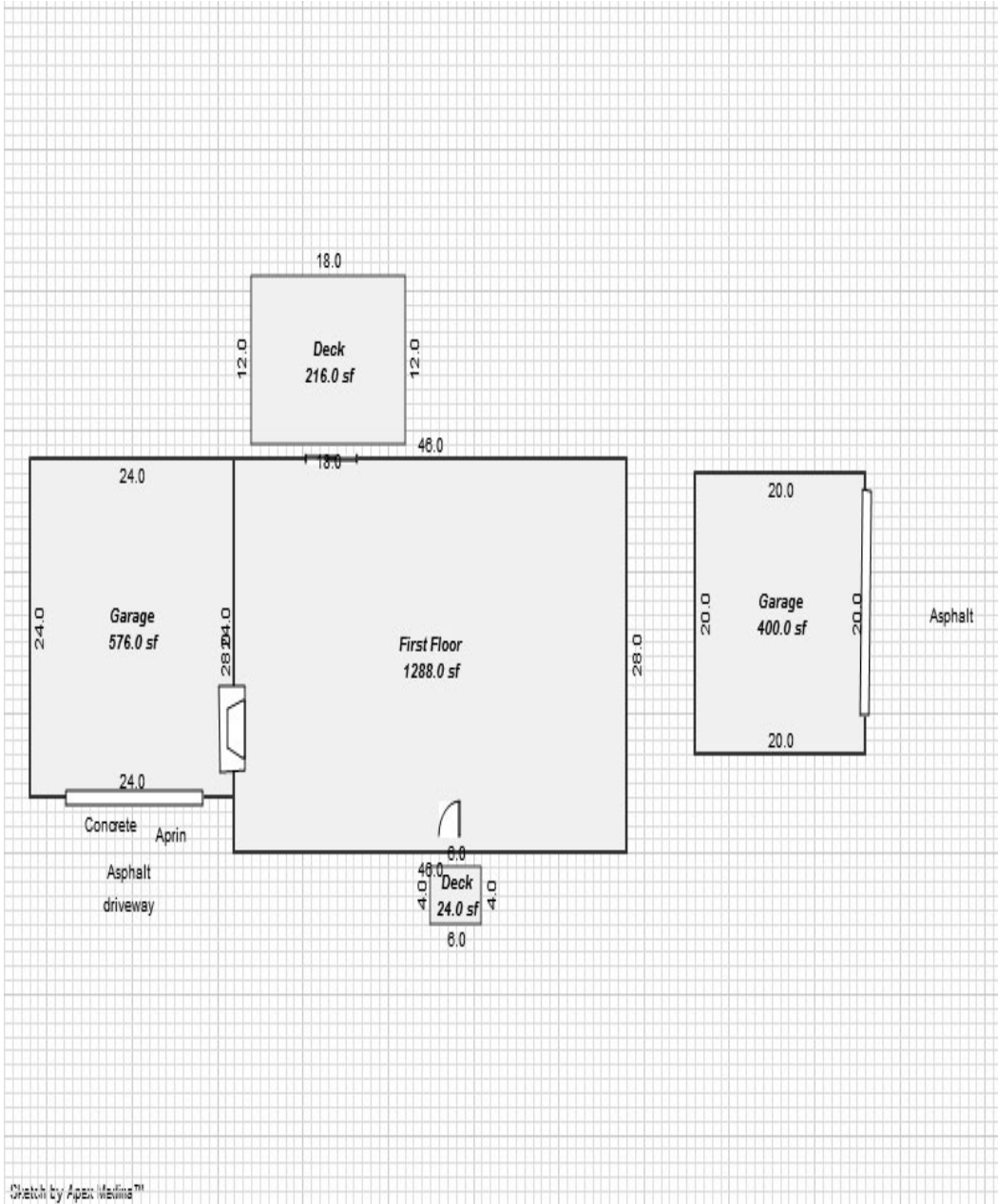
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	81,500	195,300	276,800			119,069C
	Rolling		2024	83,800	178,600	262,400			115,489C
	Low		2023	62,800	166,500	229,300			109,990C
	High		2022	45,700	146,400	192,100			104,753C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
WAS	01/13/2008	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 216	Type Treated Wood Treated Wood	Year Built: 1996 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Class: C +5 Effec. Age: 25 Floor Area: 1,288 Total Base New : 270,591 Total Depr Cost: 202,953 Estimated T.C.V: 385,611		E.C.F. X 1.900		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Size of Closets			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 5 Blt 1994					
Yr Built 1994	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		No./Qual. of Fixtures		Ground Area = 1288 SF Floor Area = 1288 SF.						
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
5	Basement	(5) Floors		Kitchen: Vinyl Other: Carpeted 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 Basement 1,288		Total: 200,129 150,109					
1st Floor	2nd Floor	Kitchens: Vinyl Other: Carpeted Other:		No. of Elec. Outlets			Plumbing		Other Additions/Adjustments		Average Fixture(s) 1 1,486 1,114		3 Fixture Bath 1 4,678 3,508		Water/Sewer	
3	Bedrooms	(6) Ceilings		X	Drywall	Many X Ave. Few			Plumbing		1000 Gal Septic 1 4,899 3,674		Water Well, 100 Feet 1 5,849 4,387		Deck	
(1) Exterior		(7) Excavation		Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer		Treated Wood 216 4,391 3,293		Treated Wood 24 1,104 828		Garages			
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 576 22,441 16,831		Common Wall: 1 Wall 1 -2,235 -1,676		Door Opener 1 550 412	
X	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 400 17,404 13,053		Door Opener 1 550 412			
(2) Windows		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Built-Ins		Appliance Allow. 1 2,786 2,089		Fireplaces		Exterior 1 Story 1 6,559 4,919	
X	Many Avg. X Few	X	Large Avg. Small	Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Appliance Allow. 1 2,786 2,089		Exterior 1 Story 1 6,559 4,919		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Fireplaces		Exterior 1 Story 1 6,559 4,919		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(3) Roof		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Fireplaces		Exterior 1 Story 1 6,559 4,919		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							Fireplaces		Exterior 1 Story 1 6,559 4,919		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Fireplaces		Exterior 1 Story 1 6,559 4,919		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
Chimney: Brick		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Fireplaces		Exterior 1 Story 1 6,559 4,919		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

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



Sketch by Apex Medline™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINSON WILLIAM J & PATR	AYLSWORTH-BONZELET LAURA	152,000	10/21/2022	WD	03-ARM'S LENGTH	2022006051	PROPERTY TRANSFER	100.0
FORNOWSKI	ROBINSON	25,000	10/29/1993	WD	03-ARM'S LENGTH	377:158	OTHER	0.0
OVERBECK	FORNOWSKI	30,000	03/06/1993	WD	03-ARM'S LENGTH	359:249	OTHER	0.0
ARBOR SOCIETY	OVERBECK	25,900	03/01/1993	WD	03-ARM'S LENGTH	359:249	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	08/13/2024	PE24-0564	0%
	P.R.E. 0%		DECK/PORCH	07/30/2024	LU24-131	0%
Owner's Name/Address	MAP #: 52		Res. Single Family Dwellin	07/26/2024	PB24-0338	20%
AYLSWORTH-BONZELET LAURA PO BOX 226 GLEN ARBOR MI 49636	2025 Est TCV 338,194 TCV/TFA: 113.34		HOUSE	05/29/2024	LU24-14	20%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			* Factors *								
L359 P247&249 L377 P158/93 LOT 23 ARBOR ESTATES NO. 2 SEC 27 T29N R14W. Comments/Influences	X		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						C 100' @ 2000/	130.00	162.00	0.9365	0.7812	2000	100		190,215
			130 Actual Front Feet, 0.48 Total Acres		Total Est. Land Value =						190,215

Public Improvements	X	Description	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	Waterfront	Ravine	Wetland	Flood Plain



Who	When	What	2025	2024	2023	2022
TPC 11/07/2024	INSPECTED		95,100	97,700	73,300	53,400
TPC 11/02/2022	INSPECTED					
TPC 05/06/2018	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 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: 865 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 2,984 Total Base New : 393,353 Total Depr Cost: 389,419 Estimated T.C.V: 739,896			E.C.F. X 1.900		Bsmnt Garage:	Carpport 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.: 20%		Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls C Blt 2025		
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: Forced Heat & Cool							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ground Area = 1492 SF Floor Area = 2984 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		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas								
(2) Windows		(8) Basement		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
Many Avg. Few	Large Avg. Small	Basement: 1492 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Story Siding Basement 1,492			Total: 346,292 342,829								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Other Additions/Adjustments			Plumbing								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
Chimney:							Base Cost 865 33,268 32,935 Common Wall: 1 Wall 1 -2,705 -2,678 Built-Ins Appliance Allow. 1 2,786 2,758 Totals: 393,353 389,419								
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 739,896 20% Completed => Est. True Cash Value 2025 =															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEIL DAVID A & JENNIFER W	KEIL DAVID A & JENNIFER W	0	01/26/2021	WD	09-FAMILY	2021001020	PROPERTY TRANSFER	0.0
SCHAEFER NANCY	KEIL DAVID A & JENNIFER W	360,000	09/19/2016	WD	03-ARM'S LENGTH	1273P68	PROPERTY TRANSFER	100.0
SCHAEFER C ENRICO	SCHAEFER NANCY	0	04/01/2014	QC	06-COURT JUDGEMENT	1195P372	DEED	0.0
ULISSE EDWARD J	SCHAEFER C ENRICO & NANCY	300,000	06/29/2010	WD	03-ARM'S LENGTH	1052-662	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6252 W LAKE WOOD DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	12/26/2019	PE19-0773	100% FINIS
	P.R.E. 0%		Mechanical	08/16/2019	PM19-0601	100% FINIS
Owner's Name/Address	MAP #: 52		Plumbing	08/16/2019	PP19-0205	100% FINIS
KEIL DAVID A & JENNIFER W 1401 PAULINE BLVD ANN ARBOR MI 48103	2025 Est TCV 710,390 TCV/TFA: 358.42		Electrical	06/20/2019	PE19-0329	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	170.00	1.0000	0.7907	2000	100		158,132	
100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								158,132	

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	79,100	276,100	355,200			254,720C
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded	2024	79,300	252,600	331,900			247,062C
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

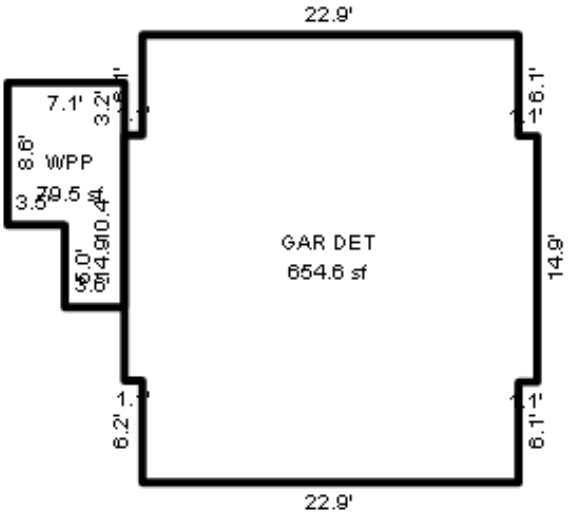
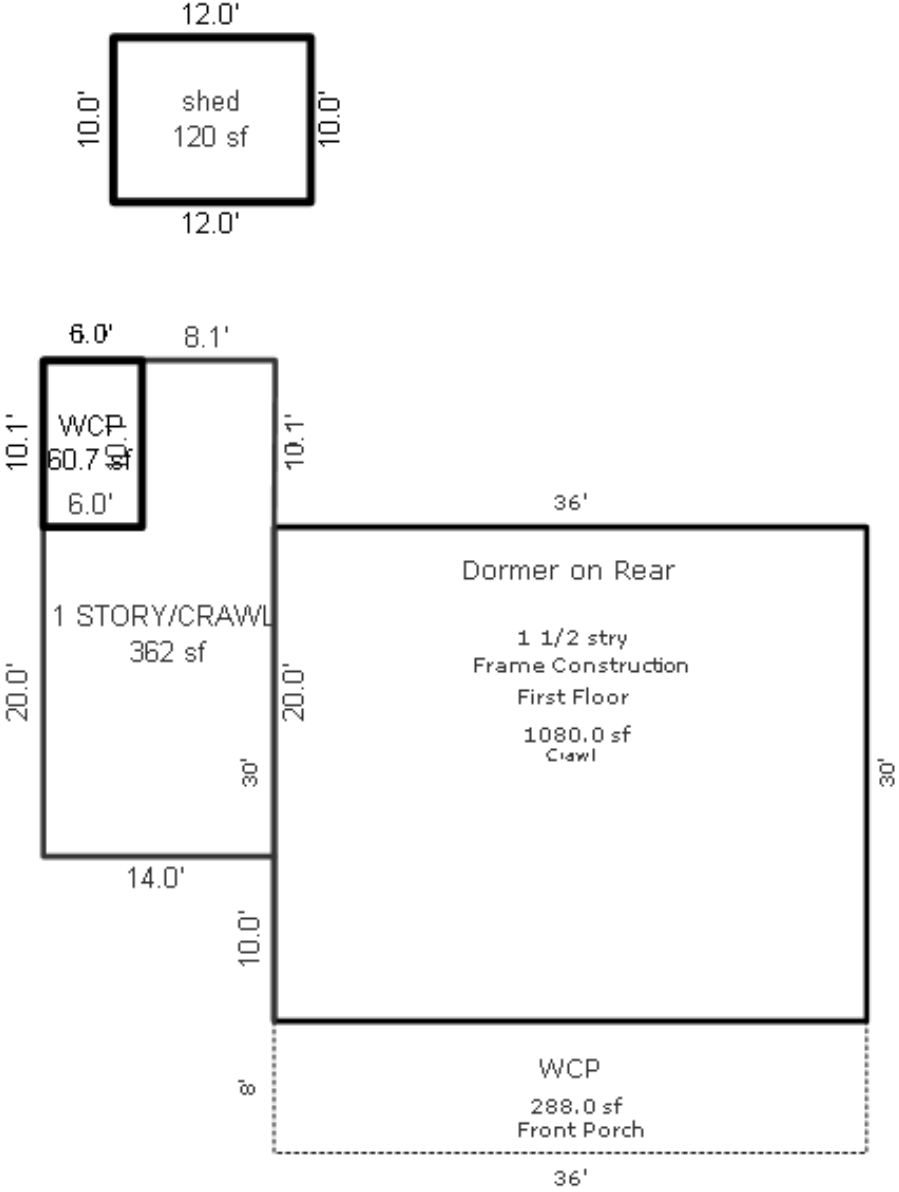
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/01/2020	INSPECTED	2024	79,300	252,600	331,900			247,062C
TPC	12/06/2019	INSPECTED	2023	59,500	235,300	294,800			235,298C
TPC	11/13/2017	INSPECTED	2022	45,000	206,800	251,800			224,094C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 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 288 79 60	Type WCP (1 Story) WPP WCP (1 Story)	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 654 % Good: 0 Storage Area: 319 No Conc. Floor: 0					
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: C +5 Effec. Age: 10 Floor Area: 1,982 Total Base New : 319,034 Total Depr Cost: 287,140 Estimated T.C.V: 545,566		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 5 Blt 1998							
Yr Built	Remodeled	Size of Closets		100 Amps Service			No./Qual. of Fixtures		Ground Area = 1442 SF Floor Area = 1982 SF.									
1998 201	2020	Ex	Ord	Min	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90										
Condition: Average		Lg	Ord	Small	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors	Solid	H.C.	1	Average Fixture(s)			1.5 Story Siding Crawl Space 1,080									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		2			3 Fixture Bath			1 Story Siding Crawl Space 362		Total: 247,920		223,139				
(1) Exterior		Kitchen: Other: Other:		(6) Ceilings			2 Fixture Bath Softener, Auto 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/Shingle Aluminum/Vinyl Brick	X	Drywall	(7) Excavation			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
X	Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1442 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well, 100 Feet			Average Fixture(s)		1 1,486 1,337		3 Fixture Bath		1 4,678 4,210		
(2) Windows		Many	Large	(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Water/Sewer		1 4,899 4,409		1 5,849 5,264				
X	Avg. X Avg.	X	Avg. Small	(10) Floor Support			1000 Gal Septic Water Well, 100 Feet			Porches		1 9,763 8,787		1 2,698 2,428		1 3,545 3,190		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		(14) Water/Sewer			1000 Gal Septic Water Well, 100 Feet			WCP (1 Story)		288 9,763 8,787		79 2,698 2,428		60 3,545 3,190		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		Public Water Public Sewer Water Well			1000 Gal Septic Water Well, 100 Feet			WCP (1 Story)		60 3,545 3,190		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1000 Gal Septic Water Well, 100 Feet			Base Cost		654 27,324 24,592		Storage Over Garage		319 4,415 3,973		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			1000 Gal Septic Water Well, 100 Feet			Door Opener		2 1,101 991		Built-Ins		Appliance Allow. 1 2,786 2,507	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic Water Well, 100 Feet			Fireplaces		1 2,570 2,313		Wood Stove		1 2,570 2,313		
Chimney:		Totals:		Totals:			Totals:			Totals:		319,034 287,140		Totals:		319,034 287,140		
<<<<< 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.
BARR	FENNINGDORF	50,000	03/14/1997	WD	03-ARM'S LENGTH	440:661	OTHER	0.0
ARBOR SOCIETY	BARR & NESCOLT	25,900	03/01/1993	WD	03-ARM'S LENGTH	358:981	OTHER	0.0

Property Address: S ARBOR DR
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

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

Owner's Name/Address: FENNINGDORF EARL & CAROLYN TRUST
 3145 LILY BLOSSOM TRL APT 2225
 OAKLAND TOWNSHIP MI 48306

2025 Est TCV 170,545
 Land Value Estimates for Land Table 4120.4120 RESI

Improved X Vacant * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	230.00	1.0000	0.8527	2000	100		170,545
100 Actual Front Feet, 0.53 Total Acres Total Est. Land Value =								170,545

Tax Description: L358 P981 L440 P661 L533 P473/00 LOT 25
 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.
 Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	85,300	0	85,300			31,662C
2024	85,500	0	85,500			30,710C
2023	64,200	0	64,200			29,248C
2022	45,000	0	45,000			27,856C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUWE FAMILY TRUST	KERR DAVID G & SUSAN M	380,000	12/19/2014	WD	03-ARM'S LENGTH	1217P323	DEED	100.0
FISHER	DUWE	42,500	01/20/1995	SD	10-FORECLOSURE	399:438	OTHER	0.0
ARBOR SOCIETY	FISHER	20,720	03/01/1993	WD	03-ARM'S LENGTH	358:824	OTHER	0.0

Property Address: 6115 S ARBOR DR
 Class: RESIDENTIAL-IMPRO Zoning: R-1 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST HOUSE 01/30/1995 95002754

P.R.E. 0% MAP #: 52

Owner's Name/Address: KERR DAVID G & SUSAN M
 5 HIGHAM COURT LEARNING WESTERN AUSTRALIA 6149

2025 Est TCV 814,918 TCV/TFA: 384.21

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	200.00	1.0000	0.8234	2000	100		164,689
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								164,689

Tax Description: L358 P824 L399 P438/95 L429 P391/96 L688 P424&442/02 L739 P611&629/03 LOT 26 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.

