Parcel Number: 45-006-670-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYMOUR MICHAEL E & CHRIS	LOUNIS CLAUDIA TRUST	550,000	06/17/2016	WD	03-ARM'S LENGTH	1263P632	PROPERTY TRANSFER	100.0
SEYMOUR MICHAEL E & CHRIS		0	06/17/2010	OTH	33-TO BE DETERMINED	2010 1050-953	DEED	0.0
DOWDY JAMES M &	SEYMOUR MICHAEL E & CHRIS	970,000	05/31/2005	WD	03-ARM'S LENGTH	856:366	OTHER	100.0
LOZNAK EDWARD J & DORIS A	DOWDY JAMES M &	975,000	02/27/2004	WD	03-ARM'S LENGTH	791:604	OTHER	100.0

Property Address
3947 W CHENEY WOODS TRL

Owner's Name/Address
LOUNIS CLAUDIA TRUST
3947 W CHENEY WOOD TRL
MAPLE CITY MI 49664

Tax Description
L275 P614/87 L557 P134/00 SURVEY L8 P354
L791 P604/04 L856 P366/05 2005 DESCR
REVISED (REF: SPLIT 006-670-003-00) 2007
DESCR REVISED (REF: SPLIT 006-670-002-00)
LOT 1 PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: AG (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/12/2016
MAP #: 3
2025 Est TCV 885,632 TCV/TFA: 926.39

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/21/2021	PB21-0421	100% FINIS
SOLAR	08/18/2021	LU21-28	100% FINIS
Electrical	08/13/2021	PE21-0532	100% FINIS
Electrical	09/11/2008	PE08-0395	100% FINIS

X Improved Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
E 100' @ 3000/	94.06	492.75	1.0061	1.0149	3000	100		288,144
94 Actual Front Feet, 1.06 Total Acres							Total Est. Land Value =	288,144

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

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/16/2021	INSPECTED
TPC	06/16/2016	INSPECTED
TPC	09/22/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	144,100	298,700	442,800			313,431C
2024	121,700	273,200	394,900			304,007C
2023	115,900	246,500	362,400			289,531C
2022	115,900	209,300	325,200			275,744C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2006	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 956 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
956	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 16
Floor Area: 956
Total Base New : 371,234 E.C.F.
Total Depr Cost: 311,836 X 1.900
Estimated T.C.V: 592,488

(16) Porches/Decks

Area	Type
242	WPP
120	WPP

(17) Garage

Year Built: 2008
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 509
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

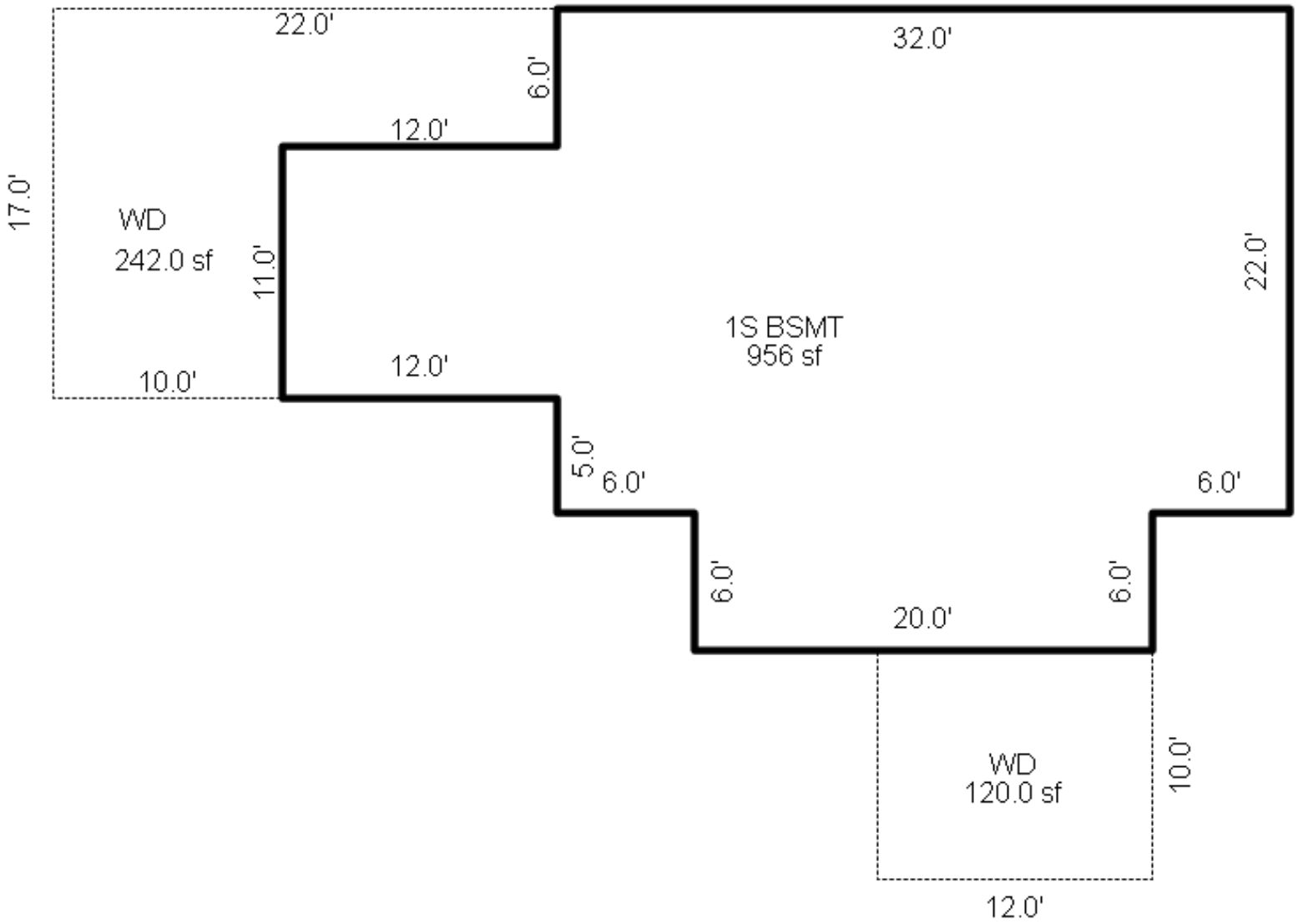
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 956 SF Floor Area = 956 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	956		
			Total:	214,171	179,903
Other Additions/Adjustments					
Basement Living Area			956	56,308	47,299
Exterior					
Stone Veneer			20	1,042	875
Plumbing					
Average Fixture(s)			1	3,337	2,803
2 Fixture Bath			1	7,018	5,895
Water/Sewer					
1000 Gal Septic			1	6,158	5,173
Water Well, 200 Feet			1	12,442	10,451
Porches					
WPP			242	7,069	5,938
WPP			120	4,631	3,890
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			509	41,550	34,902
Door Opener			1	771	648
Built-Ins					
Appliance Allow.			1	6,897	5,793
Fireplaces					
Exterior 1 Story			1	9,839	8,265
Local Cost Items					

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

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



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

Parcel Number: 45-006-670-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYMOUR MICHAEL E & CHRIS	COLLIER MICHAEL F & MARIO	692,000	10/27/2006	WD	03-ARM'S LENGTH	920:361	OTHER	100.0

Property Address
3949 W CHENEY WOODS TRL

Class: RESIDENTIAL-IMPRO Zoning: AG (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 3
2025 Est TCV 988,579 TCV/TFA: 290.59

Building Permit(s)	Date	Number	Status
Mechanical	11/18/2008	PM08-0541	

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

X Improved Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
E 100' @ 3000/	85.74	476.55	1.0155	1.0115	3000	100		264,215
86 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	264,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	26.31	200	0	0
D/W/P: 3.5 Concrete	7.64	134	0	0

Residential Local Cost Land Improvements

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

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

Tax Description
SURVEY L8 P354 L920 P361/06 2006 SPLIT FROM 006-670-001-00) LOT 2 PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences

Who	When	What
WAS	10/26/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	132,100	362,200	494,300			218,250C
2024	107,200	331,200	438,400			211,688C
2023	102,100	290,700	392,800			201,608C
2022	102,100	246,900	349,000			192,008C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1974	1990

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Ceramic Til
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1390 S.F.
Slab: 827 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 35
Floor Area: 3,402
Total Base New : 580,456 E.C.F.
Total Depr Cost: 377,297 X 1.900
Estimated T.C.V: 716,864

(16) Porches/Decks

Area	Type
21	WPP
32	WCP (1 Story)
723	Treated Wood
36	Wood Balcony

(17) Garage

Year Built:
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: 611
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1974
(11) Heating System: Forced Heat & Cool
Ground Area = 2217 SF Floor Area = 3402 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

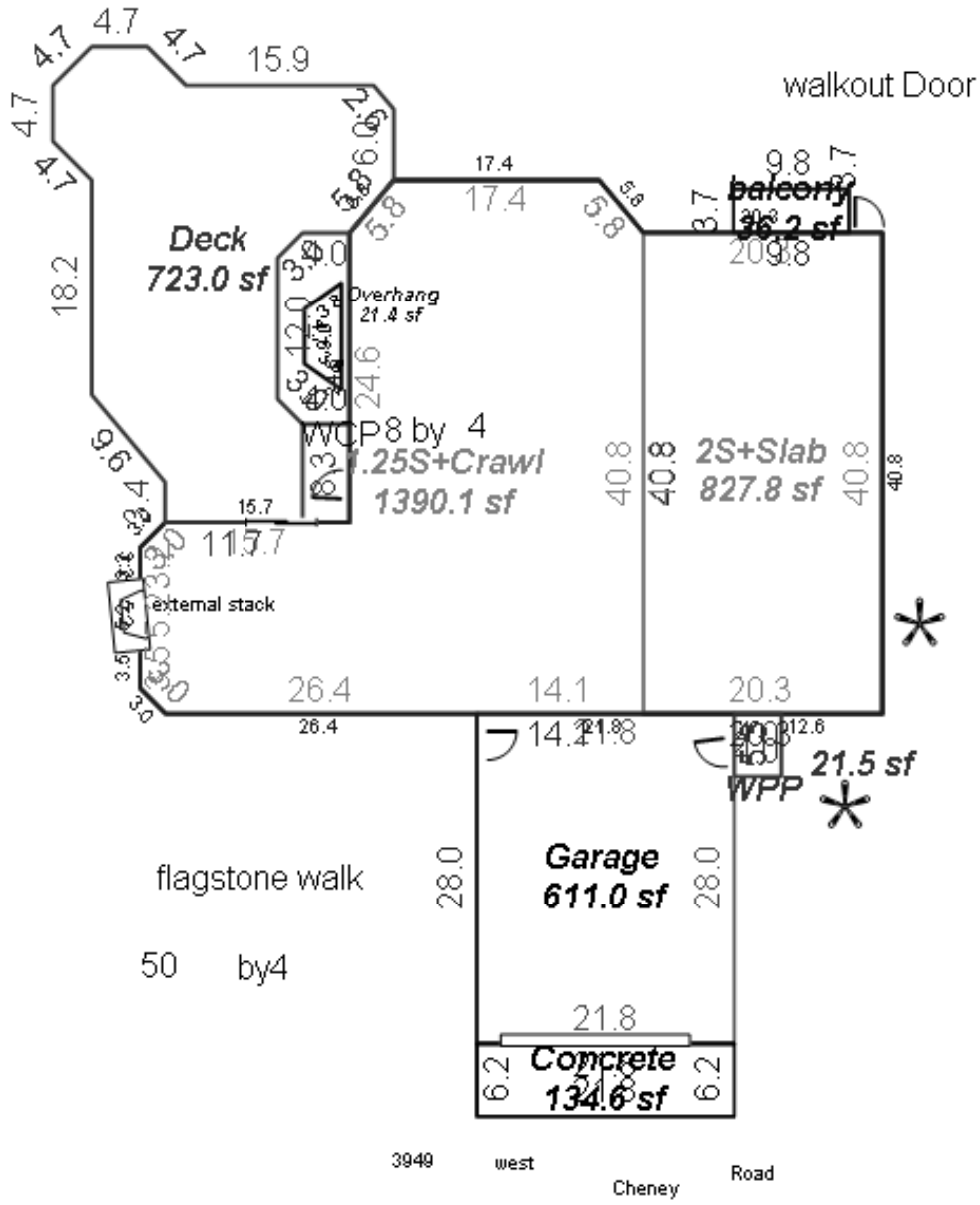
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,390		
2 Story	Block	Slab	827		
0.5 Story	Siding	Overhang	21		
			Total:	478,446	310,990

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,157	1,402
3 Fixture Bath	1	6,782	4,408
Water/Sewer			
1000 Gal Septic	1	5,595	3,637
Water Well, 200 Feet	1	11,800	7,670
Porches			
WCP (1 Story)	32	2,776	1,804
WPP	21	1,260	819
Balcony			
Wood Balcony	36	1,778	1,156
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	611	39,287	25,537
Common Wall: 1 Wall	1	-3,094	-2,011
Door Opener	1	678	441
Built-Ins			
Appliance Allow.	1	4,003	2,602
Fireplaces			

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

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



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

Parcel Number: 45-006-670-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLUKLICK PETER & ROSS HEL	LANGNAS ALAN & DOHMANN DA	290,000	04/23/2021	WD	03-ARM'S LENGTH	2021003458	PROPERTY TRANSFER	100.0
DOWDY JAMES M &	GLUKLICK PETER & ROSS HEL	290,000	09/01/2004	WD	03-ARM'S LENGTH	820:668	OTHER	100.0

Property Address
W CHENEY WOODS TRL

Owner's Name/Address
LANGNAS ALAN & DOHMANN DANIELLE
11434 FRANCES ST
OMAHA NE 68144

Class: RESIDENTIAL-VACAN Zoning: AG (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 3
2025 Est TCV 344,133

Building Permit(s)	Date	Number	Status

Improved X Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
E 100' @ 3000/	111.33	638.16	0.9893	1.0415	3000	100		344,133
111 Actual Front Feet, 1.63 Total Acres						Total Est. Land Value =		344,133

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

Tax Description
SURVEY L8 P354 L820 P668/04 2004 SPLIT FROM 006-670-001-00 LOTS 3 & 4 PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences
VALLEY BETWEEN 002-00 & 005-00

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	172,100	0	172,100			153,830C
2024	151,000	0	151,000			149,205C
2023	142,100	0	142,100			142,100S
2022	142,100	0	142,100			142,100S

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	12/14/2020	INSPECTED
TPC	05/03/2019	INSPECTED

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

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

Parcel Number: 45-006-670-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENTENBACH JOHN H & CAROL	RENTENBACH FAMILY REVOCAB	0	03/19/2019	WD	09-FAMILY	1355P62	PROPERTY TRANSFER	0.0
EICHSTADT JOHN L JR LIVIN	RENTENBACH JOHN H & CAROL	283,500	02/07/1997	WD	03-ARM'S LENGTH	439P364	DEED	100.0

Property Address

3961 W CHENEY WOODS TRL

Owner's Name/Address

RENTENBACH FAMILY REVOCABLE TRUST
3961 W CHENEY WOODS TRL
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPRO Zoning: NTL P

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 04/04/1997

MAP #: 3

2025 Est TCV 645,676 TCV/TFA: 325.11

Building Permit(s)	Date	Number	Status
Mechanical	10/01/2019	PM19-0751	100% FINIS
Electrical	09/26/2019	PE19-0572	100% FINIS
WELL/SEPTIC	06/13/2013	2013-086	100% FINIS

Tax Description

L356 P443 L369 P282&283 L439 P364/97 PRT OF LOT 5, PLAT OF GLENCREST IN GOVT LOT 5 SEC 30 COM AT SW COR LOT 5 TH N 42 DEG 04' W 100.03 FT TO POB TH CONT N 42 DEG 04' W 246.30 FT TH N 40 DEG 22' E 267.25 FT TH S 65 DEG 16' E 315.91 FT TH S 49 DEG 23' W 388.73 FT TO POB PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences

VIEW LOT
REMOVED ROOF TOP STACK OF FIREPLACE
CHIMNEY AND WALLED OVER FIREPLACE YEAR

X	Improved	
	Vacant	

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

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

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

Who	When	What
TPC	10/16/2013	INSPECTED
WAS	12/22/2007	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
E 100' @ 3000/	100.00	354.15	0.9139	0.9819	3000	100		269,220
A 100' @ 600/FF	146.00	354.15	0.7985	0.9700	600	50	SURPLUS: ZONING 100' MIN	
			87120 SqFt		0.00000	100		0

246 Actual Front Feet, 4.00 Total Acres Total Est. Land Value = 303,145

Land Improvement Cost Estimates

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	151,600	171,200	322,800			157,693C
2024	185,100	156,700	341,800			152,952C
2023	174,200	137,700	311,900			145,669C
2022	174,200	117,000	291,200			138,733C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1973	0

Condition: Average

Room List

1	Basement
3	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1506 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len: 12
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 40
Floor Area: 1,986
Total Base New : 296,106 E.C.F.
Total Depr Cost: 177,648 X 1.900
Estimated T.C.V: 337,531

(16) Porches/Decks

Area	Type
30	WCP (1 Story)
504	WPP
31	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1973
(11) Heating System: Forced Hot Water
Ground Area = 1506 SF Floor Area = 1986 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

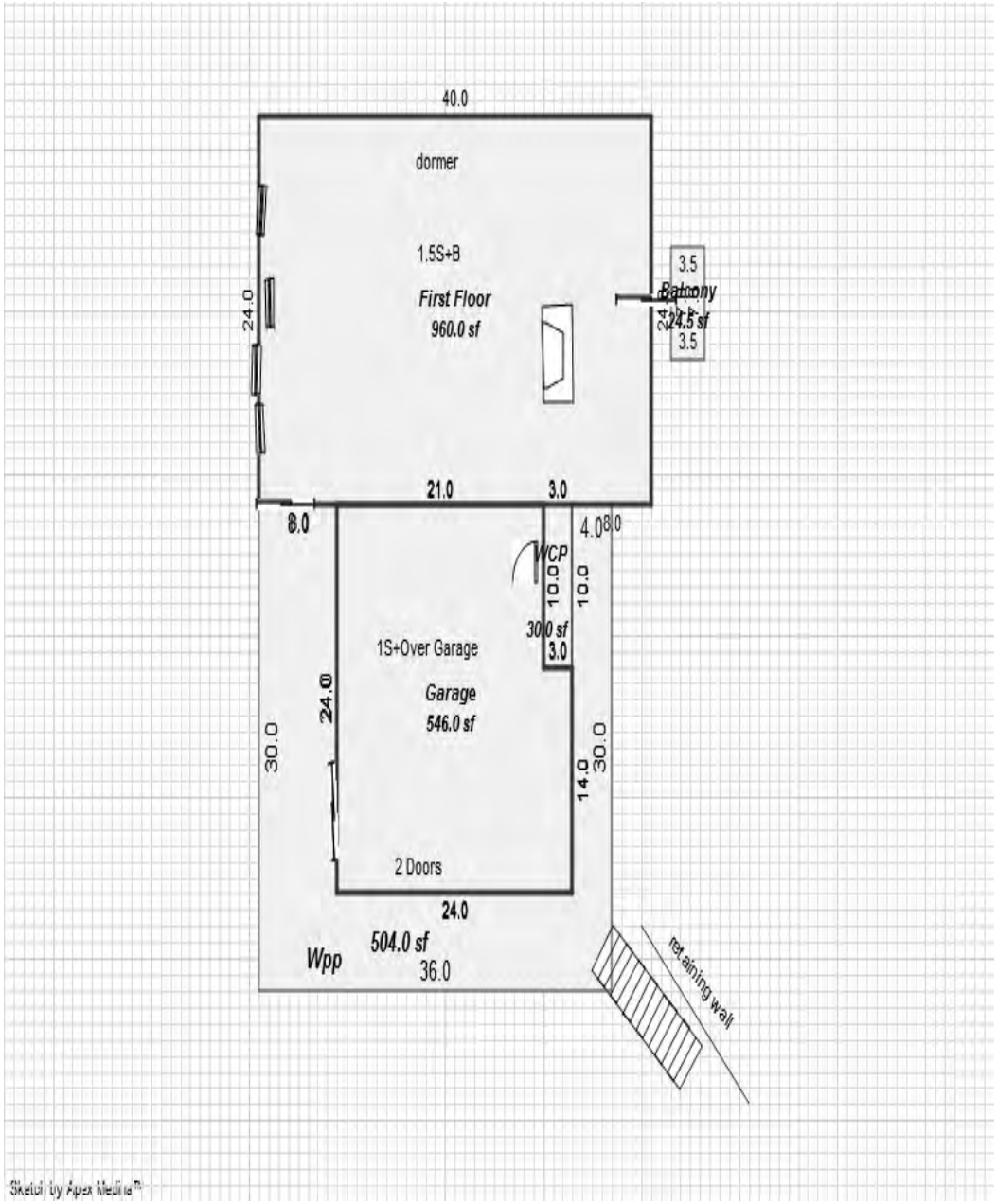
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	960		
1 Story	Siding	Basement	546		
		Total:		248,076	148,830

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	892
3 Fixture Bath	1	4,678	2,807
2 Fixture Bath	1	3,130	1,878
Water/Sewer			
1000 Gal Septic	1	4,899	2,939
Water Well, 100 Feet	1	5,849	3,509
Porches			
WCP (1 Story)	30	2,252	1,351
WPP	504	8,508	5,105
WPP	31	1,604	962
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	3,657	2,194
Door Opener	2	1,101	661
Built-Ins			
Appliance Allow.	1	2,786	1,672
Fireplaces			
Exterior 2 Story	1	8,080	4,848
	Totals:	296,106	177,648

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

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



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

Parcel Number: 45-006-670-005-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

3967 W CHENEY WOODS TRL

Owner's Name/Address

EICHSTADT JOHN LARUE II & JUDY
P O BOX 31
GLEN ARBOR MI 49636

Tax Description

PRT OF LOT 5, PLAT OF GLENCREST IN GOVT LOT 5 SEC 30 COM AT SW COR LOT 5 TH ALG W LN LOT 5 N 42 DEG 04'00" W 100.03 FT TH N 49 DEG 23'00" E 388.73 FT TO E LN LOT 5 TH ALG SD LN S 07 DEG 24'00" E 119.53 FT TO E LOT COR COMMON TO LOTS 4 & 5 TH S 49 DEG 23'00" W 320.72 FT TO POB PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: NTL P

School: GLEN LAKE COMMUNITY SCH DIST

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

MAP #: 3

2025 Est TCV 350,122 TCV/TFA: 270.16

Building Permit(s)	Date	Number	Status
Electrical	09/06/2022	PE22-0658	100% FINIS
Electrical	09/09/2008	PE08-0386	100% FINIS
Electrical	03/24/2008	PE08-0098	100% FINIS

X Improved | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
D 100' @ 1300/	100.00	350.00	1.0000	1.0393	1300	100		135,108
			34979 SqFt	0.00000	100			0

100 Actual Front Feet, 1.61 Total Acres Total Est. Land Value = 135,108

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	10/16/2013	INSPECTED
TPC	11/19/2009	INSPECTED
WAS	12/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	67,600	107,500	175,100			92,141C
2024	74,300	98,300	172,600			89,371C
2023	70,000	86,200	156,200			85,116C
2022	70,000	73,100	143,100			81,063C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 864 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

864	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas	X	Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 45
Floor Area: 1,296
Total Base New : 205,856 E.C.F.
Total Depr Cost: 112,376 X 1.900
Estimated T.C.V: 213,514

(16) Porches/Decks

Area	Type
304	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

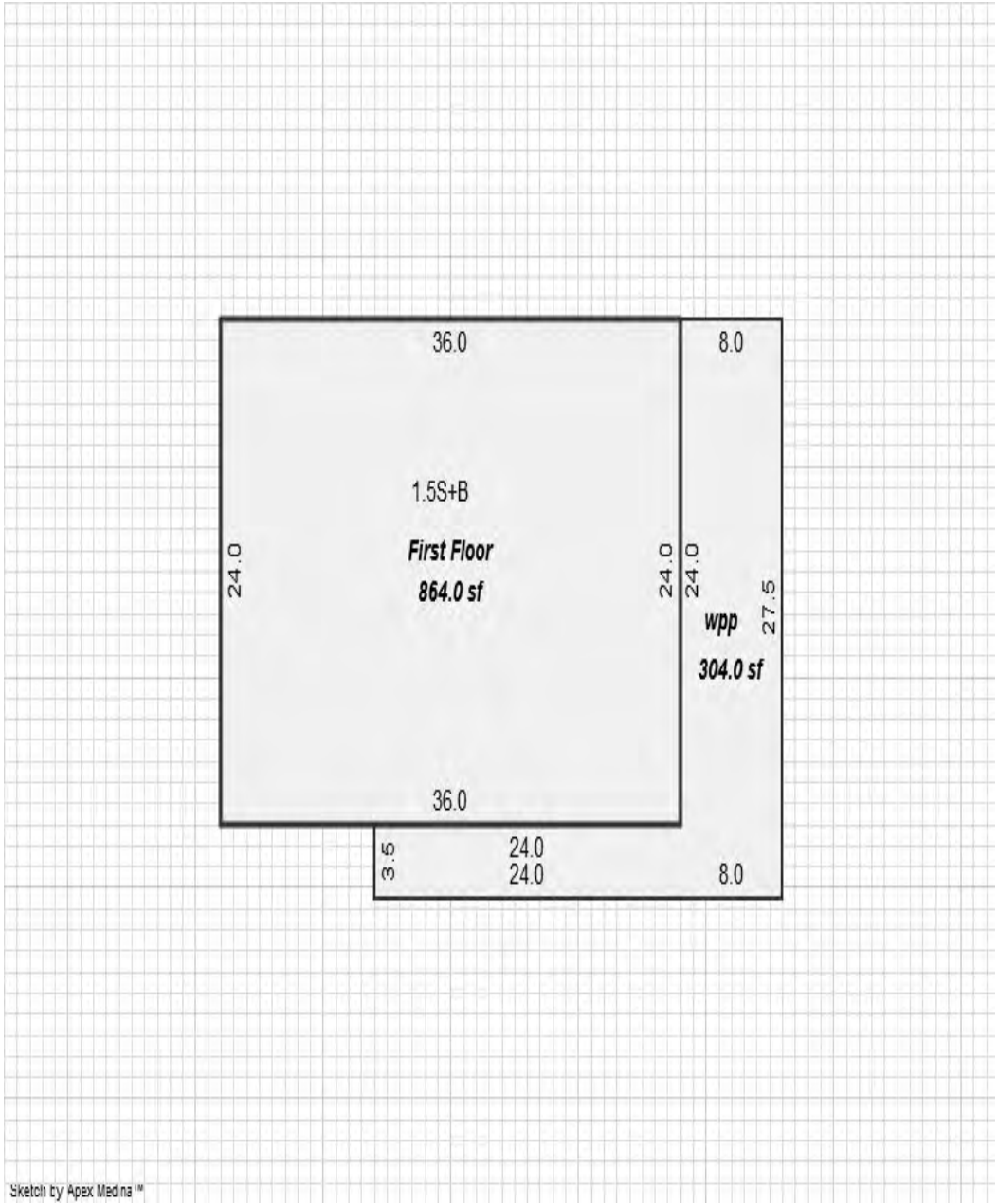
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	864		
			Total:	160,898	88,491
Other Additions/Adjustments					
Recreation Room			864	16,822	8,411
Basement, Outside Entrance, Below Grade			1	2,578	1,418
Plumbing					
Average Fixture(s)			1	1,486	817
Water/Sewer					
1000 Gal Septic			1	4,899	2,694
Water Well, 100 Feet			1	5,849	3,217
Porches					
WPP			304	5,162	2,839
Built-Ins					
Appliance Allow.			1	2,786	1,532
Fireplaces					
Interior 1 Story			1	5,376	2,957
			Totals:	205,856	112,376

Notes:
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 => TCV: 213,514

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



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

Parcel Number: 45-006-670-005-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

W CHENEY WOODS TRL

Owner's Name/Address

EICHSTADT JAMES NEIL
2856 KASBEN RD
CEDAR MI 49621

Tax Description

L221 P754/81 PRT OF LOT 5 PLAT OF GLENCREST COM SW COR SD LOT 5 TH ALG W LOT LN N 42 DEG 04'00" W 346.33 FT TH N 40 DEG 22'00" E 267.25 FT FOR POB TH CONT ALG W LOT LN N 40 DEG 22'00" E 103.84 FT TO NW COR OF SD LOT TH S 65 DEG 16'00" E 225.11 FT ALG N LOT LN TO NE LOT COR TH S 07 DEG 24'00" E 118.01 FT ALG E LOT LN TH N 65 DEG 16'00" W 315.91 FT TO POB PLAT OF GLENCREST SEC 30 T29N R13W 0.62 A.