Comments/Influences: X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

Land Improvement Cost Estimates Description Rate Size % Good Cash Value

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

X Electric LAND IMPROVEMENTS 5 5,000.00 1 100 5,000

X Gas Total Estimated Land Improvements True Cash Value = 5,000

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	82,300	325,200	407,500			275,168C
2024	82,600	297,200	379,800			266,895C
2023	61,900	277,000	338,900			254,186C
2022	45,000	243,200	288,200			242,082C

Who When What 2025 82,300 325,200 407,500 275,168C

WAS 01/13/2008 INSPECTED 2024 82,600 297,200 379,800 266,895C

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2023 61,900 277,000 338,900 254,186C

2022 45,000 243,200 288,200 242,082C

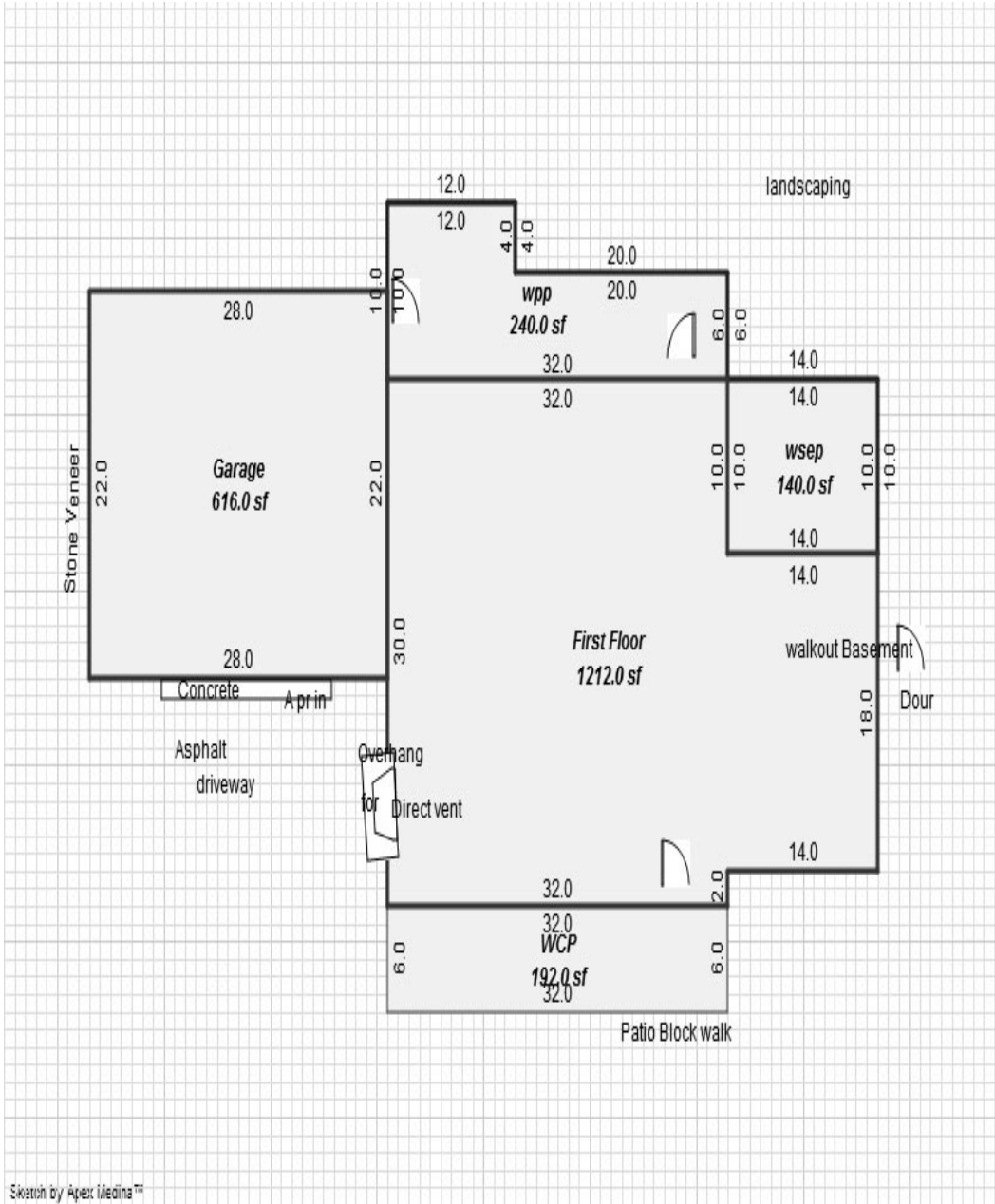
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 1 Direct-Vented Ga	Area 192 140 240	Type WCP (1 Story) WSEP (1 Story) WPP	Year Built: 1995 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 308 No Conc. Floor: 0						
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,121 Total Base New : 424,495 Total Depr Cost: 339,594 Estimated T.C.V: 645,229			E.C.F. X 1.900					
Building Style: 1.75 STORY		Yr Built 1995 200		Remodeled 2011	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls BC Blt 1995				
Condition: Average		Size of Closets		Lg	X	Ord	Small	100 Amps Service			Total Base New : 424,495			Total Depr Cost: 339,594					
Room List		Doors X Solid		H.C.	(5) Floors			(12) Electric			Total Base New : 424,495			Total Depr Cost: 339,594					
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Carpeted Other:		No. of Elec. Outlets			100 Amps Service			Estimated T.C.V: 645,229			Estimated T.C.V: 645,229			Estimated T.C.V: 645,229			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Building Areas			Building Areas			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex. X Ord. Min			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost			Stories Exterior Foundation Size Cost New Depr. Cost			Stories Exterior Foundation Size Cost New Depr. Cost			
X	Insulation	(7) Excavation		(13) Plumbing			(14) Water/Sewer			1.75 Story Siding Basement 1,212			1.75 Story Siding Basement 1,212			1.75 Story Siding Basement 1,212			
(2) Windows		Basement: 1212 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments			Other Additions/Adjustments			Other Additions/Adjustments			
X	Many Avg. X Avg. Large Few Small	(8) Basement		Lump Sum Items:			Lump Sum Items:			Exterior			Exterior			Exterior			
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			Water/Sewer			Plumbing			Plumbing			Plumbing			
(3) Roof		(9) Basement Finish		Water/Sewer			Water/Sewer			Water/Sewer			Water/Sewer			Water/Sewer			
X	Gable Hip Flat	Gambrel Mansard Shed	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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet		
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			Porches			Porches			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Garages			Garages			

*** 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.
HAGAN	VERPLOEGH	65,000	05/22/1998	WD	03-ARM'S LENGTH	476:475	PROPERTY TRANSFER	0.0
ARBOR SOCIETY	HAGAN	18,320	03/01/1993	WD	03-ARM'S LENGTH	358:643	OTHER	0.0

Property Address: S ARBOR DR
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

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

Owner's Name/Address: VERPLOEGH LIVING TRUST
 6137 PARKHAVEN BLVD
 HERMITAGE TN 37076

2025 Est TCV 152,734
 Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L358 P643 L476 P475/98 L691 P504/02 LOT 27 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	92.00	190.00	1.0211	0.8130	2000	100		152,734
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	92 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 152,734							

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	76,400	0	76,400			31,662C
2024	75,000	0	75,000			30,710C
2023	56,300	0	56,300			29,248C
2022	41,400	0	41,400			27,856C

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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.
PEPLER	VERPLOEGH	38,500	08/08/1994	LC	16-LC PAYOFF	390:927	OTHER	0.0
ARBOR SOCIETY	PEPLER	18,320	03/01/1993	WD	03-ARM'S LENGTH	358:863	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6114 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	07/15/2016	PM16-0391	
Owner's Name/Address	P.R.E. 0%		Mechanical	06/20/2013	PM13-0285	
VERPLOEGH LIVING TRUST 42012 PONMEADOW RD NORTHVILLE MI 48168	MAP #: 52		DECK/PORCH	05/08/2013	2013-2271	100% FINIS
	2025 Est TCV 662,036 TCV/TFA: 388.29		Res. Porch/Deck	05/02/2013	PB13-0084	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L375 P119 L390 P927 L411 P576 L691 P505 LOT 28 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.			Dirt Road	100.00	195.00	1.0000	0.8183	2000	100	163,650	
			Gravel Road	100 Actual Front Feet, 0.45 Total Acres						Total Est. Land Value =	163,650

Comments/Influences	Public Improvements	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	Dirt Road	D/W/P: 3.5 Concrete	6.63	398 0	0
	Gravel Road	Residential Local Cost Land Improvements			
	Paved Road	Description	Rate	Size % Good	Cash Value
	Storm Sewer	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
	Sidewalk	Total Estimated Land Improvements True Cash Value = 5,000			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	81,800	249,200	331,000			163,522C
Rolling	2024	82,100	227,900	310,000			158,606C
Low	2023	61,600	212,300	273,900			151,054C
High	2022	45,000	189,000	234,000			143,861C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

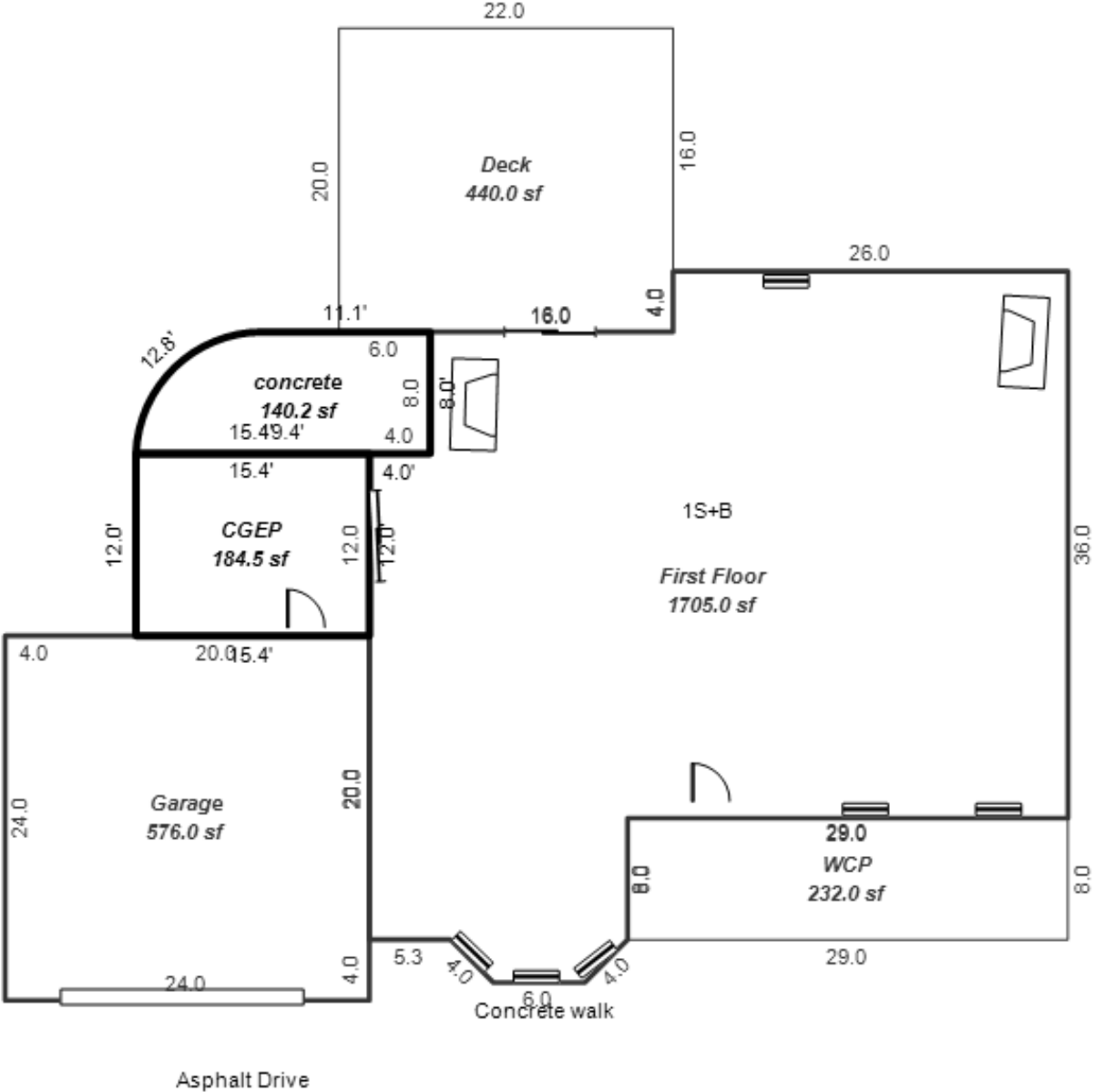


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*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage
X	Single Family			Eavestrough	X	Gas		Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 1995 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Mobile Home		X	Insulation		Wood		Coal	Steam		Cook Top		Interior 2 Story				232	WCP (1 Story)
	Town Home		0	Front Overhang	X	Forced Air w/o Ducts							2nd/Same Stack	184	CGEP (1 Story)		
	Duplex		0	Other Overhang		Forced Air w/ Ducts							Two Sided	440	Treated Wood		
	A-Frame					Forced Hot Water							Exterior 1 Story				
X	Wood Frame			(4) Interior		Electric Baseboard							Exterior 2 Story				
			X	Drywall		Elec. Ceil. Radiant							1	Prefab 1 Story			
				Paneled		Radiant (in-floor)							Prefab 2 Story				
				Plaster Wood T&G		Electric Wall Heat							Heat Circulator				
	Building Style:			Trim & Decoration		Space Heater							Raised Hearth				
	1 STORY					Wall/Floor Furnace							Wood Stove				
	Yr Built	Remodeled		Size of Closets		Forced Heat & Cool							Direct-Vented Ga				
	1995 201	0		Ex X Ord Min		Heat Pump											
	Condition: Average			Lg X Ord Small		No Heating/Cooling											
	Room List			Doors X Solid H.C.		Central Air											
	Basement					Wood Furnace											
	1st Floor			(5) Floors		(12) Electric											
	2nd Floor			Kitchen: Ceramic Til		100 Amps Service											
	3 Bedrooms			Other: Carpeted		No./Qual. of Fixtures											
	(1) Exterior			Other:		Ex. X Ord. Min											
X	Wood/Shingle			(6) Ceilings		No. of Elec. Outlets											
	Aluminum/Vinyl			X Drywall		Many X Ave. Few											
	Brick					(13) Plumbing											
X	Insulation			(7) Excavation		1 Average Fixture(s)											
	(2) Windows			Basement: 1705 S.F.		1 3 Fixture Bath											
	Many		Large	Crawl: 0 S.F.		2 Fixture Bath											
X	Avg.	X	Avg.	Slab: 0 S.F.		Softener, Auto											
	Few		Small	Height to Joists: 0.0		Softener, Manual											
	Wood Sash			(8) Basement		Solar Water Heat											
X	Metal Sash			Conc. Block		No Plumbing											
	Vinyl Sash			Poured Conc.		Extra Toilet											
X	Double Hung			Stone		Extra Sink											
	Horiz. Slide			Treated Wood		Separate Shower											
	Casement			X Concrete Floor		Ceramic Tile Floor											
X	Double Glass			(9) Basement Finish		Ceramic Tile Wains											
	Patio Doors					Ceramic Tub Alcove											
	Storms & Screens					Vent Fan											
	(3) Roof			(10) Floor Support		(14) Water/Sewer											
X	Gable		Gambrel			Public Water											
	Hip		Mansard	426		Public Sewer											
	Flat		Shed	Living SF		Water Well											
X	Asphalt Shingle			Walkout Doors (B)		1000 Gal Septic											
	Chimney: Metal			No Floor SF		2000 Gal Septic											
				Walkout Doors (A)		Lump Sum Items:											
				(11) Floor Support		Public Water											
						Public Sewer											
				Joists:		Water Well											
				Unsupported Len:		1 1000 Gal Septic											
				Cntr.Sup:		1 2000 Gal Septic											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN LAKE LAND	ZIMMERMAN	45,000	08/22/1994	LC	16-LC PAYOFF	391:543	OTHER	0.0
ARBOR SOCIETY	GLEN LAKE LAND	20,720	03/01/1993	WD	03-ARM'S LENGTH	358:644	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6108 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ZIMMERMAN DALE G & ROSEMARY 831 N MAIN ST NAPERVILLE IL 60563	MAP #: 52					
	2025 Est TCV 592,865 TCV/TFA: 380.04					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L358 P644 L391 P543/94 L557 P242/00 LOT 29 ARBOR ESTATES NO. 2 SEC 27 T29N R14W	X	Dirt Road		C 100' @ 2000/	112.00	205.00	0.9721 0.8285	2000 100	180,410	
Comments/Influences		Gravel Road		112 Actual Front Feet, 0.53 Total Acres					Total Est. Land Value =	180,410

Description	X	Land Improvement Cost Estimates			Rate	Size % Good	Cash Value
		Description	Rate	Size % Good				Cash Value
Water Sewer		Residential Local Cost Land Improvements					
Electric	X	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
Gas		Total Estimated Land Improvements True Cash Value =					2,500

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2025	90,200	206,200	296,400		



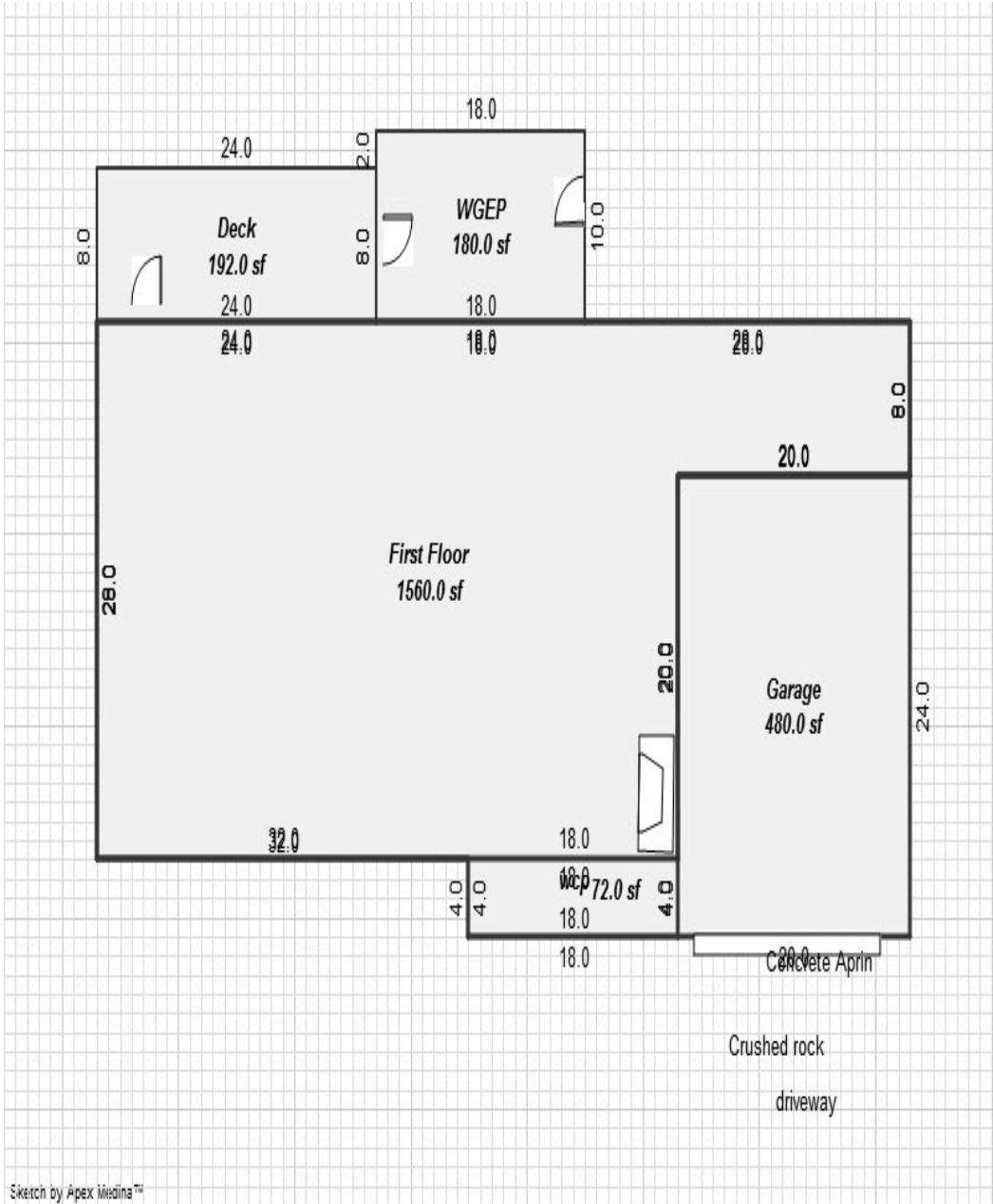
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Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded	X							
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Who	When	What	2025	90,200	206,200	296,400		130,828C
WAS	01/13/2008	INSPECTED	2024	92,700	188,500	281,200		126,895C
			2023	69,500	175,600	245,100		120,853C
			2022	48,400	154,200	202,600		115,099C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 72 192 192	Type WGEP (1 Story) WCP (1 Story) Treated Wood Treated Wood	Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % 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			1	Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	E.C.F. X 1.900		Bsmnt Garage:						
Building Style: 1 STORY		Trim & Decoration		X Central Air Wood Furnace			(12) Electric		Class: C +5 Effec. Age: 25 Floor Area: 1,560 Total Base New : 287,666 Total Depr Cost: 215,766 Estimated T.C.V: 409,955		Storage Area: 0		Roof:					
Yr Built 1997	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			No./Qual. of Fixtures		No. of Elec. Outlets		No. of Elec. Outlets					
Condition: Average		Size of Closets		Lg	X	Ord	Small	Ex. X Ord. Min			Many X Ave. Few		Plumbing					
Room List		Doors	Solid	X	H.C.	X Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1560 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
7	Basement	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			Ex. X Ord. Min			1 Story Siding Crawl Space		Total: 223,138 167,372		Other Additions/Adjustments				
1st Floor	2nd Floor	Kitchen: Vinyl		Other: Carpeted			Plumbing			Average Fixture(s)		1 1,486 1,114		Average Fixture(s)				
3	Bedrooms	Other:		Other:			Plumbing			3 Fixture Bath		1 4,678 3,508		3 Fixture Bath				
(1) Exterior		(6) Ceilings		X Drywall			Plumbing			Water/Sewer		1000 Gal Septic		1 4,899 3,674		1000 Gal Septic		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Plumbing			Plumbing			Water Well, 100 Feet		1 5,849 4,387		Water Well, 100 Feet		1 5,849 4,387		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Porches		WGEP (1 Story)		180 14,240 10,680		WGEP (1 Story)		
(2) Windows		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0		Plumbing			Plumbing			Deck		WCP (1 Story)		72 4,010 3,007		WCP (1 Story)		
X	Many Avg. X Avg. Few Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Deck		Treated Wood		192 4,057 3,043		Treated Wood		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Plumbing			Plumbing			Deck		Treated Wood		192 4,057 3,043		Treated Wood		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Plumbing			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		480 19,776 14,832		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Plumbing			Plumbing			Base Cost		Common Wall: 2 Wall		1 -4,470 -3,352		Common Wall: 2 Wall	
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Plumbing			Plumbing			Door Opener		1 550 412		Built-Ins		Appliance Allow.		
Chimney: Metal		Lump Sum Items:		Plumbing			Plumbing			Fireplaces		Prefab 1 Story		1 2,610 1,957		Prefab 1 Story		
<p>1000 Gal Septic 2000 Gal Septic</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK JAMES W & CONSTANCE	COOK CONSTANCE E TRUST	0	04/19/2023	QC	09-FAMILY	2023002266	PROPERTY TRANSFER	0.0
COOK JAMES W & CONSTANCE	COOK JAMES W & CONSTANCE	0	02/19/2008	WD	03-ARM'S LENGTH	969/46	DEED	0.0
ROCKFORD JANET C	COOK JAMES W & CONSTANCE	480,000	10/25/2006	WD	03-ARM'S LENGTH		REALTOR	100.0
SCHULTZ	ROCKFORD	105,000	08/02/2001	WD	03-ARM'S LENGTH	594:207	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6102 S ARBOR DR	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	10/04/2001	1899	
	P.R.E. 0%					
Owner's Name/Address	MAP #: 52					
COOK CONSTANCE E TRUST 1035 YOUNG PLACE ANN ARBOR MI 48105	2025 Est TCV 684,258 TCV/TFA: 370.27					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
L359 P185 L487 P255/98 L594 P205&207/01 L918 P997/06 LOT 30 ARBOR ESTATES NO. 2 SEC 27 T29N R14W.	X		* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			C 100' @ 2000/	112.00	197.00	0.9721	0.8203	2000	100		178,623	
			112 Actual Front Feet, 0.51 Total Acres						Total Est. Land Value =			178,623