Comments/Influences

Class: RESIDENTIAL-IMPRO | Zoning: NTL P

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 3

2025 Est TCV 161,490 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	11/16/2009	INSPECTED
WAS	10/13/2007	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
D 100' @ 1300/	103.00	262.21	0.9926	0.9669	1300	100		128,514
103 Actual Front Feet, 0.62 Total Acres						Total Est. Land Value =		128,514

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.01	92	0	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	64,300	16,400	80,700			33,885C
2024	57,400	15,100	72,500			32,867C
2023	54,000	13,200	67,200			31,302C
2022	54,000	11,200	65,200			29,812C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 0
Total Base New : 31,556 E.C.F.
Total Depr Cost: 17,356 X 1.900
Estimated T.C.V: 32,976

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1980
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 906
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

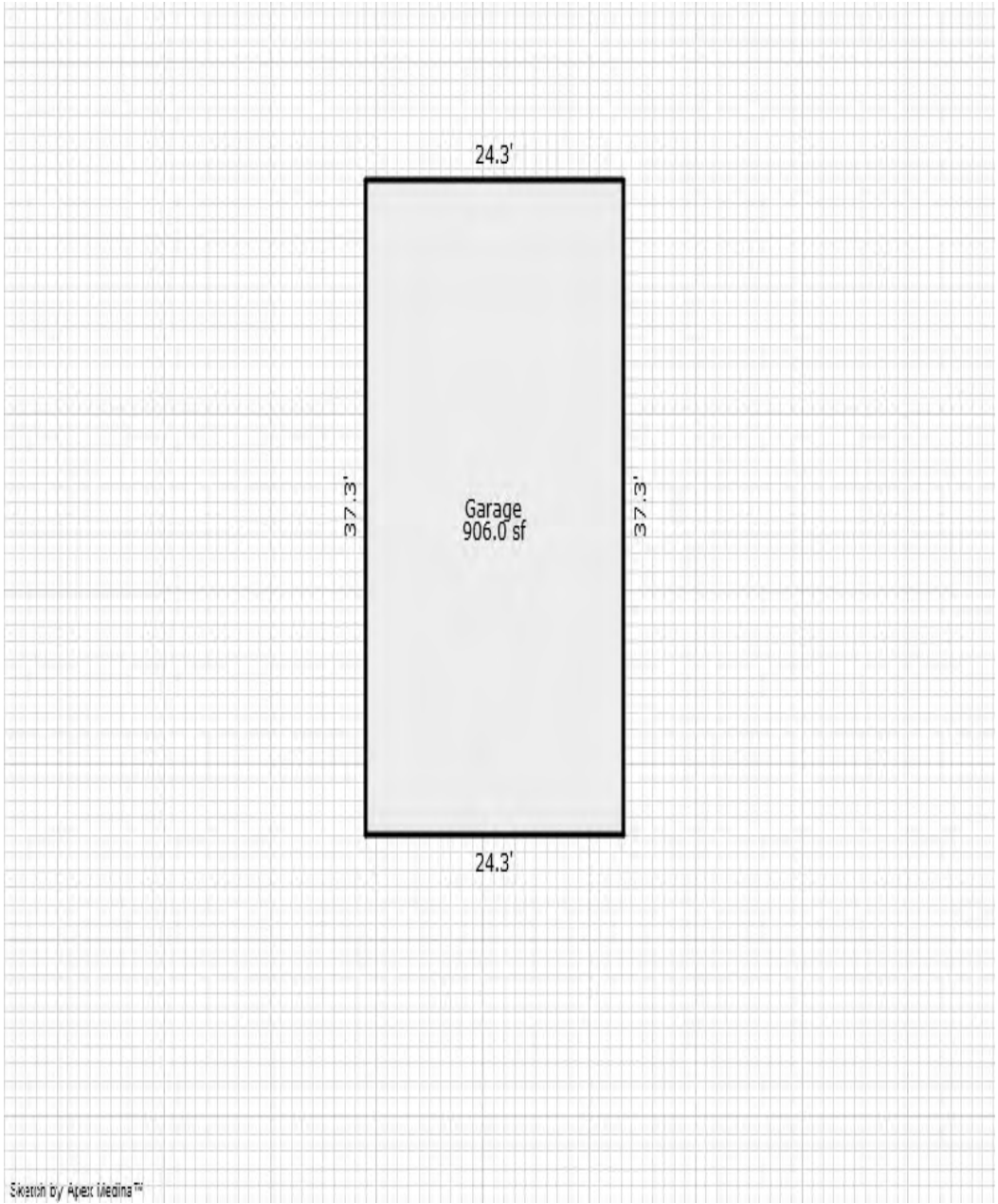
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	906	31,067	17,087
Door Opener	1	489	269
Totals:		31,556	17,356

Notes:
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.900 => TCV: 32,976

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



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

Parcel Number: 45-006-670-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

MILLER HILL RD

Owner's Name/Address

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

Tax Description

L264 P127/86 6-5-86 LOTS 6 7 & 8 PLAT OF GLENCREST SEC 30 T29N R13W. 3.203 A M/L

Comments/Influences

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

Class: RESIDENTIAL-VACAN | Zoning: NTL P

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2025 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/28/2017	INSPECTED
WAS	12/23/2007	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	369.08	378.03	0.7215	0.9860	600	100		157,528
369 Actual Front Feet, 3.20 Total Acres					Total Est. Land Value =			157,528

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

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

Parcel Number: 45-006-681-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

S DUNE HWY

Owner's Name/Address

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

Tax Description

L205 P246/78, L194 P882/77, L220 P225/80, L248 P715, L230 P560, L199 P5/78, L189 P465/77, L193 P787/77, L201 P948/78, L189 P463/77, L229 P167, L236 P958/82 L181 P722/76, L190 P33/77, L219 P553/80 L349 P762-764/92 SURVEY L8 P208 BLOCKS 1-12 SUBJECT TO STATE HIGHWAY RIGHT-OF-WAYS TOTAL ACREAGE INCLUDED IN 120-013-00 VILLAGE OF GLEN HAVEN. SEC 20 T29N R14W.

Comments/Influences

GLEN HAVEN VILLAGE: SLEEPING BEAR INN
HTTP://WWW.NPS.GOV/SLBE/HISTORYCULTURE/GL

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

Class: COMMERCIAL-IMPROV | Zoning: NTL P

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2025 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Demolish	11/16/2007	PB07-0579	

X Improved | Vacant

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

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

Who	When	What
TPC	04/10/2024	INSPECTED
TPC	04/16/2021	INSPECTED
TPC	04/28/2017	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 200001600.001225.13			0.4949	1.2640	20000	100		20,018,087
1600 Actual Front Feet, 45.00 Total Acres							Total Est. Land Value =	20,018,087

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

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

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Guest Rooms

Class: D
Floor Area: 4,504
Gross Bldg Area: 4,504
Stories Above Grd: 2
Average Sty Hght : 7
Bsmnt Wall Hght

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

1866 Year Built
2024 Remodeled

Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100
Heat#2: Zoned A.C. Hot & Chilled Wat 0%
Ave. SqFt/Story: 2252
Total # Units: 8
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Total Floor Area: 4504 # of Units: 8

Base Rate for Upper Floors = 76.24

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.33 100%
Adjusted Square Foot Cost for Upper Floors = 83.57

Total Floor Area: 4,504 Base Cost New of Upper Floors = 376,399

Reproduction/Replacement Cost = 376,399
Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
Total Depreciated Cost = 376,399

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 564,599
Replacement Cost/Floor Area= 83.57 Est. TCV/Floor Area= 125.35

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

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

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 45-006-695-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOAGLAND MARY S	HOAGLAND JOHN T	1	08/28/1992	QC	09-FAMILY	352P469	DEED	100.0
OTT ARNOLD C & MARION P H	HOAGLAND JOHN T & MARY S	242,000	08/19/1985	WD	03-ARM'S LENGTH	256P583	OTHER	0.0

Property Address

6168 S TAMARACK LN

Owner's Name/Address

HOAGLAND JOHN T & SHIRLEY T
6168 S TAMARACK LN
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 02/11/1999

MAP #: 48

2025 Est TCV 3,726,632 TCV/TFA: 781.59

Building Permit(s)	Date	Number	Status
Mechanical	08/08/2014	PM14-0367	
Plumbing	08/08/2014	PP14-0182	
Res. Add/Alter/Repair	06/24/2014	PB14-0142	100% FINIS
Electrical	06/24/2014	PE14-0238	

X Improved Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	250.00	0.9759	0.7731	20000	100		1,508,896
GROUP A 20000	40.00	350.00	0.9759	0.8409	20000	100		656,525
140 Actual Front Feet, 0.90 Total Acres							Total Est. Land Value =	2,165,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Public Improvements

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

Who	When	What
TPC	09/30/2015	INSPECTED
TPC	12/30/2014	INSPECTED
TPC	09/18/2014	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,082,700	780,600	1,863,300			591,950C
2024	1,053,900	767,700	1,821,600			574,152C
2023	887,500	578,500	1,466,000			546,812C
2022	593,000	473,800	1,066,800			520,774C

Tax Description

L256 P583 L352 P469 L483 P351/98 LOTS 1 & 1A GLEN SHORES SUBDIVISION SEC 25 T29N R14W. AND L1198P131 AND ASSESSED WITH PIN 720-007-00 L256 P583 L352 P469 L483 P351/98 PART OF LOTS 7 AND 7A SE COR LOT 7 TH N 70 DEG 19' ON SHORE 40 FT TH N 20 DEG 32' 35" E 168.33 FT TO NLY LN LT 7 TH S 70 DEG 35' E 43.01 FT TH S 21 DEG 34' W 168.49 FT TO POB ALSO BEG AT SE COR LOT 7A TH N 70 DEG 35' W 43.60 FT TH N 20 DEG 32' 35" E 233.70 FT TH N 89 DEG 58' E 50 FT TH S 21 DEG 34' W 243.01 FT TO POB HILL CREEK SUBDIVISION SEC 25 T29N R14W

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: TRI-LEVEL

Yr Built	Remodeled
1961 ADD	2015

Condition: Average

Room List

	Basement
6	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1634 S.F.
Slab: 533 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 25
Floor Area: 3,074
Total Base New : 504,624 E.C.F.
Total Depr Cost: 378,463 X 2.700
Estimated T.C.V: 1,021,850

(16) Porches/Decks

Area	Type
408	CPP
96	CPP

(17) Garage

Year Built: 1997
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: 302
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls BC Blt 1961
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2167 SF Floor Area = 3074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

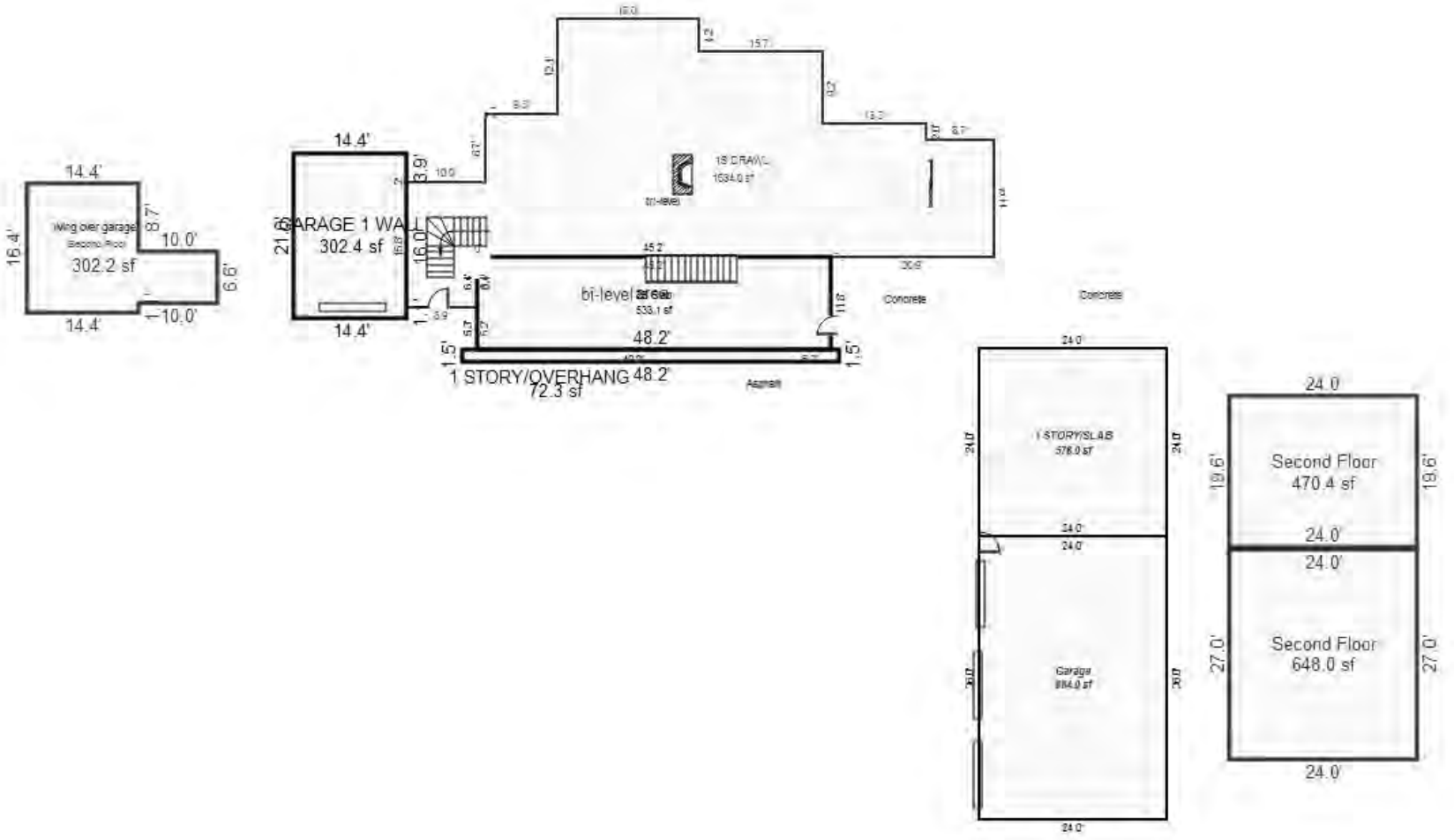
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,634		
2 Story	Siding	Slab	533		
1 Story	Siding	Overhang	302		
1 Story	Siding	Overhang	72		
		Total:		426,137	319,599

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	1	6,880	5,160
2 Fixture Bath	1	4,610	3,457
Water/Sewer			
1000 Gal Septic	1	5,676	4,257
2000 Gal Septic	1	11,146	8,359
Water Well, 100 Feet	1	6,289	4,717
Porches			
CPP	408	8,184	6,138
CPP	96	2,473	1,855
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	302	20,935	15,701
Common Wall: 1 Wall	1	-3,139	-2,354
Door Opener	1	688	516
Built-Ins			
Appliance Allow.	1	4,003	3,002

<<<<< 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***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
1967	2015

Condition: Average

Room List

	Basement
2	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 25
Floor Area: 1,694
Total Base New : 261,664 E.C.F.
Total Depr Cost: 196,245 X 2.700
Estimated T.C.V: 529,860

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1967
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: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1967
(11) Heating System: Electric Baseboard
Ground Area = 576 SF Floor Area = 1694 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

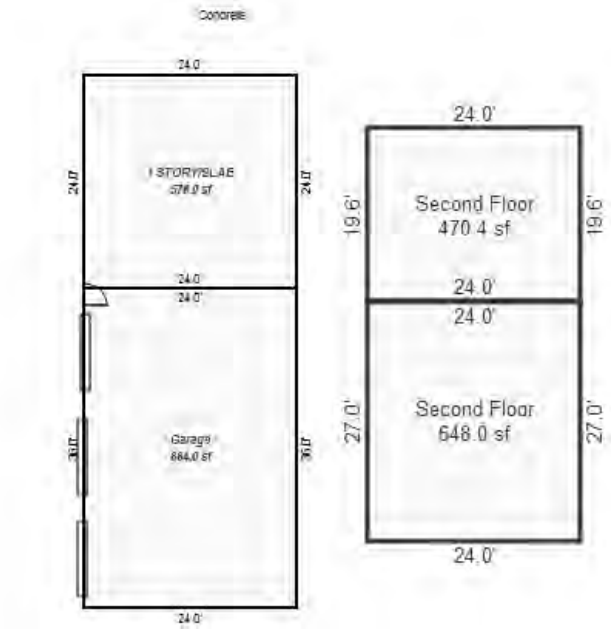
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
1 Story	Siding	Overhang	1118		
			Total:	208,486	156,362

Other Additions/Adjustments
Garages
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	864	51,114	38,335
Door Opener	3	2,064	1,548
	Totals:	261,664	196,245

Notes: 1ST FLOOR STUDIO, 2NDFLOOR OFFICE & MEETING ROOM
ECF (4080 BIG GLEN) 2.700 => TCV: 529,860

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



Sketch by Apex Sketch

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

Parcel Number: 45-006-695-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAESAR MARTHA J TRUST & C	SIETSEMA BENJAMIN & JENNA	2,400,000	06/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022003444	PROPERTY TRANSFER	100.0
CAESAR MARTHA J	CAESAR MARTHA J TRUST	0	01/29/2007	QC	09-FAMILY	930:138	OTHER	0.0

Property Address
6170 S TAMARACK LN

Owner's Name/Address
SIETSEMA BENJAMIN & JENNA
460 ADA DR SUITE 221
ADA MI 49301

Tax Description
L377 P214 L381 P61 L403 P274 L421 P392
L440 P231 L465 P915 L503 P579 L533 P422
L930 P138/07 LOTS 2 & 2A GLEN SHORES
SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2025 Est TCV 2,384,735 TCV/TFA: 1152.6

Building Permit(s)	Date	Number	Status
Mechanical	05/05/2023	PM23-0394	100% FINIS
Res. Add/Alter/Repair	11/18/2022	PB22-0579	100% FINIS
Electrical	11/04/2022	PE22-0838	100% FINIS
Mechanical	11/02/2022	PM22-0945	100% FINIS

X Improved Vacant

Public Improvements

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

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	05/24/2023	INSPECTED
TPC	12/08/2022	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	255.00	1.0000	0.7769	20000	100		1,553,784
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	1,553,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.64	100	0	0
Wood Frame	36.09	120	50	2,165

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,665

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	776,900	415,500	1,192,400			1,106,721C
2024	802,800	408,600	1,211,400			1,073,445C
2023	676,100	162,800	838,900			838,900S
2022	463,100	167,200	630,300			367,141C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1961 199	2023

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 2069 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 2,069
Total Base New : 382,541 E.C.F.
Total Depr Cost: 306,032 X 2.700
Estimated T.C.V: 826,286

(16) Porches/Decks

Area	Type
120	CPP
714	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1961
(11) Heating System: Forced Heat & Cool
Ground Area = 2069 SF Floor Area = 2069 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

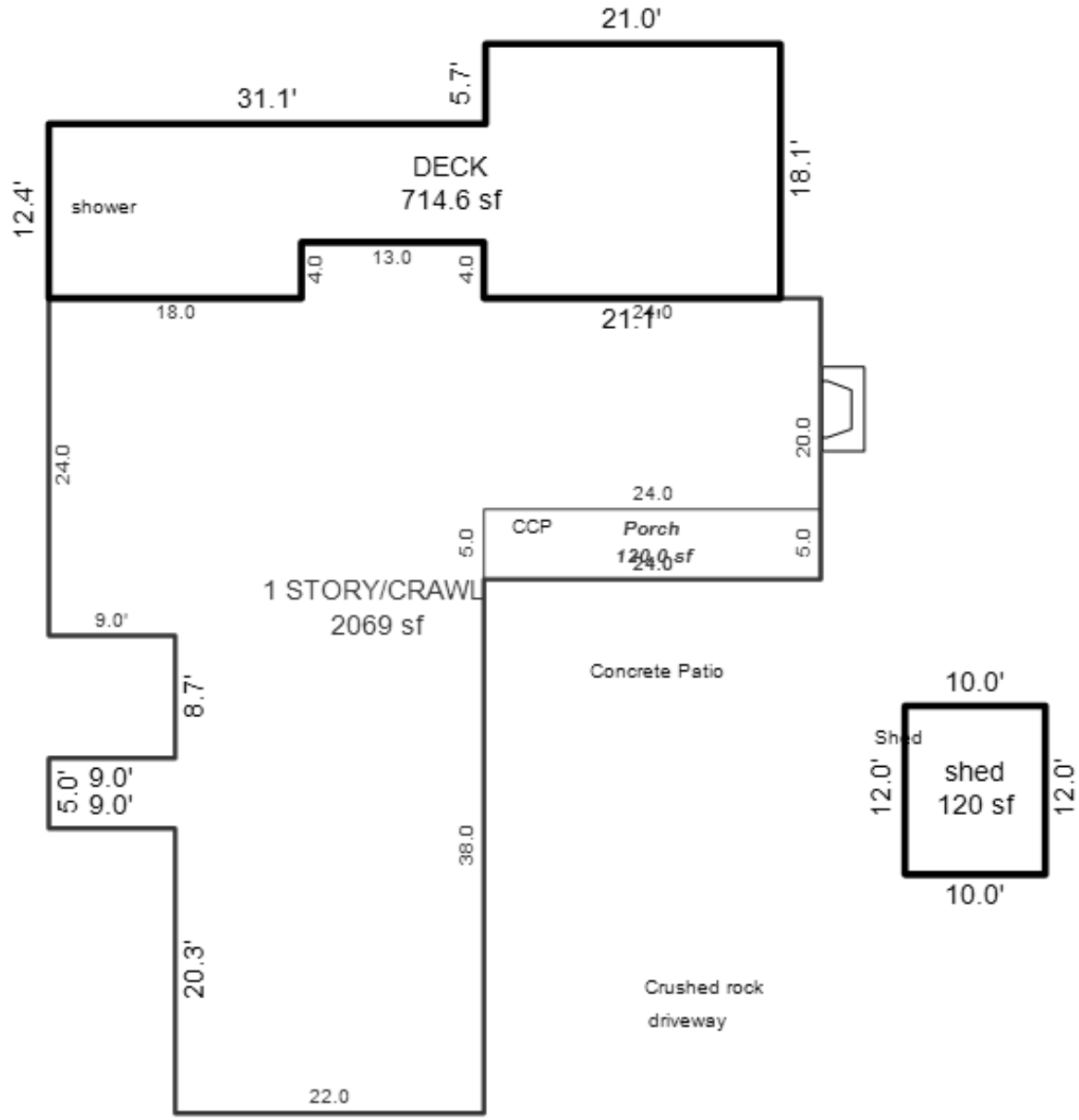
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,069		
			Total:	331,412	265,130

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
2 Fixture Bath	1	4,610	3,688
Water/Sewer			
1000 Gal Septic	1	5,676	4,541
Water Well, 100 Feet	1	6,289	5,031
Porches			
CPP	120	2,999	2,399
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Exterior 1 Story	1	8,588	6,870
Deck			
Treated Wood	714	9,896	7,917
	Totals:	382,541	306,032

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 826,286

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



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

Parcel Number: 45-006-695-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER NATHALENE M	MILLER NATHALENE M TRUST	0	09/21/2001	QC	09-FAMILY	625P671	OTHER	0.0
MILLER WINSTON ELROY	MILLER NATHALEAN M	0	02/04/2000	AFF	07-DEATH CERTIFICATE	625P670	DEED	0.0
SHERIFF	MILLER WINSTON E & NATHAL	25,093	12/05/1975	OTH	13-GOVERNMENT	181P247	OTHER	0.0
SHERIFF & BREITMEYER HOWA	MILLER WINSTON E & NATHAL	23,400	06/09/1975	SD	10-FORECLOSURE	178P240	DEED	0.0

Property Address
6178 S TAMARACK LN

Owner's Name/Address
MILLER NATHALENE M TRUST
1290 S CHESTNUT
OWOSSO MI 48867

Tax Description
L178 P240/75 L625 P671/02 LOTS 3 & 3A GLEN SHORES SUBDIVISION. SEC 25 529N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2025 Est TCV 2,335,932 TCV/TFA: 929.54

Building Permit(s)	Date	Number	Status
Mechanical	05/04/2023	PM23-0373	100% FINIS
ADDITION/ALTERATION	11/30/1995	95003381	100% FINIS
FOUNDATION	10/24/1995	9500-3314	100% FINIS
WELL/SEPTIC	10/04/1993	1993-1833	100% FINIS

X Improved Vacant

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

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	265.00	1.0000	0.7844	20000	100		1,568,798
100 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	1,568,798

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	784,400	383,600	1,168,000			430,451C
2024	810,600	367,000	1,177,600			412,514C
2023	682,600	276,200	958,800			392,871C
2022	465,800	226,000	691,800			374,163C

Who	When	What
TPC	10/07/2015	INSPECTED
WAS	11/03/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1960	1995

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1817 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
2	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 35
Floor Area: 2,513
Total Base New : 436,260 E.C.F.
Total Depr Cost: 283,568 X 2.700
Estimated T.C.V: 765,634

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
696	Treated Wood

(17) Garage

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: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960
(11) Heating System: Forced Heat & Cool
Ground Area = 1817 SF Floor Area = 2513 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,150		
1 Story	Siding	Crawl Space	667		
1 Story	Siding	Overhang	121		
			Total:	360,539	234,350

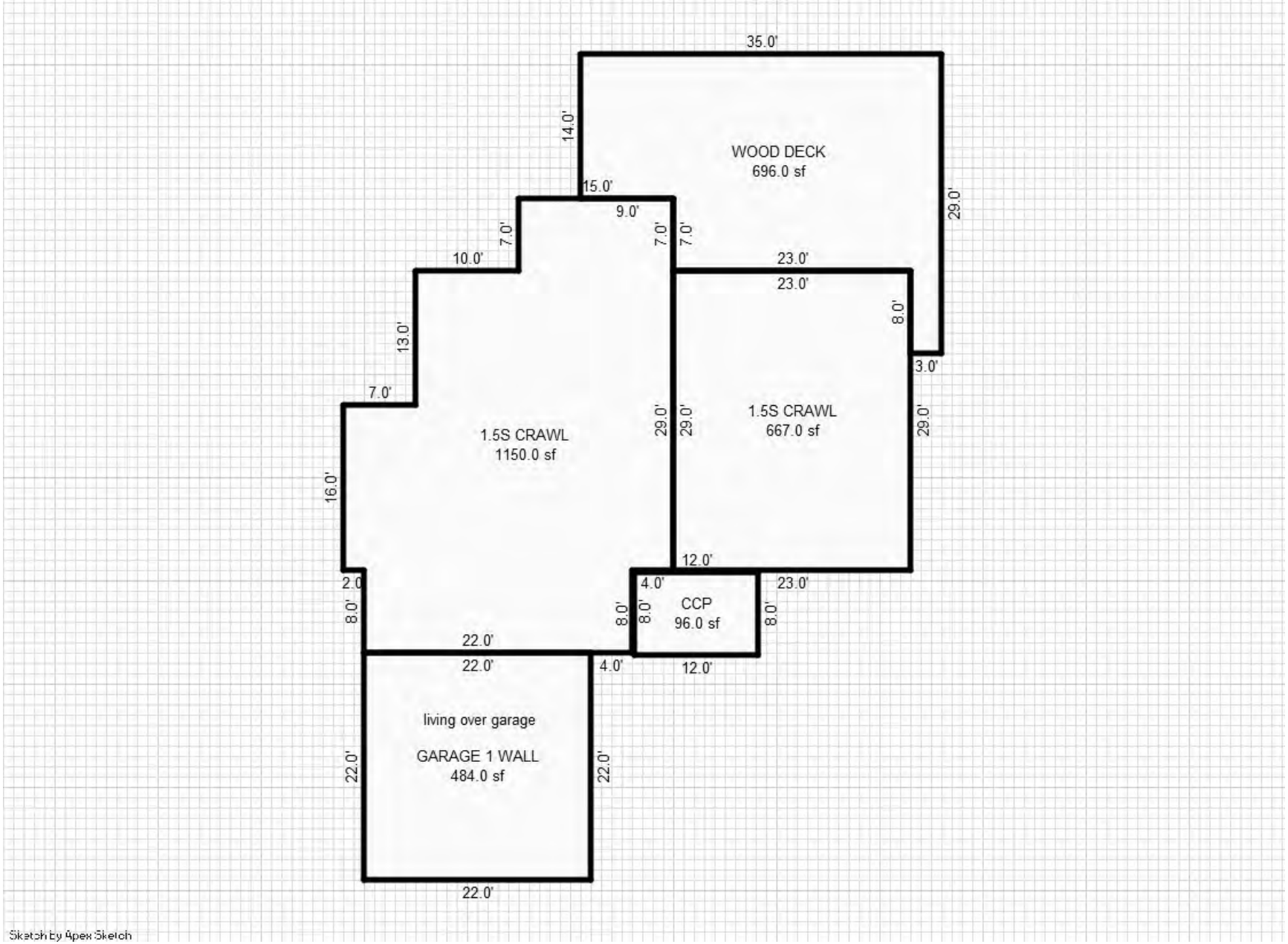
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,422
2 Fixture Bath	2	9,219	5,992
Water/Sewer			
1000 Gal Septic	1	5,676	3,689
Water Well, 100 Feet	1	6,289	4,088
Porches			
CCP (1 Story)	96	3,493	2,270
Deck			
Treated Wood	696	10,015	6,510
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	484	28,701	18,656
Common Wall: 1 Wall	1	-3,139	-2,040
Door Opener	1	688	447
Built-Ins			
Appliance Allow.	1	4,003	2,602
Fireplaces			
Exterior 1 Story	1	8,588	5,582

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

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

Parcel Number: 45-006-695-003-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-695-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER MARGARET NAIL	MILLER MARGARET NAIL TRUS	0	03/01/2011	CD	07-DEATH CERTIFICATE	RECORD-EAGLE.C	DEED	100.0

Property Address
6188 S TAMARACK LN

Owner's Name/Address
MILLER MARGARET NAIL TRUST
4105 W DODGE SPRINGS TRL
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/14/2015
MAP #: 48
2025 Est TCV 2,720,341 TCV/TFA: 1184.3

Building Permit(s)	Date	Number	Status
Mechanical	10/01/2024	PM24-0763	100% FINIS
Electrical	07/31/2024	PE24-0529	100% FINIS
Mechanical	07/22/2015	PM15-0341	100% FINIS
Mechanical	06/15/2015	PM15-0282	

X Improved Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	HOLDING TANKS Value
GROUP A 20000	100.00	286.00	1.0000	0.7995	20000	100		1,598,995
100 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	1,598,995

Public Improvements

	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

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

Tax Description
L414 P518/95 LOTS 4 & 4A GLEN SHORES SUBDIVISION. SEC 25 T29N R14W.

Comments/Influences

Who	When	What
TPC	10/25/2016	INSPECTED
TPC	10/07/2015	INSPECTED
TPC	12/30/2014	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	799,500	560,700	1,360,200			763,980C
2024	826,200	551,300	1,377,500			741,009C
2023	695,700	414,600	1,110,300			705,723C
2022	471,200	338,900	810,100			672,118C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2015	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2297 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 2,297
Total Base New : 441,823 E.C.F.
Total Depr Cost: 415,313 X 2.700
Estimated T.C.V: 1,121,346

(16) Porches/Decks

Area	Type
27	CPP
687	WPP
20	CPP
32	Treated Wood

(17) Garage

Year Built: 1970
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: 648
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2015
(11) Heating System: No Heating/Cooling
Ground Area = 2297 SF Floor Area = 2297 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

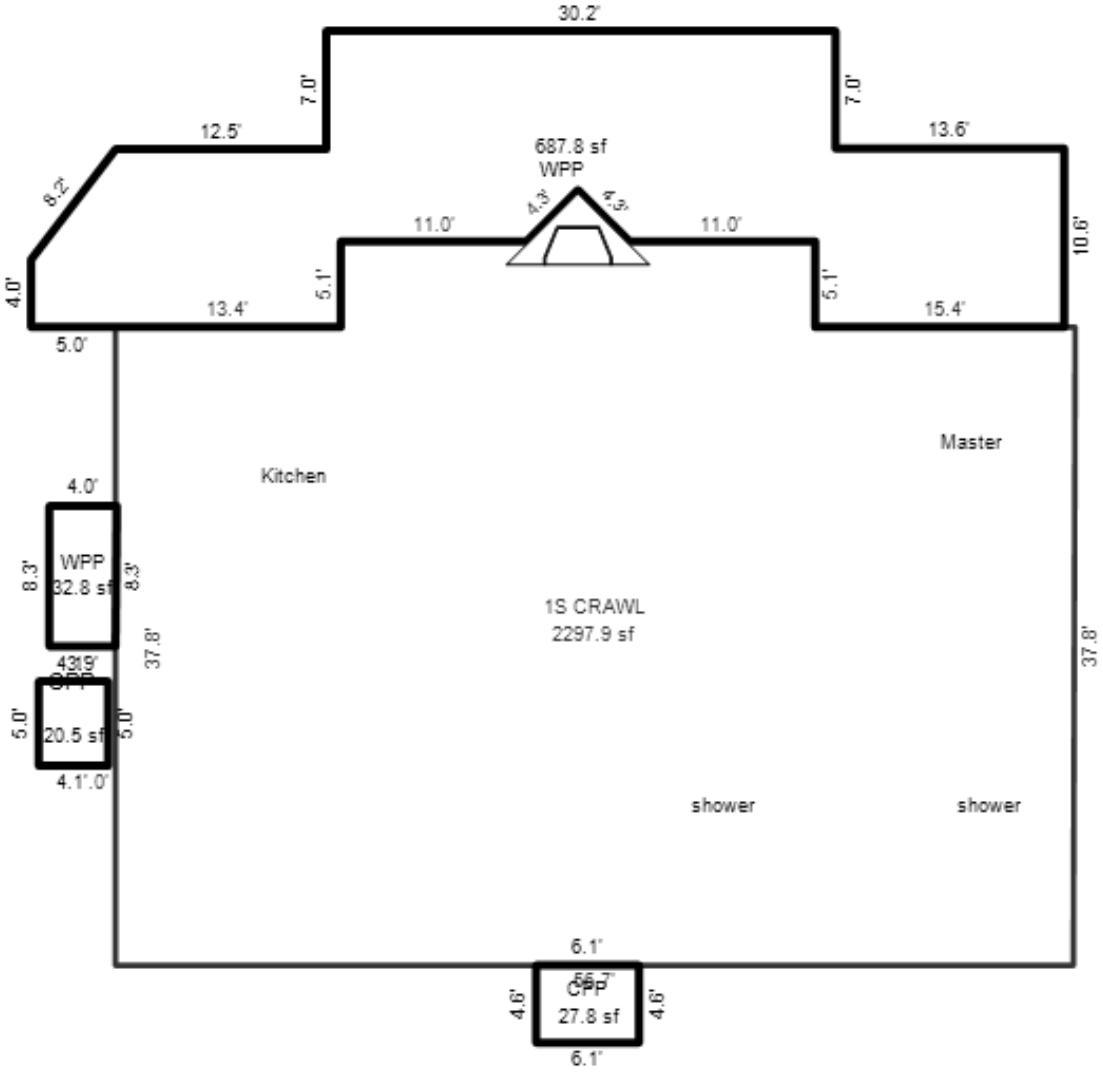
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,297		
			Total:	347,325	326,485

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,057
3 Fixture Bath	1	6,880	6,467
2 Fixture Bath	1	4,610	4,333
Separate Shower	1	2,786	2,619
Water/Sewer			
2000 Gal Septic	1	11,146	10,477
Water Well, 50 Feet	1	2,941	2,765
Porches			
CPP	27	877	824
WPP	687	14,853	13,962
CPP	20	637	599
Deck			
Treated Wood	32	1,496	1,406
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	648	35,115	33,008
Built-Ins			
Appliance Allow.	1	4,003	3,763
Fireplaces			
Interior 1 Story	1	6,965	6,547

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

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



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

Parcel Number: 45-006-695-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURZ REV GEORGE E & EUNIC	TEFFT CARVEL FORREST & AN	112,500	10/31/1979	WD	03-ARM'S LENGTH		DEED	0.0

Property Address

6198 S TAMARACK LN

Owner's Name/Address

TEFFT CARVEL FORREST & ANN R
604 SQUAW RUN ROAD EAST
PITTSBURG PA 15238

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2025 Est TCV 2,216,263 TCV/TFA: 1209.7

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	06/13/2016	L16 -132	100% FINIS
ADDITION/ALTERATION	11/13/2012	PB12-0332	100% FINIS
ADDITION/ALTERATION	10/15/2012	2012-2251	100% FINIS

Tax Description

LOTS 5 & 5A GLEN SHORES SUBDIVISION SEC 25 T29N R14W L212P178 SUBJECT TO EASEMENT GRATED CONSUMERS POWER CO BY INSTRUMENT DATED 10/18/56 & RECORDED IN LIBER 113P520; SUBJECT TO EASEMENTS CREATED AND DEFINED BY QUIT CLAIM DEEDS DATED 10/1/56 & RECORDED IN LIBER 133PGS. 6 & 8, INCLUDING A PERPETUAL EASEMENT FOR INGRESS & EGRESS TO THE SHORE OF GLEN LAKE IN FAVOR OF WILLIAM T CUSHING & FLORENCE C CUSHING, HIS WIFE, THEIR HEIRS SUCCESSORS & ASSIGNS & CLINTON E SEARS & HARRIET H SEARS HIS WIFE, THEIR HEIRS

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

X Improved Vacant

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

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	10/25/2016	INSPECTED
TPC	10/07/2015	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	EASEMENT L212P178 Reason	Value
GROUP A 20000	65.00	335.00	1.0000	0.8317	20000	100	EASEMENT TO LK	1,081,260
GROUP A 20000	35.00	335.00	1.0000	0.8317	20000	100	SUBJECT TO EASEMENT	582,2

100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 1,663,477

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.23	342	50	7,392
D/W/P: 3.5 Concrete	6.63	427	50	1,415
D/W/P: Crushed Rock	2.29	500	50	572

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
BOAT HOIST	2,000.00	1	95	1,900

Total Estimated Land Improvements True Cash Value = 11,279

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	831,700	276,400	1,108,100			263,511C
2024	756,500	272,100	1,028,600			255,588C
2023	635,400	204,700	840,100			243,418C
2022	405,000	168,000	573,000			231,827C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1961 197	2013

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 35
Floor Area: 1,832
Total Base New : 308,573 E.C.F.
Total Depr Cost: 200,558 X 2.700
Estimated T.C.V: 541,507

(16) Porches/Decks

Area	Type
155	CGEP (1 Story)
135	Roof Cover Onl

(17) Garage

Year Built: 1975
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 303
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1961
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1832 SF Floor Area = 1832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

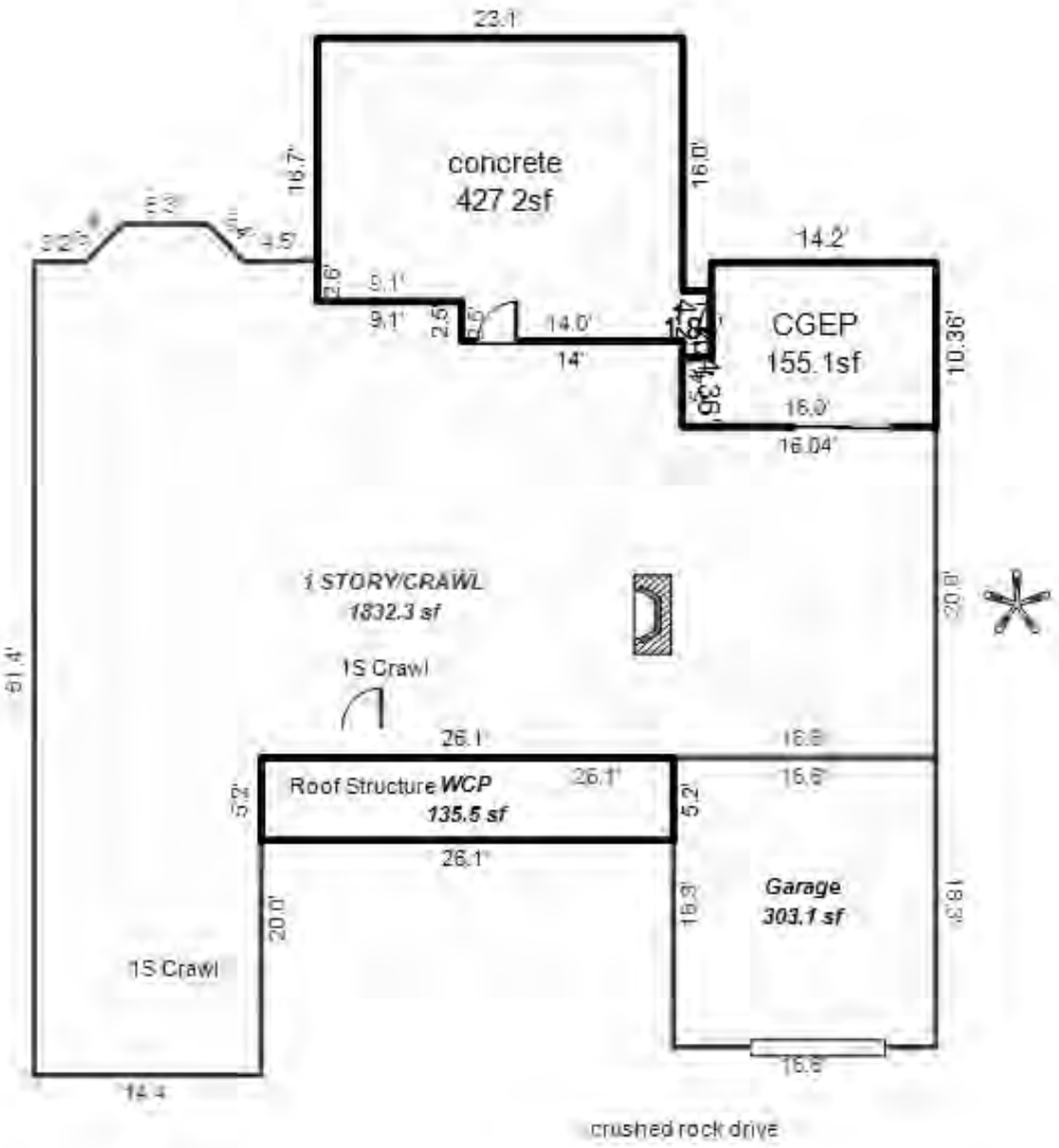
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,832		
			Total:	251,920	163,734

Other Additions/Adjustments

Exterior			
Stone Veneer	40	1,529	994
Plumbing			
Average Fixture(s)	1	1,486	966
3 Fixture Bath	1	4,678	3,041
2 Fixture Bath	1	3,130	2,034
Water/Sewer			
2000 Gal Septic	1	9,735	6,328
Water Well, 50 Feet	1	2,705	1,758
Porches			
CGEP (1 Story)	155	10,444	6,789
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	303	14,605	9,493
Common Wall: 1 Wall	1	-2,235	-1,453
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Interior 1 Story	1	5,376	3,494
Deck			
w/Roof (Roof portion)	135	2,414	1,569

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

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



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

Parcel Number: 45-006-695-005-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLBY JOAN ET EL	HAYS MATT F & LAURA M	1,125,000	07/31/2020	WD	03-ARM'S LENGTH	2020008518	PROPERTY TRANSFER	100.0
COLBY JOAN G JUNE 17 2003	COLBY JOAN ET EL TENANTS	0	12/27/2012	QC	09-FAMILY	1149P177	PROPERTY TRANSFER	0.0
COLBY DONALD S & JOAN G H	COLBY JOAN G TRUST	0	07/23/2005	WD	09-FAMILY	751P293	DEED	0.0
COLBY DONALD S & JOAN G H	COLBY D&S H&W & COLBY & H	0	10/04/1996	WD	09-FAMILY	434P363	DEED	0.0

Property Address

6238 S TAMARACK LN

Owner's Name/Address

HAYS MATT F & LAURA M
7090 N PENNSYLVANIA ST
INDIANAPOLIS IN 46220

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2025 Est TCV 3,068,028 TCV/TFA: 739.82

Building Permit(s)	Date	Number	Status
Electrical	09/23/2024	PE24-0666	80%
Electrical	08/29/2024	PE24-0583	80%
Mechanical	08/05/2024	PM24-0580	80%
Plumbing	08/05/2024	PP24-0252	80%

Tax Description

TRACT A GLEN SHORES SUBD MORE FULLY DESCRIBED AS: PT GOVT LOT 5 SEC 25 COM NE COR SD SEC TH S 03 DEG 46' E 1752 FT TH N 89 DEG 56' W 660 FT TO POB TH S 03 DEG 36'49" E 36.60 FT TH S 62 DEG 10'30" W 187.01 FT TO SHR OF GLEN LAKE TH ALG SD SHR N 45 DEG 31'50" W 100 FT TH N 42 DEG 50' E 327.49 FT TH S 03 DEG 36'49" E ON 186.76 FT TO PLUS PT LOTS 7 & 7A OF SD PLOT LYING SELY OF COURSE N 42 DEG 50' E 327.49 FT POB INCLUDES ALL LAND BETWEEN SIDELINES TO WATERS EDGE OF GLEN LAKE WITH FULL REPARIAN RIGHTS SEC 25 T29N

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

X	Improved		Vacant

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

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

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	04/16/2024	INSPECTED
TPC	12/20/2023	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	257.00	1.0000	0.7784	20000	100		1,556,821
100 Actual Front Feet, 0.59 Total Acres							Total Est. Land Value =	1,556,821

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.23	376	0	0
D/W/P: Crushed Rock	2.29	1500	50	1,717

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				1,717

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	778,400	755,600	1,534,000			1,262,154C
2024	804,400	43,900	848,300			537,298C
2023	677,400	110,200	787,600			581,700C
2022	463,700	90,300	554,000			554,000S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
1995	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 0
Total Base New : 21,060 E.C.F.
Total Depr Cost: 13,688 X 2.700
Estimated T.C.V: 36,958

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1995
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: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

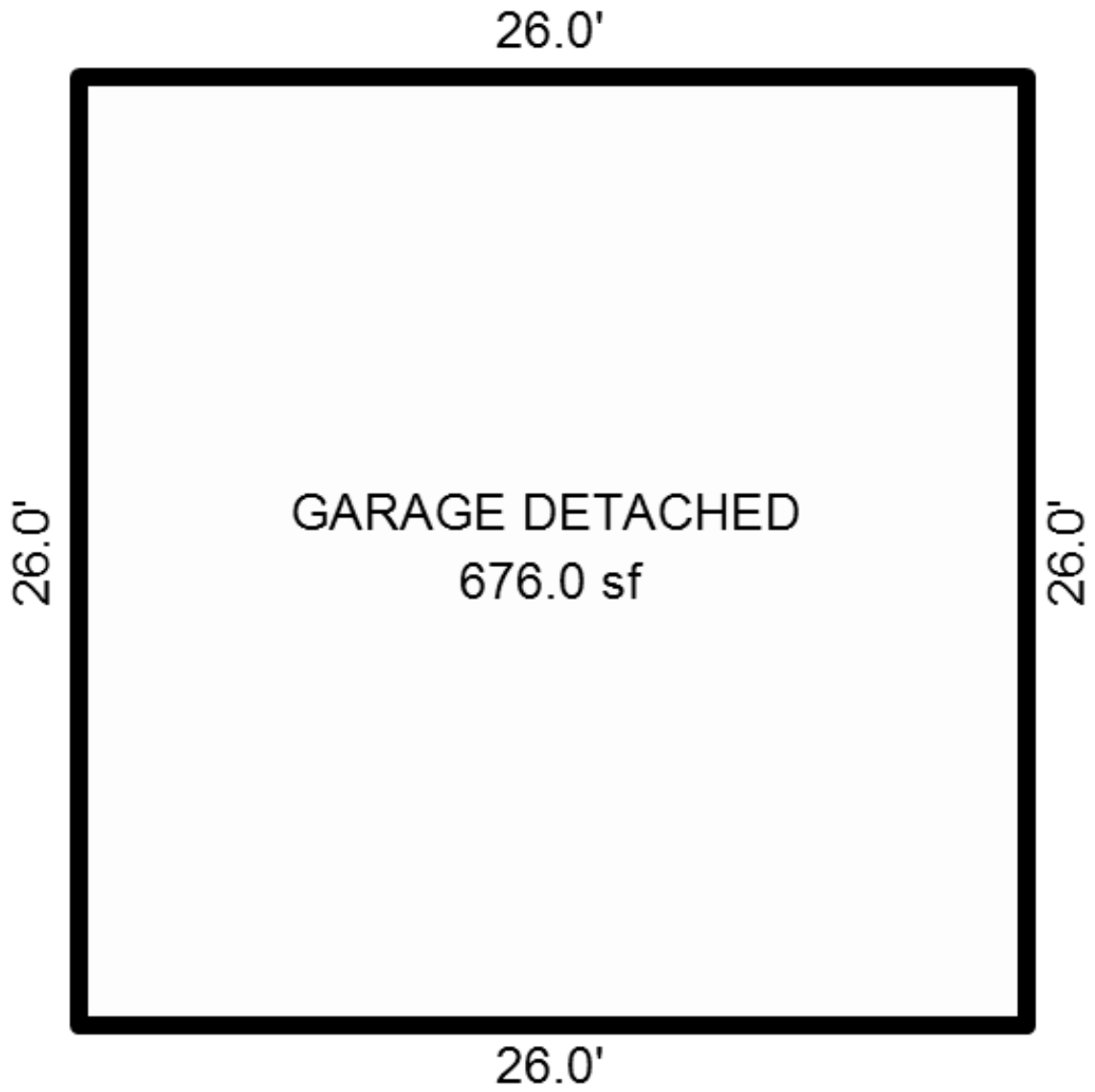
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1995
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,678	-3,041
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			676	25,188	16,372
Door Opener			1	550	357
			Totals:	21,060	13,688

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 36,958

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2025	0

Condition: Average
Part. Construct.: 80%

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2714 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
5	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
2	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 4,147
Total Base New : 688,615 E.C.F.
Total Depr Cost: 681,728 X 2.700
Estimated T.C.V: 1,840,666

(16) Porches/Decks

Area	Type
452	CSEP (1 Story)
273	CCP (1 Story)
51	CCP (1 Story)
65	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 2714 SF Floor Area = 4147 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,714		
1 Story	Siding	Overhang	76		
			Total:	561,262	555,649

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	4	27,521	27,246
Water/Sewer			
2000 Gal Septic	1	11,146	11,035
Water Well, 200 Feet	1	11,800	11,682
Porches			
CSEP (1 Story)	452	22,473	22,248
CCP (1 Story)	273	8,993	8,903
CCP (1 Story)	51	1,954	1,934
CCP (1 Story)	65	2,451	2,426
Built-Ins			
Appliance Allow.	1	4,003	3,963
Fireplaces			
Interior 2 Story	1	8,554	8,468
2nd on Same Stack	1	5,443	5,389
Exterior 2 Story	2	20,827	20,619
	Totals:	688,615	681,728

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 1,840,666
80% Completed => Est. True Cash Value 2025 =

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

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

Parcel Number: 45-006-695-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEERHAKE BARBARA M	DEERHAKE BARBARA M TRUST	0	06/25/2018	QC	09-FAMILY	1344P724	OTHER	0.0
DEERHAKE R H & BARBARA M	DEERHAKE BARBARA M	0	05/24/2012	QC	09-FAMILY	1127P714	DEED	0.0

Property Address
6210 S TAMARACK LN

Owner's Name/Address
DEERHAKE BARBARA M TRUST
997 OSAGE RD
PITTSBURGH PA 15243

Tax Description
L267 P171/86 LOTS 6 & 6A & 6B GLEN SHORES SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2025 Est TCV 3,490,577 TCV/TFA: 864.43

Building Permit(s)	Date	Number	Status
Mechanical	07/11/2022	PM22-0571	100% FINIS
Electrical	06/30/2022	PE22-0470	100% FINIS
Mechanical	04/09/2019	PM19-0235	REVIEWED
MECHANICAL	02/04/2004	PM04-0069	

X	Improved		Vacant

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

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	10/26/2016	INSPECTED
WAS	11/16/2009	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	480.00	1.0000	0.9100	20000	100		1,819,977
100 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	1,819,977

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	50.41	342	50	8,620

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	2	100	4,000
Total Estimated Land Improvements True Cash Value =				20,120

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	910,000	835,300	1,745,300			517,180C
2024	940,400	796,400	1,736,800			501,630C
2023	791,900	601,100	1,393,000			477,743C
2022	509,200	492,900	1,002,100			454,994C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
5	1st Floor
1	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	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

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Ceramic Til
Other: Hardwood
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2153 S.F.
Slab: 140 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B -10
Effec. Age: 14
Floor Area: 4,038
Total Base New : 710,824 E.C.F.
Total Depr Cost: 611,289 X 2.700
Estimated T.C.V: 1,650,480

(16) Porches/Decks

Area	Type
208	CSEP (1 Story)
195	CCP (1 Story)
122	CCP (1 Story)

(17) Garage

Year Built: 2003
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 786
% Good: 0
Storage Area: 589
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 2003
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2293 SF Floor Area = 4038 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,153		
1 Story	Siding	Slab	140		
1 Story	Siding	Overhang	65		
1 Story	Siding	Overhang	65		
		Total:		548,158	471,397

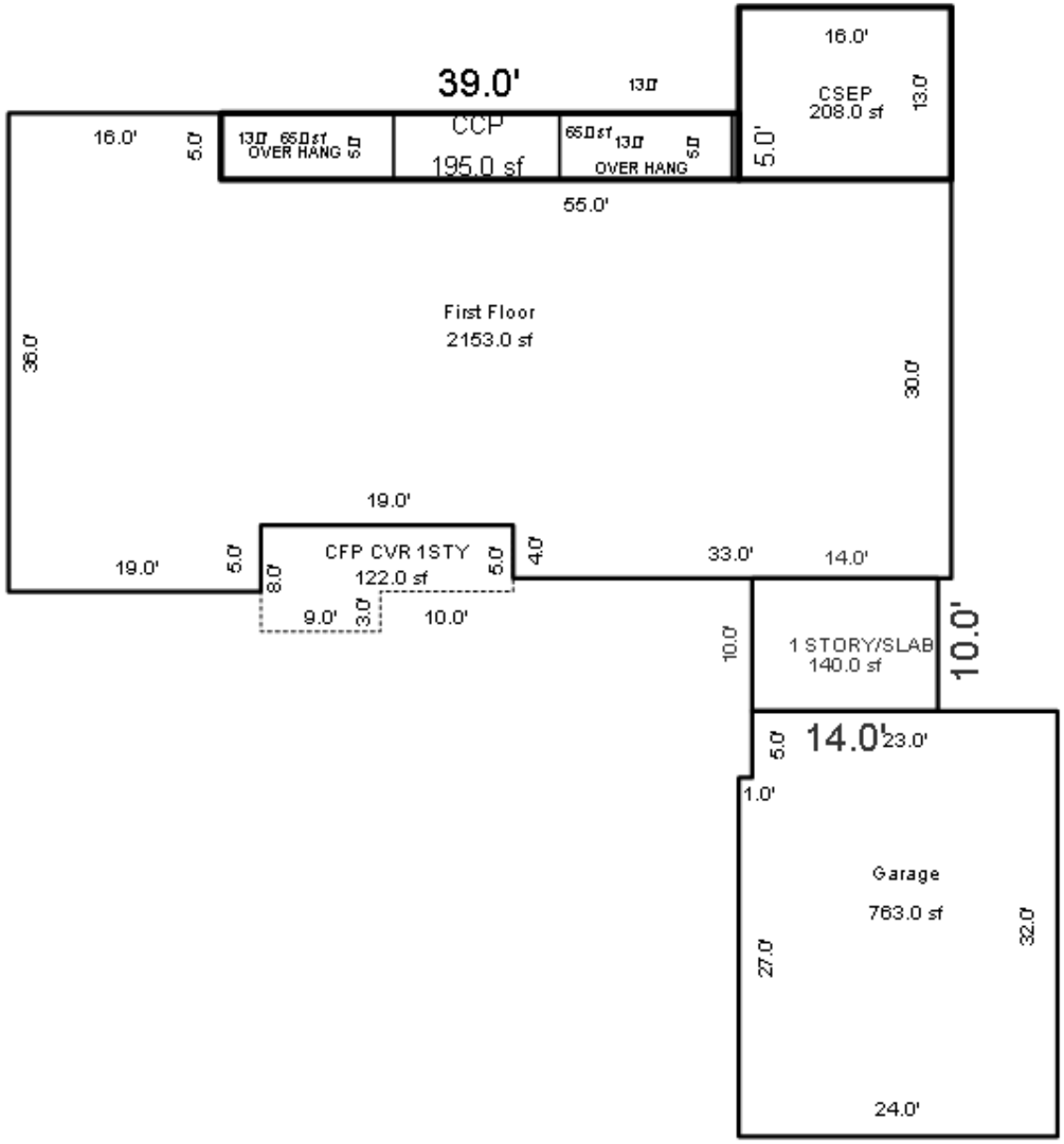
Other Additions/Adjustments

Exterior			
Stone Veneer	250	13,020	11,197
Plumbing			
Average Fixture(s)	1	3,337	2,870
3 Fixture Bath	2	21,053	18,106
2 Fixture Bath	1	7,018	6,035
Separate Shower	1	3,199	2,751
Water/Sewer			
1000 Gal Septic	1	6,158	5,296
Water Well, 100 Feet	1	6,593	5,670
Porches			
CSEP (1 Story)	208	12,707	10,928
CCP (1 Story)	195	7,463	6,418
CCP (1 Story)	122	4,841	4,163
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	786	48,158	41,416
Storage Over Garage	589	12,846	11,048

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

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

Parcel Number: 45-006-695-006-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-695-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAHR RICHARD F TRUSTEE	GARDNER AUDRIE ANA TRUST	2,085,000	01/10/2022	WD	03-ARM'S LENGTH	2022000231	PROPERTY TRANSFER	100.0

Property Address

6224 S TAMARACK LN

Owner's Name/Address

GARDNER AUDRIE ANA TRUST
2813 AMBLESIDE PLACE
CINCINNATI OH 45208

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2025 Est TCV 1,759,171

Building Permit(s)	Date	Number	Status
Res. Single Family Dwellin	12/09/2024	PB24-0606	0%
Electrical	11/22/2024	PE24-0828	0%
HOUSE	10/24/2024	LU24-112	0%
Mechanical	09/02/2022	PM22-0756	100% FINIS

Tax Description

PT LOTS 7 & 7A GLEN SHORES SUB MORE FULLY DESCRIBED AS: BEG NE COR SD LOT 7A TH S 03 DEG 36'49" W 208.37 FT TH S 42 DEG 50' W 303.31 FT TH W TO SHR OF GLEN LAKE TH ALG SD SHR N 47 DEG 10' W 73.81 FT TH NELY TO POB PLUS SM TRIANGULAR PARCLE AT SE COR SD PLAT MORE FULLY DESCRIBED: COM NE COR SD SEC TH S 03 DEG 46' E 1358.12 FT TH W 659.88 FT TH S 03 DEG 36'49" E 208.37 FT TH S 42 DEG 50' W 303.31 FT TO POB TH S 42 DEG 50' W 24.18 FT TO SD SHR TH ALG SD SHR N 47 DEG 10' W 26.19 FT TH S 89 DEG 53' E 35.64 FT TO POB INCLUDES

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

	Improved	X	Vacant

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

Who	When	What
TPC	12/31/2024	INSPECTED
TPC	11/15/2024	INSPECTED
TPC	09/19/2022	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	97.75	450.08	1.0000	0.8955	20000	100		1,750,634
98 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	1,750,634