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description	Rate	Size	% Good	Cash Value
	X	Water Sewer	D/W/P: Crushed Rock	2.29	2500	0	0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements				
			Description	Rate	Size	% Good	Cash Value
			LAND IMPROVEMENTS 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	Waterfront	Ravine	Wetland	Flood Plain
	X							X						



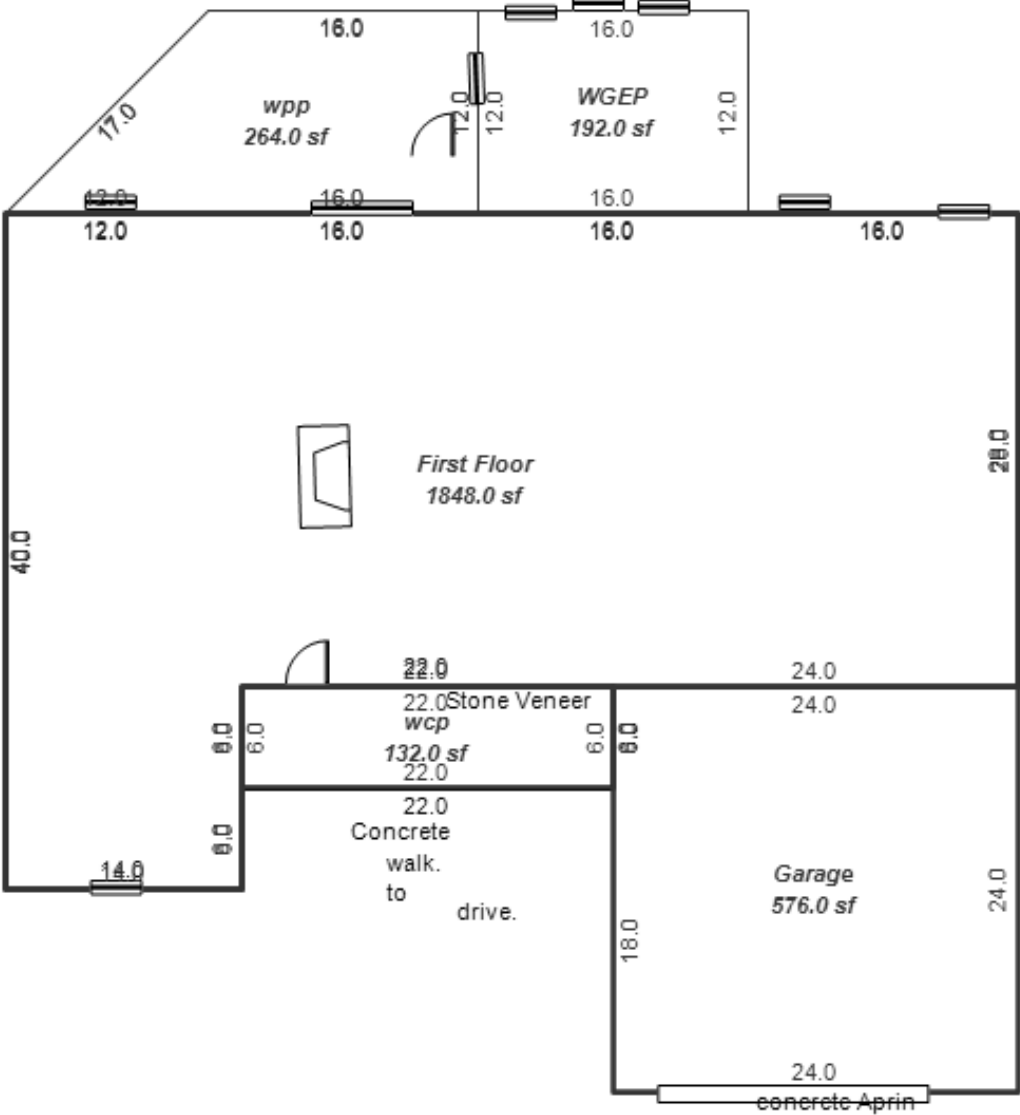
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	89,300	252,800	342,100			253,221C
2024	91,700	231,300	323,000			245,608C
2023	68,800	215,400	284,200			233,913C
2022	48,400	189,300	237,700			222,775C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							192 WGEF (1 Story) 132 WCP (1 Story) 264 WPP		
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 1,848 Total Base New : 329,375 Total Depr Cost: 263,492 Estimated T.C.V: 500,635		E.C.F. X 1.900				Bsmnt Garage: Carport Area: Roof:	
Yr Built 2001	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1848 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				Cls C 10 Blt 2001		
Condition: Average		Size of Closets Lg X Ord Small		100 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid X H.C.	(12) Electric			1 Story Siding Crawl Space		1,848		253,843		203,067	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Other Additions/Adjustments							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Exterior Stone Veneer		100		3,823		3,058	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(13) Plumbing			Plumbing		Average Fixture(s)					
X	Insulation	(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		3 Fixture Bath		4,678		3,742	
(2) Windows		Basement: 0 S.F. Crawl: 1848 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Porches		1000 Gal Septic		4,899		3,919	
X	Many Avg. X Avg. Few Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well, 100 Feet		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	(10) Floor Support		(14) Water/Sewer			Garages		1000 Gal Septic		14,832		11,866	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		1000 Gal Septic		14,832		11,866	
X	Gable Hip Flat Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Base Cost		1000 Gal Septic		576		22,441	
X	Asphalt Shingle						Common Wall: 1 Wall		1000 Gal Septic		1		-2,235	
Chimney: Brick							Door Opener		1000 Gal Septic		1		550	
							Built-Ins		1000 Gal Septic		1		2,786	
							Appliance Allow.		1000 Gal Septic		1		5,376	
							Fireplaces		1000 Gal Septic		1		4,301	
							Interior 1 Story		1000 Gal Septic		1		4,301	
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>														

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



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

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

Property Address Class: COMMERCIAL-IMPROV Zoning: N\A (Building Permit(s) Date Number Status

SOUTH MANITOU ISLAND School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0%

Owner's Name/Address MAP #: 2025 Est TCV 0

SOUTH MANITOU ISLAND CEMETERY
US GOVT NATL PARK

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

Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4019 SEC 1 PRT OF>80	14000	1.06 Acres	14000	100				14,784
1.06 Total Acres Total Est. Land Value =								14,784

Tax Description
L255 P692 PART OF S 1/2 OF N 1/2 OF SE 1/4 BEG AT NE COR THEREOF TH W 214.5 FT TH S 214.5 FT TH E 214.5 FT TH N 214.5 FT TO POB SEC 33 T31N R15W.

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

Topography of Site

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



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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON BRADLEY	ANDERSON BRADLEY TRUST	1	01/09/2017	QC	09-FAMILY	1284P333	PROPERTY TRANSFER	0.0
ANDERSON BRADLEY W & MEGH	ANDERSON BRADLEY	0	02/29/2008	QC	09-FAMILY	970/999	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6122 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	09/24/1998	98000593	100% FINIS
	P.R.E. 0%		HOUSE	05/27/1997	97000190	100% FINIS
Owner's Name/Address	MAP #: 53					
ANDERSON BRADLEY TRUST PO BOX 103 GLEN ARBOR MI 49636	2025 Est TCV 559,394 TCV/TFA: 627.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
L508 P436/99 L559 P817/00 . UNIT 1 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N R14W.			Dirt Road	100.00	112.00	1.0000	0.7123	3500	100	249,316	
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.26 Total Acres						Total Est. Land Value =	249,316

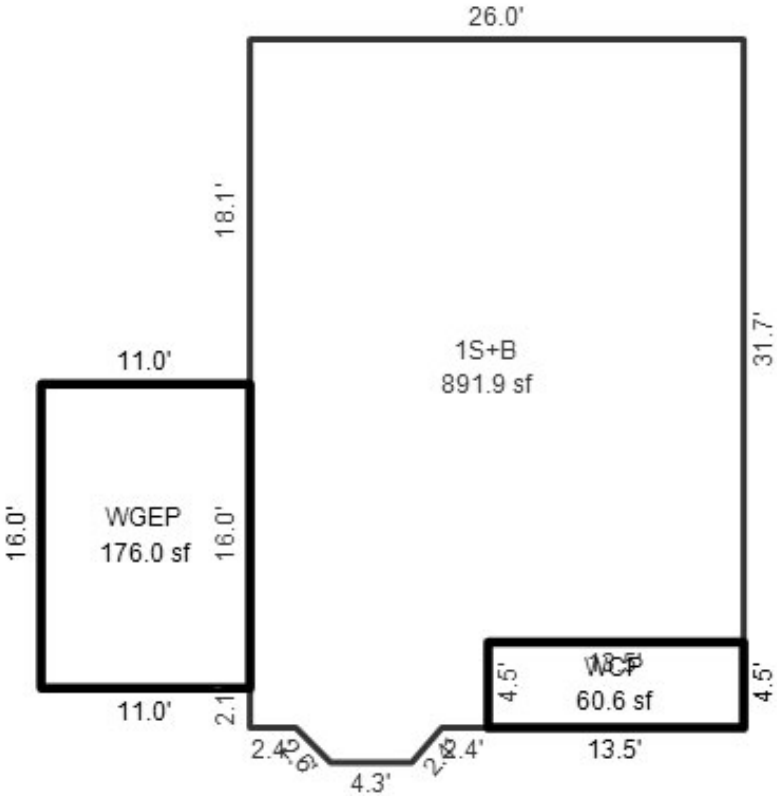
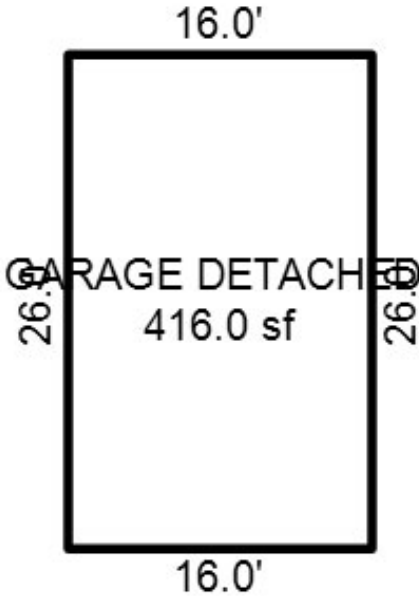
Comments/Influences	Public Improvements	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	Water	Residential Local Cost Land Improvements					
	Sewer	Description	Rate	Size	% Good	Cash Value	
	Electric	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500	
	Gas	Total Estimated Land Improvements True Cash Value =				2,500	

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Rolling	2025	124,700	155,000	279,700			131,455C
	Low	2024	71,200	141,800	213,000			127,503C
	High	2023	57,000	132,000	189,000			121,432C
	Landscaped	2022	45,000	116,000	161,000			115,650C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLMA KEVIN & GINA	BALARDO JOHN JOSEPH	390,000	04/29/2016	WD	03-ARM'S LENGTH	1259P536	PROPERTY TRANSFER	100.0
LEVINE PETER A & DAY MARI	WOLMA KEVIN & GINA	89,000	11/03/2011	WD	03-ARM'S LENGTH	1101-920 WD	PROPERTY TRANSFER	100.0
BARNHART BRUCE A JR	LEVINE PETER A & DAY MARI	100,000	09/24/2004	WD	03-ARM'S LENGTH	824:644	OTHER	100.0
TURNER	BARNHART	93,500	08/10/2001	WD	03-ARM'S LENGTH	596:299	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6134 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/09/2014	PE14-0084	
	P.R.E. 0%		Plumbing	04/01/2014	PP14-0042	
Owner's Name/Address	MAP #: 53		Mechanical	03/25/2014	PM14-0143	
BALARDO JOHN JOSEPH 522 WALLACE BIRMINGHAM MI 48009	2025 Est TCV 659,519 TCV/TFA: 383.00		Res. Single Family	09/25/2013	PB13-0327	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						
			117 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 172,413			

X Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X		D/W/P: Crushed Rock	2.20	500	0	0
X		D/W/P: 3.5 Concrete	6.21	20	0	0
X		Residential Local Cost Land Improvements				
X		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
		Total Estimated Land Improvements True Cash Value = 1,500				

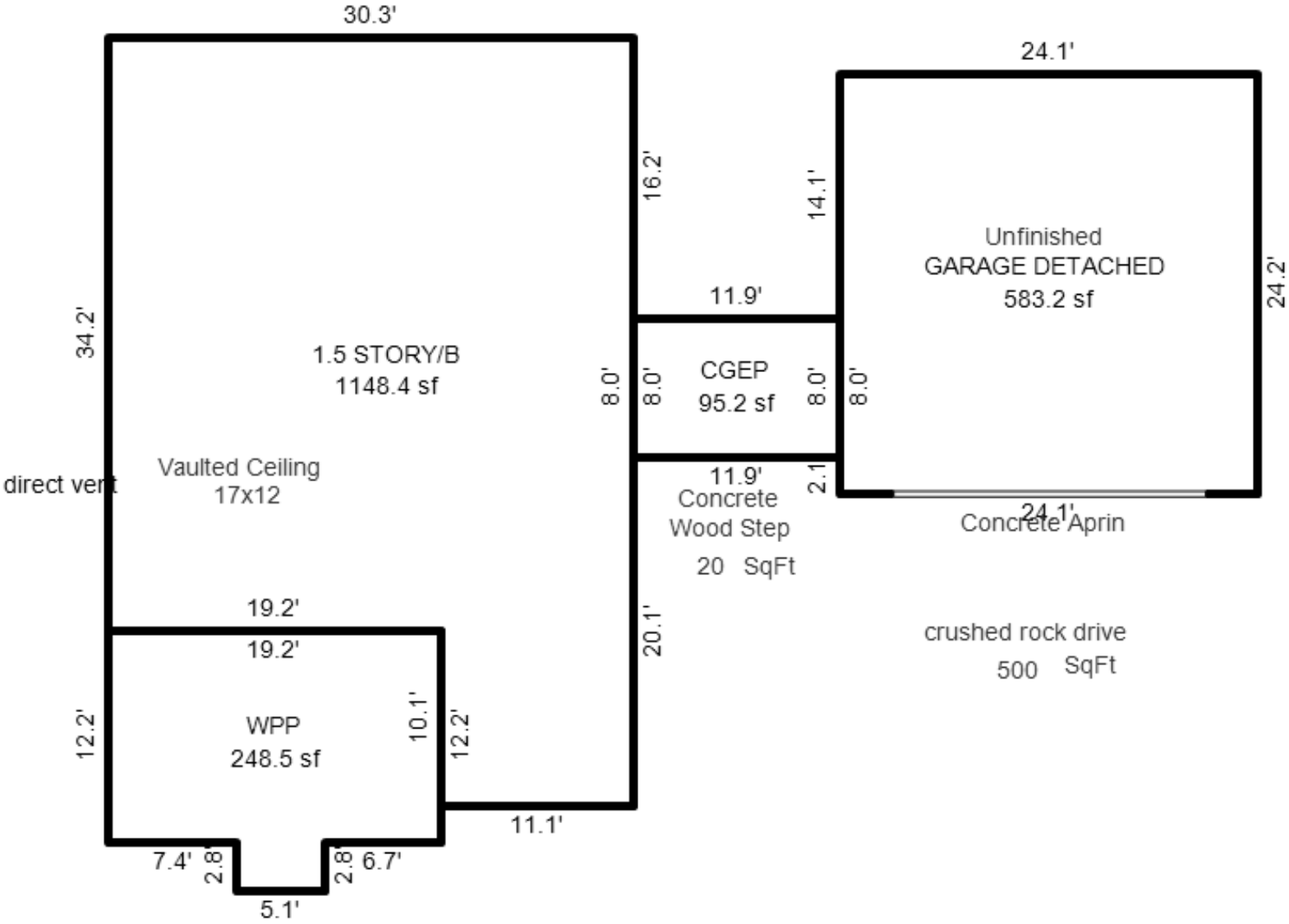
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level								
X Rolling								
Low								
High								
Landscaped								
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



Who	When	What	2025	2024	2023	2022
			86,200	60,300	47,400	45,000
			243,600	222,600	207,300	192,000
			329,800	282,900	254,700	237,000
			241,638C	234,373C	223,213C	212,584C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLMA KEVIN & REGINA	WOLMA KEVIN T & REGINA A	0	01/22/2019	WD	18-LIFE ESTATE	1352P11	DEED	0.0
DOTTERWEICH II ANDREW TRU	WOLMA KEVIN & REGINA	92,500	05/06/2016	WD	03-ARM'S LENGTH	1260P131	PROPERTY TRANSFER	100.0
DOTTERWEICH ANDREW C II &	DOTTERWEICH II ANDREW TRU	1	02/04/2015	QC	09-FAMILY	1222P347	OTHER	0.0
ARBOR WOODS	DOTTERWEICH	59,000	10/12/1998	WD	03-ARM'S LENGTH	500:188	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6146 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	12/07/2016	PM16-0753	
	P.R.E. 0%		Electrical	11/14/2016	PE16-0619	
Owner's Name/Address	MAP #: 53		Mechanical	11/14/2016	PM16-0663	
WOLMA KEVIN T & REGINA A 3417 STEPHANIE DR HUDSONVILLE MI 49426	2025 Est TCV 708,699 TCV/TFA: 414.20		Plumbing	09/12/2016	PP16-0196	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
	Public Improvements			* Factors *								
L500 P188/99 UNIT 3 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N R14W.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences				C 100' @ 2000/	122.00	119.25	0.9515	0.7236	2000	100		167,995
				122 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 167,995								

Comments/Influences



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	Low	2025	84,000	270,300	354,300			253,809C
High	Landscaped	2024	58,800	247,000	305,800			246,178C
Swamp	Wooded	2023	46,200	230,000	276,200			234,456C
Pond	Pond	2022	45,000	203,800	248,800			223,292C
Waterfront	Ravine							
Wetland	Wetland							
Flood Plain	Flood Plain							

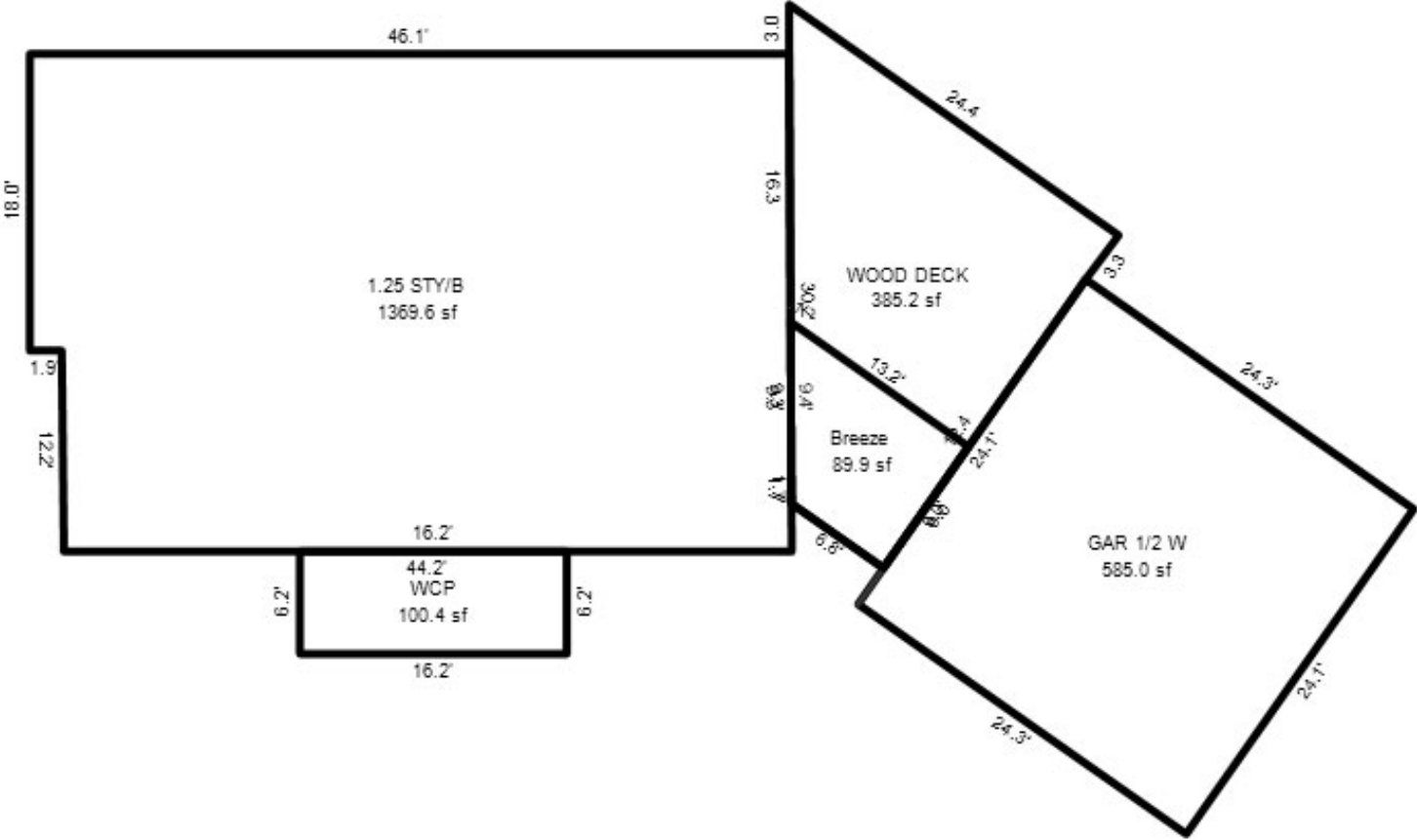
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County of Leelanau, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/30/2018	INSPECTED	2024	58,800	247,000	305,800			246,178C
TPC	11/14/2017	INSPECTED	2023	46,200	230,000	276,200			234,456C
TPC	10/20/2016	INSPECTED	2022	45,000	203,800	248,800			223,292C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 100 385 89	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 585 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 5 Floor Area: 1,711 Total Base New : 299,538 Total Depr Cost: 284,581 Estimated T.C.V: 540,704		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 10		Blt 2017		
Yr Built 2017	Remodeled 0	Ex	Ord	Min	X (12) Electric			Ground Area = 1369 SF Floor Area = 1711 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		0 Amps Service			Plumbing			1.25 Story Siding Crawl Space		Total: 233,297		221,651		
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1,486 1,412	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Water/Sewer		2000 Gal Septic		1,975 9,248		
(1) Exterior		(6) Ceilings		Height to Joists: 0.0			(8) Basement			Porches		WCP (1 Story)		4,782 4,543		
	Wood/Shingle Aluminum/Vinyl Brick X Vinyl Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1369 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck		Treated Wood		6,410 6,089		
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 585 25,249		
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Built-Ins		Appliance Allow.		1 2,786 2,647		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Fireplaces		Direct-Vented Gas		1 3,043 2,891		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Frame Wall 89 6,169 5,861			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Breezeways		Frame Wall 89 6,169 5,861				
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOUGHTALING BARBARA J & G	HOUGHTALING GREGORY W & B	0	08/02/2006	WD	03-ARM'S LENGTH	910:787	OTHER	0.0
ARBOR WOODS	HOUGHTALING	59,900	08/14/1998	WD	03-ARM'S LENGTH	484:475	PROPERTY TRANSFER	0.0

Property Address: S GLEN LAKE RD
 Class: RESIDENTIAL-VACAN Zoning: R-1 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 53

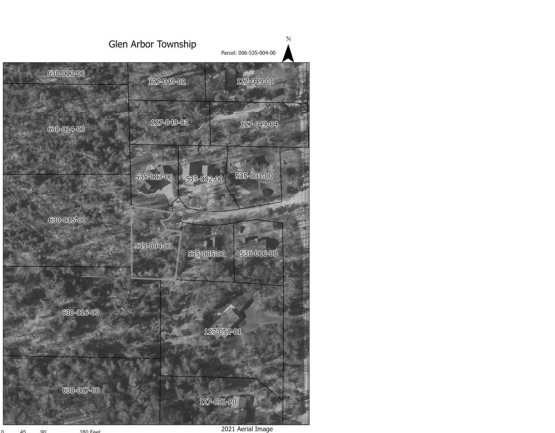
Owner's Name/Address: HOUGHTALING GREGORY W & BARBARA J TRUST
 1028 EAST GENEVA DR DEWITT MI 48820

2025 Est TCV 258,781
 Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	B 100' @ 3500/	100.00	130.00	1.0000	0.7394	3500	100		258,781
Gravel Road	100 Actual Front Feet,		0.30	Total Acres				Total Est. Land Value =	258,781

Tax Description: L484 P475/98 L910 P787/06 UNIT 4 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N R14W.

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	129,400	0	129,400			51,149C
TPC	01/06/2016	INSPECTED	2024	73,900	0	73,900			49,612C
WAS	01/30/2010	INSPECTED	2023	59,200	0	59,200			47,250C
			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.
SCHORER TODD & SHEILA	SCHORER TODD & SHEILA	10	03/12/2019	WD	09-FAMILY	1355P259	PROPERTY TRANSFER	0.0
FOSKETT W ROBERT & VIRGIN	SCHORER TODD & SHEILA	405,000	07/16/2012	WD	03-ARM'S LENGTH	1130P329	PROPERTY TRANSFER	100.0
ARBOR WOODS	FOSKETT	55,000	08/03/1998	WD	03-ARM'S LENGTH	485:751	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
6152 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/30/2020	PM20-0829	100% FINIS
	P.R.E. 0%		Electrical	11/26/2007	PE07-0650	
Owner's Name/Address	MAP #: 53		Mechanical	11/15/2007	PM07-0561	
SCHORER TODD & SHEILA 5353 N MEADOW CT ANN ARBOR MI 48105	2025 Est TCV 865,982 TCV/TFA: 357.84		PLUMBING	06/30/2003	PP03-0231	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
L485 P751/98 UNIT 5 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N R14W.			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			C 100' @ 2000/	118.50	127.00	0.9585 0.7351 2000 100	166,973
			119 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value = 166,973

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
		Dirt Road	Description	Rate	Size % Good	Cash Value
		Gravel Road	D/W/P: Crushed Rock	2.50	3780 0	0
		Paved Road	Residential Local Cost Land Improvements			
		Storm Sewer	Description	Rate	Size % Good	Cash Value
		Sidewalk	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Water	Total Estimated Land Improvements True Cash Value = 5,000			
		Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	83,500	349,500	433,000			266,474C
		Low	2024	58,400	319,600	378,000			258,462C
		High	2023	45,900	297,700	343,600			246,155C
		Landscaped	2022	45,000	261,400	306,400			234,434C
		Swamp							
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

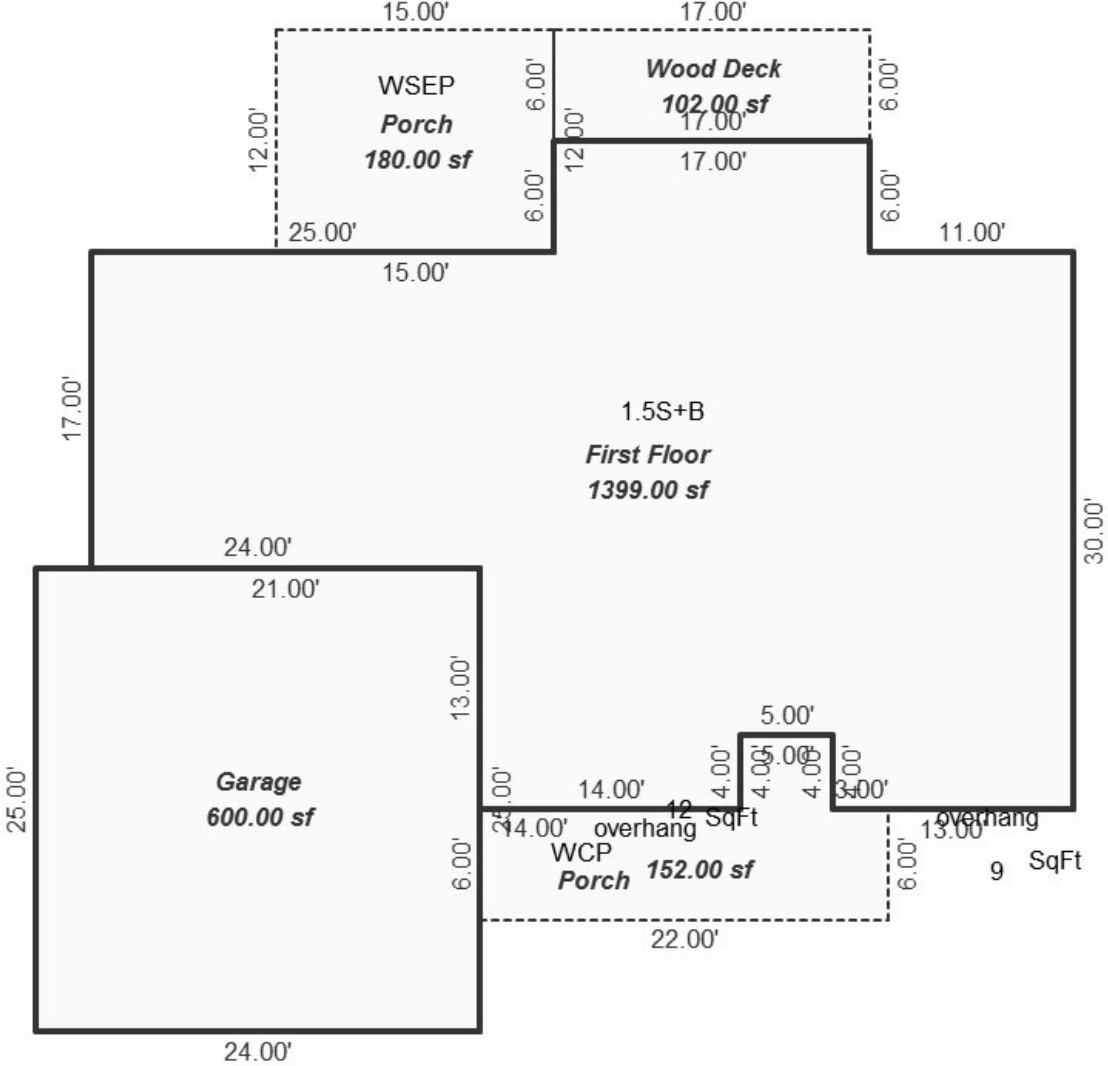


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1		152 180 102	WCP (1 Story) WSEP (1 Story) Treated Wood			
Building Style: 1.5 STORY		X	Drywall Paneled			Plaster Wood T&G										
Yr Built 2001		Remodeled 0	X	Ex	Ord	Min										
Condition: Average		Size of Closets														
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Carpeted Other:			(12) Electric											
X		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings													
X		Insulation	X	Drywall												
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 1399 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			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	No Floor SF Walkout Doors (A)												
(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)	(14) Water/Sewer												
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY														
		(11) Heating System: Heat Pump														
		Ground Area = 1399 SF Floor Area = 2420 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80														
		Building Areas														
			Exterior	Foundation												
		1.5 Story	Siding	Basement												
		1 Story	Siding	Overhang												
		1 Story	Siding	Overhang												
		Total:														
		Other Additions/Adjustments														
		Exterior														
			Stone Veneer													
			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													
		Porches														
			WCP (1 Story)													
			WSEP (1 Story)													
		Deck														
			Treated Wood													
		Garages														
		Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)														
			Base Cost													
			Common Wall: 1.5 Wall													
			Door Opener													
		<<<<< 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.					
CROWTHER JOSEPH C	CROWTHER JOSEPH C	0	03/05/2021	WD	09-FAMILY	2021002502	PROPERTY TRANSFER	0.0					
CROWTHER JASON R	CROWTHER JASON R	0	03/03/2021	WD	15-LADY BIRD	PTA	PROPERTY TRANSFER	0.0					
CROWTHER STEPHEN R	CROWTHER STEPHEN R	0	03/03/2021	QC	09-FAMILY	2021002501	PROPERTY TRANSFER	0.0					
CROWTHER JULIA A	CROWTHER STEPHEN R ET AL	0	11/05/2013	OTH	07-DEATH CERTIFICATE	2020009167	PROPERTY TRANSFER	90.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6160 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/29/2019	PM19-0299	REVIEWED					
Owner's Name/Address		P.R.E. 100% 10/17/2009		HOUSE		10/04/1999	99000715						
CROWTHER JASON R & CROWTHER STEPHEN R ET AL 3684 CHILDS LN CENTRAL LAKE MI 49622		MAP #: 53		2025 Est TCV 537,099 TCV/TFA: 543.62									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L521 P397/99 L574 P396/01 L817 P238/04 UNIT 6 ARBOR POINTE CONDOMINIUM REC IN L477 P526-561 SEC 27 T29N R14W.		Public Improvements		* Factors *									
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		B 100' @ 3500/	102.50	134.00	0.9938	0.7450	3500	100		265,622
		X	Paved Road		103 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 265,622								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description Rate Size % Good Cash Value								
		X	Water		Residential Local Cost Land Improvements								
		X	Sewer		Description Rate Size % Good Cash Value								
		X	Electric		LAND IMPROVEMENTS 25 2,500.00 1 100 2,500								
		X	Gas		Total Estimated Land Improvements True Cash Value = 2,500								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2025	132,800	135,700	268,500			156,559C		
		TPC 01/06/2016 INSPECTED			2024	75,900	124,100	200,000			151,852C		
		WAS 11/02/2007 INSPECTED			2023	60,700	115,700	176,400			144,621C		
					2022	45,000	101,600	146,600			137,735C		

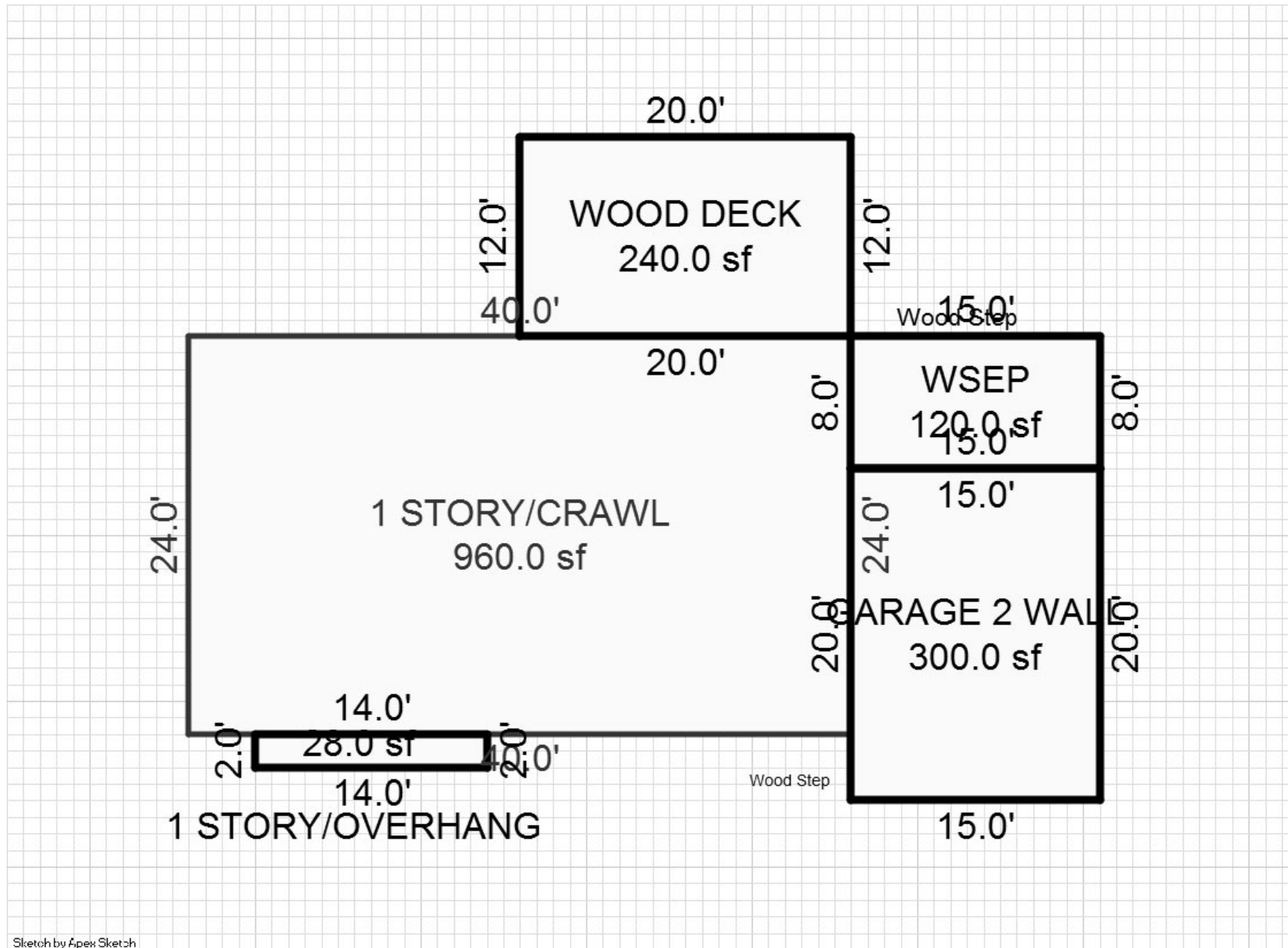


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(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 120 240 20	Type WSEP (1 Story) Treated Wood Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 300 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Class: C Effec. Age: 20 Floor Area: 988 Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
Building Style: 1 STORY		Yr Built 1999		Remodeled 0	Ex	X	Ord	Min	Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																
Condition: Average		Size of Closets		Lg	X	Ord	Small	Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
Room List		Doors	Solid	X	H.C.	(5) Floors		Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Carpeted Other:		(12) Electric		100 Amps Service		Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																															
X	Insulation	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		Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
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		Lump Sum Items:		Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																
X Asphalt Shingle		Chimney: Brick		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Total Base New : 176,958 Total Depr Cost: 141,567 Estimated T.C.V: 268,977		E.C.F. X 1.900		Bsmnt Garage: Carport Area: Roof:																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1999</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 960 SF Floor Area = 988 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</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>960</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>28</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>132,113</td> <td>105,691</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,486</td> <td>1,486</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,130</td> <td>2,504</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>4,899</td> <td>3,919</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,849</td> <td>4,679</td> </tr> <tr> <td>Porches WSEP (1 Story)</td> <td>120</td> <td>6,967</td> <td>5,574</td> </tr> <tr> <td>Deck Treated Wood</td> <td>240</td> <td>4,704</td> <td>3,763</td> </tr> <tr> <td>Treated Wood</td> <td>20</td> <td>920</td> <td>736</td> </tr> </tbody> </table> <p>Garages</p> <p>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>300</td> <td>16,353</td> <td>13,082</td> </tr> <tr> <td>Common Wall: 2 Wall</td> <td>1</td> <td>-5,409</td> <td>-4,327</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>550</td> <td>440</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,786</td> <td>2,229</td> </tr> <tr> <td>Fireplaces Prefab 1 Story</td> <td>1</td> <td>2,610</td> <td>2,088</td> </tr> </tbody> </table> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	960			1 Story	Siding	Overhang	28			Total:				132,113	105,691	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,486	1,486	2 Fixture Bath	1	3,130	2,504	Water/Sewer 1000 Gal Septic	1	4,899	3,919	Water Well, 100 Feet	1	5,849	4,679	Porches WSEP (1 Story)	120	6,967	5,574	Deck Treated Wood	240	4,704	3,763	Treated Wood	20	920	736	Item	Quantity	Unit Cost	Total Cost	Base Cost	300	16,353	13,082	Common Wall: 2 Wall	1	-5,409	-4,327	Door Opener	1	550	440	Built-Ins Appliance Allow.	1	2,786	2,229	Fireplaces Prefab 1 Story	1	2,610	2,088
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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.
PAZZI DENNIS A & DOROTHY	BARNES DAVID G & HEIDI B	1,100,000	03/31/2023	WD	03-ARM'S LENGTH	2023001488	PROPERTY TRANSFER	100.0
PAZZI DENNIS A & DOROTHY	PAZZI DENNIS A & DOROTHY	0	09/18/2013	QC	09-FAMILY	1178P873	PROPERTY TRANSFER	0.0
HUEY ARTHUR S & HELEN M	PAZZI DENNIS A & DOROTHY	132,000	09/21/1984	WD	03-ARM'S LENGTH	249P297	DEED	0.0
CRYSTAL RIVER ASSOCIATES	HUEY ARTHUR S & HELEN M	100,000	12/15/1978	WD	03-ARM'S LENGTH	205P884	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
17 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	06/18/2012	PB12-0102	100% FINIS
	P.R.E. 0%		ADDITION/ALTERATION	03/12/2009	PB09-0034	100% FINIS
Owner's Name/Address	MAP #: 16					
BARNES DAVID G & HEIDI B 4334 VERNOR COURT BLOOMFIELD HILLS MI 48302	2025 Est TCV 1,095,793 TCV/TFA: 933.38					

X	Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
H540 BEACH 2400SQFT			1	Units	470000.00000	105	END UNIT	493,5
			0.00	Total Acres	Total Est. Land Value =		493,500	

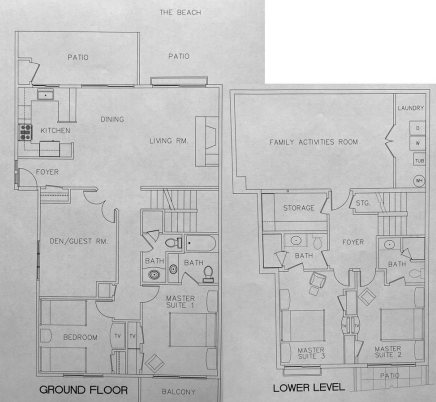
Tax Description
L249 P297/84 . APARTMENT 1 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.