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	1792	0	0
Wood Frame	28.74	107	50	1,537

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				8,537

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	875,300	4,300	879,600			783,123C
2024	881,100	288,500	1,169,600			1,008,630C
2023	742,000	218,600	960,600			960,600S
2022	489,700	175,300	665,000			302,620C

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

Parcel Number: 45-006-697-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORNERSTONE HOMES TC LLC	BLASIUS EDWIN V & SANDRA	720,408	01/05/2023	WD	25-PARTIAL CONSTRUCTION	2023000114	PROPERTY TRANSFER	100.0
SMYK VIRGINA	CORNERSTONE HOMES TC LLC	80,000	11/20/2020	WD	03-ARM'S LENGTH	2020008045	PROPERTY TRANSFER	100.0
SMYK VIRGINIA	SMYK & ARSENAULT	0	09/11/2009	WD	03-ARM'S LENGTH	2009 1026-858W	DEED	0.0

Property Address
6493 S DUNNS FARM RD

Owner's Name/Address
BLASIUS EDWIN V & SANDRA J
2465 WYDONW AVE
SPRINGFIELD IL 62704

Tax Description
UNREC DC/05 LOT 1 GLEN VIEW ESTATES SEC 25 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 01/11/2023
MAP #: 49
2025 Est TCV 827,164 TCV/TFA: 438.58

Building Permit(s)	Date	Number	Status
Electrical	02/10/2022	PE22-0079	100% FINIS
Mechanical	10/06/2021	PM21-0835	100% FINIS
Plumbing	08/24/2021	PP21-0264	100% FINIS
Res. Single Family Dwellin	04/08/2021	PB21-0113	100% FINIS

X	Improved		Vacant

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

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

Who	When	What
TPC	05/24/2023	INSPECTED
TPC	12/08/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	255.00	1.0000	0.8936	600	100		53,613
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	53,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.50	2300	50	2,875
Total Estimated Land Improvements True Cash Value =				2,875

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	26,800	386,800	413,600			371,366C
2024	24,000	336,200	360,200			360,200S
2023	19,200	312,300	331,500			295,465C
2022	15,000	50,300	65,300			65,300S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1257 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

893	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
1	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 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

Class: BC
Effec. Age: 3
Floor Area: 1,886
Total Base New : 418,163 E.C.F.
Total Depr Cost: 405,619 X 1.900
Estimated T.C.V: 770,676

(16) Porches/Decks

Area	Type
112	WCP (1 Story)
152	WCP (1 Story)

(17) Garage

Year Built: 2022
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: 741
% Good: 0
Storage Area: 288
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

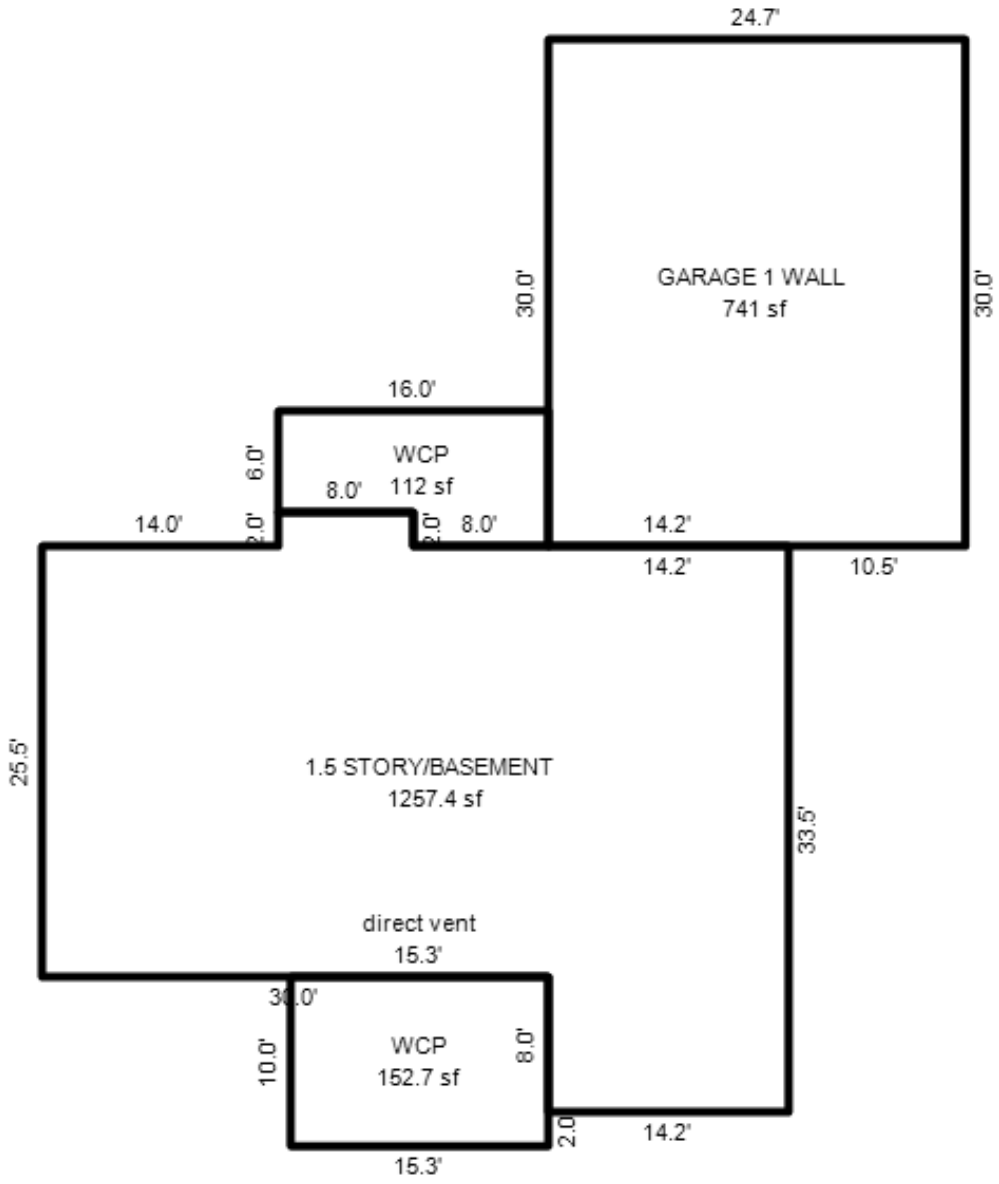
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 1257 SF Floor Area = 1886 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,257		
			Total:	300,486	291,472
Other Additions/Adjustments					
Recreation Room			893	24,575	23,838
Basement, Outside Entrance, Above Grade			1	2,405	2,333
Plumbing					
Average Fixture(s)			1	2,188	2,122
3 Fixture Bath			1	6,880	6,674
2 Fixture Bath			1	4,610	4,472
Water/Sewer					
1000 Gal Septic			1	5,676	5,506
Water Well, 100 Feet			1	6,289	6,100
Porches					
WCP (1 Story)			112	6,731	6,529
WCP (1 Story)			152	8,612	8,354
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			741	38,517	37,361
Storage Over Garage			288	5,213	5,057
Common Wall: 1 Wall			1	-3,139	-3,045
Door Opener			1	688	667
Built-Ins					
Appliance Allow.			1	4,003	3,883
Fireplaces					

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

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

Parcel Number: 45-006-697-001-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-697-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORNERSTONE HOMES TC LLC	SADROVITZ CRAIG S & FORD	697,338	08/12/2022	WD	25-PARTIAL CONSTRUCTION	2022004711	PROPERTY TRANSFER	100.0
SMYK VIRGINA	CORNERSTONE HOMES TC LLC	80,000	11/20/2020	WD	19-MULTI PARCEL ARM'S LE	2020008045	PROPERTY TRANSFER	100.0
SMYK VIRGINIA	SMYK & ARSENAULT	0	09/11/2009	WD	03-ARM'S LENGTH	2009 1026-858W	DEED	0.0

Property Address
6495 S DUNNS FARM RD

Owner's Name/Address
SADROVITZ CRAIG S & FORD JENNIFER E
6495 S DUNNS FARM RD
MAPLE CITY MI 49664

Tax Description
UNREC DC/05 LOT 2 GLEN VIEW ESTATES SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/24/2022
MAP #: 49
2025 Est TCV 801,638 TCV/TFA: 356.76

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/12/2024	PB24-0128	0%
Plumbing	04/02/2024	PP24-0090	0%
ADDITION/ALTERATION	03/23/2024	LU24-08	0%
Electrical	02/10/2024	PE24-0037	0%

X Improved Vacant

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

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

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	252.00	1.0000	0.8909	600	100		53,455
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	53,455

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	2500	50	3,900
Total Estimated Land Improvements True Cash Value =				3,900

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	26,700	374,100	400,800			351,937C
2024	23,900	325,400	349,300			341,355C
2023	19,100	306,000	325,100			325,100S
2022	15,000	63,200	78,200		78,200W	78,200S

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	12/08/2022	INSPECTED
TPC	05/13/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 2247 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 3
Floor Area: 2,247
Total Base New : 403,850 E.C.F.
Total Depr Cost: 391,728 X 1.900
Estimated T.C.V: 744,283

(16) Porches/Decks

Area	Type
106	WCP (1 Story)
159	WCP (1 Story)

(17) Garage

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: 533
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 2247 SF Floor Area = 2247 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,247		
			Total:	347,235	336,812

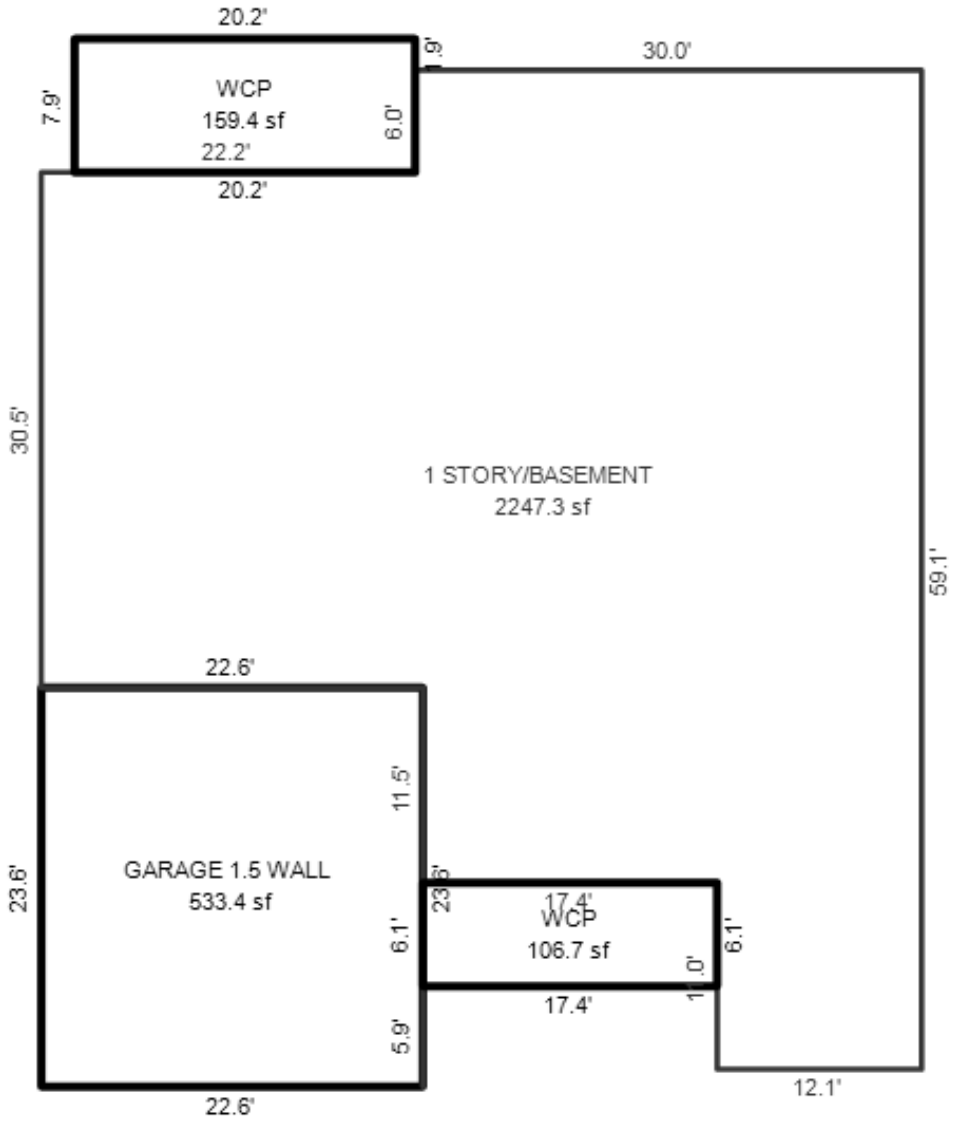
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,441
3 Fixture Bath	1	4,678	4,538
Water/Sewer			
1000 Gal Septic	1	4,899	4,752
Water Well, 100 Feet	1	5,849	5,674
Porches			
WCP (1 Story)	106	5,021	4,870
WCP (1 Story)	159	6,909	6,702
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	533	28,494	27,639
Common Wall: 1.5 Wall	1	-4,057	-3,935
Door Opener	1	550	533
Built-Ins			
Appliance Allow.	1	2,786	2,702
Totals:		403,850	391,728

Notes:
ECF (4031 RURAL) 1.900 => TCV: 744,283

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

Parcel Number: 45-006-697-002-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-697-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUNGER SUSAN J AND TIMOTH	UNGER SUSAN J TRUSTEE OF	0	09/21/2010	WD	03-ARM'S LENGTH	2010 1061-739	DEED	0.0
UNGER TIMOTHY J AND SUSAN	UNGER TIMOTHY J TRUSTEE O	0	09/21/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0
UNGER SUSAN J	UNGER TIMOTHY J & SUSAN J	0	07/08/2010	WD	03-ARM'S LENGTH	2010 1054-55WD	DEED	0.0
ERICKSON PARTNERSHIP	UNGER SUSAN J	81,500	03/07/2008	WD	03-ARM'S LENGTH	971/430	DEED	100.0

Property Address

S DUNNS FARM RD

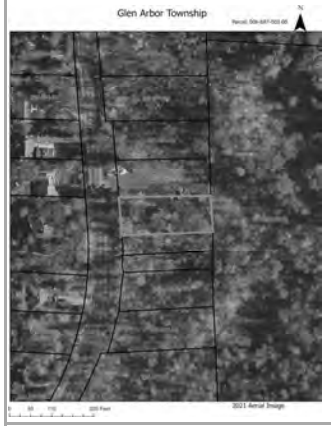
Owner's Name/Address

UNGER SUSAN J TRUSTEE OF QPRT 50%
UNGER TIMOTHY J TRUSTEE OF QPRT 50%
315 DUNES BLVD PH3
NAPLES FL 34110

Tax Description

L319 P467&468/91 LOT 3 GLEN VIEW ESTATES SEC 25 T29N R14W.

Comments/Influences



Class: RESIDENTIAL-VACAN | Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 49

2025 Est TCV 53,080

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	03/26/2018	INSPECTED
TPC	11/04/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	245.00	1.0000	0.8847	600	100		53,080
100 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	53,080

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	26,500	0	26,500			16,427C
2024	23,800	0	23,800			15,934C
2023	19,000	0	19,000			15,176C
2022	15,000	0	15,000			14,454C

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

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

Parcel Number: 45-006-697-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UNGER TIMOTHY J & SUSAN J	UNGER TIMOTHY TRUSTEE OF	0	09/21/2010	WD	03-ARM'S LENGTH	2010 1061-737	PROPERTY TRANSFER	0.0
UNGER TIMOTHY AND SUSAN	UNGER SUSAN J TRUSTEE OF	0	09/21/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0
UNGER SUSAN J	UNGER TIMOTHY J & SUSAN J	0	07/08/2010	WD	03-ARM'S LENGTH	2010 1054-56WD	DEED	0.0
CITIMORTGAGE	UNGER SUSAN J REV TRUST	7,500	07/16/2009	CD	11-FROM LENDING INSTITUT	2009 1022/120	DEED	100.0

Property Address

S DUNNS FARM RD

Owner's Name/Address

UNGER TIMOTHY J TRUSTEE QPRT 50%
UNGER SUSAN J TRUSTEE QPRT 50%
315 DUNES BLVD PH3
NAPLES FL 34110

Tax Description

L217 P125/80 L319 P467&468/91 L876 P346&347/05 N 1/2 OF LOT 4 GLEN VIEW ESTATES SEC 25 T29N R14W.

Comments/Influences

NON CONFORMING 50'

Class: RESIDENTIAL-VACAN | Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 49

2025 Est TCV 15,781

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	03/26/2018	INSPECTED
TPC	11/04/2015	INSPECTED
WAS	10/23/2010	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	50.00	245.00	1.1892	0.8847	600	50	NONCONFORMING	15,781
50 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	15,781

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	7,900	0	7,900			3,645C
2024	7,100	0	7,100			3,536C
2023	5,700	0	5,700			3,368C
2022	3,800	0	3,800			3,208C

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

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

Parcel Number: 45-006-697-004-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COCHRAN	ROSE	0	04/21/2000	WD	03-ARM'S LENGTH	541:244	OTHER	0.0

Property Address
S DUNNS FARM RD

Owner's Name/Address
ROSE JAMES G & KATHRYN O
708 BASS LAKE RD
TRAVERSE CITY MI 49684

Tax Description
L216 P621 L541 P244/00 S 1/2 OF LOT 4 GLEN VIEW ESTATES. SEC 25 T29N R14W.

Comments/Influences
NON CONFORMING 50'

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

Class: RESIDENTIAL-VACAN | Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 49
2025 Est TCV 15,781

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	11/04/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	50.00	245.00	1.1892	0.8847	600	50	NON CONFORMING NOT BUILDAB	
50 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			15,781

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	7,900	0	7,900			3,645C
2024	7,100	0	7,100			3,536C
2023	5,700	0	5,700			3,368C
2022	3,800	0	3,800			3,208C

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

Parcel Number: 45-006-697-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COCHRAN	ROSE	65,000	04/21/2000	WD	03-ARM'S LENGTH	541:244	OTHER	0.0

Property Address

S DUNNS FARM RD

Owner's Name/Address

ROSE JAMES G & KATHRYN O
708 BASS LAKE RD
TRAVERSE CITY MI 49684

Tax Description

L541 P244/00 LOT 5 GLEN VIEW ESTATES. SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 49

2025 Est TCV 53,455

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	11/04/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	252.00	1.0000	0.8909	600	100		53,455
100 Actual Front Feet, 0.58 Total Acres						Total Est. Land Value =		53,455

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	26,700	0	26,700			16,427C
2024	23,900	0	23,900			15,934C
2023	19,100	0	19,100			15,176C
2022	15,000	0	15,000			14,454C

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

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

Parcel Number: 45-006-697-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

S DUNNS FARM RD

Owner's Name/Address

ROSE JIM & KATIE
708 BASS LAKE RD
TRAVERSE CITY MI 49684

Tax Description

L236 P656 L301 P415 L431 P930 L534 P489
LOT 6 GLEN VIEW ESTATES SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 49

2025 Est TCV 54,635

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	11/04/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	275.00	1.0000	0.9106	600	100		54,635
100 Actual Front Feet, 0.63 Total Acres						Total Est. Land Value =		54,635

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	27,300	0	27,300			16,427C
2024	24,500	0	24,500			15,934C
2023	19,600	0	19,600			15,176C
2022	15,000	0	15,000			14,454C

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

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

Parcel Number: 45-006-700-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN JONATHAN S TRUST	IM GLAD WE DIDNT GO TO HA	939,000	06/20/2014	WD	03-ARM'S LENGTH	1201P589	PROPERTY TRANSFER	100.0
OVERBECK	HOFFMAN	0	03/29/2010	QC	09-FAMILY	2010 1044_923Q	DEED	0.0
HOFFMAN JONATHAN S	HOFFMAN JONATHAN S TRUST	0	03/24/2010	PTA	33-TO BE DETERMINED	2010 PTA	DEED	0.0
HOFFMAN JONATHAN S	HOFFMAN JONATHAN S TRUST	0	03/24/2010	QC	09-FAMILY	2010 1044_930Q	DEED	0.0

Property Address

6997 S GLEN LAKE RD

Owner's Name/Address

IM GLAD WE DIDNT GO TO HAWAII LLC
C/O ARCHIPLEY TOM & DINA
592 WILLOUGHBY RD
MASON MI 48854

Tax Description

L176 P144/74 L912 P640/06 LOT 1 PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 2,462,424 TCV/TFA: 1150.6

Building Permit(s)	Date	Number	Status
Electrical	05/14/2019	PE19-0223	100% FINIS
Res. Porch/Deck	11/30/2016	PB16-0524	100% FINIS
FENCE	11/11/2016	LU16-39	100% FINIS
HOUSE	07/29/1993	93001598	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/17/2017	INSPECTED
TPC	12/22/2016	INSPECTED
TPC	11/12/2016	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	110.00	150.00	1.0000	0.6804	20000	100		1,496,825
90 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	1,496,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	35.74	90	0	0
Dock: Light posts	47.90	810	50	19,399
D/W/P: 3.5 Concrete	7.64	30	0	0
D/W/P: 3.5 Concrete	7.64	90	0	0
D/W/P: Flagstone/Sand	26.31	200	0	0
Wood Frame	34.31	153	50	2,624

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				42,023

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	748,400	482,800	1,231,200			604,241C
2024	579,500	475,300	1,054,800			586,073C
2023	538,100	362,000	900,100			558,165C
2022	322,500	298,600	621,100			531,586C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
1977 198	2017

Condition: Average

Room List

	Basement
7	1st Floor
2	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
2	Front Overhang
2	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1597 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 2,140
Total Base New : 456,087 E.C.F.
Total Depr Cost: 342,065 X 2.700
Estimated T.C.V: 923,576

(16) Porches/Decks

Area	Type
114	WCP (1 Story)
605	WPP
276	Treated Wood
120	Treated Wood
52	Wood Balcony

(17) Garage

Year Built: 1985
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1977
(11) Heating System: Forced Heat & Cool
Ground Area = 1597 SF Floor Area = 2140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

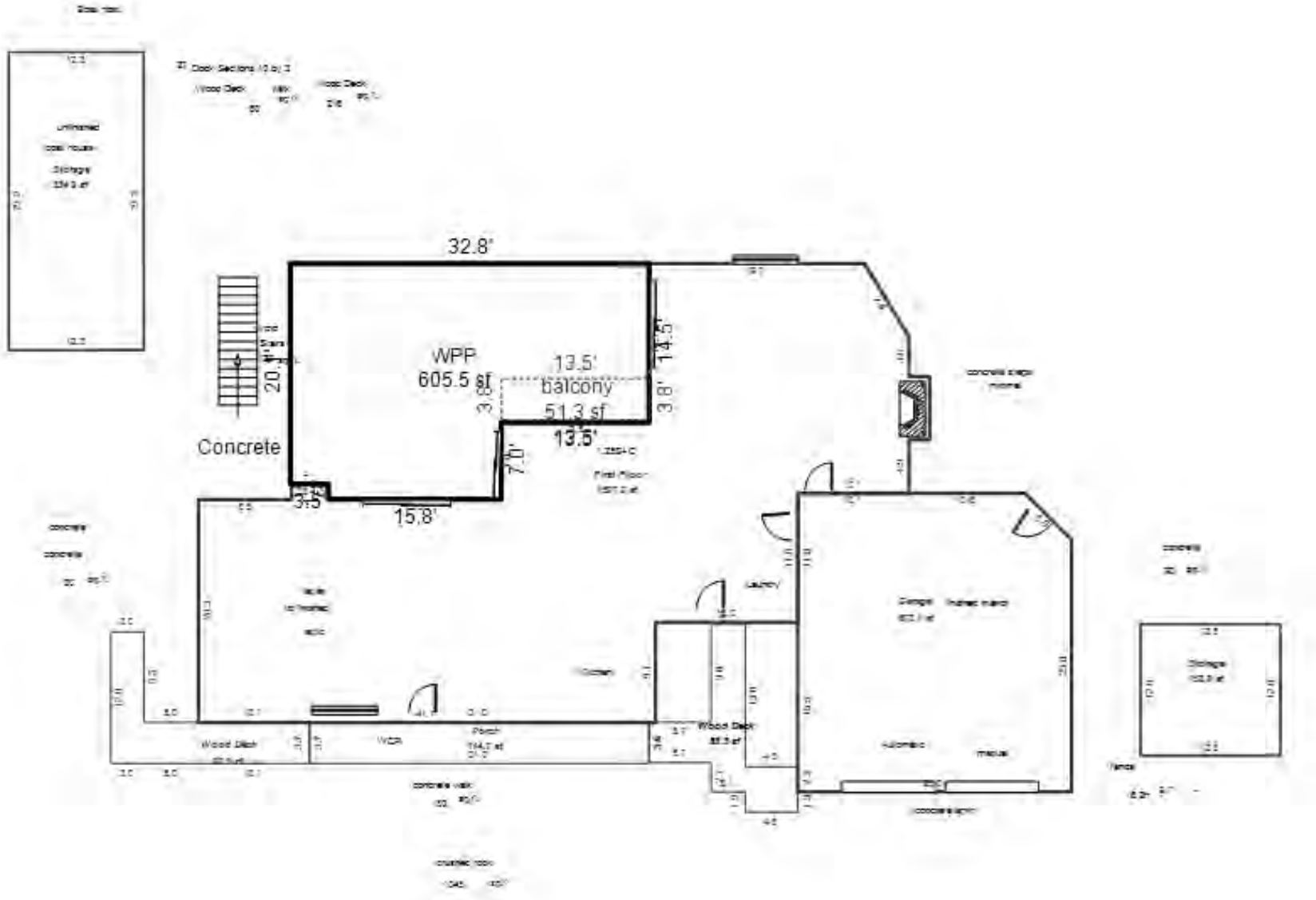
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,597		
1 Story	Siding	Overhang	144		
			Total:	321,145	240,858

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	2	13,760	10,320
Water/Sewer			
1000 Gal Septic	1	5,676	4,257
Water Well, 100 Feet	1	6,289	4,717
Porches			
WCP (1 Story)	114	6,832	5,124
WPP	605	13,110	9,832
Deck			
Treated Wood	276	5,465	4,099
Treated Wood	120	3,145	2,359
Balcony			
Wood Balcony	52	2,605	1,954
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	672	42,679	32,009
Common Wall: 1 Wall	1	-3,139	-2,354
Door Opener	2	1,376	1,032
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			

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

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



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

Parcel Number: 45-006-700-002-01 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLOSTERMAN JONI C	KLOSTERMAN JONI C TRUST	0	07/31/2019	WD	09-FAMILY	2019005177	PROPERTY TRANSFER	0.0
GROENDYK PHILIP	KLOSTERMAN JONI C FKA GRO	1	02/09/2016	QC	06-COURT JUDGEMENT	1253P546	PROPERTY TRANSFER	0.0
KLOSTERMAN HAHN MARY D	GROENDYK & DYKSTRA M & BA	0	12/20/2014	QC	09-FAMILY	1217P382	PROPERTY TRANSFER	0.0
GROENDYK JONI	GROENDYK PHILIP & JONI	0	12/20/2014	QC	09-FAMILY	1217P383	DEED	0.0

Property Address

6983 S GLEN LAKE RD

Owner's Name/Address

KLOSTERMAN JONI C TRUST
2008 PINNACLE DR SW
WYOMING MI 49519

Tax Description

2015 L1217P382 LOT 2 PLAT OF GLENWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2
FORMERLY L691 P291/02 2002 & 2003
INTEREST SPLIT FROM 006-700-002-00 2005
INTEREST REVISED/COMBINED LOT 2 UND 12% INT - PHILIP & JONI GROENDYK AS A TENANT IN COMMON PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences

2015 ADD 21.333% FROM -00

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2025 Est TCV 761,251 TCV/TFA: 344.15

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/13/2017	INSPECTED
WAS	04/05/2010	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	175.00	1.0000	0.7071	20000	33	INTEREST SPLIT 33.333%	46
100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	466,690

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
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				17,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	233,300	147,300	380,600			136,901C
2024	185,000	145,000	330,000			132,785C
2023	171,800	111,200	283,000			126,462C
2022	103,000	92,500	195,500			120,440C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1952	1980

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2212 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 30
Floor Area: 2,212
Total Base New : 444,216 E.C.F.
Total Depr Cost: 102,615 X 2.700
Estimated T.C.V: 277,061

(16) Porches/Decks

Area	Type
211	Treated Wood
176	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

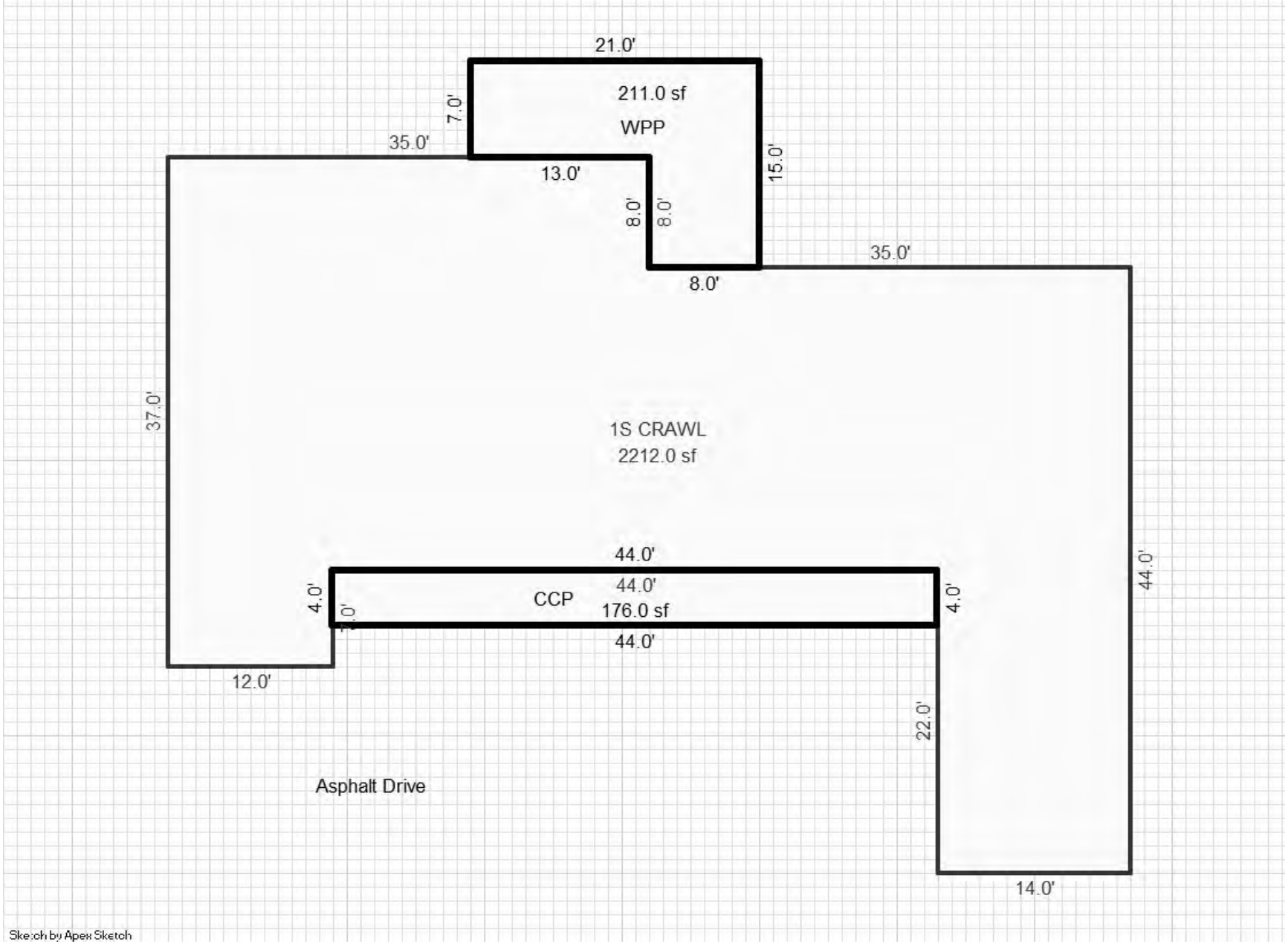
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2212 SF Floor Area = 2212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1
Economic Depreciation because of: INTEREST SPLIT 33.333%
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,212		
			Total:	391,838	90,516
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,337	771
3 Fixture Bath			1	10,527	2,432
Water/Sewer					
1000 Gal Septic			1	6,158	1,422
Water Well, 100 Feet			1	6,593	1,523
Deck					
Treated Wood			211	4,796	1,108
Treated Wood			176	4,231	977
Built-Ins					
Appliance Allow.			1	6,897	1,593
Fireplaces					
Exterior 1 Story			1	9,839	2,273
			Totals:	444,216	102,615

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 277,061

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

Parcel Number: 45-006-700-002-01, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-700-002-02 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DYKSTRA CHARLES A & MARCI	DYKSTRA CHARLES A JR & MA	0	05/02/2023	WD	09-FAMILY	2023001980	PROPERTY TRANSFER	0.0
KLOSTERMAN HAHN MARY D	GROENDYK & DYKSTRA M & BA	0	12/20/2014	QC	09-FAMILY	1217P382	PROPERTY TRANSFER	0.0
DYKSTRA MARCIA	DYKSTRA CHARLES A & MARC	0	12/20/2014	QC	09-FAMILY	1217P384	DEED	0.0
KLOSTERMAN TRST/NATL CITY	GROENDYK PHILIP ET AL	1	02/18/2003	QC	09-FAMILY	710:542	OTHER	100.0

Property Address

6983 S GLEN LAKE RD

Owner's Name/Address

DYKSTRA CHARLES A JR & MARCIA TRUST
5319 WOODMONT DR
PORTAGE MI 49002

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2025 Est TCV 761,251 TCV/TFA: 344.15

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	175.00	1.0000	0.7071	20000	33	INTEREST SPLIT	466,690
100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	466,690

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
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				17,500

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

Tax Description

2015 L1217P382 LOT 2 PLAT OF GLENWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2 FORMERLTY L710 P542/03 2002 & 2003 INTEREST SPLIT FROM 006-700-002-00 2005 INTEREST REVISED/COMBINED LOT 2 PLAT OF GLENWOOD. UND 12% INT - CHARLES A & MARCIA DYKSTRA AS A TENANT IN COMMON SEC 27 T29N R14W.

Comments/Influences

2015ADD 21.333%

Who	When	What
TPC	11/13/2017	INSPECTED
WAS	04/05/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	233,300	147,300	380,600			136,830C
2024	185,000	145,000	330,000			132,716C
2023	171,800	111,200	283,000			126,397C
2022	103,000	92,500	195,500			120,379C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1952	1980

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2212 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 30
Floor Area: 2,212
Total Base New : 444,216 E.C.F.
Total Depr Cost: 102,615 X 2.700
Estimated T.C.V: 277,061

(16) Porches/Decks

Area	Type
211	Treated Wood
176	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

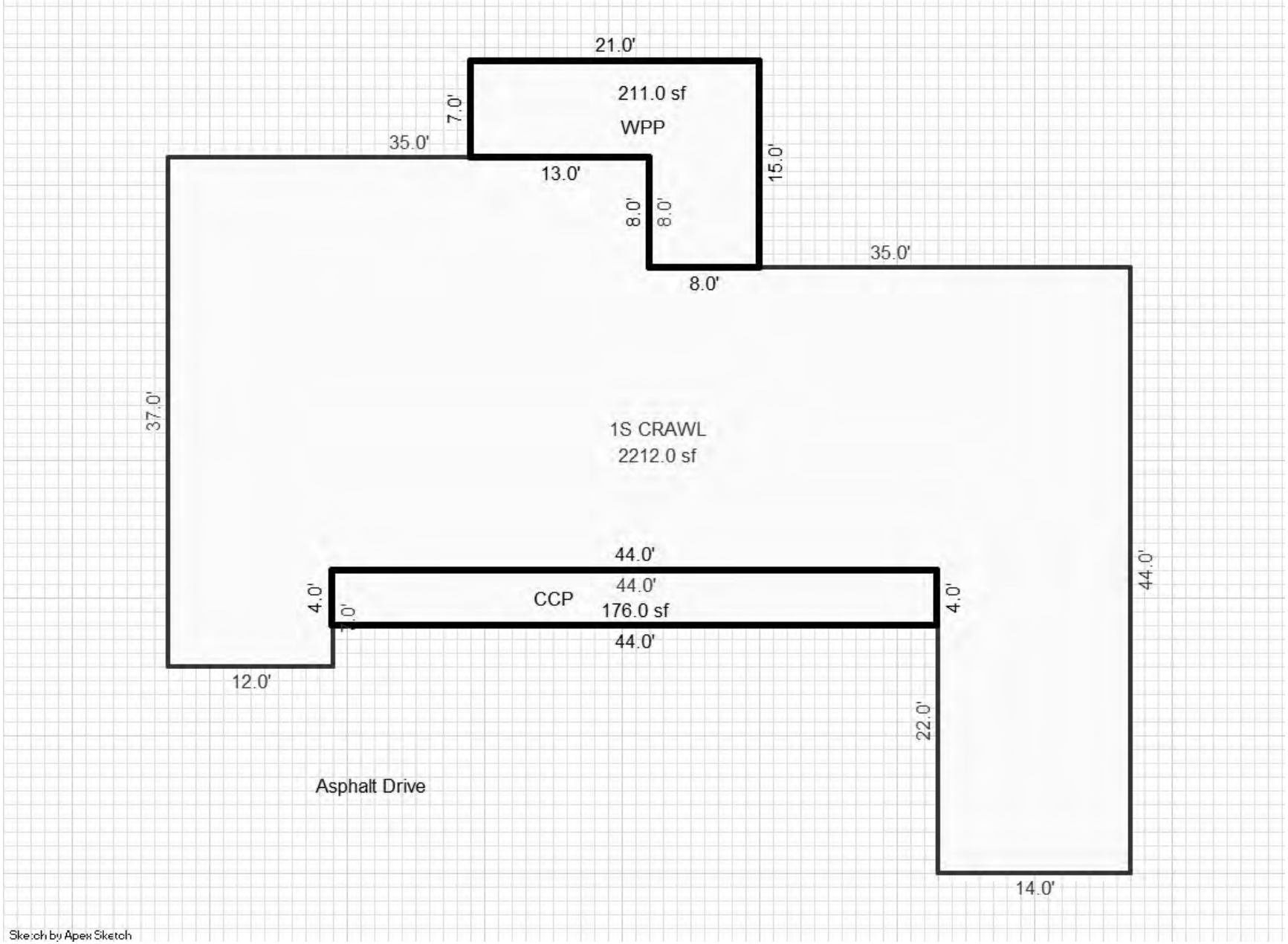
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2212 SF Floor Area = 2212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,212		
			Total:	391,838	90,516
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,337	771
3 Fixture Bath			1	10,527	2,432
Water/Sewer					
1000 Gal Septic			1	6,158	1,422
Water Well, 100 Feet			1	6,593	1,523
Deck					
Treated Wood			211	4,796	1,108
Treated Wood			176	4,231	977
Built-Ins					
Appliance Allow.			1	6,897	1,593
Fireplaces					
Exterior 1 Story			1	9,839	2,273
			Totals:	444,216	102,615

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 277,061

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

Parcel Number: 45-006-700-002-02, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-700-002-03 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTELS JOHN H & KATHLEEN	BARTELS KATHLEEN A	0	04/05/2018	WD	09-FAMILY	1325P734	PROPERTY TRANSFER	0.0
BARTELS KATHLEEN A	BARTELS KATHLEEN A TRUST	0	04/05/2018	WD	09-FAMILY	1325P735	PROPERTY TRANSFER	0.0
KLOSTERMAN HAHN MARY D	GROENDYK & DYKSTRA M & BA	0	12/20/2014	QC	09-FAMILY	1217P382	PROPERTY TRANSFER	0.0
BARTELS KATHLEEN A	BARTELS JOHN H & KATHLEEN	0	12/20/2014	QC	09-FAMILY	1217P385	DEED	0.0

Property Address
6983 S GLEN LAKE RD

Owner's Name/Address
BARTELS KATHLEEN A TRUST
1128 HOL HI DR
KALAMAZOO MI 49008

Tax Description
2015 L1217P382 LOT 2 PLAT OF GLENWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2 FORMERLY L734 P433/03 2003 INTEREST SPLIT FROM 006-700-002-00 LOT 2 PLAT OF GLENWOOD UND 12% INTEREST JOHN H & KATHLEEN A BARTELS AS A TENANT IN COMMON SEC 27 T29N R14W.

Comments/Influences
2015ADD21.333%

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 761,251 TCV/TFA: 344.15

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	11/20/2016	L16 -295	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	11/13/2017	INSPECTED
WAS	04/05/2010	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	175.00	1.0000	0.7071	20000	33	INTEREST SPLIT 33.333%	46
100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	466,690

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
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				17,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	233,300	147,300	380,600			136,830C
2024	185,000	145,000	330,000			132,716C
2023	171,800	111,200	283,000			126,397C
2022	103,000	92,500	195,500			120,379C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1952	1980

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2212 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 30
Floor Area: 2,212
Total Base New : 444,216 E.C.F.
Total Depr Cost: 102,615 X 2.700
Estimated T.C.V: 277,061

(16) Porches/Decks

Area	Type
211	Treated Wood
176	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

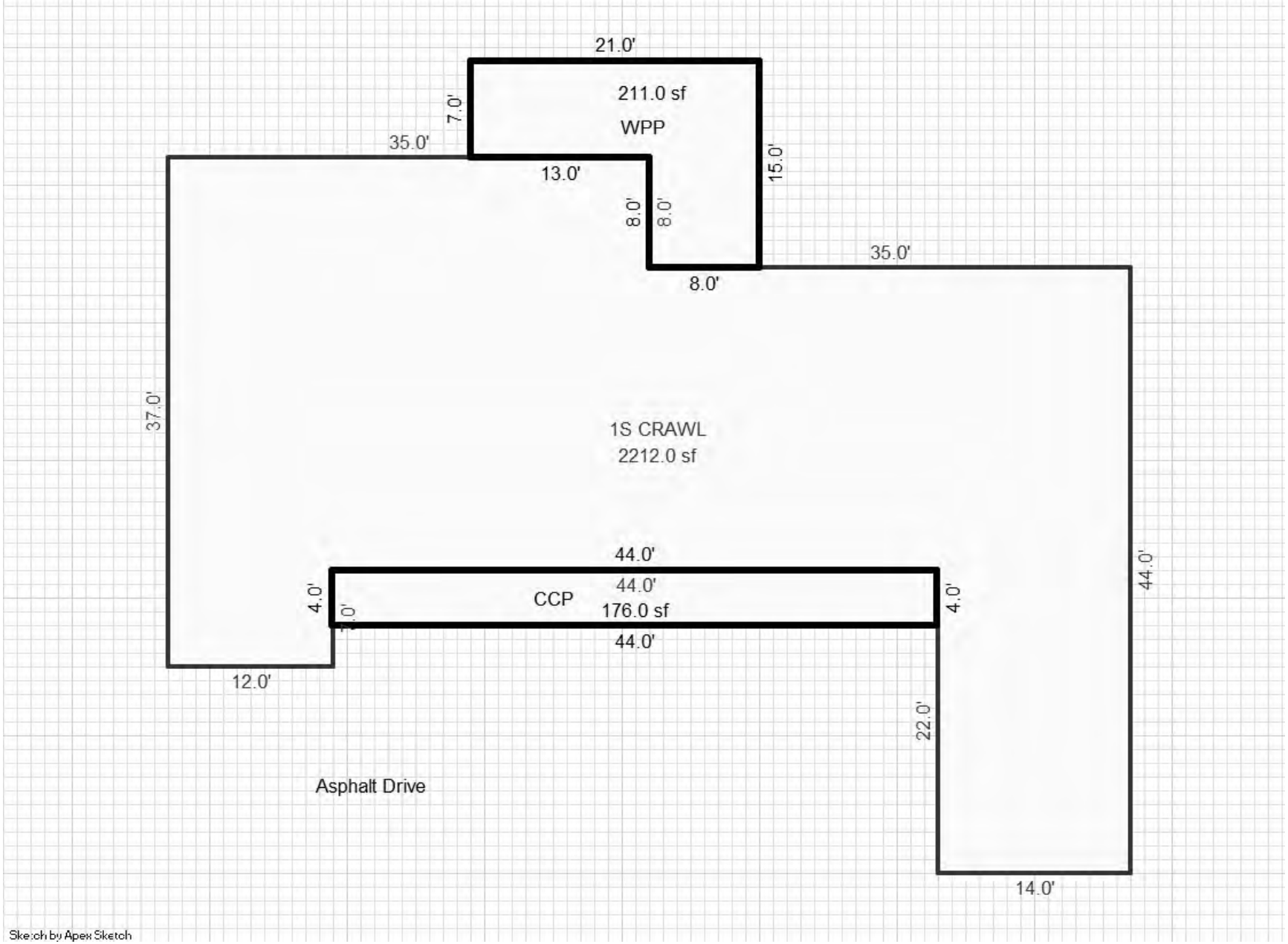
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2212 SF Floor Area = 2212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1
Economic Depreciation because of: INTEREST SPLIT 33.333%
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,212		
			Total:	391,838	90,516
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,337	771
3 Fixture Bath			1	10,527	2,432
Water/Sewer					
1000 Gal Septic			1	6,158	1,422
Water Well, 100 Feet			1	6,593	1,523
Deck					
Treated Wood			211	4,796	1,108
Treated Wood			176	4,231	977
Built-Ins					
Appliance Allow.			1	6,897	1,593
Fireplaces					
Exterior 1 Story			1	9,839	2,273
			Totals:	444,216	102,615

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 277,061

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

Parcel Number: 45-006-700-002-03, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-700-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOM FELICIA S	BLOOM FELICIA S LIVING TR	0	12/14/2007	QC	09-FAMILY	963:120	OTHER	0.0
BLOOM FELICIA S		0	12/14/2007	PTA	33-TO BE DETERMINED		DEED	0.0

Property Address
6971 S GLEN LAKE RD

Owner's Name/Address
BLOOM FELICIA S
6971 S GLEN LAKE RD
P O BOX 647
GLEN ARBOR MI 49636-0647

Tax Description
L247 P538/84 L293 P24/88 LOT 3 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 05/06/1996
MAP #: 55
2025 Est TCV 3,576,315 TCV/TFA: 873.55

Building Permit(s)	Date	Number	Status
Electrical	06/05/2008	PE08-0209	
GARAGE	05/17/1993	93001419	100% FINIS
WELL/SEPTIC	11/03/1988	1988-1702	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	04/05/2010	INSPECTED
WAS	10/19/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	200.00	1.0000	0.7311	20000	100		1,462,221
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	1,462,221

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	19.08	878	0	0

Residential Local Cost Land Improvements

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	731,100	1,057,100	1,788,200			670,328C
2024	755,500	973,700	1,729,200			650,173C
2023	636,200	733,400	1,369,600			619,213C
2022	446,500	600,600	1,047,100			589,727C

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

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

Residential Building 1 of 1 Parcel Number: 45-006-700-003-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
1989	0

Condition: Average

Room List

8	Basement
	1st Floor
	2nd Floor
6	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
2	Front Overhang
2	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors	X	Solid		H.C.

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2201 S.F.
Crawl: 0 S.F.
Slab: 140 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

1983	Recreation SF
	Living SF
4	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
X	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

400	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
5	3 Fixture Bath
3	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
2	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 20
Floor Area: 4,094
Total Base New : 974,119 E.C.F.
Total Depr Cost: 779,294 X 2.700
Estimated T.C.V: 2,104,094

(16) Porches/Decks

Area	Type
264	WPP
32	Wood Balcony

(17) Garage

Year Built: 1989
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 1052
% Good: 0
Storage Area: 600
No Conc. Floor: 0

Bsmnt Garage:

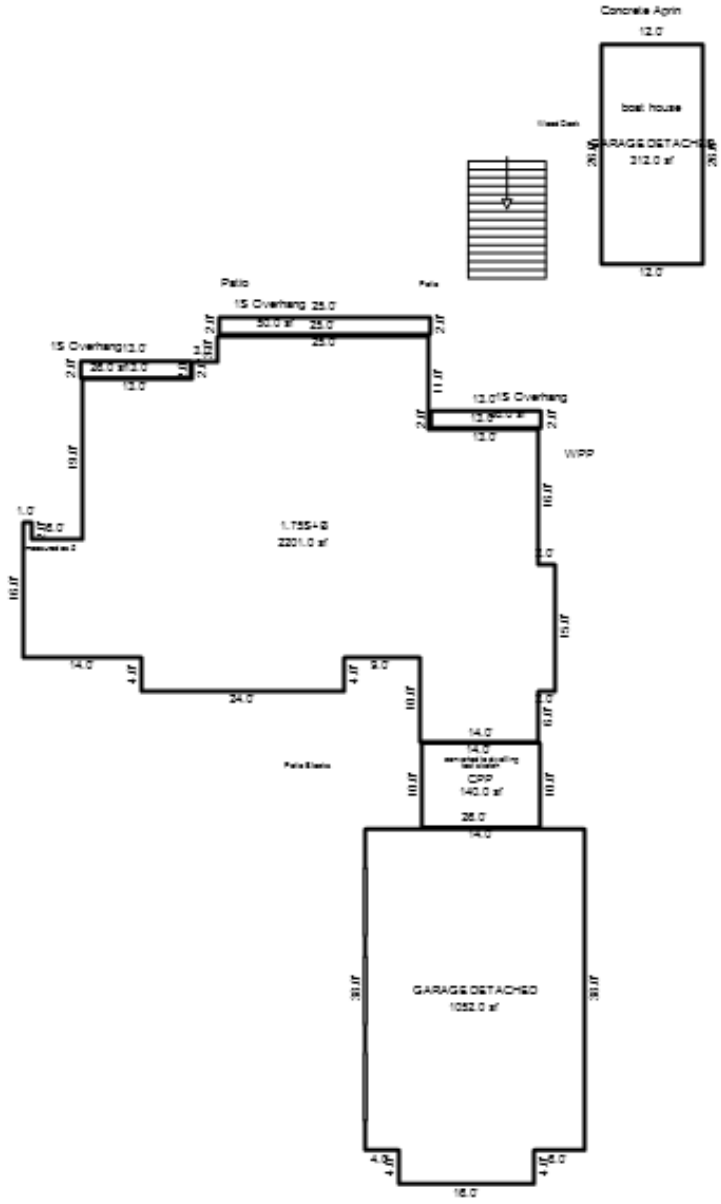
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 1989
(11) Heating System: Heat Pump
Ground Area = 2341 SF Floor Area = 4094 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	Basement	2,201		
1+ Story	Siding	Slab	140		
1 Story	Siding	Overhang	102		
			Total:	695,159	556,126
Other Additions/Adjustments					
Recreation Room			1983	60,482	48,386
Basement, Outside Entrance, Below Grade			4	17,150	13,720
Plumbing					
Average Fixture(s)			1	3,337	2,670
3 Fixture Bath			4	42,106	33,685
2 Fixture Bath			3	21,053	16,842
Water/Sewer					
1000 Gal Septic			1	6,158	4,926
Water Well, 100 Feet			1	6,593	5,274
Porches					
WPP			264	7,265	5,812
Balcony					
Wood Balcony			32	1,788	1,430
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Storage Over Garage			600	13,086	10,469
Common Wall: 1 Wall			1	-3,672	-2,938
Door Opener			3	2,312	1,850
Base Cost			1052	66,728	53,382

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

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



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

Parcel Number: 45-006-700-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUGHES KAY B	HUGHES KAY B	0	08/17/2022	QC	09-FAMILY	2022004701	PROPERTY TRANSFER	0.0
HOFFMAN JONATHAN TRUST	HUGHES KAY B	1,080,000	09/30/2015	WD	03-ARM'S LENGTH	1241P174	PROPERTY TRANSFER	100.0
HOFFMAN JONATHAN S P	HOFFMAN JONATHAN TRUST	1	10/16/2013	QC	09-FAMILY	1182P194	OTHER	0.0
SEWARD RICHARD R ET AL	HOFFMAN JONATHAN S P	985,000	10/04/2013	WD	03-ARM'S LENGTH	1180P931	PROPERTY TRANSFER	100.0

Property Address

6963 S GLEN LAKE RD

Owner's Name/Address

HUGHES KAY B
6963 S GLEN LAKE RD
GLEN ARBOR MI 49636

Tax Description

1180P931 LOT 4 EXC N 5 FT PLAT OF GLENWOOD. SEC 27 T29N R14W. 12/31/2013 COMBINED INTEREST SPLITS FORMERLY ASSESSED AS 1/3 INTEREST SPLITS ON EACH PIN 004-00, 004-01, 004-02. FORMERLY L298 P888/89 L695 P45/02 LOT 4 EXC N 5 FT PLAT OF GLENWOOD. AN UND 1/3 INTEREST

Comments/Influences

COMBINED INTERST SPLITS FOR 2014 ASSESSMENT 004-01, 004-02

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 10/08/2015

MAP #: 55

2025 Est TCV 2,192,838 TCV/TFA: 1257.3

Building Permit(s)	Date	Number	Status
Mechanical	12/31/2015	PM15-0727	

X	Improved		Vacant

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

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

Who	When	What
TPC	10/08/2015	INSPECTED
TPC	10/17/2013	INSPECTED
WAS	10/19/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	95.00	240.00	1.0000	0.7652	20000	100		1,453,891
95 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	1,453,891

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.23	360	0	0
Wood Frame	23.91	288	50	3,443

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 =				8,443

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	726,900	369,500	1,096,400			608,170C
2024	751,200	363,400	1,114,600			589,884C
2023	632,600	274,200	906,800			561,795C
2022	442,700	224,800	667,500			535,043C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1979 198	2015

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
2	Front Overhang
2	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1744 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

1486	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. 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
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,744
Total Base New : 386,499 E.C.F.
Total Depr Cost: 270,557 X 2.700
Estimated T.C.V: 730,504

(16) Porches/Decks

Area	Type
88	WGEP (1 Story)
120	WGEP (1 Story)
160	WCP (1 Story)
188	WCP (1 Story)
770	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

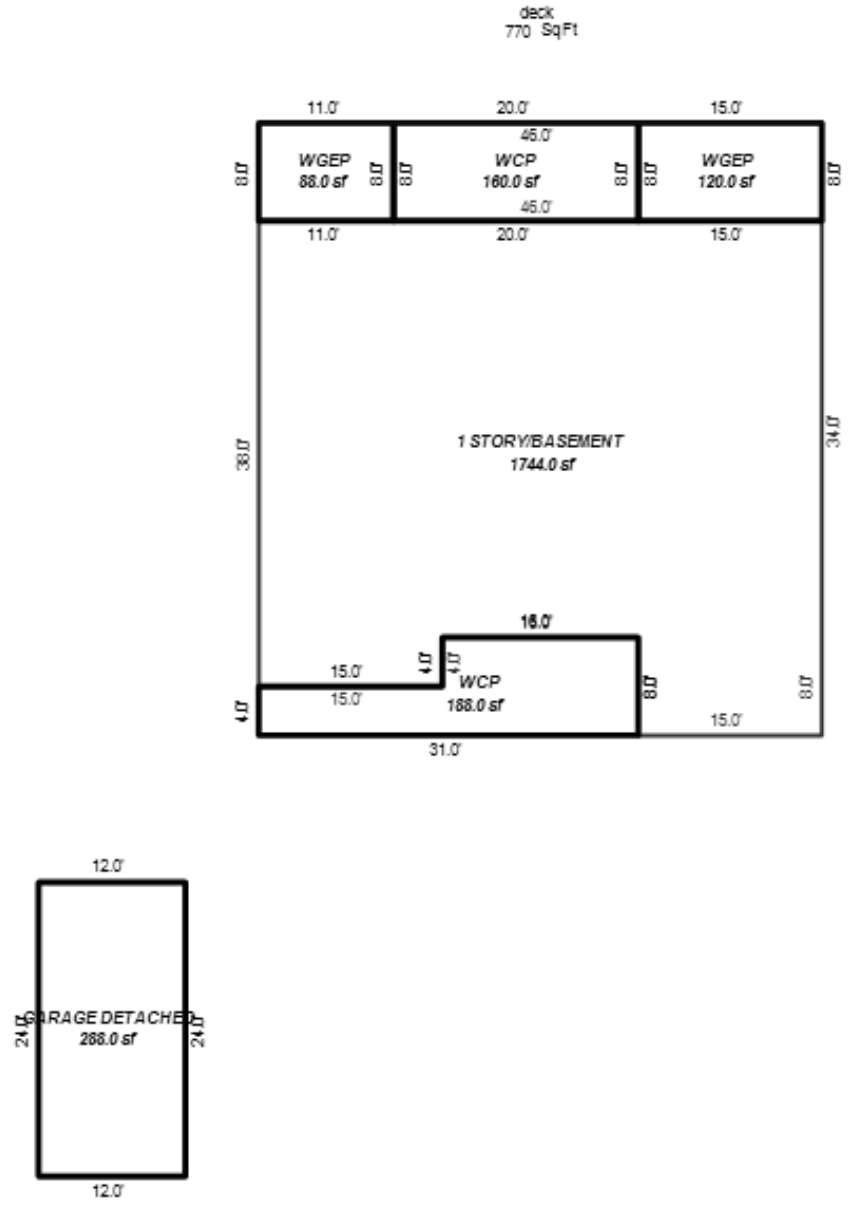
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1979
(11) Heating System: Forced Heat & Cool
Ground Area = 1744 SF Floor Area = 1744 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	1,744		
			Total:	279,160	195,421
Other Additions/Adjustments					
Recreation Room			1486	28,932	20,252
Basement, Outside Entrance, Below Grade			1	2,578	1,805
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			2	9,357	6,550
Water/Sewer					
1000 Gal Septic			1	4,899	3,429
Water Well, 100 Feet			1	5,849	4,094
Porches					
WGEP (1 Story)			88	8,945	6,261
WGEP (1 Story)			120	11,034	7,724
WCP (1 Story)			160	6,941	4,859
WCP (1 Story)			188	7,766	5,436
Built-Ins					
Appliance Allow.			1	2,786	1,950
Fireplaces					
Interior 2 Story			1	6,694	4,686
Deck					
Treated Wood			770	10,072	7,050
			Totals:	386,499	270,557

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 730,504

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



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

Parcel Number: 45-006-700-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEWARD MERRY BETH	SEWARD MERRY BETH TRUST	0	05/13/2024	QC	09-FAMILY	2024002315	PROPERTY TRANSFER	0.0
REYES DAVID	REYES FAMILY TRUST	0	06/13/2023	QC	09-FAMILY	2023002500	PROPERTY TRANSFER	0.0
REYES JILL BAILIFF	REYES DAVID	0	09/04/2018	QC	09-FAMILY	1340P507	PROPERTY TRANSFER	0.0
REYES BAILIFF JILL QPRT2	REYES DAVID & LISA	0	06/26/2018	QC	09-FAMILY	1335P710	PROPERTY TRANSFER	0.0