Comments/Influences
DOOR 17:END UNIT GROUND & 1ST 4BDRM4BATH

- 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



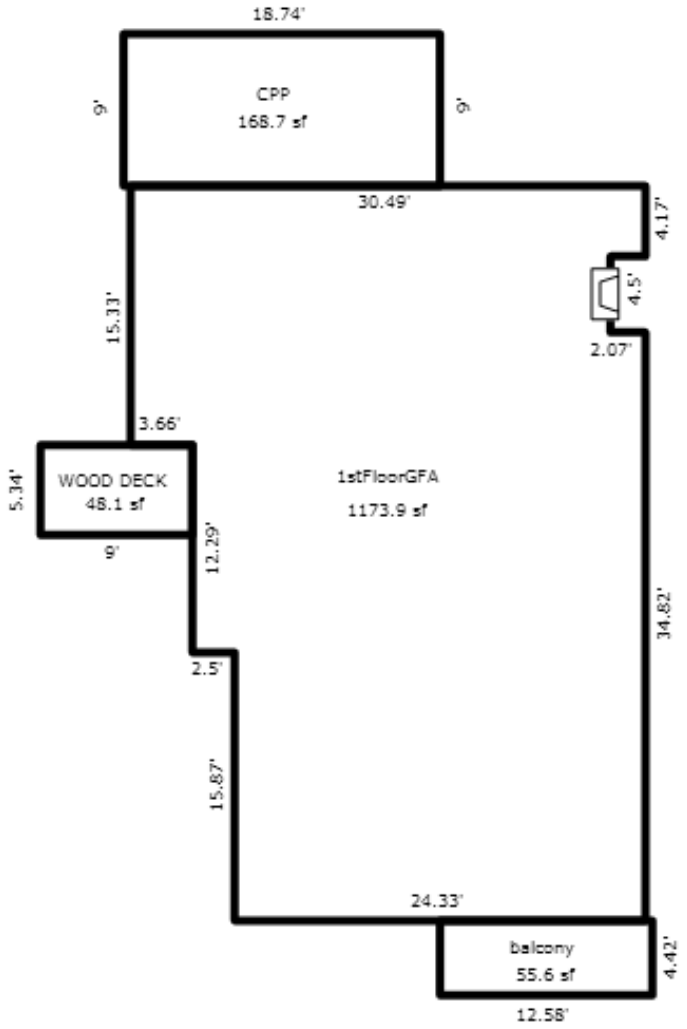
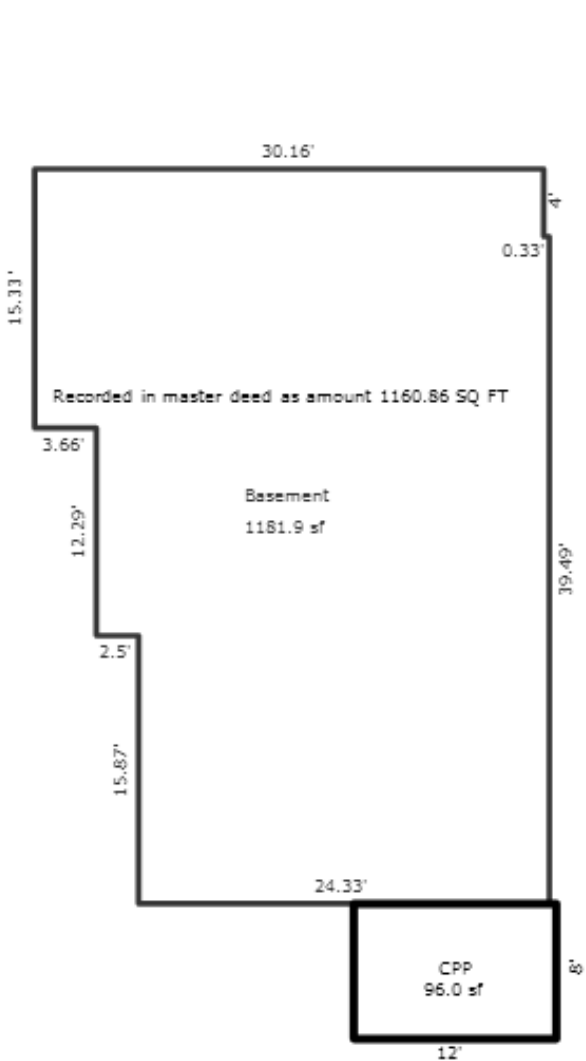
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	246,800	301,100	547,900			546,739C
2024	262,500	267,800	530,300			530,300S
2023	157,500	240,100	397,600			209,843C
2022	131,300	250,100	381,400			199,851C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 135	Type CCP (2 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,174 Total Base New : 259,058 Total Depr Cost: 194,288 Estimated T.C.V: 602,293		E.C.F. X 3.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: CONDOMINIUM		Yr Built 1979		Remodeled 2012		Condition: Average		Room List Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min	
Yr Built 1979		Remodeled 2012		Condition: Average		Room List Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
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Room List Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		(7) Excavation Basement: 1174 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1174 SF Floor Area = 1174 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,174 Total: 182,308 136,727 Other Additions/Adjustments Basement Living Area 1160 41,888 31,416 Basement, Outside Entrance, Below Grade 1 2,578 1,933 Plumbing Average Fixture(s) 1 1,486 1,114 3 Fixture Bath 3 14,035 10,526 Porches CCP (2 Story) 135 4,273 3,205 Water/Sewer Public Water 1 1,505 1,129 Public Sewer 1 1,505 1,129 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Interior 2 Story 1 6,694 5,020 Totals: 259,058 194,288 Notes: END -LWR-MID LEVEL ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 602,293			
(2) Windows Many Avg. X Large Avg. Small		(6) Ceilings		(7) Excavation Basement: 1174 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1174 SF Floor Area = 1174 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,174 Total: 182,308 136,727 Other Additions/Adjustments Basement Living Area 1160 41,888 31,416 Basement, Outside Entrance, Below Grade 1 2,578 1,933 Plumbing Average Fixture(s) 1 1,486 1,114 3 Fixture Bath 3 14,035 10,526 Porches CCP (2 Story) 135 4,273 3,205 Water/Sewer Public Water 1 1,505 1,129 Public Sewer 1 1,505 1,129 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Interior 2 Story 1 6,694 5,020 Totals: 259,058 194,288 Notes: END -LWR-MID LEVEL ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 602,293			
(3) Roof Gable Hip Flat Gambrel Mansard Shed		(6) Ceilings		(7) Excavation Basement: 1174 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1174 SF Floor Area = 1174 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,174 Total: 182,308 136,727 Other Additions/Adjustments Basement Living Area 1160 41,888 31,416 Basement, Outside Entrance, Below Grade 1 2,578 1,933 Plumbing Average Fixture(s) 1 1,486 1,114 3 Fixture Bath 3 14,035 10,526 Porches CCP (2 Story) 135 4,273 3,205 Water/Sewer Public Water 1 1,505 1,129 Public Sewer 1 1,505 1,129 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Interior 2 Story 1 6,694 5,020 Totals: 259,058 194,288 Notes: END -LWR-MID LEVEL ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 602,293			
Asphalt Shingle		(6) Ceilings		(7) Excavation Basement: 1174 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1174 SF Floor Area = 1174 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,174 Total: 182,308 136,727 Other Additions/Adjustments Basement Living Area 1160 41,888 31,416 Basement, Outside Entrance, Below Grade 1 2,578 1,933 Plumbing Average Fixture(s) 1 1,486 1,114 3 Fixture Bath 3 14,035 10,526 Porches CCP (2 Story) 135 4,273 3,205 Water/Sewer Public Water 1 1,505 1,129 Public Sewer 1 1,505 1,129 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Interior 2 Story 1 6,694 5,020 Totals: 259,058 194,288 Notes: END -LWR-MID LEVEL ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 602,293			
Chimney: Brick		(6) Ceilings		(7) Excavation Basement: 1174 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Electric Baseboard Ground Area = 1174 SF Floor Area = 1174 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,174 Total: 182,308 136,727 Other Additions/Adjustments Basement Living Area 1160 41,888 31,416 Basement, Outside Entrance, Below Grade 1 2,578 1,933 Plumbing Average Fixture(s) 1 1,486 1,114 3 Fixture Bath 3 14,035 10,526 Porches CCP (2 Story) 135 4,273 3,205 Water/Sewer Public Water 1 1,505 1,129 Public Sewer 1 1,505 1,129 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Interior 2 Story 1 6,694 5,020 Totals: 259,058 194,288 Notes: END -LWR-MID LEVEL ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 602,293			

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



APT 1

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR WILLIAM	TAYLOR WILLIAM E TRUST	0	06/22/2022	QC	09-FAMILY	2022004219	PROPERTY TRANSFER	0.0
S A F TRAVERSE CITY INC	TAYLOR WILLIAM	800,000	07/05/2004	WD	03-ARM'S LENGTH	812:140	OTHER	100.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
15 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
TAYLOR WILLIAM E TRUST 2645 PETERS RD DEXTER MI 48130	MAP #: 16					
	2025 Est TCV 1,076,304 TCV/TFA: 918.35					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS					
				Description	Frontage	Depth	* Factors *	Rate %Adj. Reason	Value
APARTMENT 2 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. L251 P269/84 L293 P663/88 L812 P140/04	X			H540 BEACH 2400SQFT			1 Units	470000.00000 100	470,0
Comments/Influences				0.00 Total Acres Total Est. Land Value = 470,000					

Comments/Influences	X	Public Improvements		Topography of Site
		Dirt Road	Gravel Road	
DOOR 15: GROUND & 1ST LEVELS 4BDRM 4BATH	X			Level
				X Rolling
				X Low
				X High
				Landscaped
				Swamp
				Wooded
				Pond
				Waterfront
				Ravine
				Wetland
				Flood Plain



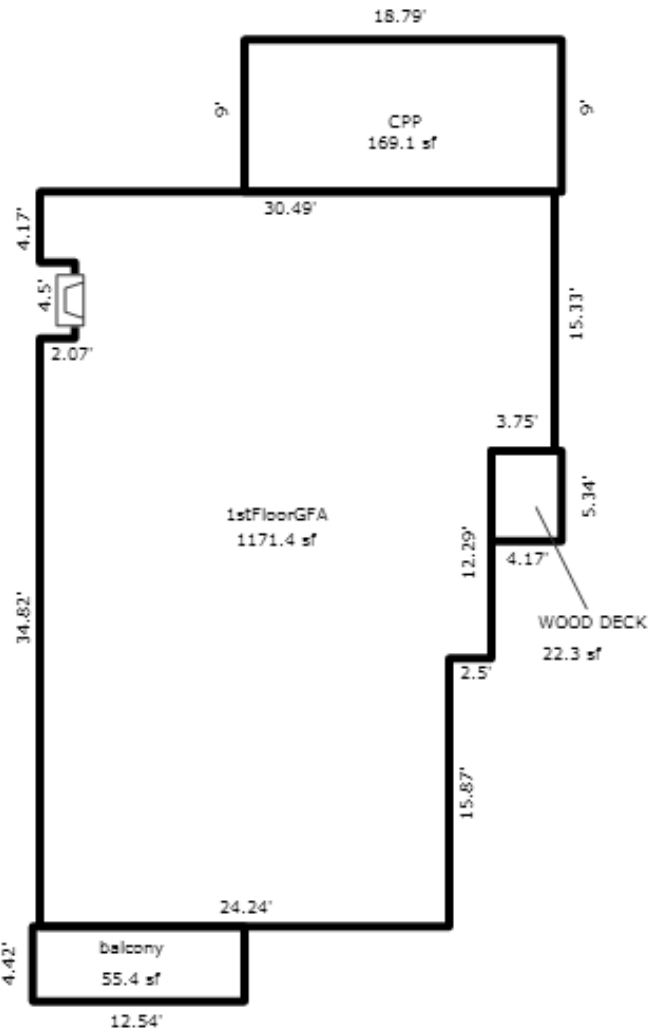
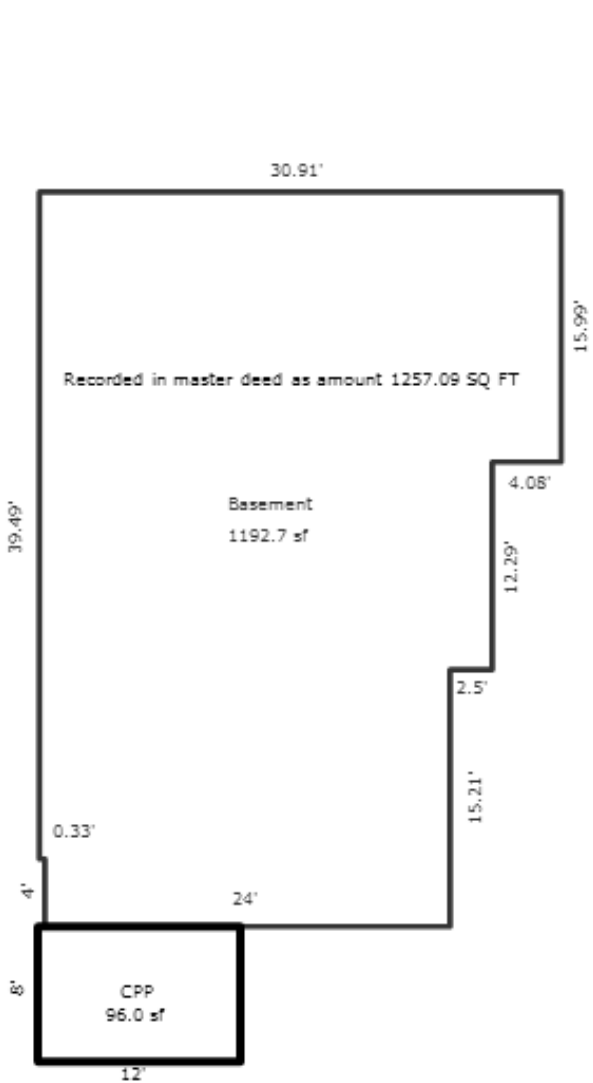
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	235,000	303,200	538,200			290,639C
2024	250,000	269,600	519,600			281,901C
2023	150,000	241,700	391,700			268,478C
2022	125,000	251,100	376,100			255,694C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 135	Type CCP (2 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,172 Total Base New : 260,779 Total Depr Cost: 195,582 Estimated T.C.V: 606,304		E.C.F. X 3.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: CONDOMINIUM		Yr Built 1979		Remodeled 0	Condition: Average		Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min			
(1) Exterior		(6) Ceilings		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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1172 SF Floor Area = 1172 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,172 Total: 182,874 137,155		Other Additions/Adjustments Basement Living Area 1192 43,043 32,282 Basement, Outside Entrance, Below Grade 1 2,578 1,933 Plumbing Average Fixture(s) 1 1,486 1,114 3 Fixture Bath 3 14,035 10,526 Porches CCP (2 Story) 135 4,273 3,205 Water/Sewer Public Water 1 1,505 1,129 Public Sewer 1 1,505 1,129 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Interior 2 Story 1 6,694 5,020 Totals: 260,779 195,582		Notes: LWR-MID LEVEL ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCv: 606,304			
(2) Windows		(7) Excavation Basement: 1172 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		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Brick								

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



APT 2

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOUT & COMPANY LIFESTYLE	KONOLD STEVEN & JODIE WAR	0	07/06/2020	QC	09-FAMILY	2020004093	OTHER	100.0
ABRAHAM THOMAS A & JUDITH	SCOUT & COMPANY LIFESTYLE	485,000	10/14/2019	WD	03-ARM'S LENGTH	2019005809	PROPERTY TRANSFER	100.0
TOWER LYMAN M & ARDIS J	ABRAHAM THOMAS A & JUDITH	210,000	10/09/1995	WD	03-ARM'S LENGTH	411:682	OTHER	0.0
SLOAN JERRY L & JEANNE CH	TOWER LYMAN M & ARDIS J	152,000	12/15/1989	WD	03-ARM'S LENGTH	306P338	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
11 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/19/2020	PE20-0132	100% FINIS
	P.R.E. 0%		Plumbing	04/20/2020	PP20-0096	100% FINIS
Owner's Name/Address	MAP #: 16		Res. Add/Alter/Repair	02/21/2020	PB20-0025	100% FINIS
KONOLD STEVEN & JODIE WARRICK 1281 WOODMERE DR WINTER PARK FL 32789	2025 Est TCV 737,426 TCV/TFA: 722.26		Commercial/Residential	05/07/2018	PB18-0217	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H540 BEACH <1300SQFT			1 Units	340000.00000	100	340,000
			0.00 Total Acres	Total Est. Land Value =		340,000

Tax Description
L240 P667 L306 P336-339 L411 P682/95
APARTMENT 3 BEACH COMBER CONDOMINIUM REC
IN LIBER 204 PAGES 33-71 SEC 14 T29N
R14W.