Property Address
6919 S GLEN LAKE RD

Owner's Name/Address
MINOR & REYES TRUST & SEWARD TRUST
711 MARION ST
DENVER CO 80218

Tax Description
L136 P388 L151 P115 L343 P207/92 L446 P732/97 L594 P450/01 L632 P263/02 THE NLY 5 FT OF LOT 4 LOT 5 LOT 6 EXC N 30 FT OF LOT 6. REC IN L228 P576/81 PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences
3/5TH AND 50% OF 1/5 = 70%

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 2,173,797 TCV/TFA: 502.50

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	08/19/2008	L08-069	100% FINIS
Plumbing	03/01/2005	PP05-0063	
Electrical	02/24/2005	PE05-0085	

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
X	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

Who When What
WAS 10/19/2007 INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	70% INT Reason	Value
GROUP A 20000	100.00	300.00	0.9230	0.8091	20000	70	INTEREST SPLIT	1,045,503
GROUP A 20000	75.00	300.00	0.9230	0.8091	20000	35	SURPLUS ON 70%	392,064
175 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	1,437,567

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.26	396	50	4,011

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 =				9,011

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	718,800	368,100	1,086,900			291,591C
2024	699,700	362,100	1,061,800			282,824C
2023	589,200	273,300	862,500			269,357C
2022	386,200	224,000	610,200			256,531C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1950 #69	1985

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 754 S.F.
Crawl: 704 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 1,458
Total Base New : 235,588 E.C.F.
Total Depr Cost: 98,947 X 2.700
Estimated T.C.V: 267,157

(16) Porches/Decks

Area	Type
312	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1458 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	754		
1 Story	Siding	Crawl Space	608		
1 Story	Siding	Crawl Space	96		
			Total:	203,749	85,574

Other Additions/Adjustments

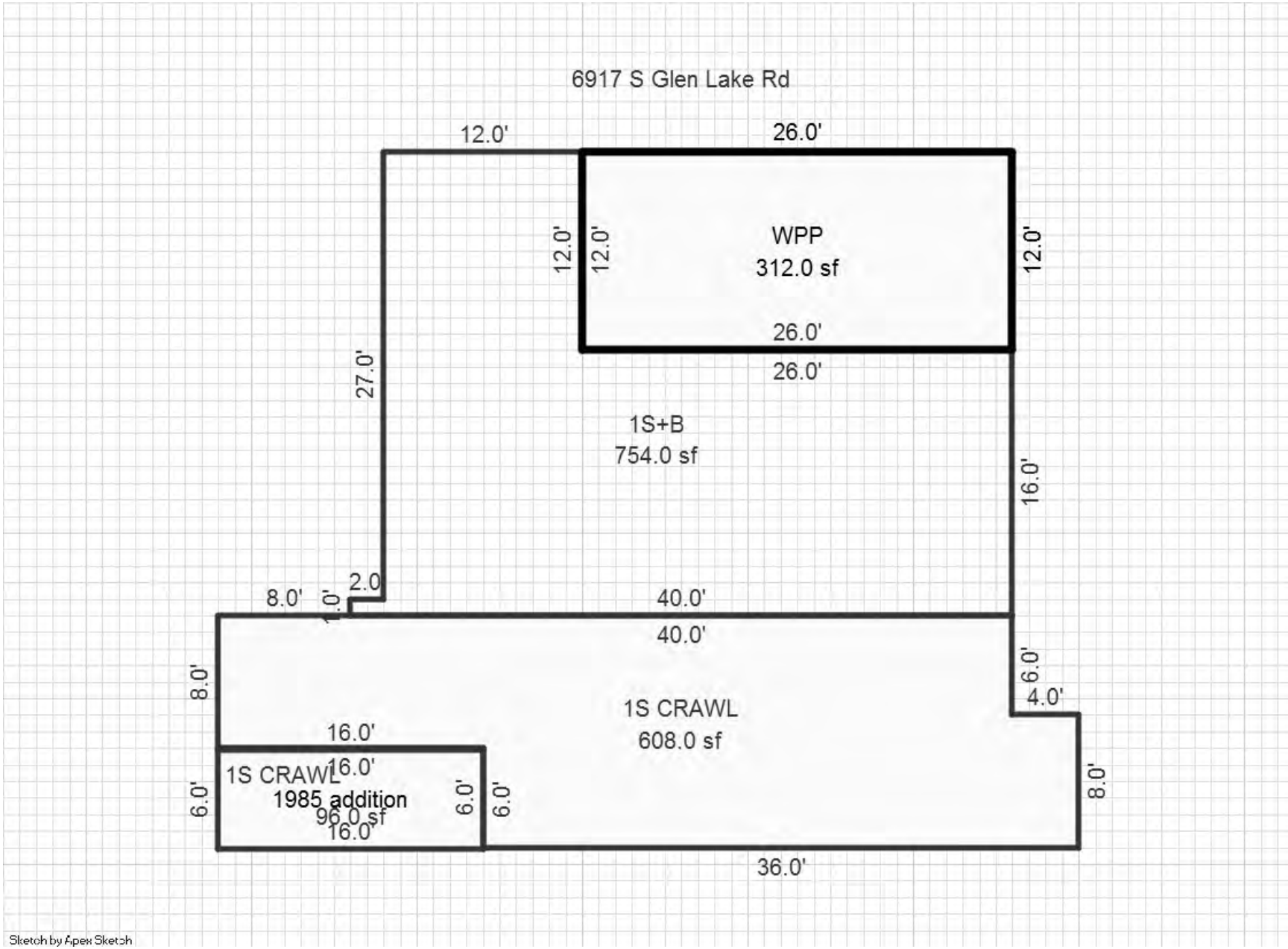
Plumbing			
Average Fixture(s)	1	1,486	624
3 Fixture Bath	1	4,678	1,965
Water/Sewer			
1000 Gal Septic	1	4,899	2,058
Water Well, 100 Feet	1	5,849	2,457
Deck			
Treated Wood	312	5,582	2,344
Built-Ins			
Appliance Allow.	1	2,786	1,170
Fireplaces			
Exterior 1 Story	1	6,559	2,755
	Totals:	235,588	98,947

Notes: 6917

1945BUILD. 1978EST ADDITOIN ON LAKE SIDE - WITH PART OF OLD HOUSE LIFED UP ONTO B
ECF (4080 BIG GLEN) 2.700 => TCV: 267,157

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

Parcel Number: 45-006-700-005-00, Residential Building 1 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 672
Total Base New : 107,698 E.C.F.
Total Depr Cost: 45,234 X 2.700
Estimated T.C.V: 122,132

(16) Porches/Decks

Area	Type
436	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

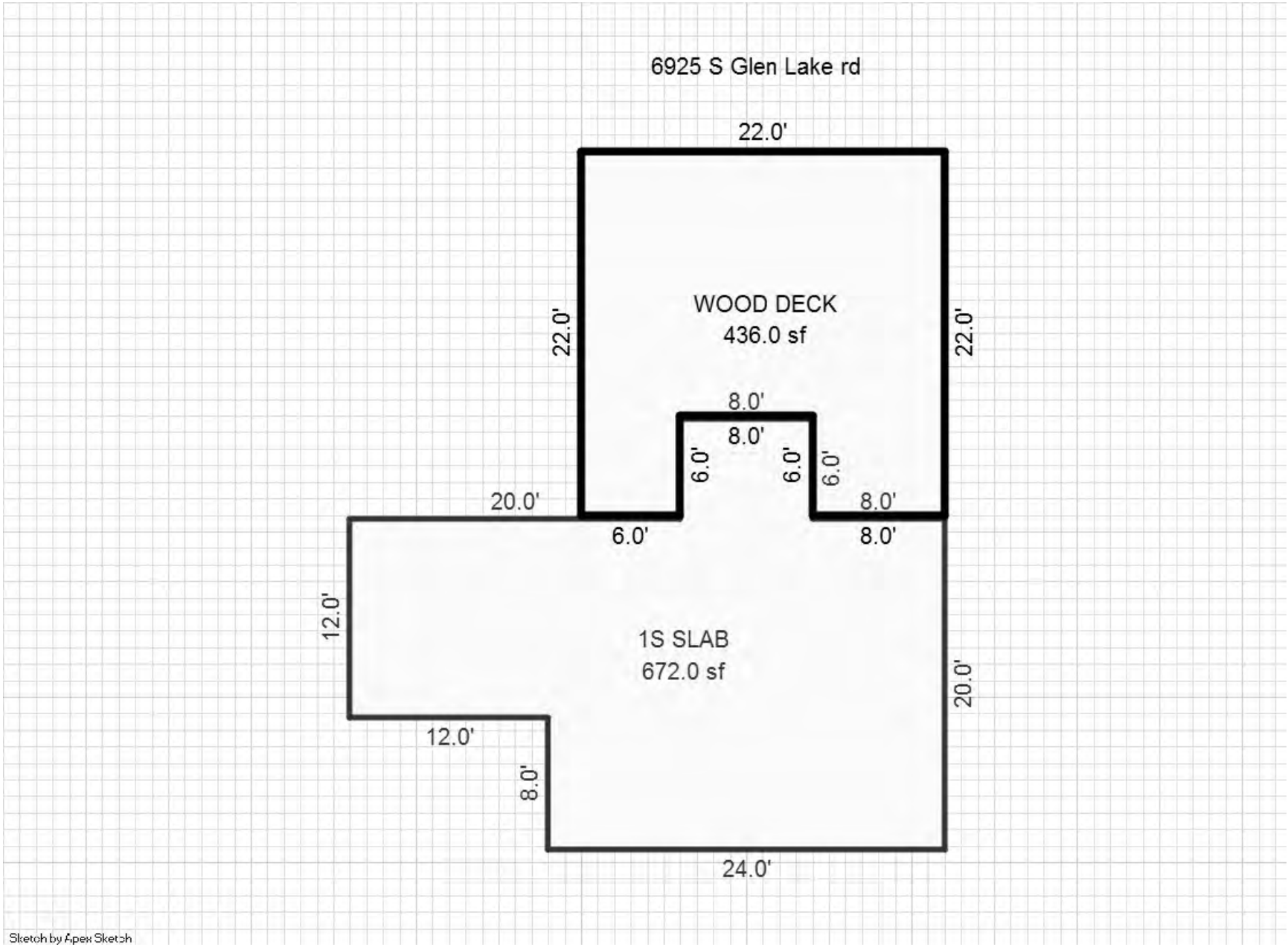
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	91,100	38,263
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	624
Deck					
Treated Wood			436	6,950	2,919
Built-Ins					
Appliance Allow.			1	2,786	1,170
Fireplaces					
Interior 1 Story			1	5,376	2,258
			Totals:	107,698	45,234

Notes: 6925

ECF (4080 BIG GLEN) 2.700 => TCV: 122,132

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

Parcel Number: 45-006-700-005-00, Residential Building 2 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1112 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,112
Total Base New : 129,937 E.C.F.
Total Depr Cost: 54,574 X 2.700
Estimated T.C.V: 147,350

(16) Porches/Decks

Area	Type
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

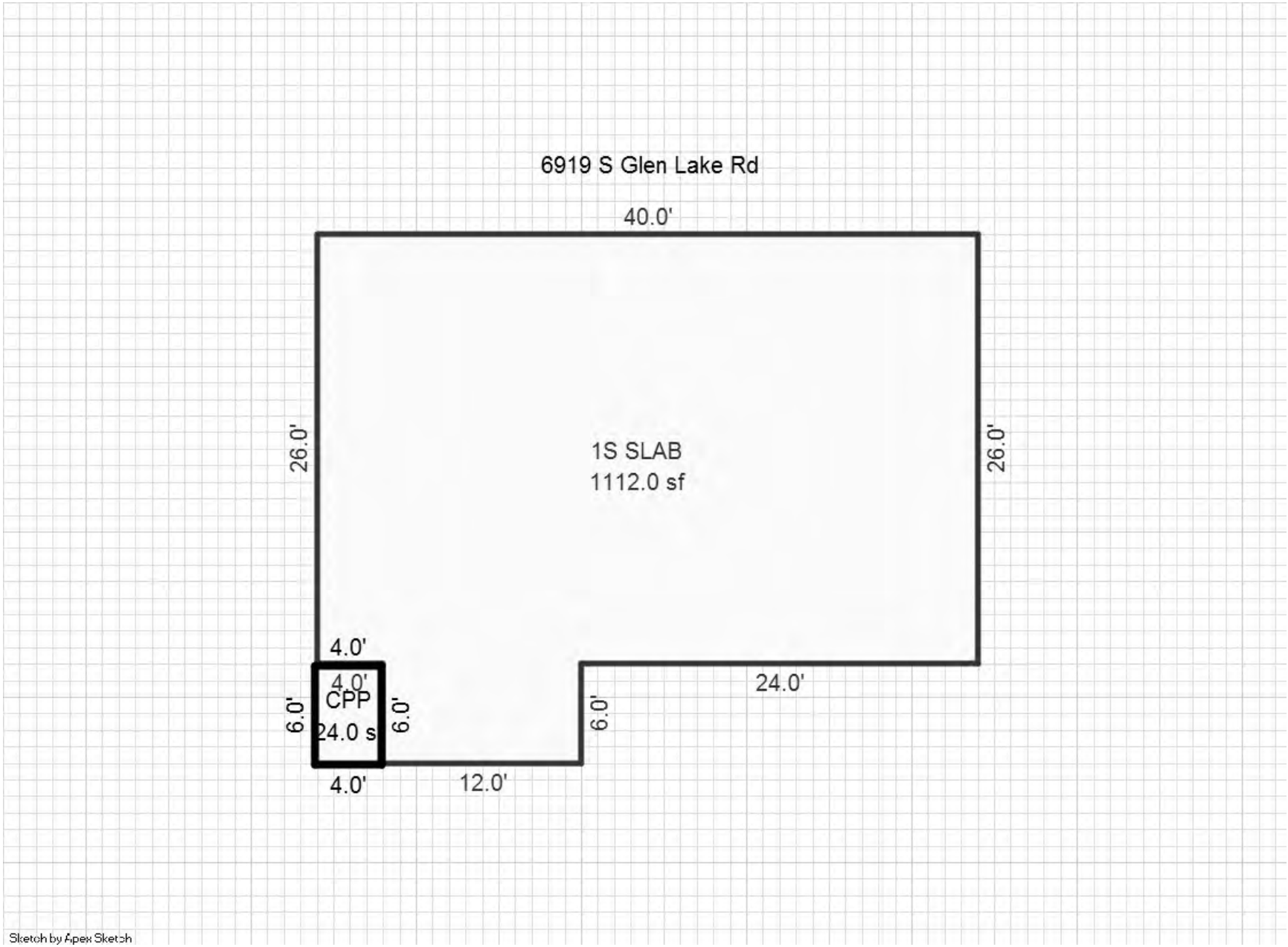
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
			Total:	126,114	52,968
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	520
Built-Ins					
Appliance Allow.			1	1,947	818
Porches					
CPP			24	638	268
			Totals:	129,937	54,574

Notes: 6919

ECF (4080 BIG GLEN) 2.700 => TCV: 147,350

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

Parcel Number: 45-006-700-005-00, Residential Building 3 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 604 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 604
Total Base New : 90,738 E.C.F.
Total Depr Cost: 38,111 X 2.700
Estimated T.C.V: 102,900

(16) Porches/Decks

Area	Type
96	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

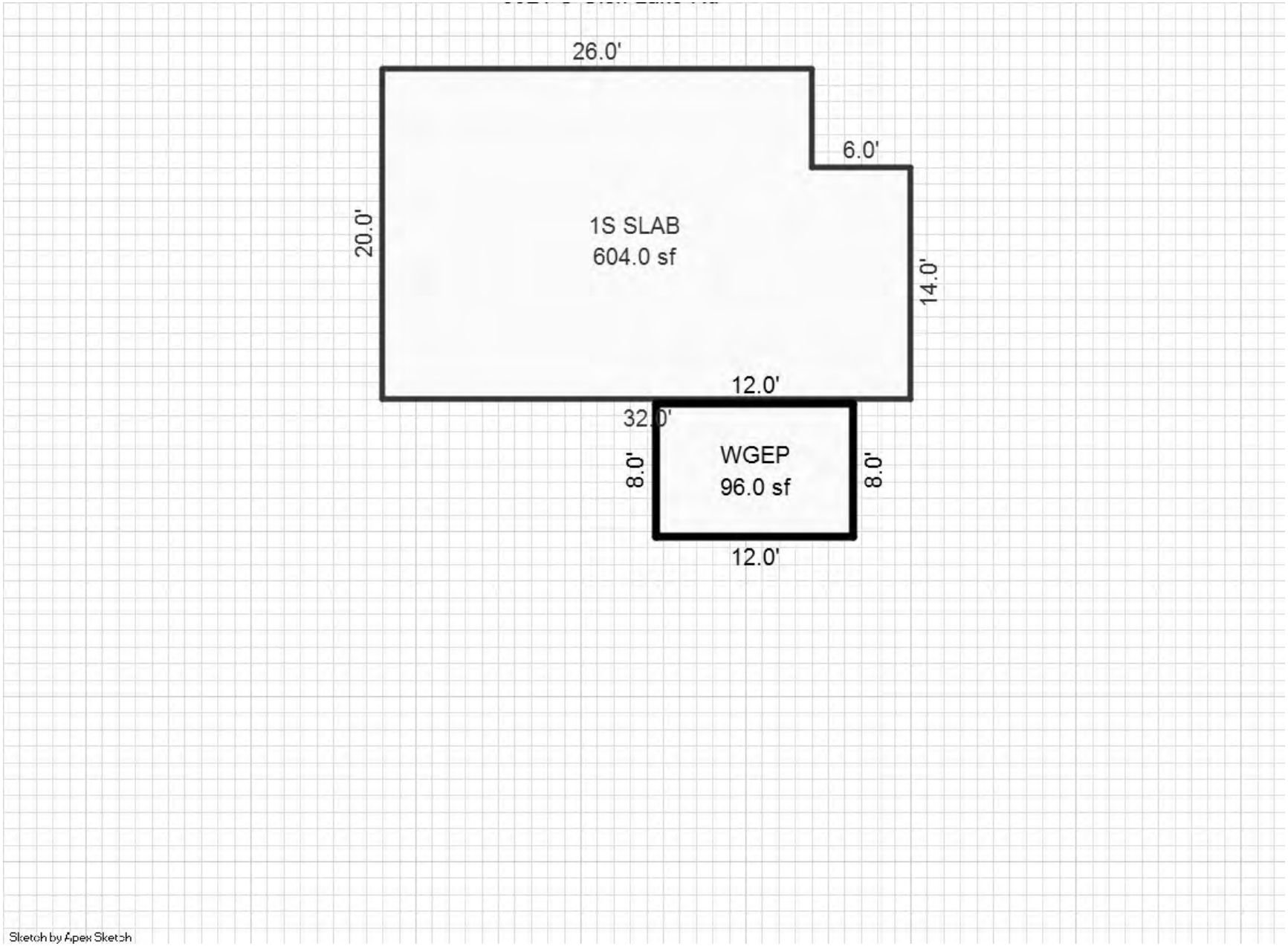
Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	604		
			Total:	74,152	31,144
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	520
Porches					
WGEP (1 Story)			96	8,668	3,641
Built-Ins					
Appliance Allow.			1	1,947	818
Fireplaces					
Interior 1 Story			1	4,733	1,988
			Totals:	90,738	38,111

Notes: 6921

ECF (4080 BIG GLEN) 2.700 => TCV: 102,900

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 480
Total Base New : 77,318 E.C.F.
Total Depr Cost: 32,474 X 2.700
Estimated T.C.V: 87,680

(16) Porches/Decks

Area	Type
72	WGEP (1 Story)
48	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

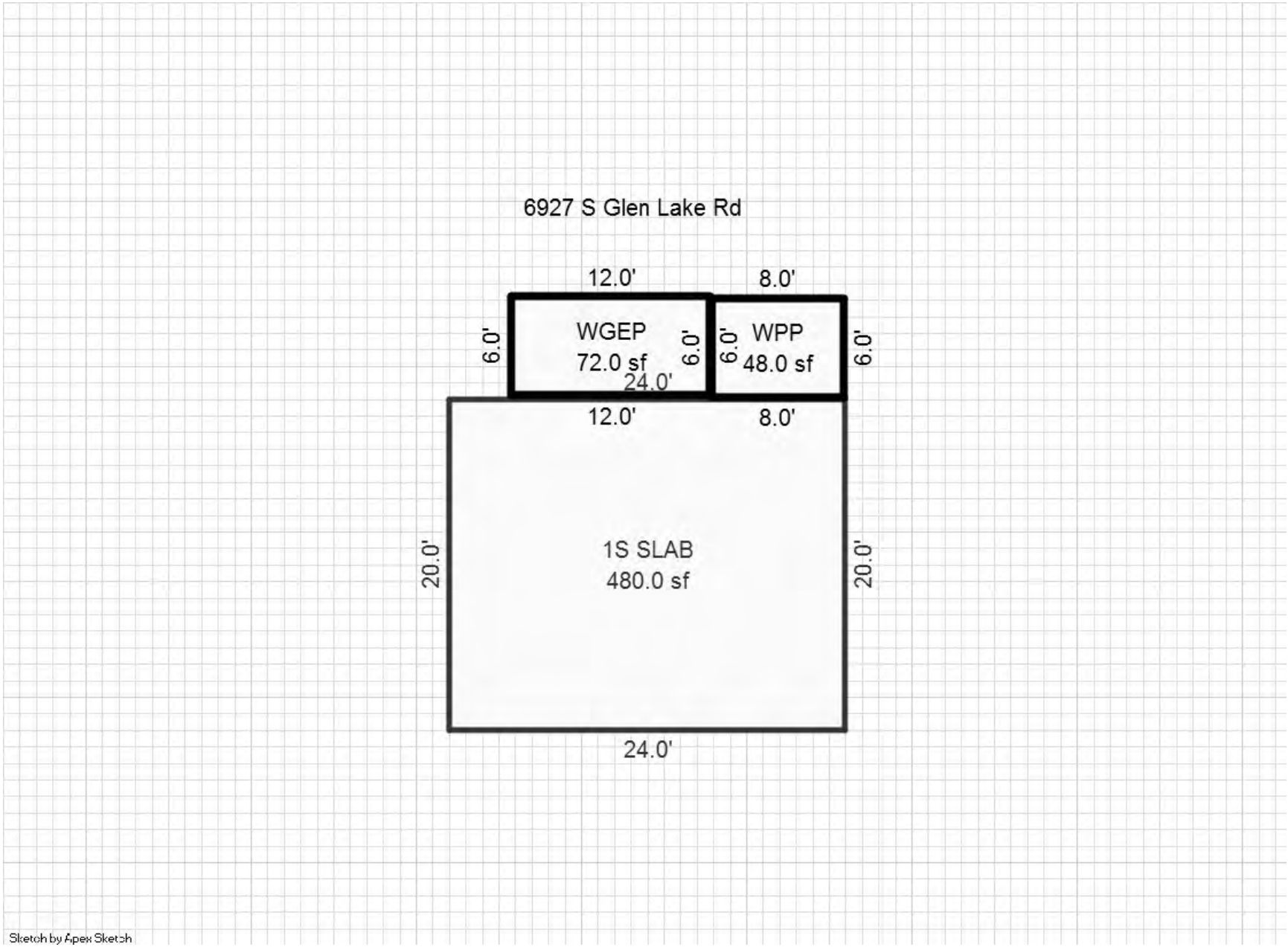
Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	60,436	25,383
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	520
Porches					
WGEP (1 Story)			72	7,126	2,993
WPP			48	1,838	772
Built-Ins					
Appliance Allow.			1	1,947	818
Fireplaces					
Interior 1 Story			1	4,733	1,988
			Totals:	77,318	32,474

Notes: 6927

ECF (4080 BIG GLEN) 2.700 => TCV: 87,680

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



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

Parcel Number: 45-006-700-005-01 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEWARD MERRY BETH	SEWARD MAERY BETH TRUST	0	05/13/2024	QC	09-FAMILY	2024002315	PROPERTY TRANSFER	0.0
SEWARD MERRY BETH	SEWARD MERRY BETH TRUST	1	01/11/2023	QC	09-FAMILY	2024000535	PROPERTY TRANSFER	0.0
SEWARD RICHARD R & LINDA	SEWARD JAMES F & MERRY BE	140,000	04/02/2003	QC	09-FAMILY	724:930	OTHER	100.0

Property Address

6919 S GLEN LAKE RD

Owner's Name/Address

SEWARD MERRY BETH TRUST
5100 W 96TH ST UNIT 304
OAK LAWN IL 60453

Tax Description

L724 P930/03 2003 INTEREST SPLIT FROM 006-700-005-00 NLY 5 FT OF LOT 4 LOT 5 LOT 6 EXC N 30 FT OF LOT 6 PLAT OF GLENWOOD UND 50% OF UND 1/5 INT TO JAMES F & MERRY BETH SEWARD SEC 27 T29N R14W.

Comments/Influences

50% OF 1/5 = 10%

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2025 Est TCV 321,471 TCV/TFA: 74.31

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who When What

WAS 10/19/2007 INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	1/5TH INTEREST Reason	Value
GROUP A 20000	100.00	300.00	0.9230	0.8091	20000	10	INTEREST SPLIT	149,358
GROUP A 20000	75.00	300.00	0.9230	0.8091	20000	5	SURPLUS ON 10%	56,009
175 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	205,367

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.26	396	50	4,011

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 =				9,011

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	102,700	58,000	160,700			89,171C
2024	100,000	57,200	157,200			86,490C
2023	84,200	44,000	128,200			82,372C
2022	55,200	36,600	91,800			78,450C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1950 #69	1985

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 754 S.F.
Crawl: 704 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 1,458
Total Base New : 235,588 E.C.F.
Total Depr Cost: 14,136 X 2.700
Estimated T.C.V: 38,167

(16) Porches/Decks

Area	Type
312	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1458 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6
Economic Depreciation because of: 50% OF 1/5TH=10%
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	754		
1 Story	Siding	Crawl Space	608		
1 Story	Siding	Crawl Space	96		
			Total:	203,749	12,225

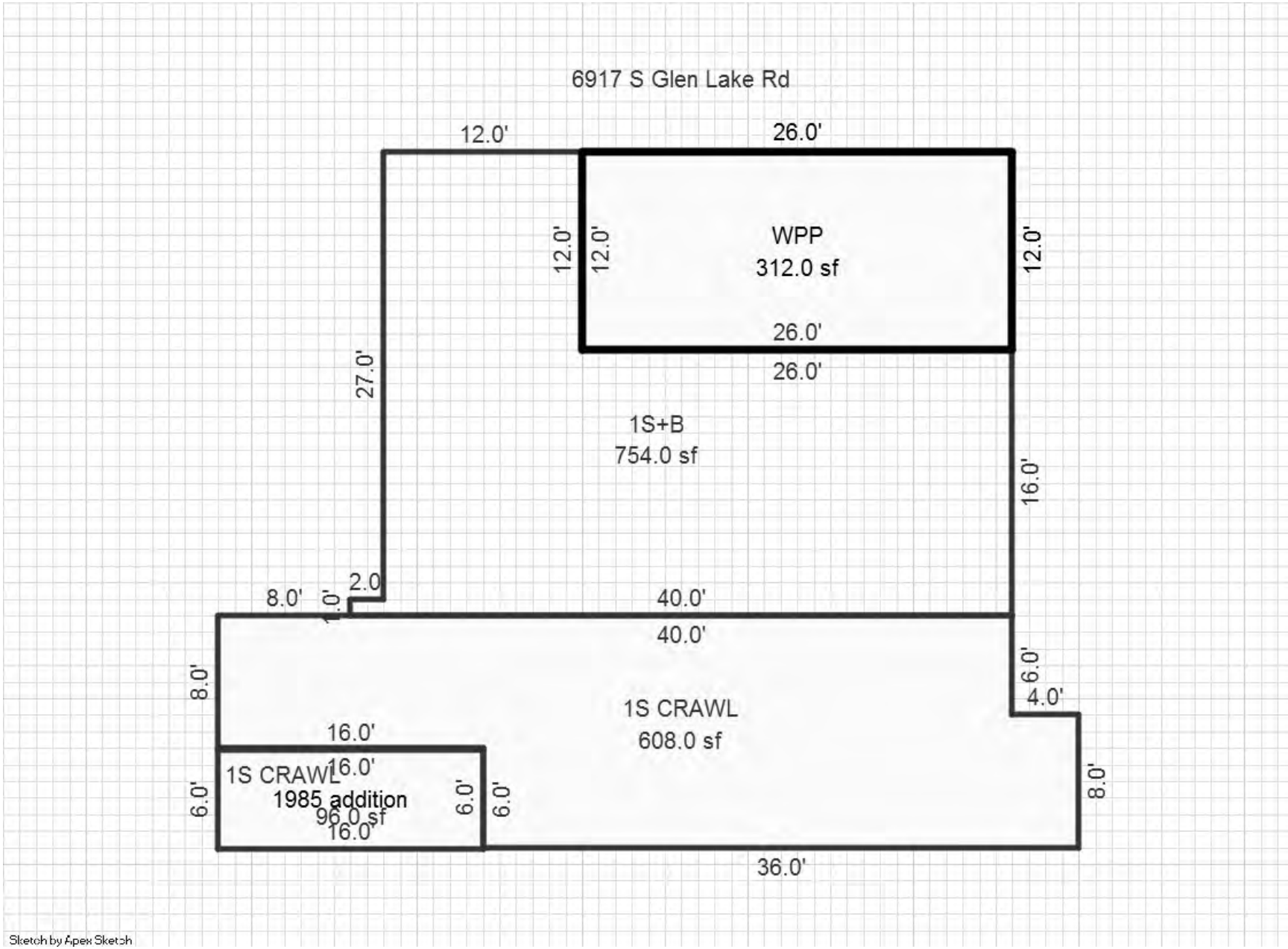
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	89
3 Fixture Bath	1	4,678	281
Water/Sewer			
1000 Gal Septic	1	4,899	294
Water Well, 100 Feet	1	5,849	351
Deck			
Treated Wood	312	5,582	335
Built-Ins			
Appliance Allow.	1	2,786	167
Fireplaces			
Exterior 1 Story	1	6,559	394
Totals:		235,588	14,136

Notes: 6917

ECF (4080 BIG GLEN) 2.700 => TCV: 38,167

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

Parcel Number: 45-006-700-005-01, Residential Building 1 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 672
Total Base New : 107,698 E.C.F.
Total Depr Cost: 7,000 X 2.700
Estimated T.C.V: 18,900

(16) Porches/Decks

Area	Type
436	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/10/6.5
Economic Depreciation because of: INTEREST SPLIT
Building Areas

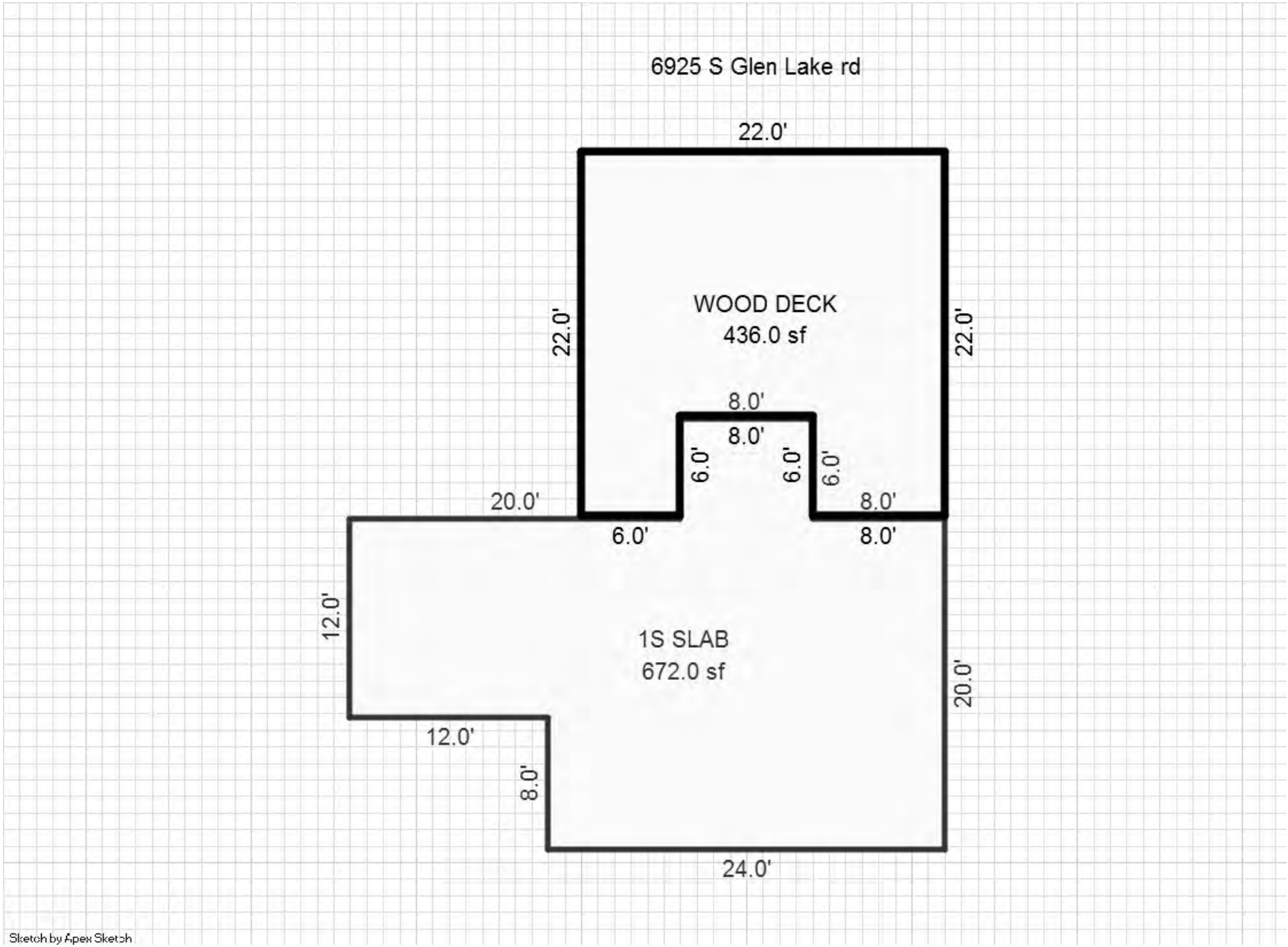
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	91,100	5,921
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	97
Deck					
Treated Wood			436	6,950	452
Built-Ins					
Appliance Allow.			1	2,786	181
Fireplaces					
Interior 1 Story			1	5,376	349
			Totals:	107,698	7,000

Notes: 6925

ECF (4080 BIG GLEN) 2.700 => TCV: 18,900

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

Parcel Number: 45-006-700-005-01, Residential Building 2 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1112 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1,112
Total Base New : 129,937 E.C.F.
Total Depr Cost: 8,445 X 2.700
Estimated T.C.V: 22,802

(16) Porches/Decks

Area	Type
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/10/6.5
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
			Total:	126,114	8,197

Other Additions/Adjustments

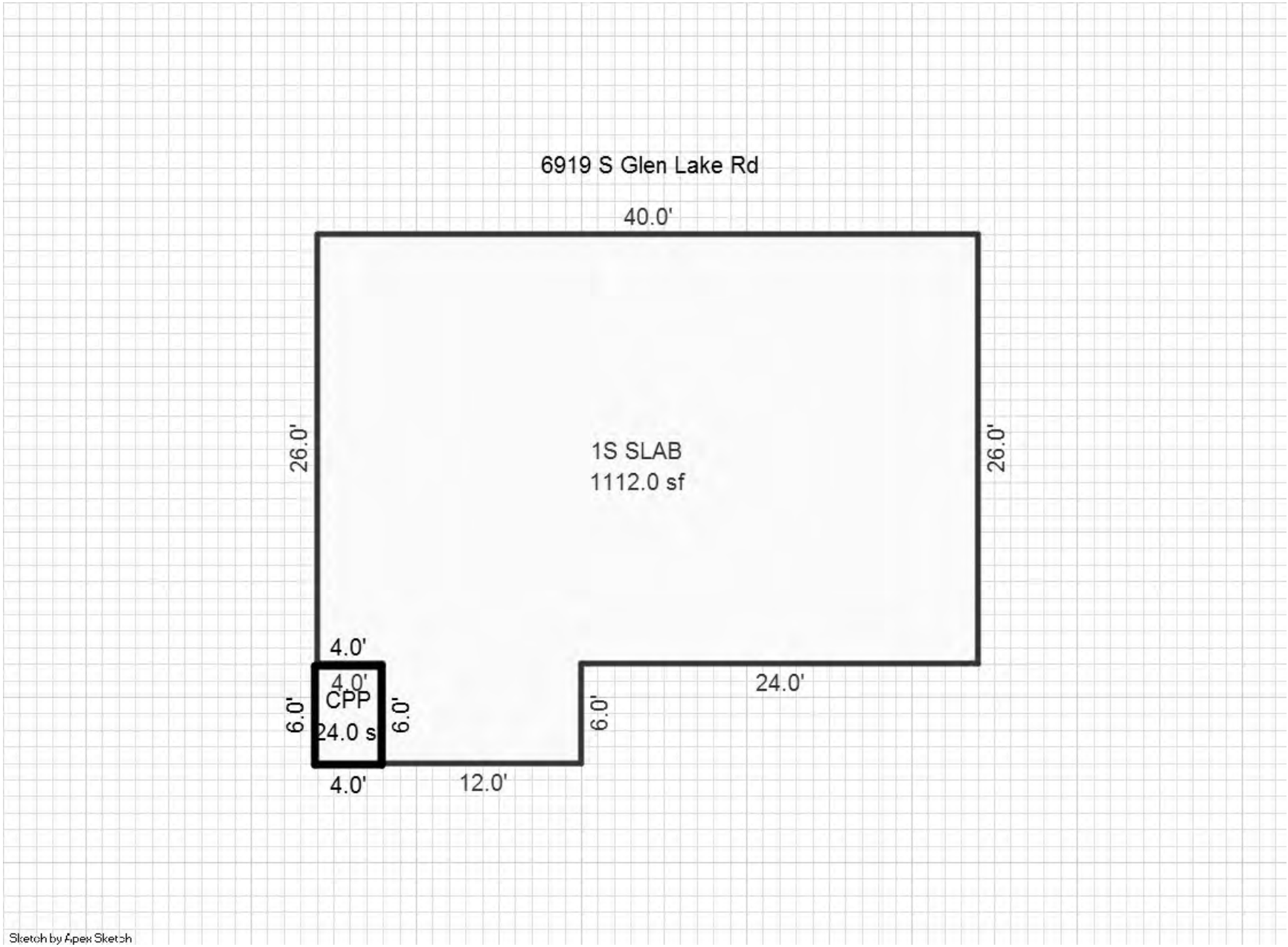
Plumbing			
Average Fixture(s)	1	1,238	80
Built-Ins			
Appliance Allow.	1	1,947	127
Porches			
CPP	24	638	41
	Totals:	129,937	8,445

Notes: 6919

ECF (4080 BIG GLEN) 2.700 => TCV: 22,802

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

Parcel Number: 45-006-700-005-01, Residential Building 3 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 604 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 604
Total Base New : 90,738 E.C.F.
Total Depr Cost: 5,444 X 2.700
Estimated T.C.V: 14,699

(16) Porches/Decks

Area	Type
96	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6
Economic Depreciation because of: INTEREST SPLIT
Building Areas

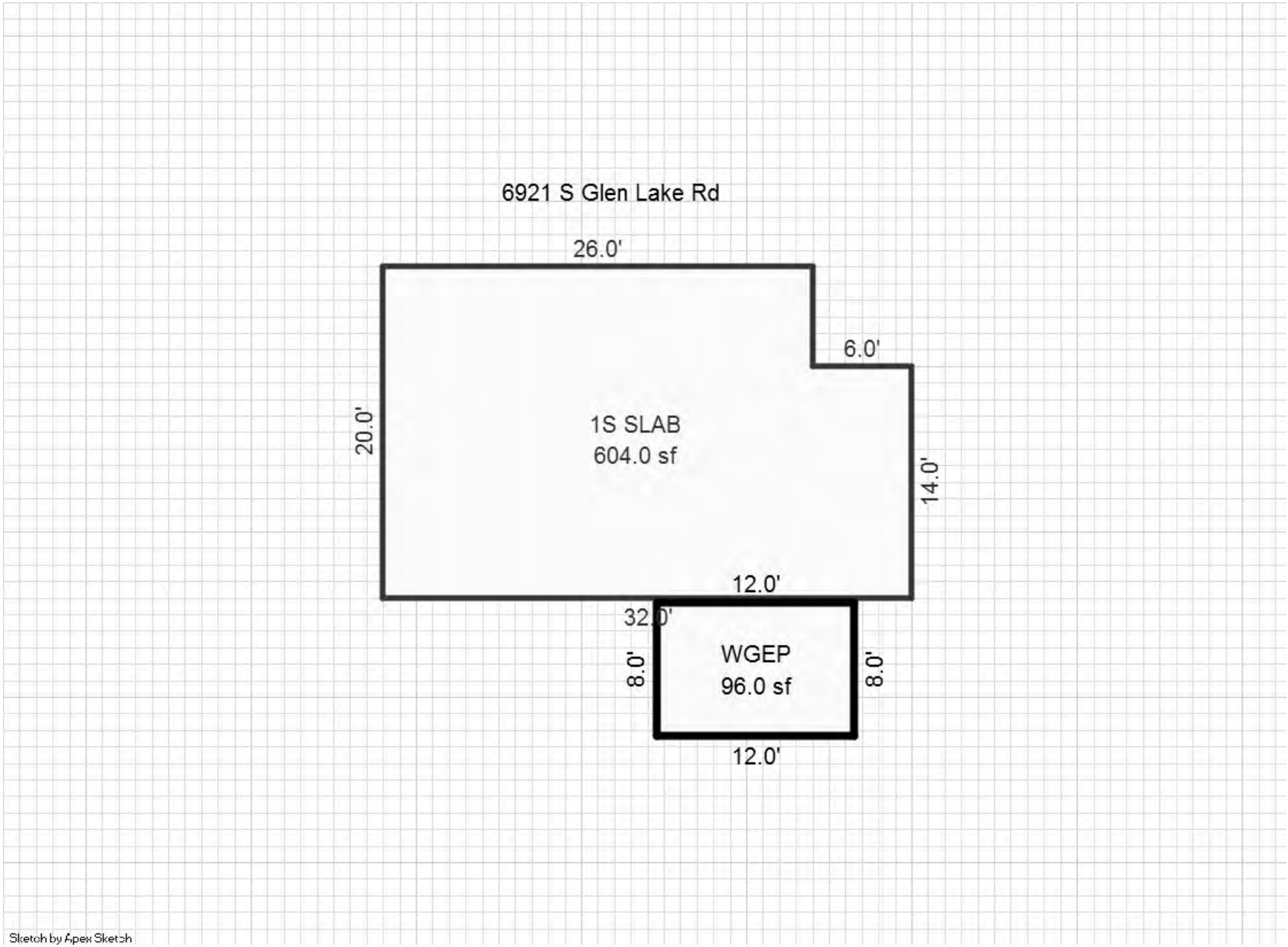
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	604		
			Total:	74,152	4,449
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	74
Porches					
WGEP (1 Story)			96	8,668	520
Built-Ins					
Appliance Allow.			1	1,947	117
Fireplaces					
Interior 1 Story			1	4,733	284
			Totals:	90,738	5,444

Notes: 6921

ECF (4080 BIG GLEN) 2.700 => TCV: 14,699

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

Parcel Number: 45-006-700-005-01, Residential Building 4 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 480
Total Base New : 77,318 E.C.F.
Total Depr Cost: 4,639 X 2.700
Estimated T.C.V: 12,525

(16) Porches/Decks

Area	Type
72	WGEP (1 Story)
48	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

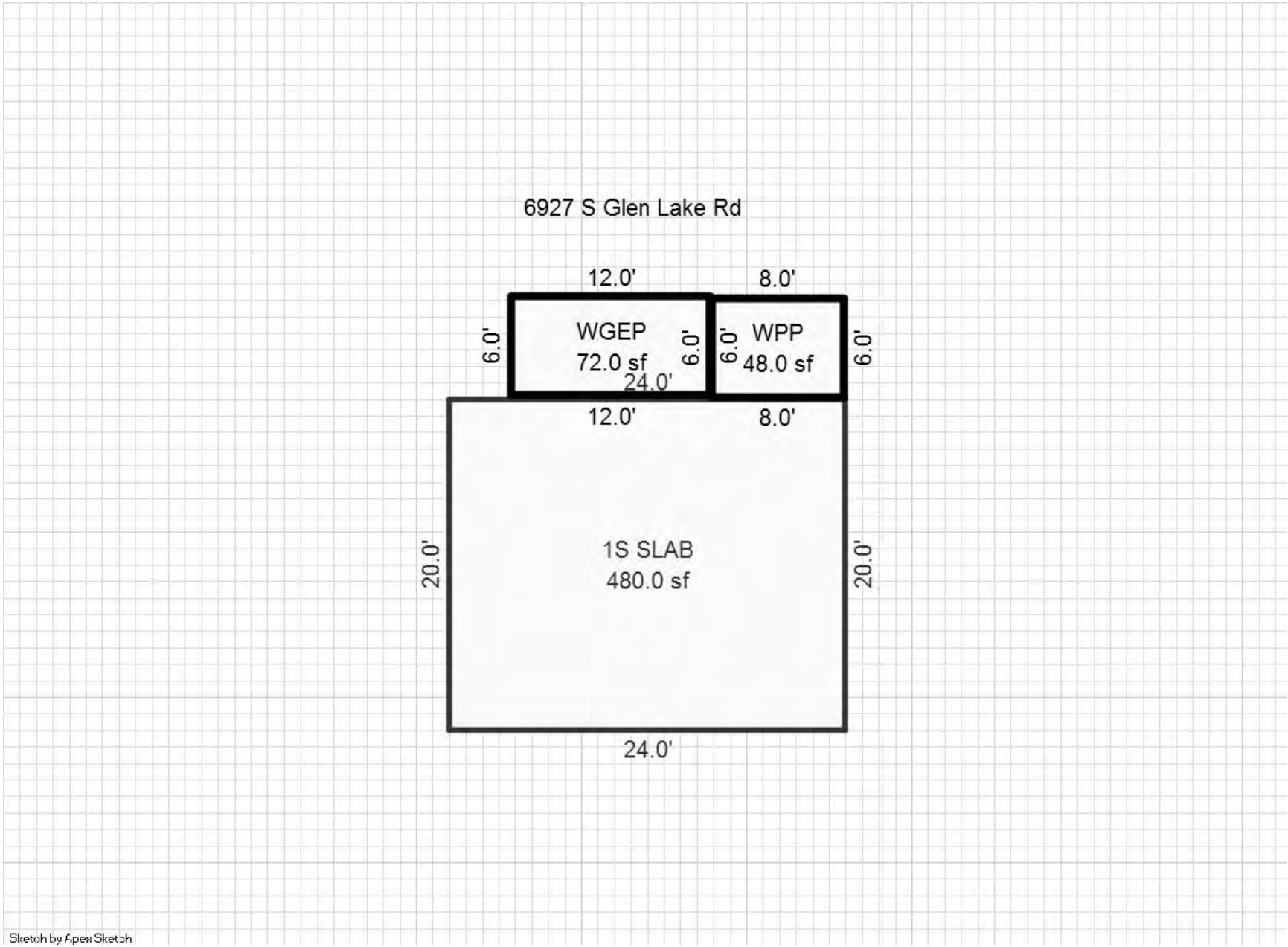
Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	60,436	3,626
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	74
Porches					
WGEP (1 Story)			72	7,126	428
WPP			48	1,838	110
Built-Ins					
Appliance Allow.			1	1,947	117
Fireplaces					
Interior 1 Story			1	4,733	284
			Totals:	77,318	4,639

Notes: 6927

ECF (4080 BIG GLEN) 2.700 => TCV: 12,525

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



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

Parcel Number: 45-006-700-005-02 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALE CATHERINE C TRUST	BROADVIEW COTTAGE LLC	0	02/06/2023	QC	09-FAMILY	2023000691	PROPERTY TRANSFER	0.0
GALE CATHERINE C	GALE CATHERINE C TRUST	0	05/15/2019	QC	09-FAMILY	1362P857	PROPERTY TRANSFER	0.0
GALE CHARLES REVOCABLE TR	GALE CATHERINE C	100	12/30/2004	QC	09-FAMILY	841:32	OTHER	100.0

Property Address
6919 S GLEN LAKE RD

Owner's Name/Address
BROADVIEW COTTAGE LLC
711 MARION ST
DENVER CO 80218

Tax Description
L136 P388 L151 P115 L343 P207/92 L446 P732/97 L594 P450/01 L632 P263/02 L841 P32/05 2004 INTEREST SPLIT FROM 006-700-005-00 NLY 5 FT OF LOT 4 LOT 5 LOT 6 EXC N 30 FT OF LOT 6 UND 1/5 INTEREST PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences
UND 1/5 INTEREST

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 627,520 TCV/TFA: 145.06

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who When What
WAS 10/19/2007 INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	300.00	0.9230	0.8091	20000	20	INTEREST SPLIT	298,715
GROUP A 20000	75.00	300.00	0.9230	0.8091	20000	10	SURPLUS ON 20%	112,018
175 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	410,733

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.26	396	50	4,011

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 =				9,011

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	205,400	108,400	313,800			171,671C
2024	199,900	106,700	306,600			166,510C
2023	168,300	81,300	249,600			158,581C
2022	110,300	67,100	177,400			151,030C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1950 #69	1985

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 754 S.F.
Crawl: 704 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min		

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 1,458
Total Base New : 235,588 E.C.F.
Total Depr Cost: 28,271 X 2.700
Estimated T.C.V: 76,332

(16) Porches/Decks

Area	Type
312	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1458 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	754		
1 Story	Siding	Crawl Space	608		
1 Story	Siding	Crawl Space	96		
			Total:	203,749	24,451

Other Additions/Adjustments

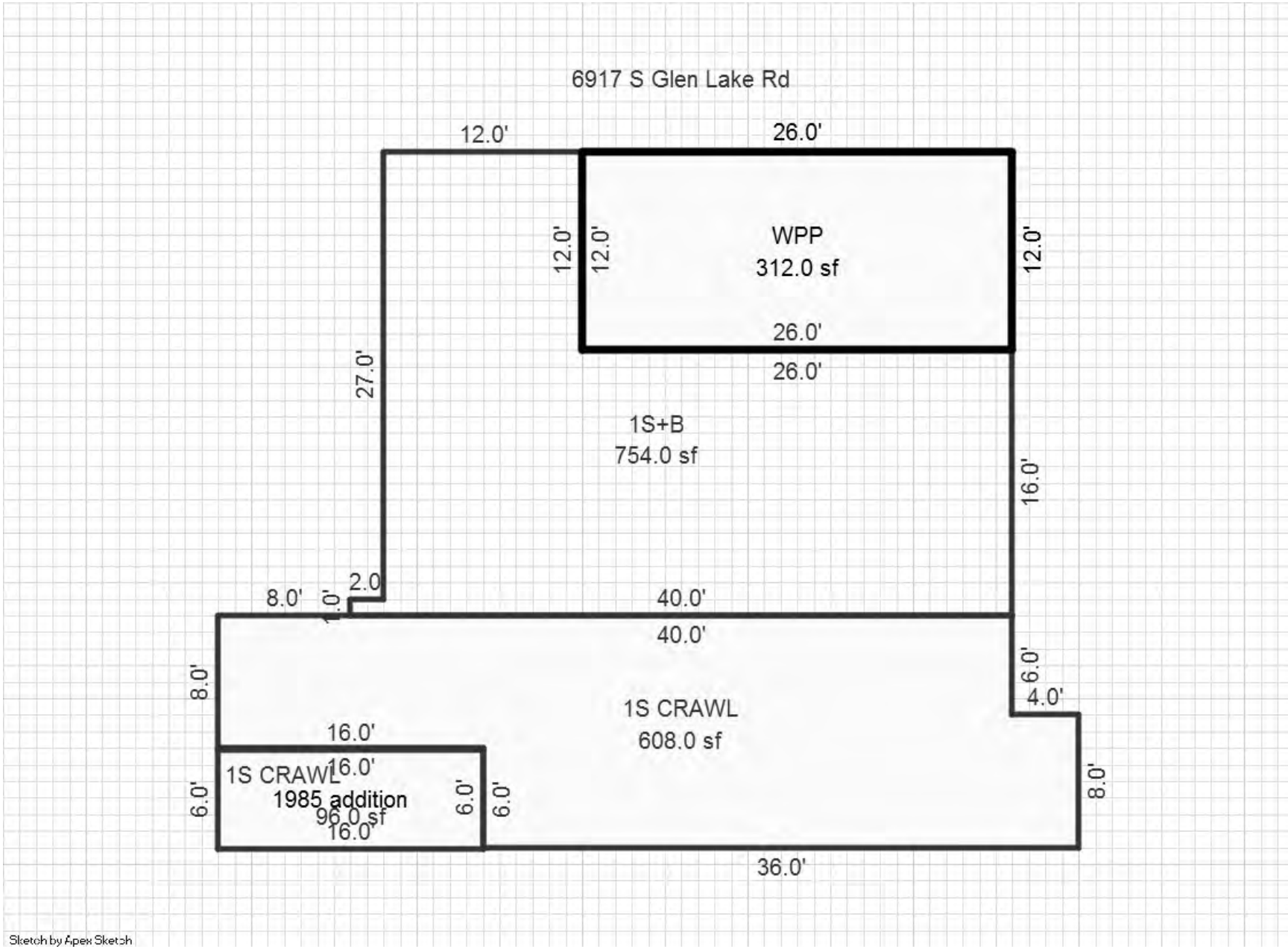
Plumbing			
Average Fixture(s)	1	1,486	178
3 Fixture Bath	1	4,678	561
Water/Sewer			
1000 Gal Septic	1	4,899	588
Water Well, 100 Feet	1	5,849	702
Deck			
Treated Wood	312	5,582	670
Built-Ins			
Appliance Allow.	1	2,786	334
Fireplaces			
Exterior 1 Story	1	6,559	787
	Totals:	235,588	28,271

Notes: 6917

ECF (4080 BIG GLEN) 2.700 => TCV: 76,332

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

Parcel Number: 45-006-700-005-02, Residential Building 1 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 672
Total Base New : 107,698 E.C.F.
Total Depr Cost: 12,923 X 2.700
Estimated T.C.V: 34,892

(16) Porches/Decks

Area	Type
436	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

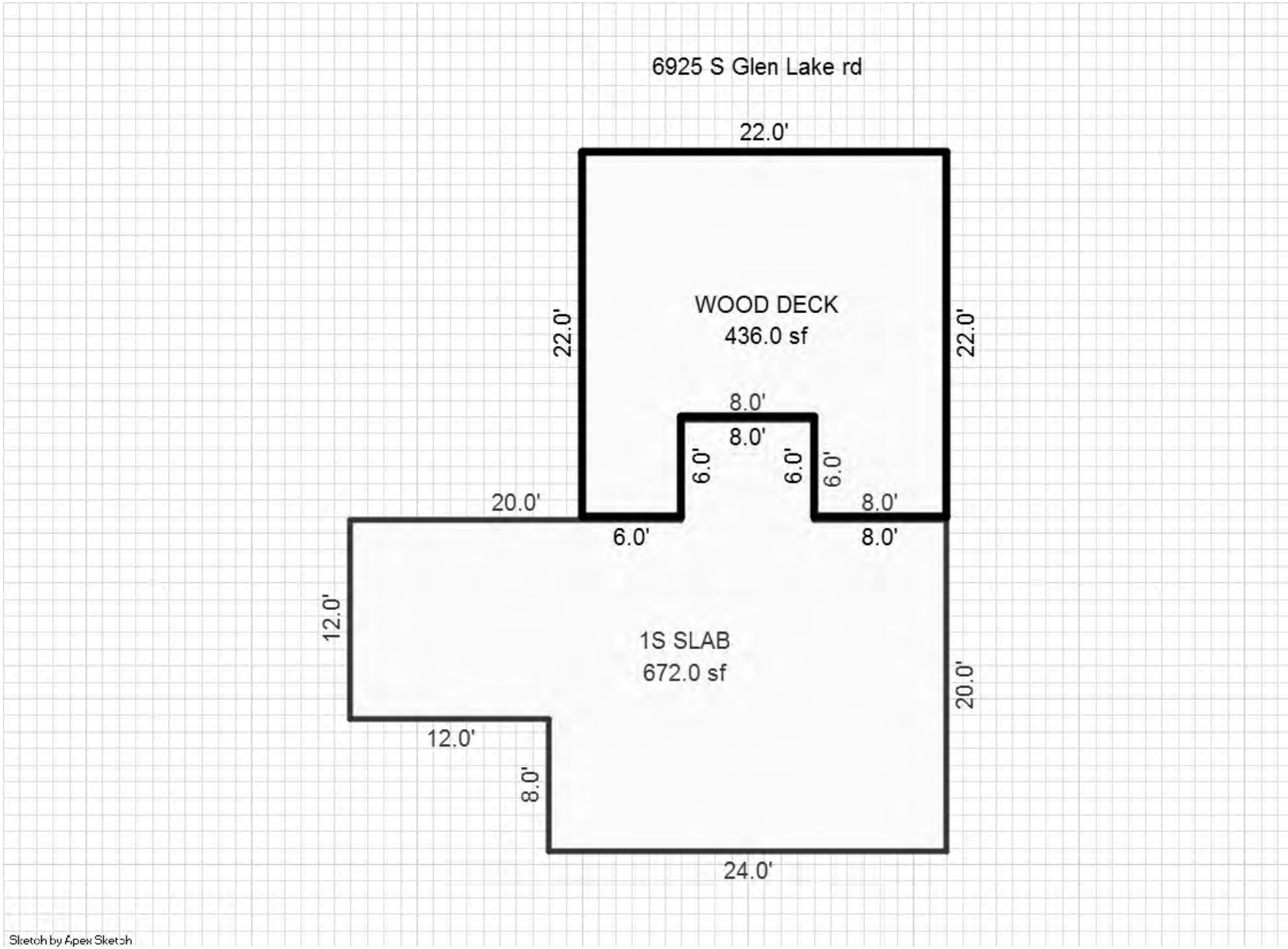
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	91,100	10,932
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	178
Deck					
Treated Wood			436	6,950	834
Built-Ins					
Appliance Allow.			1	2,786	334
Fireplaces					
Interior 1 Story			1	5,376	645
			Totals:	107,698	12,923