Comments/Influences

DOOR 11&12:BLDG A 2BDRM 2 BATH 1ST LVL

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

Topography of Site

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



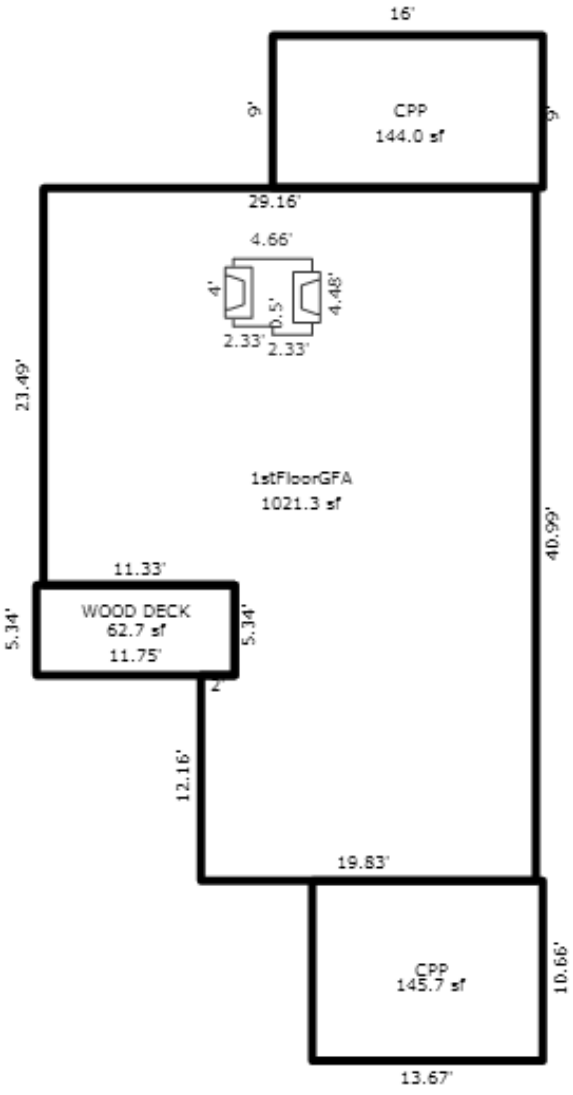
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County of Leelanau, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	170,000	198,700	368,700			295,423C
2024	210,000	176,700	386,700			286,541C
2023	140,000	158,400	298,400			272,897C
2022	110,000	170,700	280,700			259,902C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 145 62	Type CPP CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CONDOMINIUM			Drywall Paneled			Plaster Wood T&G								
Yr Built 1979		Remodeled 2020	Trim & Decoration	Ex	X	Ord	Min							
Condition: Average			Size of Closets	Lg	X	Ord	Small							
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms	Doors			Solid	X	H.C.						
(1) Exterior			(5) Floors	(12) Electric										
X		Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Other:	0	Amps Service									
		Insulation	No./Qual. of Fixtures	Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1021 SF Floor Area = 1021 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,021 Total: 134,066 107,262						
(2) Windows			(6) Ceilings	No. of Elec. Outlets			Many	X	Ave.	Few				
X		Many Avg. Few		(13) Plumbing			1	Average Fixture(s)						
		Large Avg. Small	(7) Excavation	2	3 Fixture Bath			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,189 3 Fixture Bath 1 4,678 3,742 Porches CPP 144 2,749 2,199 CPP 145 2,765 2,212 Deck Treated Wood 62 2,007 1,606 Water/Sewer Public Water 1 1,505 1,204 Public Sewer 1 1,505 1,204 Built-Ins Appliance Allow. 1 2,786 2,229 Fireplaces Interior 2 Story 1 6,694 5,355 Totals: 160,241 128,202						
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1021 S.F. Height to Joists: 0.0	(14) Water/Sewer			1	Public Water						
(3) Roof			(8) Basement	1	Public Sewer			Notes: 1ST LVL 2BDRM 2 BATH ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCY: 397,426						
X		Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Water Well									
		Gambrel Mansard Shed	(9) Basement Finish	1	1000 Gal Septic									
X		Asphalt Shingle	(10) Floor Support	1	2000 Gal Septic									
		Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:										

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



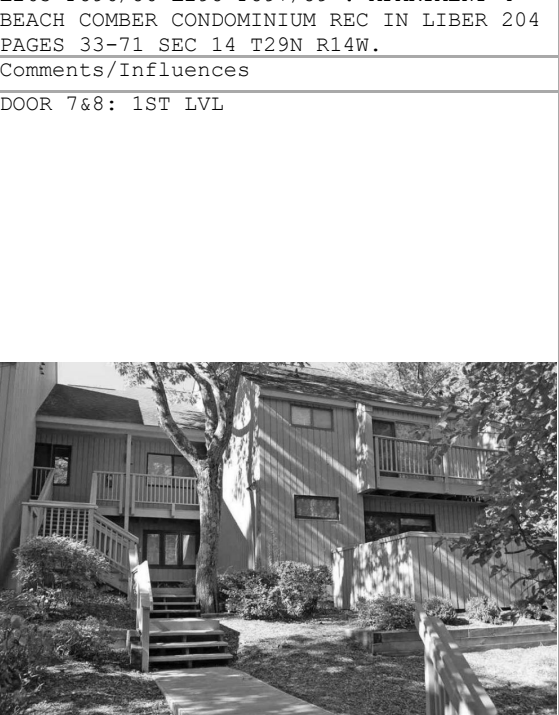
APT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOLITOR DIANE C TRUST	MOLITOR LAVERNE J TRUST	0	05/16/2013	WD	03-ARM'S LENGTH	1167P573	PROPERTY TRANSFER	0.0
MOLITOR LAVERNE J & DIANE	MOLITOR L TRUST & MOLITOR	0	03/07/2012	WD	03-ARM'S LENGTH	1115P860	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	10/16/2006	PP06-0327	
	P.R.E. 0%		Res. Add/Alter/Repair	09/27/2006	PB06-0515	
Owner's Name/Address	MAP #: 16		Electrical	09/15/2006	PE06-0551	
MOLITOR LAVERNE J TRUST 405 CHANEL RD MUSKEGON MI 49445	2025 Est TCV 771,768 TCV/TFA: 617.91		ADDITION/ALTERATION	08/23/2006	06-2068	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS																											
L263 P896/86 L298 P897/89 . APARTMENT 4 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. Comments/Influences DOOR 7&8: 1ST LVL	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>H540 BEACH <1300SQFT</td> <td></td> <td></td> <td>1 Units</td> <td>340000.00000</td> <td>100</td> <td></td> <td></td> <td>340,000</td> </tr> <tr> <td colspan="8">0.00 Total Acres Total Est. Land Value =</td> <td>340,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	H540 BEACH <1300SQFT			1 Units	340000.00000	100			340,000	0.00 Total Acres Total Est. Land Value =								340,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
H540 BEACH <1300SQFT			1 Units	340000.00000	100			340,000																						
0.00 Total Acres Total Est. Land Value =								340,000																						



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

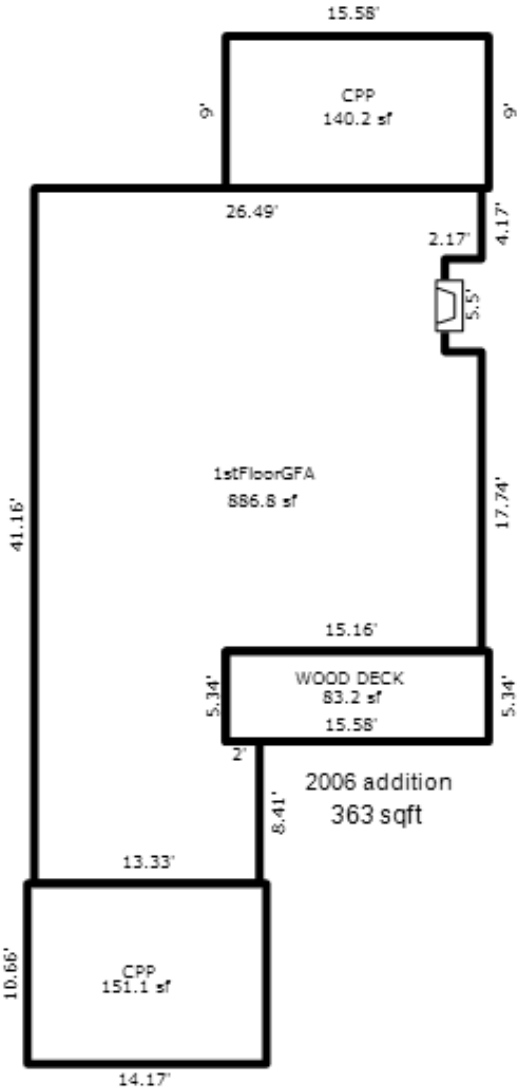
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	170,000	215,900	385,900			193,906C
2024	210,000	192,000	402,000			188,076C
2023	140,000	172,100	312,100			179,120C
2022	110,000	185,500	295,500			170,591C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140 151 83	Type CPP CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,249 Total Base New : 185,700 Total Depr Cost: 139,280 Estimated T.C.V: 431,768		E.C.F. X 3.100		Bsmnt Garage: Carport Area: Roof:								
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1249 SF Floor Area = 1249 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,249 Total: 159,171 119,385	
Yr Built Remodeled 1979 200 2006		Condition: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors Kitchen: Other: Other:			(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1249 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: LOWER ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCv: 431,768	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small			(3) Roof Gable Hip Flat Gambrel Mansard Shed			Chimney: Brick		Treated Wood Water/Sewer Public Water Public Sewer		Totals: 185,700 139,280							

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



APT 4

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIRLS LARRY T & LISA J	BEACHCOMBER III LLC	660,000	07/21/2021	WD	03-ARM'S LENGTH	2021006099	PROPERTY TRANSFER	100.0
SIRLS LARRY T & LISA J	SIRLS LARRY T & LISA J	0	05/21/2021	WD	09-FAMILY	2021004520	PROPERTY TRANSFER	0.0
EVERETTE MARK	SIRLS LARRY T & LISA J	495,000	05/20/2019	WD	03-ARM'S LENGTH	1360P808	PROPERTY TRANSFER	100.0
GIBSON HOWARD W & MARY LO	EVERETEE MARK	557,500	04/03/2008	WD	03-ARM'S LENGTH	975/342	DEED	100.0

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

Owner's Name/Address	MAP #: 16
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BEACHCOMBER III LLC 28 STONEBRIDGE RD LOUISVILLE KY 40207	2025 Est TCV 732,118 TCV/TFA: 825.39
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X	Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	------	-------	--------	-------

		H540 BEACH <1100SQFT			1 Units	300000.00000	100		300,0
			0.00	Total Acres	Total Est. Land Value =				300,000

Tax Description	X	Level
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L416 P438 L459 P607 L540 P832/00 L660 P626/02 APARTMENT 5 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
--	---	---

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

DOOR 3 & 4: 2BDRM 2 BATH 1ST LVL 6.65% VALUE ASSIGNED IN ASSOC DOCS	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	150,000	216,100	366,100			316,429C
2024	170,000	192,100	362,100			306,915C
2023	120,000	172,300	292,300			292,300S
2022	100,000	185,600	285,600			285,600S

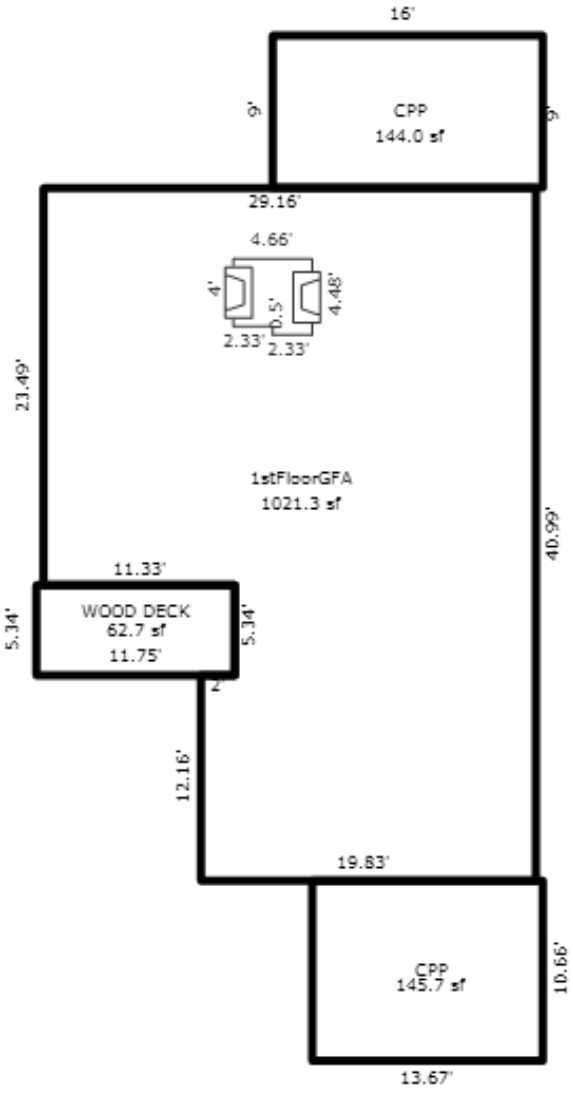
Who When What
 TPC 07/21/2021 INSPECTED
 TPC 04/02/2015 INSPECTED
 WAS 09/29/2007 INSPECTED

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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140 151 83	Type CPP CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric 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: 887 Total Base New : 174,241 Total Depr Cost: 139,393 Estimated T.C.V: 432,118		E.C.F. X 3.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979						
1979	200						Ex. X Ord. Min			Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
Condition: Average		Size of Closets			No. of Elec. Outlets			Ground Area = 887 SF Floor Area = 887 SF.								
Room List		Lg	X	Ord		Small	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
	Basement 1st Floor 2nd Floor 2 Bedrooms	Doors		Solid	X	H.C.	1	Average Fixture(s)	Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior		(5) Floors			(12) Electric			2	3 Fixture Bath	1 Story Siding Slab 887			Total: 139,331 111,465			
X		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments								
X		(6) Ceilings			No./Qual. of Fixtures			Plumbing			Average Fixture(s)		1 2,188 1,750		3 Fixture Bath 6,880 5,504	
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			Ex. X Ord. Min			Porches			CPP 140 3,370 2,696		CPP 151 3,592 2,874			
Insulation		Many X Ave. Few			(14) Water/Sewer			Deck			Treated Wood 83 2,469 1,975		Water/Sewer		Public Water 1 1,927 1,542	
(2) Windows		(7) Excavation			1 Average Fixture(s)			Built-Ins			Appliance Allow. 1 4,003 3,202		Fireplaces		Interior 2 Story 1 8,554 6,843	
X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 887 S.F. Height to Joists: 0.0			2 3 Fixture Bath			Notes: BLDG A 1ST FLOOR			Totals: 174,241 139,393					
X		Many Avg. X Avg. Large Avg. Small			2 Fixture Bath			ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 432,118								
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											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish											
X		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X		Asphalt Shingle			Lump Sum Items:											
Chimney: Brick																

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



APT 3

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PESTLE JOHN W & PENELOPE	PESTLE FAMILY TRUST	1	08/21/2011	WD	33-TO BE DETERMINED	2011 1095-110	DEED	0.0			
PESTLE JOHN W & PENELOPE		1	08/20/2011	OTH	33-TO BE DETERMINED	2011 1095-106	DEED	0.0			
PESTLE PENELOPE MENDENHAL	PESTLE JOHN W & PENELOPE	1	08/19/2011	QC	03-ARM'S LENGTH	2011 1095-104	DEED	0.0			
PESTLE JOHN W & PENELOPE	PESTLE PENELOPE MENDENHAL	0	05/11/2004	WD	03-ARM'S LENGTH	805:92	OTHER	0.0			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)		Date	Number	Status		
1 BEACH COMBER		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
PESTLE FAMILY TRUST PESTLE JOHN W & PENELOPE M TTEES 1197 EAST JOSEPHINE SADDLE PLACE GREEN VALLEY AZ 85614		MAP #: 16		2025 Est TCV 760,977 TCV/TFA: 665.77							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS						
L249 P558/84 L315 P879/90 L805 P92/04 UNIT 6 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W. Comments/Influences		X	Public Improvements		* Factors *						
DOOR 1: END 1ST LVL 3BDRM 2BATH		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.		H540 BEACH <1300SQFT			1 Units	340000.00000	105 END UNIT	357,0
		X	Topography of Site		0.00 Total Acres		Total Est. Land Value =		357,000		
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Rolling		2025	178,500	202,000	380,500			200,333C
		X	Low		2024	220,500	179,700	400,200			194,310C
		X	High		2023	147,000	161,100	308,100			185,058C
		X	Landscaped		2022	115,500	173,500	289,000			176,246C
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		X	Who								
		X	When								
		X	What								
		X	TPC 04/02/2015 INSPECTED								
		X	WAS 09/29/2007 INSPECTED								

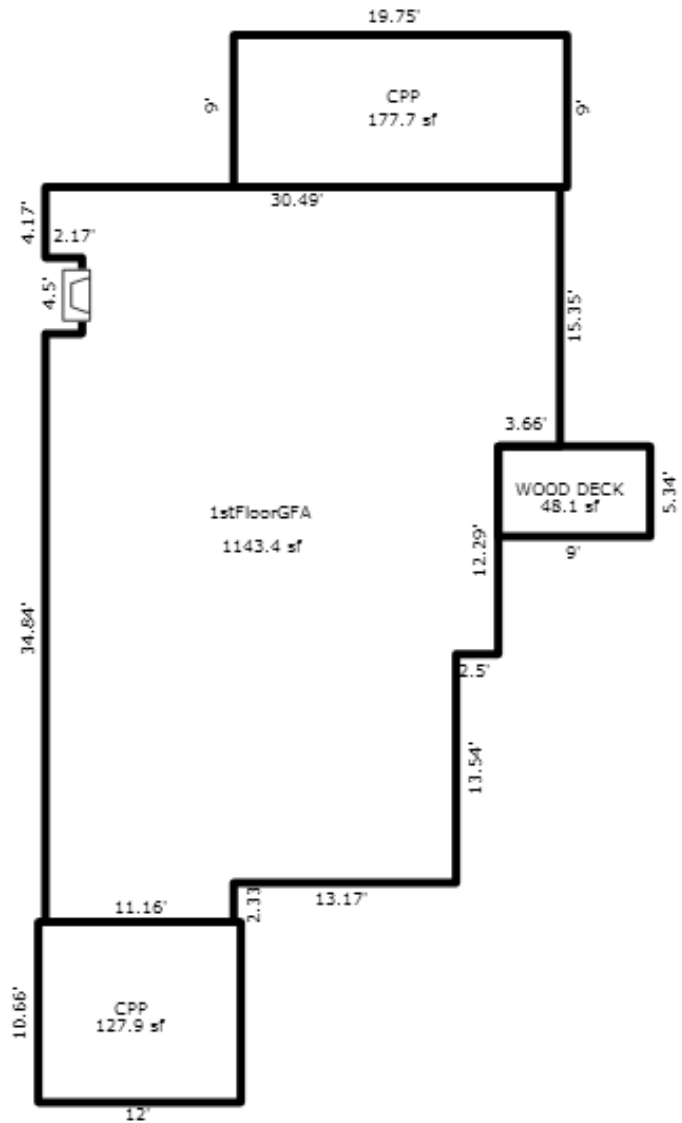


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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 177 128 48	Type CPP CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,143 Total Base New : 173,762 Total Depr Cost: 130,315 Estimated T.C.V: 403,977		E.C.F. X 3.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: CONDOMINIUM		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
Yr Built 1979	Remodeled 0	Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors Kitchen: Other: Other:		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1143 SF Floor Area = 1143 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,143 Total: 147,626 110,715		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,114 3 Fixture Bath 1 4,678 3,508 Porches CPP 177 3,253 2,440 CPP 128 2,487 1,865 Deck Treated Wood 48 1,742 1,306 Water/Sewer Public Water 1 1,505 1,129 Public Sewer 1 1,505 1,129 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Interior 2 Story 1 6,694 5,020 Totals: 173,762 130,315	
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1143 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: LOWER ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCv: 403,977	
(2) Windows		(7) Excavation		(8) Basement			(9) Basement Finish		(14) Water/Sewer		Lump Sum Items:			
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof												
X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle													
Chimney: Brick														

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



APT 6

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAPLES	DETRICK	335,000	07/20/1998	WD	03-ARM'S LENGTH	481:678	OTHER	0.0
WESTBAY	MAPLES	262,250	06/18/1996	WD	03-ARM'S LENGTH	425:306	OTHER	0.0

Property Address: 18 BEACH COMBER
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 100% 12/02/1998

Owner's Name/Address: DETRICK MARGARET A
 PO BOX 474
 GLEN ARBOR MI 49636
 MAP #: 16
 2025 Est TCV 777,314 TCV/TFA: 662.11

X Improved Vacant Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 H540 BEACH <1300SQFT 1 Units 340000.00000 105 END UNIT 357,0
 0.00 Total Acres Total Est. Land Value = 357,000

Tax Description: L270 P523 L301 P697 L425 P306-307/96 L452 P758 L481 P678/98 APARTMENT 7 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.

Comments/Influences: DOOR 18: 2ND FLOOR 3BDRM 2 BATH

X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

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



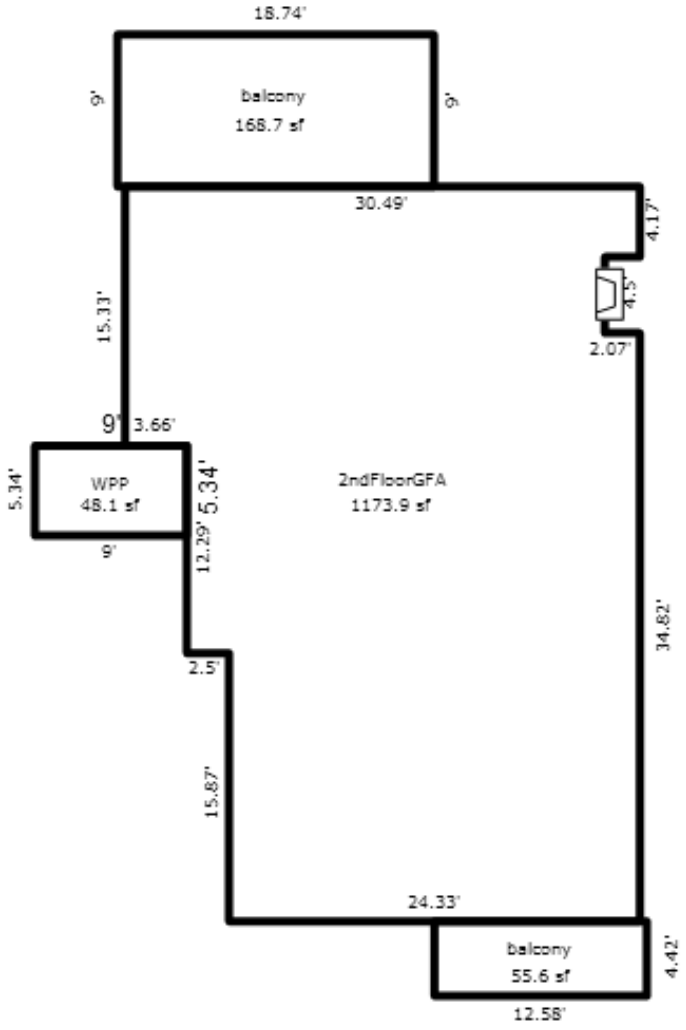
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	178,500	210,200	388,700			219,884C
2024	220,500	186,900	407,400			213,273C
2023	147,000	167,600	314,600			203,118C
2022	115,500	180,500	296,000			193,446C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built:			
	Mobile Home		Insulation		Wood						Coal	Steam	Interior 2 Story		Car Capacity:	
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher		2nd/Same Stack		Class:				
	Duplex	0	Other Overhang		Forced Air w/ Ducts			Garbage Disposal		Two Sided		Exterior:				
	A-Frame			Forced Hot Water			Bath Heater		Exterior 1 Story		Brick Ven.:		Stone Ven.:			
X	Wood Frame	(4) Interior		Electric Baseboard			Vent Fan		Exterior 2 Story		Common Wall:		Foundation:			
			Drywall	Elec. Ceil. Radiant			Hot Tub		Prefab 1 Story		Finished ?:		Auto. Doors:			
	Building Style:		Paneled	Radiant (in-floor)			Unvented Hood		Prefab 2 Story		Mech. Doors:		Area:			
	CONDOMINIUM		Plaster	Electric Wall Heat			Vented Hood		Heat Circulator		Storage Area:		No Conc. Floor:			
	Yr Built		Wood T&G	Space Heater			Intercom		Raised Hearth		Bsmnt Garage:		Roof:			
	Remodeled		Trim & Decoration	Wall/Floor Furnace			Jacuzzi Tub		Wood Stove							
	1979	0	Ex	X	Ord	Min	Jacuzzi repl.Tub			Direct-Vented Ga						
	Condition:		Size of Closets	Heat Pump			Oven			Class: C +10						
	Average		Lg	X	Ord	Small	No Heating/Cooling			Effec. Age: 25						
	Room List		Doors		Solid	X	H.C.	Central Air			Floor Area: 1,174					
	Basement		(5) Floors	Wood Furnace			Sauna			Total Base New : 180,766		E.C.F.				
	1st Floor		Kitchen:	(12) Electric			Trash Compactor			Total Depr Cost: 135,585		X 3.100				
	2nd Floor		Other:	0 Amps Service			Central Vacuum			Estimated T.C.V: 420,314						
	3 Bedrooms		Other:	No./Qual. of Fixtures			Security System									
	(1) Exterior			Ex.			X	Ord.	Min	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979						
X	Wood/Shingle		(6) Ceilings	No. of Elec. Outlets						Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle						
	Aluminum/Vinyl			Many			X	Ave.	Few	(11) Heating System: Forced Air w/ Ducts						
	Brick									Ground Area = 1174 SF Floor Area = 1174 SF.						
	Insulation			(13) Plumbing						Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
	(2) Windows		(7) Excavation	1 Average Fixture(s)						Building Areas						
	Many			2 3 Fixture Bath						Stories Exterior Foundation Size Cost New Depr. Cost						
	X Avg.		Basement: 0 S.F.	2 Fixture Bath						1 Story Siding Slab 1,174						
	Few		Crawl: 0 S.F.	Softener, Auto						Total: 151,009 113,269						
	Large		Slab: 1174 S.F.	Softener, Manual						Other Additions/Adjustments						
	Small		Height to Joists: 0.0	Solar Water Heat						Plumbing						
	Wood Sash			No Plumbing						Average Fixture(s) 1 1,486 1,114						
	Metal Sash		(8) Basement	Extra Toilet						3 Fixture Bath 1 4,678 3,508						
	Vinyl Sash			Extra Sink						Porches						
	Double Hung		Conc. Block	Separate Shower						WPP 48 2,012 1,509						
	Horiz. Slide		Poured Conc.	Ceramic Tile Floor						Balcony						
	Casement		Stone	Ceramic Tile Wains						Wood Balcony 168 6,849 5,137						
	Double Glass		Treated Wood	Ceramic Tub Alcove						Wood Balcony 55 2,242 1,681						
	Patio Doors		Concrete Floor	Vent Fan						Water/Sewer						
	Storms & Screens		(9) Basement Finish							Public Water 1 1,505 1,129						
	(3) Roof			(14) Water/Sewer						Public Sewer 1 1,505 1,129						
X	Gable		Recreation SF	1 Public Water						Built-Ins						
	Hip		Living SF	1 Public Sewer						Appliance Allow. 1 2,786 2,089						
	Flat		Walkout Doors (B)	Water Well						Fireplaces						
	Gambrel		No Floor SF	1000 Gal Septic						Interior 2 Story 1 6,694 5,020						
	Mansard		Walkout Doors (A)	2000 Gal Septic						Totals: 180,766 135,585						
	Shed		(10) Floor Support	Lump Sum Items:						Notes: TOP FLR						
X	Asphalt Shingle		Joists:							ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 420,314						
	Chimney: Brick		Unsupported Len:													
			Cntr.Sup:													

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



APT 7

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEAD FAMILY TRUST	EDGEWORTH PROPERTIES II L	850,000	06/14/2023	WD	03-ARM'S LENGTH	2023002581	PROPERTY TRANSFER	100.0
MEAD DONALD C & CAROL	MEAD FAMILY TRUST	1	11/08/2011	QC	09-FAMILY	1106/283	PROPERTY TRANSFER	0.0
HARRIS	MEAD	350,000	08/14/1998	WD	03-ARM'S LENGTH	484:111	PROPERTY TRANSFER	0.0
PARKER	HARRIS	225,000	07/31/1993	WD	03-ARM'S LENGTH	368:48	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
16 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	02/25/2008	PM08-0102		
Owner's Name/Address	P.R.E. 0%					
EDGEWORTH PROPERTIES II LLC 5778 LAKE RIDGE DR BRIGHTON MI 48116	MAP #: 16					
	2025 Est TCV 757,951 TCV/TFA: 646.72					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS				
				Description	Frontage	Depth	* Factors *	Value
L270 P536 L368 P48 L484 P111/98 . APARTMENT 8 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		H540 BEACH <1300SQFT		0.00	1 Units Total Acres	340,000.00000 100 Total Est. Land Value = 340,000
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
DOOR 16: 2ND FLR 3BDRM 2 BATH	X	Topography of Site						

Comments/Influences

DOOR 16: 2ND FLR 3BDRM 2 BATH

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



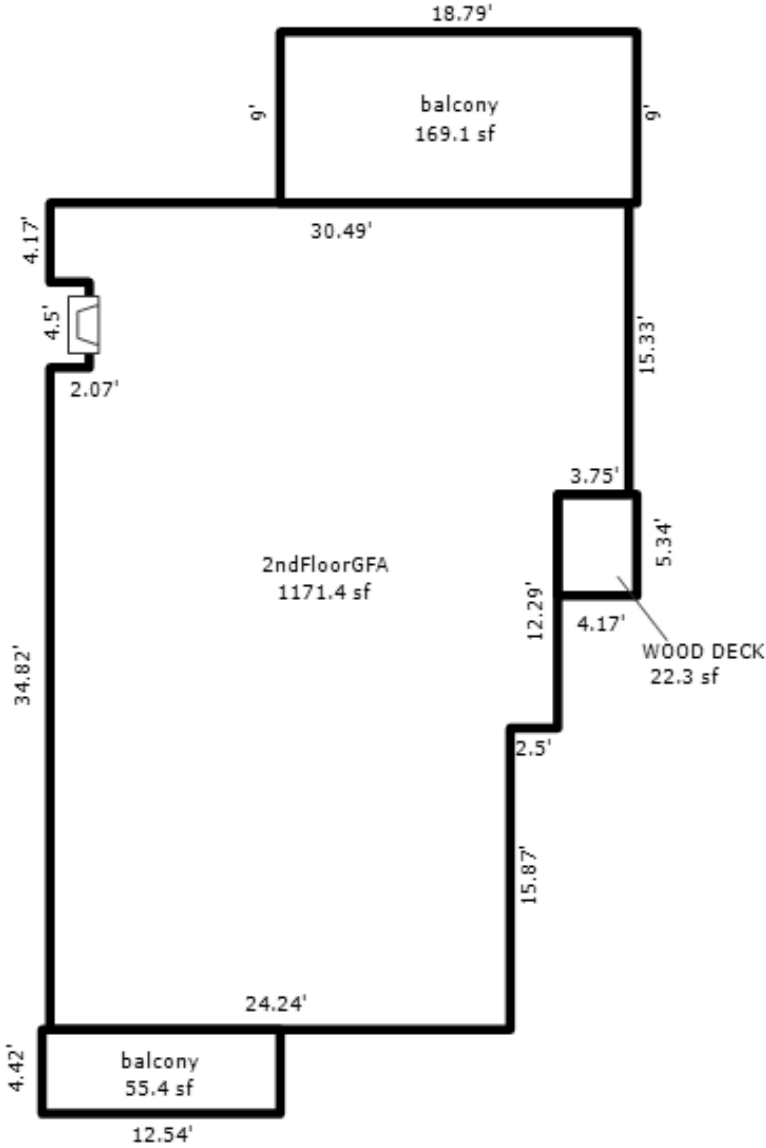
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County of Leelanau, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	170,000	209,000	379,000			379,000S
2024	210,000	185,900	395,900			395,900S
2023	140,000	166,600	306,600			203,118C
2022	110,000	179,500	289,500			193,446C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																										
	X	Wood Frame	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,172 Total Base New : 179,768 Total Depr Cost: 134,823 Estimated T.C.V: 417,951		22 55 169	WPP Wood Balcony Wood Balcony	Bsmnt Garage: Carport Area: Roof:																																																												
Building Style: CONDOMINIUM			Drywall Paneled			Plaster Wood T&G	Central Air Wood Furnace		E.C.F. X 3.100																																																															
Yr Built 1979		Remodeled 0	Trim & Decoration		Ex	X	Ord	Min	No./Qual. of Fixtures																																																															
Condition: Average			Size of Closets						Ex. X Ord. Min																																																															
Room List			Doors			Solid	X	H.C.	No. of Elec. Outlets																																																															
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors						Many X Ave. Few																																																															
(1) Exterior			Kitchen: Other: Other:						(13) Plumbing																																																															
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings						1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																															
	Insulation		(7) Excavation						(14) Water/Sewer																																																															
(2) Windows			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1172 S.F. Height to Joists: 0.0						1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																															
X	Many Avg. X Few	Large Avg. X Small	(8) Basement						Lump Sum Items:																																																															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																					
(3) Roof			(9) Basement Finish																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																					
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	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																					
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1172 SF Floor Area = 1172 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,172</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>150,808</td> <td>113,106</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>1,486</th> <th>1,114</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,678</td> <td>3,508</td> </tr> </tbody> </table> Balcony <table border="1"> <thead> <tr> <th>Wood Balcony</th> <th>55</th> <th>2,242</th> <th>1,681</th> </tr> </thead> <tbody> <tr> <td>Wood Balcony</td> <td>169</td> <td>6,890</td> <td>5,167</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Water</th> <th>1</th> <th>1,505</th> <th>1,129</th> </tr> </thead> <tbody> <tr> <td>Public Sewer</td> <td>1</td> <td>1,505</td> <td>1,129</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>1</th> <th>2,786</th> <th>2,089</th> </tr> </thead> <tbody> <tr> <td>Fireplaces</td> <td>1</td> <td>6,694</td> <td>5,020</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WPP</th> <th>22</th> <th>1,174</th> <th>880</th> </tr> </thead> <tbody> <tr> <td>Totals:</td> <td></td> <td>179,768</td> <td>134,823</td> </tr> </tbody> </table> Notes: TOP FLR ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCv: 417,951															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,172			Total:				150,808	113,106	Average Fixture(s)	1	1,486	1,114	3 Fixture Bath	1	4,678	3,508	Wood Balcony	55	2,242	1,681	Wood Balcony	169	6,890	5,167	Public Water	1	1,505	1,129	Public Sewer	1	1,505	1,129	Appliance Allow.	1	2,786	2,089	Fireplaces	1	6,694	5,020	WPP	22	1,174	880	Totals:		179,768	134,823
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WPP	22	1,174	880																																																																					
Totals:		179,768	134,823																																																																					

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



APT 8

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLODEN ROBERT E & GLORIA	SAUERLAND PAUL E TRUST	750,000	01/05/2024	WD	03-ARM'S LENGTH	2024000112	PROPERTY TRANSFER	100.0
ELMASSIAN KENNETH	FLODEN ROBERT E & GLORIA	495,000	07/06/2015	WD	03-ARM'S LENGTH	1233P398	PROPERTY TRANSFER	100.0
DOWDY JAMES M & ETUE COLL	ELMASSIAN KENNETH	580,000	10/14/2003	WD	03-ARM'S LENGTH	770:256	OTHER	100.0
BAKER	DOWDY	400,000	09/07/2001	WD	03-ARM'S LENGTH	600:364	PROPERTY TRANSFER	0.0

Property Address: 13 BEACH COMBER
 Class: RESIDENTIAL CONDO Zoning: RESOR Building Permit(s): Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 16

Owner's Name/Address: SAUERLAND PAUL E TRUST
 2881 SOUTHTON RD
 SHAKER HEIGHTS OH 44120
 2025 Est TCV 744,023 TCV/TFA: 727.30

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

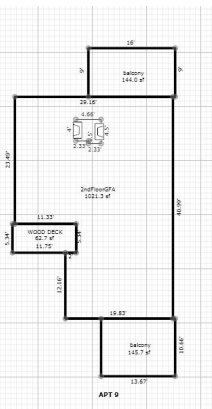
Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		H540 BEACH <1300SQFT								340,0
										1 Units340000.00000 100
										0.00 Total Acres Total Est. Land Value = 340,000

Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		2025	170,000	202,000	372,000			372,000S
X		2024	210,000	179,700	389,700			289,160C
X		2023	140,000	161,100	301,100			275,391C
X		2022	110,000	173,600	283,600			262,278C

Tax Description: L342 P975&976 L487 P224/98 L544 P076/00
 L600 P364/01 L770 P256/03 APARTMENT 9
 BEACH COMBER CONDOMINIUM REC IN L204
 P33-71 SEC 14 T29N R14W.

Comments/Influences: DOOR 13 & 14: 2ND FL 3BDRM 2 BATH

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

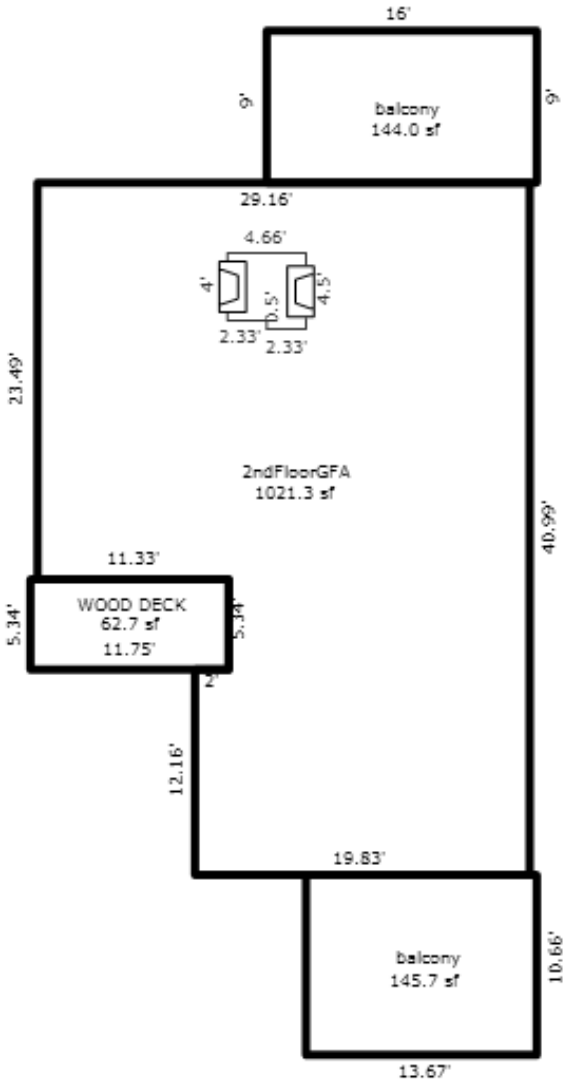


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 County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 62 144 145	Type WPP Wood Balcony Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,023 Total Base New : 173,776 Total Depr Cost: 130,330 Estimated T.C.V: 404,023		E.C.F. X 3.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: CONDOMINIUM		Yr Built 1979 Remodeled 2002		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1023 SF Floor Area = 1023 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,023 Total: 134,297 100,722		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,486 1,114 3 Fixture Bath 1 4,678 3,508 Porches WPP 62 2,347 1,760 Balcony Wood Balcony 144 5,871 4,403 Wood Balcony 145 5,912 4,434 Water/Sewer Public Water 1 1,505 1,129 Public Sewer 1 1,505 1,129 Built-Ins Appliance Allow. 1 2,786 2,089 Fireplaces Interior 2 Story 2 13,389 10,042 Totals: 173,776 130,330			
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1023 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows Many Avg. X Large Avg. Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: UPPER LVL-INT ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCY:		404,023					

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



APT 9

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																			
CRESSWELL MARGARET TRUST	BEACHCOMBER 9 LLC	1	04/30/2023	QC	21-NOT USED/OTHER	2023002103	PROPERTY TRANSFER	100.0																																			
9 BEACH COMBER LLC	CRESSWELL MARGARET TRUST	755,000	06/18/2021	WD	03-ARM'S LENGTH	2021005080	PROPERTY TRANSFER	100.0																																			
SMITH SALLY B TRUST	9 BEACH COMBER LLC	0	01/02/2011	WD	03-ARM'S LENGTH	2011 1077-234W	DEED	0.0																																			
SMITH DOUGLAS E & SALLY B	SMITH SALLY B TRUST	0	04/26/2007	WD	03-ARM'S LENGTH	943:422	OTHER	0.0																																			
Property Address		Class: RESIDENTIAL CONDO		Zoning: RESOR	Building Permit(s)	Date	Number	Status																																			
9 BEACH COMBER		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		10/16/2006	PP06-0329																																				
Owner's Name/Address		P.R.E. 0%		Mechanical		10/12/2006	PM06-0601																																				
BEACHCOMBER 9 LLC 29488 WOODWARD AVE SUITE 287 ROYAL OAK MI 48073		MAP #: 16		Res. Add/Alter/Repair		09/27/2006	PB06-0516	100% FINIS																																			
		2025 Est TCV 787,339 TCV/TFA: 630.38		Electrical		09/15/2006	PE06-0550																																				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS																																							
		Public Improvements		* Factors *																																							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value																																		
				H540 BEACH <1300SQFT	1	Units	340000.00000	100	340,0																																		
				0.00 Total Acres Total Est. Land Value = 340,000																																							
Comments/Influences		X	Electric	<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>170,000</td> <td>223,700</td> <td>393,700</td> <td></td> <td></td> <td>393,700S</td> </tr> <tr> <td>2024</td> <td>210,000</td> <td>198,900</td> <td>408,900</td> <td></td> <td></td> <td>408,900S</td> </tr> <tr> <td>2023</td> <td>140,000</td> <td>178,300</td> <td>318,300</td> <td></td> <td></td> <td>317,205C</td> </tr> <tr> <td>2022</td> <td>110,000</td> <td>192,100</td> <td>302,100</td> <td></td> <td></td> <td>302,100S</td> </tr> </tbody> </table>					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2025	170,000	223,700	393,700			393,700S	2024	210,000	198,900	408,900			408,900S	2023	140,000	178,300	318,300			317,205C	2022	110,000	192,100	302,100			302,100S
Year	Land Value	Building Value	Assessed Value						Board of Review	Tribunal/Other	Taxable Value																																
2025	170,000	223,700	393,700								393,700S																																
2024	210,000	198,900	408,900								408,900S																																
2023	140,000	178,300	318,300								317,205C																																
2022	110,000	192,100	302,100								302,100S																																
DOOR 9/10: 2ND FLOOR: 3BDRM 2 BATH		X	Gas																																								
		X	Curb																																								
		X	Street Lights																																								
		X	Standard Utilities																																								
		X	Underground Utils.																																								
			Topography of Site																																								
		X	Level																																								
		X	Rolling																																								
		X	Low																																								
		X	High																																								
		X	Landscaped																																								
		X	Swamp																																								
		X	Wooded																																								
		X	Pond																																								
		X	Waterfront																																								
		X	Ravine																																								
		X	Wetland																																								
		X	Flood Plain																																								
		Who	When	What	2025	170,000	223,700	393,700			393,700S																																
		TPC	05/21/2021	INSPECTED	2024	210,000	198,900	408,900			408,900S																																
		TPC	04/02/2015	INSPECTED	2023	140,000	178,300	318,300			317,205C																																
		WAS	09/29/2007	INSPECTED	2022	110,000	192,100	302,100			302,100S																																

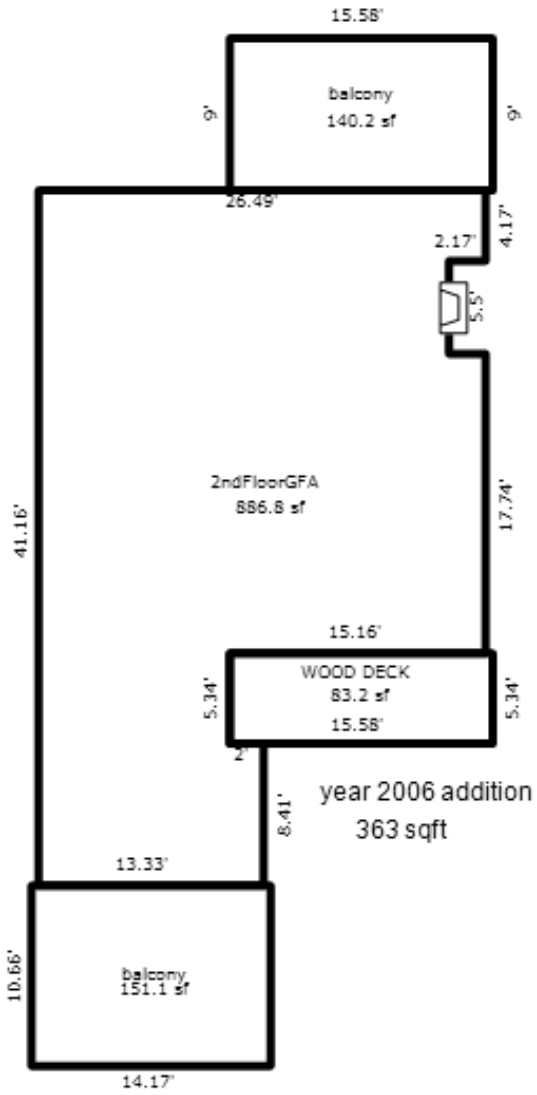


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation			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:		
		0	Front Overhang	0		Forced Air w/o Ducts		Interior 2 Story				83	WPP			Car Capacity:		
X	Wood Frame	(4) Interior			X	Forced Air w/ Ducts		Forced Hot Water		Exterior 1 Story		140	Wood Balcony	Exterior:				
Building Style: CONDOMINIUM		Drywall Paneled	Plaster Wood T&G			Electric Baseboard		Elec. Ceil. Radiant		Exterior 2 Story				151	Wood Balcony	Brick Ven.:		
Yr Built		Remodeled	Trim & Decoration			Electric Wall Heat		Space Heater		Prefab 1 Story		Foundation:				Finished ?:		
1979 200		2006	Ex	X	Ord	Wall/Floor Furnace		Forced Heat & Cool		Prefab 2 Story		Heat Circulator		Auto. Doors:				
Condition: Average		Size of Closets			Min	Heat Pump		No Heating/Cooling		Raised Hearth		Wood Stove		Mech. Doors:				
Room List		Lg	X	Ord	Small		Central Air Wood Furnace		Class: C +10		Effec. Age: 25		Floor Area: 1,249		% Good:			
	Basement	(5) Floors			(12) Electric		0		E.C.F.		Total Base New : 192,397		E.C.F.		Storage Area:			
	1st Floor	Kitchen:			Amps Service		No./Qual. of Fixtures		Total Depr Cost: 144,303		Estimated T.C.V: 447,339		X 3.100		No Conc. Floor:			
	2nd Floor	Other:			Ex.		X	Ord.	Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls C 10		Blt 1979		Bsmnt Garage:			
	3 Bedrooms	Other:			Min		No. of Elec. Outlets		Exterior Units: 1		Interior Units: 0		Roof: Asph.Shingle		Carport Area:			
(1)	Exterior	(6) Ceilings			Many		X	Ave.	(11) Heating System: Forced Air w/ Ducts		Ground Area = 1249 SF		Floor Area = 1249 SF.		Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Few		(13) Plumbing		Phy./Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories		Exterior			
	Insulation	Basement: 0 S.F.			1		Average Fixture(s)	1 Story		Foundation		Size		Cost New		Depr. Cost		
(2)	Windows	Crawl: 0 S.F.			2		3 Fixture Bath	Other Additions/Adjustments		Slab		Total:		159,171		119,385		
X	Many Avg. Few	X	Large Avg. Small	Slab: 1249 S.F.			2 Fixture Bath		Plumbing		Average Fixture(s)		1		1,486		1,114	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Height to Joists: 0.0			(8) Basement		Softener, Auto		Porches		3 Fixture Bath		1		4,678		3,508	
		Conc. Block			Extra Toilet		Softener, Manual		WPP		Balcony		83		2,708		2,031	
		Poured Conc.			Extra Sink		Solar Water Heat		Balcony		Wood Balcony		140		5,708		4,281	
		Stone			Separate Shower		No Plumbing		Balcony		Wood Balcony		151		6,156		4,617	
		Treated Wood			Ceramic Tile Floor		Plumbing		Water/Sewer		Public Water		1		1,505		1,129	
		Concrete Floor			Ceramic Tile Wains		Water/Sewer		Public Sewer		Public Sewer		1		1,505		1,129	
(3)	Roof	(9) Basement Finish			(14) Water/Sewer		Vent Fan		Built-Ins		Appliance Allow.		1		2,786		2,089	
X	Gable	Gambrel	Recreation SF			1		Public Water	Fireplaces		Interior 2 Story		1		6,694		5,020	
	Hip	Mansard	Living SF			1		Public Sewer	Notes: TOP FLR		ECF (H540 BEACH COMBER CONDO HOMESTEAD)		3.100 =>		TCV:		447,339	
	Flat	Shed	Walkout Doors (B)			1		Water Well	Lump Sum Items:		Totals:		192,397		144,303			
X	Asphalt Shingle	(10) Floor Support			1000 Gal Septic		2000 Gal Septic											
	Chimney: Brick	Joists:			2000 Gal Septic													
		Unsupported Len:																
		Cntr.Sup:																

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



APT 10

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HIRTH DAVID F & BARBARA A	GOVE PHILIP & ANGELA	455,000	07/31/2020	WD	03-ARM'S LENGTH	2020004795	PROPERTY TRANSFER	100.0
FREETH DOUGLAS D & LUCIA	HIRTH DAVID F & BARBARA A	254,900	06/19/1998	WD	03-ARM'S LENGTH	479:301	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
5 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
GOVE PHILIP & ANGELA 1926 VINSETTA BLVD ROYAL OAK MI 48073	MAP #: 16					
	2025 Est TCV 653,543 TCV/TFA: 736.80					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS					
		Public Improvements			Description	Frontage	Depth	* Factors *	Rate %Adj. Reason	Value
L479 P301/98 APARTMENT 11 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.	X			H540 BEACH <1100SQFT			1 Units	300000.00000 100	300,0
Comments/Influences				0.00 Total Acres Total Est. Land Value = 300,000					

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
DOOR 5 & 6: 2ND FLR 2BDRM 2 BATH	X						

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	150,000	176,800	326,800			265,247C
2024	170,000	157,200	327,200			257,272C
2023	120,000	141,000	261,000			245,021C
2022	100,000	151,900	251,900			233,354C

Who When What

TPC 04/02/2015 INSPECTED

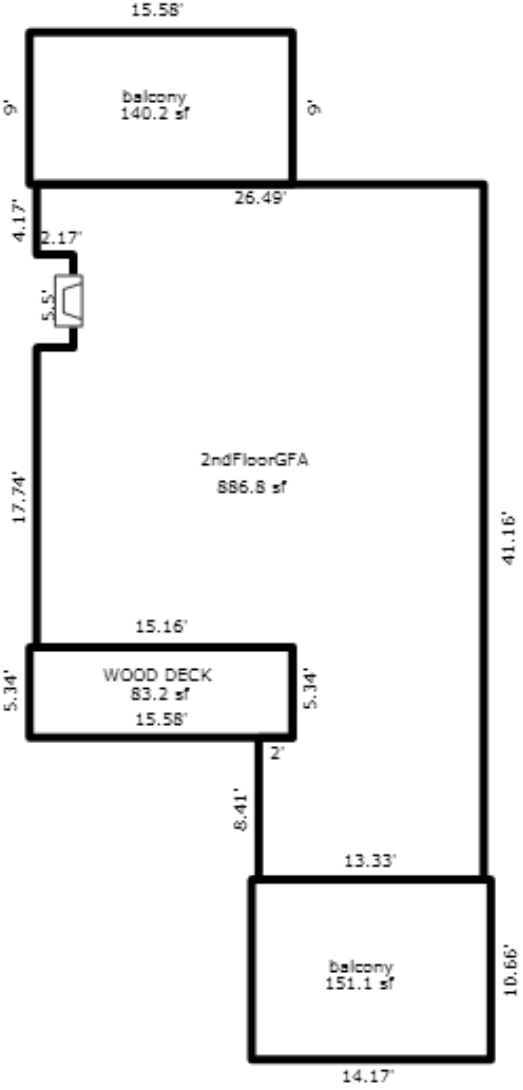
WAS 09/29/2007 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story		Year Built:			
	Mobile Home		Insulation		Wood						Coal	Steam	Interior 2 Story		Car Capacity:	
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			Dishwasher		83 WPP		Class:				
	Duplex	0	Other Overhang		Forced Air w/ Ducts			Garbage Disposal		140 Wood Balcony		Exterior:				
	A-Frame			Forced Hot Water			Bath Heater		2nd/Same Stack		151 Wood Balcony		Brick Ven.:			
X	Wood Frame	(4) Interior		Electric Baseboard			Vent Fan		Two Sided				Stone Ven.:			
			Drywall	Elec. Ceil. Radiant			Hot Tub		Exterior 1 Story				Common Wall:			
	Building Style:		Paneled	Radiant (in-floor)			Unvented Hood		Exterior 2 Story				Foundation:			
	CONDOMINIUM		Plaster	Electric Wall Heat			Vented Hood		Prefab 1 Story				Finished ?:			
			Wood T&G	Space Heater			Intercom		Prefab 2 Story				Auto. Doors:			
	Yr Built		Trim & Decoration	Wall/Floor Furnace			Jacuzzi Tub		Heat Circulator				Mech. Doors:			
	Remodeled			Forced Heat & Cool			Jacuzzi repl.Tub		Raised Hearth				Area:			
	1979	0	Ex	X	Ord	Min	Oven		Wood Stove				% Good:			
	Condition:		Size of Closets	Heat Pump			Microwave		Direct-Vented Ga				Storage Area:			
	Average		Lg	X	Ord	Small	Standard Range		Class: C +10				No Conc. Floor:			
	Room List		Doors		Solid	X	H.C.	Self Clean Range		Effec. Age: 25				Bsmnt Garage:		
	Basement		(5) Floors	Central Air			Sauna		Floor Area: 887		E.C.F.				Carport Area:	
	1st Floor		Kitchen:	Wood Furnace			Trash Compactor		Total Base New : 152,075		X 3.100				Roof:	
	2nd Floor		Other:	(12) Electric			Central Vacuum		Total Depr Cost: 114,046							
	2 Bedrooms		Other:	0 Amps Service			Security System		Estimated T.C.V: 353,543							
	(1) Exterior		No./Qual. of Fixtures	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM		Cls C 10				Blt 1979			
	Wood/Shingle		Ex.	X	Ord.	Min	Exterior Units: 1 Interior Units: 0		Roof: Asph.Shingle							
	Aluminum/Vinyl		No. of Elec. Outlets	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts		Ground Area = 887 SF				Floor Area = 887 SF.			
	Brick		Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/75		Building Areas							
	Insulation		(13) Plumbing	(13) Plumbing			Stories Exterior Foundation		Size				Cost New		Depr. Cost	
	(2) Windows		1	Average Fixture(s)			1 Story Siding Slab		887				118,849		89,128	
	Many		2	3 Fixture Bath			Other Additions/Adjustments		Total:				1,486		1,114	
	Avg.	X	Basement: 0 S.F.	2 Fixture Bath			Plumbing		1				4,678		3,508	
	X		Crawl: 0 S.F.	Softener, Auto			Average Fixture(s)		1				2,708		2,031	
	Few		Slab: 887 S.F.	Softener, Manual			3 Fixture Bath		1				5,708		4,281	
	Large		Height to Joists: 0.0	Solar Water Heat			Porches		1				6,156		4,617	
	X		(8) Basement	No Plumbing			WPP		1				1,505		1,129	
	Wood Sash		Conc. Block	Extra Toilet			Balcony		1				1,505		1,129	
	Metal Sash		Poured Conc.	Extra Sink			Wood Balcony		1				2,786		2,089	
	Vinyl Sash		Stone	Separate Shower			Wood Balcony		1				6,694		5,020	
	Double Hung		Treated Wood	Ceramic Tile Floor			Water/Sewer		1				152,075		114,046	
	Horiz. Slide		Concrete Floor	Ceramic Tile Wains			Public Water		1				353,543			
	Casement		(9) Basement Finish	Ceramic Tub Alcove			Public Sewer		1							
	Double Glass		(14) Water/Sewer	Vent Fan			Built-Ins		1							
	Patio Doors		1	Public Water			Appliance Allow.		1							
	Storms & Screens		1	Public Sewer			Fireplaces		1							
	(3) Roof		1000 Gal Septic	Water Well			Interior 2 Story		1							
X	Gable		2000 Gal Septic	Lump Sum Items:			Notes: TOP FLR		1							
	Hip						ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV:		1							
	Flat								1							
	Gambrel								1							
	Mansard								1							
	Shed								1							
X	Asphalt Shingle								1							
	Chimney: Brick								1							
									1							

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



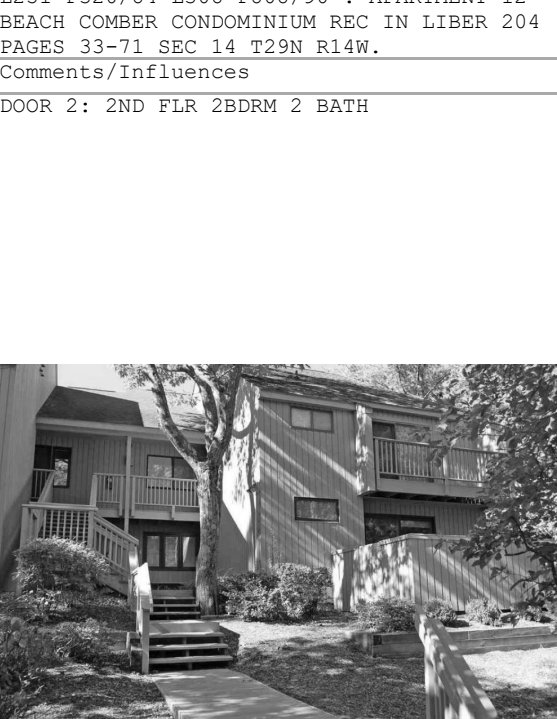
APT 11

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REMTEMA ROGER E & HILDRED	DELANEY CORMAC B & JUDITH	170,000	05/12/1990	WD	03-ARM'S LENGTH	308P808	DEED	0.0
WORL JAMES H & MARY C	REMTEMA ROGER E & HILDRED	0	12/17/1984	WD	03-ARM'S LENGTH	251P320	DEED	0.0
TAYLOR LARRY E & SANDRA P	WORL JAMES H & MARY C	118,000	11/29/1979	WD	03-ARM'S LENGTH	213P415	DEED	0.0
CRYSTAL RIVER ASSOCIATES	TAYLOR LARRY E & SANDRA P	84,900	11/15/1978	WD	03-ARM'S LENGTH	204P924	DEED	0.0

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 BEACH COMBER	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
DELANEY CORMAC B & JUDITH K 2432 BARRINGTON TOLEDO OH 43606	MAP #: 16					
	2025 Est TCV 777,075 TCV/TFA: 679.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L251 P320/84 L308 P808/90 . APARTMENT 12 BEACH COMBER CONDOMINIUM REC IN LIBER 204 PAGES 33-71 SEC 14 T29N R14W.	X		H540 BEACH <1300SQFT		0.00	Total Acres	Total Est. Land Value =	357,000
Comments/Influences			* Factors *					
DOOR 2: 2ND FLR 2BDRM 2 BATH	X		1 Units340000.00000 105 END UNIT					



Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2025	178,500	210,000	388,500			170,178C
Gravel Road	2024	220,500	186,800	407,300			165,062C
Paved Road	2023	147,000	167,500	314,500			157,202C
Storm Sewer	2022	115,500	180,400	295,900			149,717C
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
Topography of Site							
Level							
X Rolling							
X Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	04/02/2015	INSPECTED					
WAS	09/29/2007	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	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:	
	Mobile Home			Wood	Coal	Steam		Cook Top		Interior 2 Story			Car Capacity:	
	Town Home	0 Front Overhang						Dishwasher		2nd/Same Stack	48	WPP	Class:	
	Duplex	0 Other Overhang	X	Forced Air w/o Ducts				Garbage Disposal		Two Sided	177	Wood Balcony	Exterior:	
	A-Frame			Forced Air w/ Ducts				Bath Heater		Exterior 1 Story	127	Wood Balcony	Brick Ven.:	
X	Wood Frame	(4) Interior		Forced Hot Water				Vent Fan		Exterior 2 Story			Stone Ven.:	
		Drywall		Electric Baseboard				Hot Tub		Prefab 1 Story			Common Wall:	
	Building Style: CONDOMINIUM	Paneled		Elec. Ceil. Radiant				Unvented Hood		Prefab 2 Story			Foundation:	
	Yr Built	Trim & Decoration		Electric Wall Heat				Vented Hood		Heat Circulator			Finished ?:	
	Remodeled	Ex	X	Ord		Min		Intercom		Raised Hearth			Auto. Doors:	
	1979	Size of Closets						Jacuzzi Tub		Wood Stove			Mech. Doors:	
	0	Lg	X	Ord		Small		Jacuzzi repl.Tub		Direct-Vented Ga			Area:	
	Condition: Average	Doors		Solid	X	H.C.		Oven		Class: C +10			% Good:	
	Room List	(5) Floors						Microwave		Effec. Age: 25			Storage Area:	
	Basement	Kitchen:						Standard Range		Floor Area: 1,143			No Conc. Floor:	
	1st Floor	Other:						Self Clean Range		Total Base New : 180,686		E.C.F.	Bsmnt Garage:	
	2nd Floor	Other:						Sauna		Total Depr Cost: 135,508		X 3.100	Carport Area:	
	3 Bedrooms							Trash Compactor		Estimated T.C.V: 420,075			Roof:	
	(1) Exterior							Central Vacuum						
X	Wood/Shingle	(6) Ceilings						Security System		Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979				
	Aluminum/Vinyl	No./Qual. of Fixtures		Ex.	X	Ord.				Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle				
	Brick									(11) Heating System: Forced Air w/ Ducts				
	Insulation	No. of Elec. Outlets								Ground Area = 1143 SF Floor Area = 1143 SF.				
	(2) Windows	(7) Excavation								Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
	Many	Basement: 0 S.F.								Building Areas				
	Avg.	Crawl: 0 S.F.								Stories Exterior Foundation Size Cost New Depr. Cost				
	Few	Slab: 1143 S.F.								1 Story Siding Slab 1,143				
	Large	Height to Joists: 0.0								Total: 147,626 110,715				
	Small	(8) Basement								Other Additions/Adjustments				
X	Wood Sash									Plumbing				
	Metal Sash									Average Fixture(s) 1 1,486 1,114				
	Vinyl Sash									3 Fixture Bath 1 4,678 3,508				
	Double Hung									Porches				
	Horiz. Slide									WPP 48 2,012 1,509				
	Casement									Balcony				
	Double Glass									Wood Balcony 177 7,216 5,412				
	Patio Doors									Wood Balcony 127 5,178 3,883				
	Storms & Screens									Water/Sewer				
	(3) Roof	(9) Basement Finish								Public Water 1 1,505 1,129				
	Gable									Public Sewer 1 1,505 1,129				
X	Hip									Built-Ins				
	Flat									Appliance Allow. 1 2,786 2,089				
	Gambrel									Fireplaces				
	Mansard									Interior 2 Story 1 6,694 5,020				
	Shed									Totals: 180,686 135,508				
X	Asphalt Shingle	(10) Floor Support								Notes: END UNIT BLDG A-TOP				
	Chimney: Brick									ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCY: 420,075				
										Lump Sum Items:				

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