Notes: 6925
ECF (4080 BIG GLEN) 2.700 => TCV: 34,892

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

Parcel Number: 45-006-700-005-02, Residential Building 2 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1112 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,112
Total Base New : 129,937 E.C.F.
Total Depr Cost: 15,593 X 2.700
Estimated T.C.V: 42,101

(16) Porches/Decks

Area	Type
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

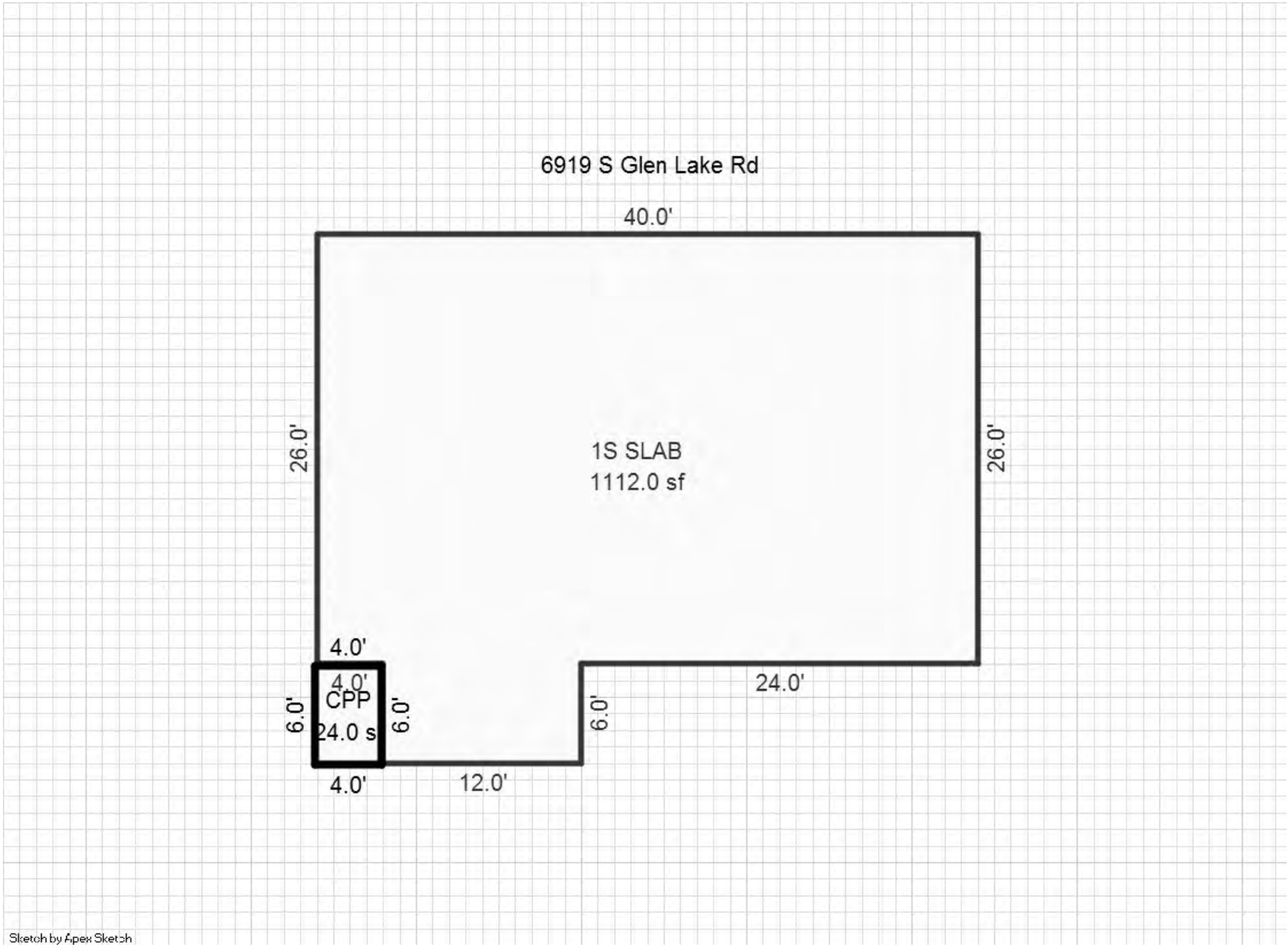
Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
			Total:	126,114	15,133
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	149
Built-Ins					
Appliance Allow.			1	1,947	234
Porches					
CPP			24	638	77
			Totals:	129,937	15,593

Notes: 6919 "BROADVIEW"
ECF (4080 BIG GLEN) 2.700 => TCV: 42,101

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

Parcel Number: 45-006-700-005-02, Residential Building 3 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 604 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 604
Total Base New : 90,738 E.C.F.
Total Depr Cost: 10,888 X 2.700
Estimated T.C.V: 29,398

(16) Porches/Decks

Area	Type
96	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

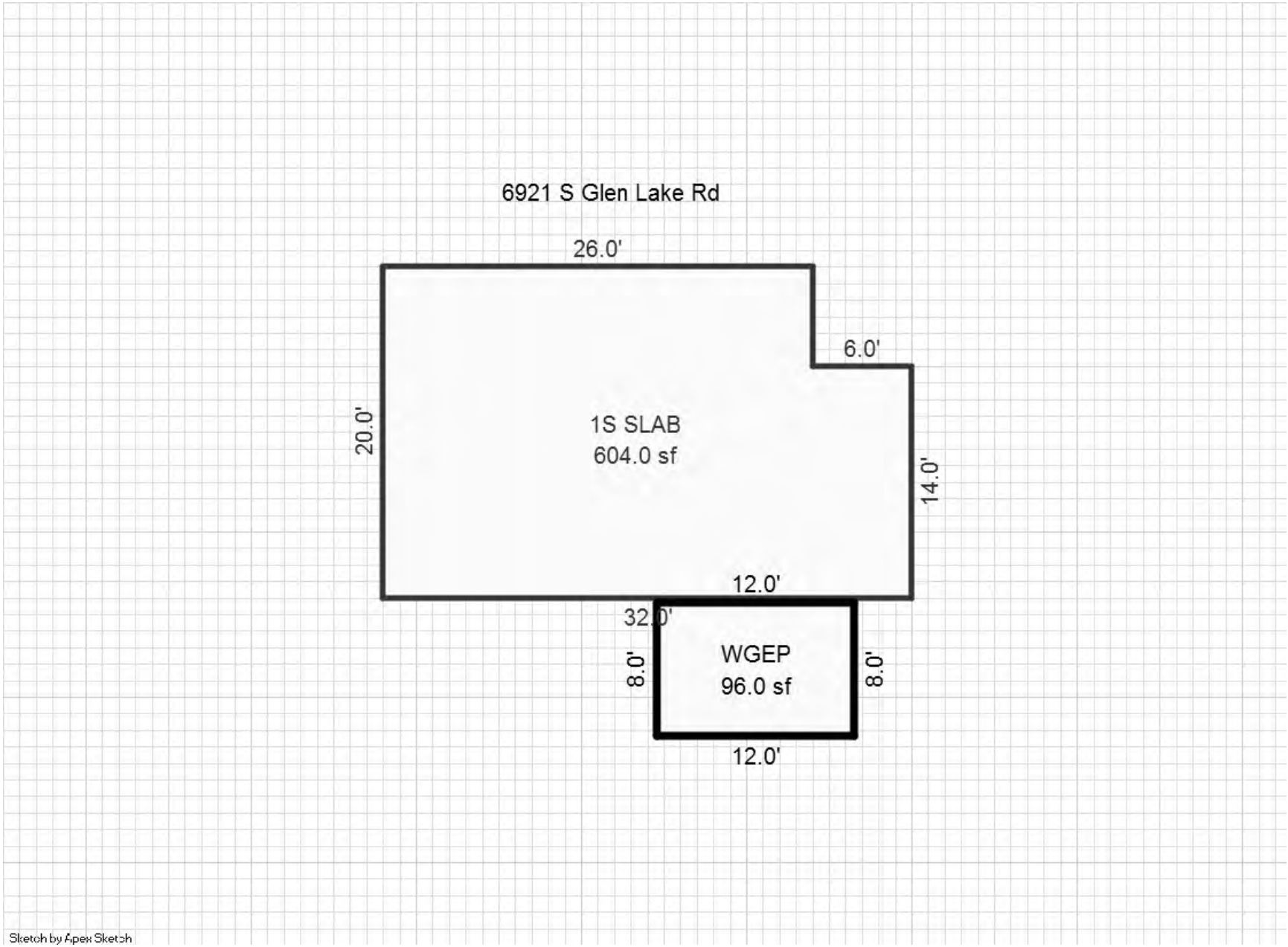
Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	604		
			Total:	74,152	8,897
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	149
Porches					
WGEP (1 Story)			96	8,668	1,040
Built-Ins					
Appliance Allow.			1	1,947	234
Fireplaces					
Interior 1 Story			1	4,733	568
			Totals:	90,738	10,888

Notes: 6921
ECF (4080 BIG GLEN) 2.700 => TCV: 29,398

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

Parcel Number: 45-006-700-005-02, Residential Building 4 Printed on 01/20/2025



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #69	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) 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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 480
Total Base New : 77,318 E.C.F.
Total Depr Cost: 9,279 X 2.700
Estimated T.C.V: 25,053

(16) Porches/Decks

Area	Type
72	WGEP (1 Story)
48	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

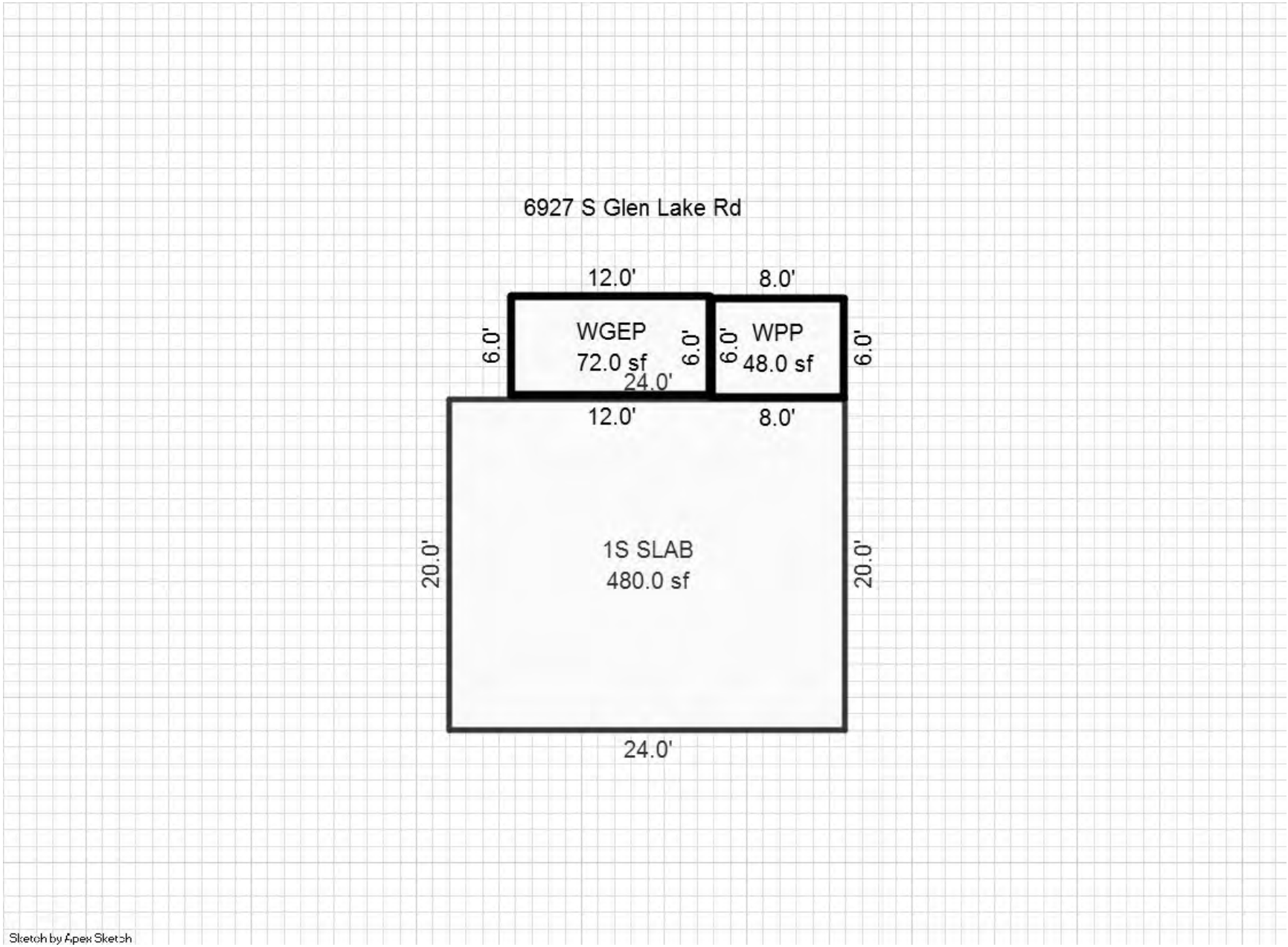
Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	60,436	7,252
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	149
Porches					
WGEP (1 Story)			72	7,126	855
WPP			48	1,838	221
Built-Ins					
Appliance Allow.			1	1,947	234
Fireplaces					
Interior 1 Story			1	4,733	568
			Totals:	77,318	9,279

Notes: 6927

ECF (4080 BIG GLEN) 2.700 => TCV: 25,053

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



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

Parcel Number: 45-006-700-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAN DEINSE THOMAS & ELIZA	VAN DEINSE THOMAS & ELIZA	0	11/01/2022	QC	09-FAMILY	2022006288	DEED	0.0
THEODOROS PETER & CYNTHIA	VAN DENISE ELIZABETH A	1	10/11/2022	QC	09-FAMILY	2022006138	PROPERTY TRANSFER	0.0
THEODOROS PETER & CYNTHIA	VAN DEINSE THOMAS & ELIZA	0	09/01/2020	QC	09-FAMILY	2020005640	PROPERTY TRANSFER	2.5
GREENER ELINOR N TRUST	THEODOROS PETER &	950,000	07/13/2020	QC	09-FAMILY	2020005503	PROPERTY TRANSFER	100.0

Property Address

6907 S GLEN LAKE RD

Owner's Name/Address

VAN DEINSE THOMAS & ELIZABETH A &
THEODOROS PETER & CYNTHIA
6907 S GLEN LAKE RD
GLEN ARBOR MI 49636

Tax Description

L510 P332/99 L869 P956/05 L927 P963/07 S 30 FT LOT 7 & N 30 FT LOT 6 PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 09/01/2020
MAP #: 55
2025 Est TCV 2,036,672 TCV/TFA: 961.15

Building Permit(s)	Date	Number	Status
Mechanical	04/26/2023	PM23-0359	100% FINIS
Electrical	04/13/2023	PE23-0231	100% FINIS
Mechanical	02/01/2023	PM23-0121	100% FINIS
ADDITION/ALTERATION	01/08/1997	97000008	0%

X Improved Vacant

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

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

Who	When	What
TPC	11/01/2023	INSPECTED
TPC	07/30/2019	INSPECTED
WAS	10/19/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	60.00	310.00	1.0000	0.8158	20000	100		978,920
60 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	978,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.86	180	50	2,957

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,957

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	489,500	528,800	1,018,300			658,483C
2024	505,800	520,100	1,025,900			638,684C
2023	425,900	392,100	818,000			608,271C
2022	333,500	321,100	654,600			579,306C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1939	199 1982

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

(7) Excavation

Basement: 2119 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
2091	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
2	Walkout Doors (A)	

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. 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
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 35
Floor Area: 2,119
Total Base New : 598,174 E.C.F.
Total Depr Cost: 388,813 X 2.700
Estimated T.C.V: 1,049,795

(16) Porches/Decks

Area	Type
60	WCP (1 Story)
480	WCP (1 Story)
600	Treated Wood
28	Pine

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

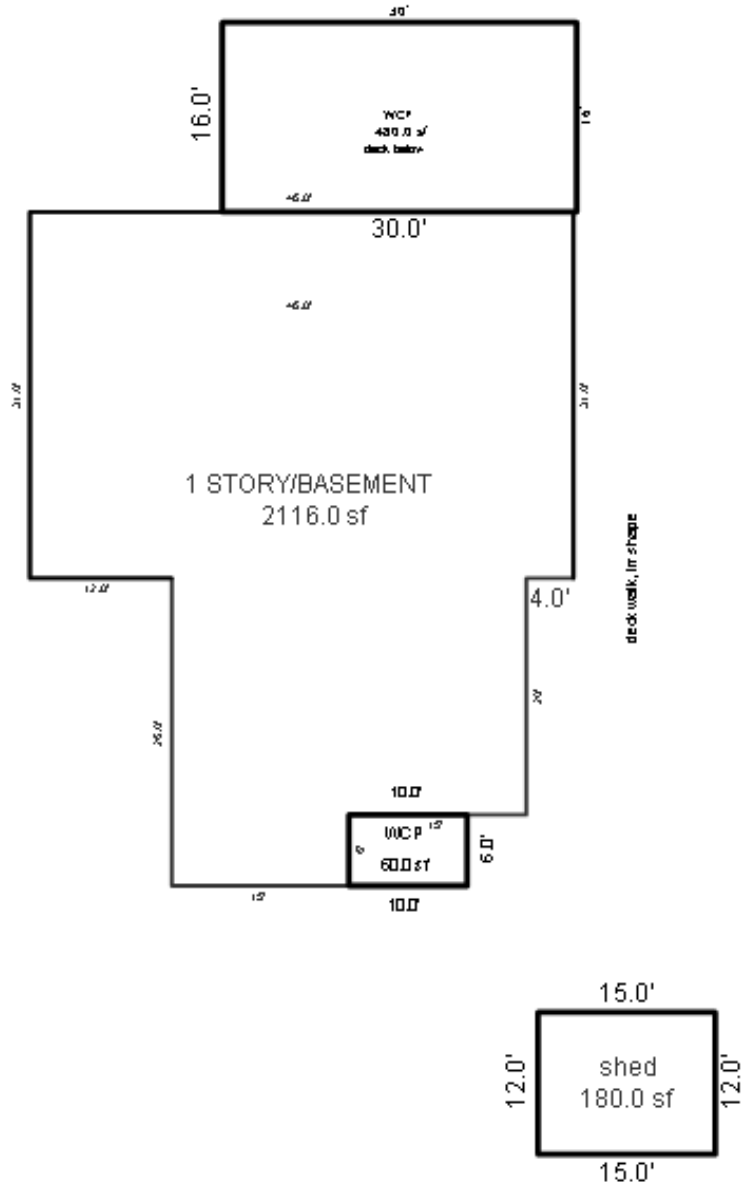
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1939
(11) Heating System: Forced Heat & Cool
Ground Area = 2119 SF Floor Area = 2119 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,119		
			Total:	385,074	250,300
Other Additions/Adjustments					
Basement Living Area			2091	112,830	73,339
Basement, Outside Entrance, Below Grade			1	3,619	2,352
Basement, Outside Entrance, Above Grade			2	4,810	3,126
Plumbing					
Average Fixture(s)			1	2,188	1,422
3 Fixture Bath			2	13,760	8,944
2 Fixture Bath			1	4,610	2,996
Water/Sewer					
1000 Gal Septic			1	5,676	3,689
Water Well, 100 Feet			1	6,289	4,088
Porches					
WCP (1 Story)			60	4,503	2,927
WCP (1 Story)			480	20,995	13,647
Deck					
Treated Wood			600	9,078	5,901
Pine w/Roof (Deck Portion)			28	1,093	710
Pine w/Roof (Roof portion)			28	800	520
Built-Ins					
Appliance Allow.			2	8,006	5,204
Fireplaces					
Exterior 2 Story			1	10,413	6,768

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

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



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

Parcel Number: 45-006-700-007-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAUDAN BRADLEY J & JENNIF	HAUDAN BRADLEY J & HAUDAN	0	02/09/2022	WD	09-FAMILY	2022000949	PROPERTY TRANSFER	0.0
HAUDAN BRADLEY J	HAUDAN BRADLEY J TRUST	0	02/09/2022	WD	09-FAMILY	2022001211	PROPERTY TRANSFER	0.0
HAUDAN JENNIFER Z	HAUDAN JENNIFER Z TRUST	0	02/09/2022	WD	09-FAMILY	2022001210	PROPERTY TRANSFER	0.0
KLEZMER KRYSTYNA A	HAUDAN BRADLEY J & JENNIF	2,000,000	04/30/2021	WD	03-ARM'S LENGTH	2021003707	PROPERTY TRANSFER	100.0

Property Address

6893 S GLEN LAKE RD

Owner's Name/Address

HAUDAN JENNIFER Z TRUST
1724 SHADFORD RD
ANN ARBOR MI 48104

Tax Description

DC L365 P532/93 LOT 7 EXC S 30 FT PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 2,071,907 TCV/TFA: 1041.6

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/25/2016	PB16-0103	100% FINIS
DECK/PORCH	04/15/2016	LU16-04	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	05/10/2016	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	84.00	300.00	1.0000	0.8091	20000	100		1,359,299
84 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	1,359,299

Land Improvement Cost Estimates

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	679,600	356,400	1,036,000			723,381C
2024	702,300	350,400	1,052,700			701,631C
2023	591,400	264,100	855,500			668,220C
2022	420,000	216,400	636,400			636,400S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 198	2016

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	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

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Wood		

(7) Excavation

Basement: 0 S.F.
Crawl: 1989 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	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

Class: BC
Effec. Age: 35
Floor Area: 1,989
Total Base New : 403,195 E.C.F.
Total Depr Cost: 262,077 X 2.700
Estimated T.C.V: 707,608

(16) Porches/Decks

Area	Type
60	CPP
400	WPP
240	Treated Wood
240	Treated Wood

(17) Garage

Year Built: 1985
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1989 SF Floor Area = 1989 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

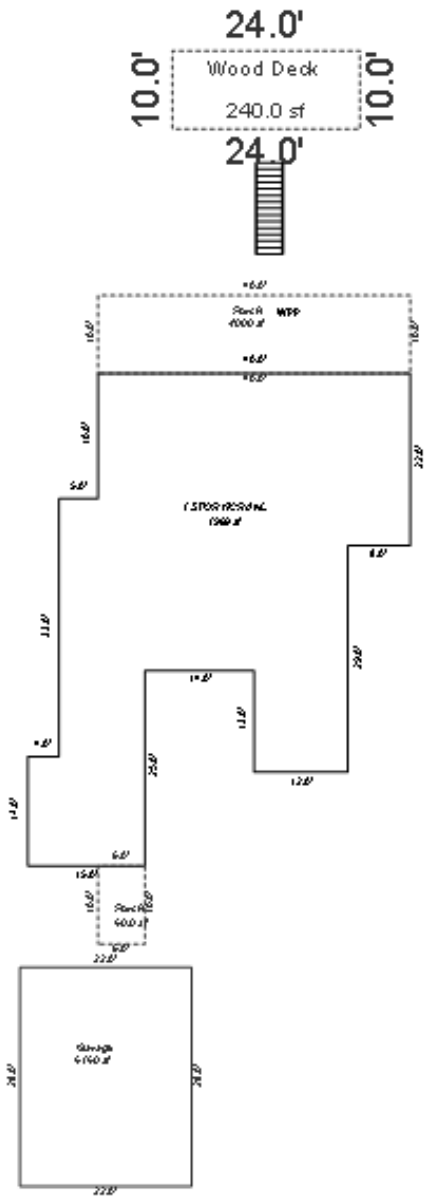
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,989		
			Total:	310,065	201,543

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,422
3 Fixture Bath	1	6,880	4,472
2 Fixture Bath	1	4,610	2,996
Water/Sewer			
1000 Gal Septic	1	5,676	3,689
Water Well, 100 Feet	1	6,289	4,088
Porches			
CPP	60	1,678	1,091
WPP	400	8,712	5,663
Deck			
Treated Wood	240	4,992	3,245
Treated Wood	240	4,992	3,245
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	616	31,077	20,200
Door Opener	2	1,376	894
Built-Ins			
Appliance Allow.	1	4,003	2,602
Fireplaces			
Interior 1 Story	1	6,965	4,527

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

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



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

Parcel Number: 45-006-700-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COBB STEVEN R	COBB STEVEN R & LINDA TRU	0	03/17/2023	QC	09-FAMILY	2023001194	DEED	0.0
COBB HORACE H TRUST	COBB JEFFREY S &	0	04/28/2021	QC	09-FAMILY	2021004019	PROPERTY TRANSFER	0.0
COBB HORACE H JR & JANE T	COBB HORACE H TRUST	0	02/20/2004	QC	03-ARM'S LENGTH	790:942	OTHER	0.0

Property Address
6691 S SUNSET DR

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2025 Est TCV 1,965,285 TCV/TFA: 1195.4

Building Permit(s)	Date	Number	Status

Owner's Name/Address
COBB JEFFREY S &
COBB JAMES & COBB STEVEN & LINDA TR
6168 DAKOTA DRIVE W
WEST DES MOINES IA 50266

X Improved Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Public Improvements

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

Topography of Site

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	300.00	1.0000	0.8091	20000	100		1,618,213
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	1,618,213

Land Improvement Cost Estimates

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

Tax Description
L395 P553-556/94 L790P940&942/04 LOT 8
PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	809,100	173,500	982,600			263,313C
2024	836,100	170,700	1,006,800			255,396C
2023	704,100	128,900	833,000			243,235C
2022	474,500	105,900	580,400			231,653C

Who	When	What
TPC	05/10/2016	INSPECTED
WAS	10/25/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1960	1984

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	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

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1000 S.F.
Slab: 336 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

120	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 1,336
Total Base New : 185,908 E.C.F.
Total Depr Cost: 102,248 X 2.700
Estimated T.C.V: 276,070

(16) Porches/Decks

Area	Type
48	CPP
32	CPP

(17) Garage

Year Built: 1950
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 360
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1336 SF Floor Area = 1336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,000		
1 Story	Siding	Slab	336		
			Total:	151,308	83,219

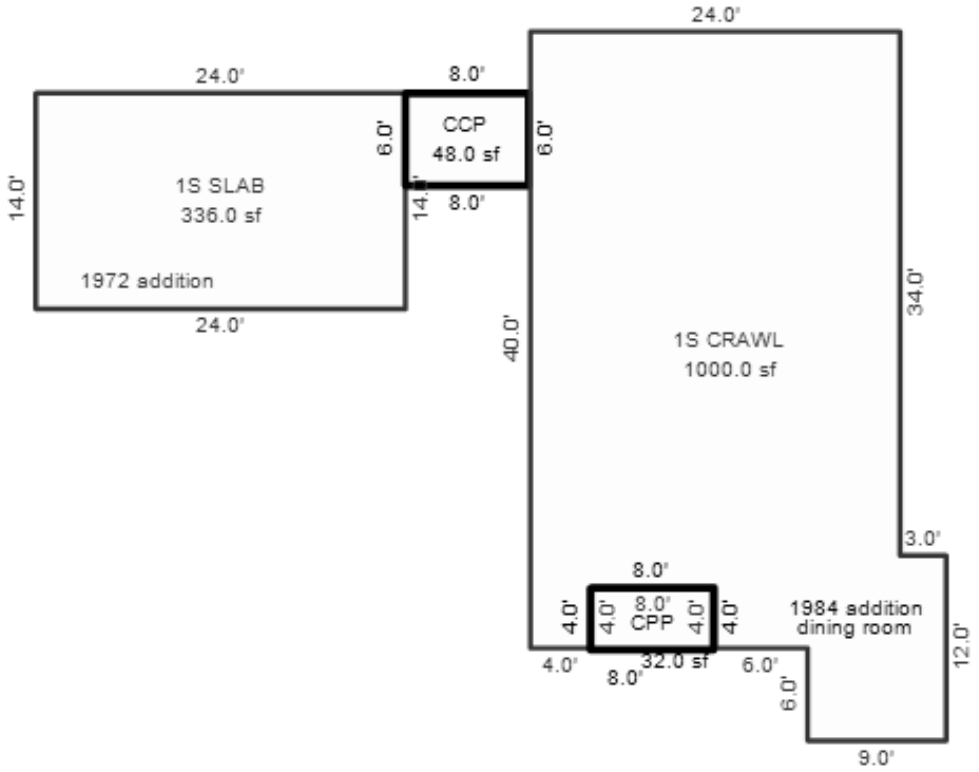
Other Additions/Adjustments

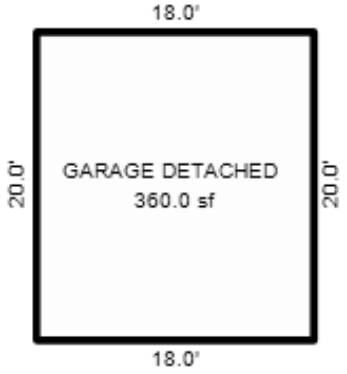
Plumbing			
Average Fixture(s)	1	1,238	681
Water/Sewer			
1000 Gal Septic	1	4,582	2,520
Water Well, 100 Feet	1	5,680	3,124
Porches			
CPP	48	1,097	603
CPP	32	833	458
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	360	14,490	7,969
Built-Ins			
Appliance Allow.	1	1,947	1,071
Fireplaces			
Interior 1 Story	1	4,733	2,603
	Totals:	185,908	102,248

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 276,070

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

Parcel Number: 45-006-700-008-00, Residential Building 1 Printed on 01/20/2025





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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1955 BOA	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 308 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: CD
Effec. Age: 45
Floor Area: 308
Total Base New : 44,445 E.C.F.
Total Depr Cost: 24,445 X 2.700
Estimated T.C.V: 66,002

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

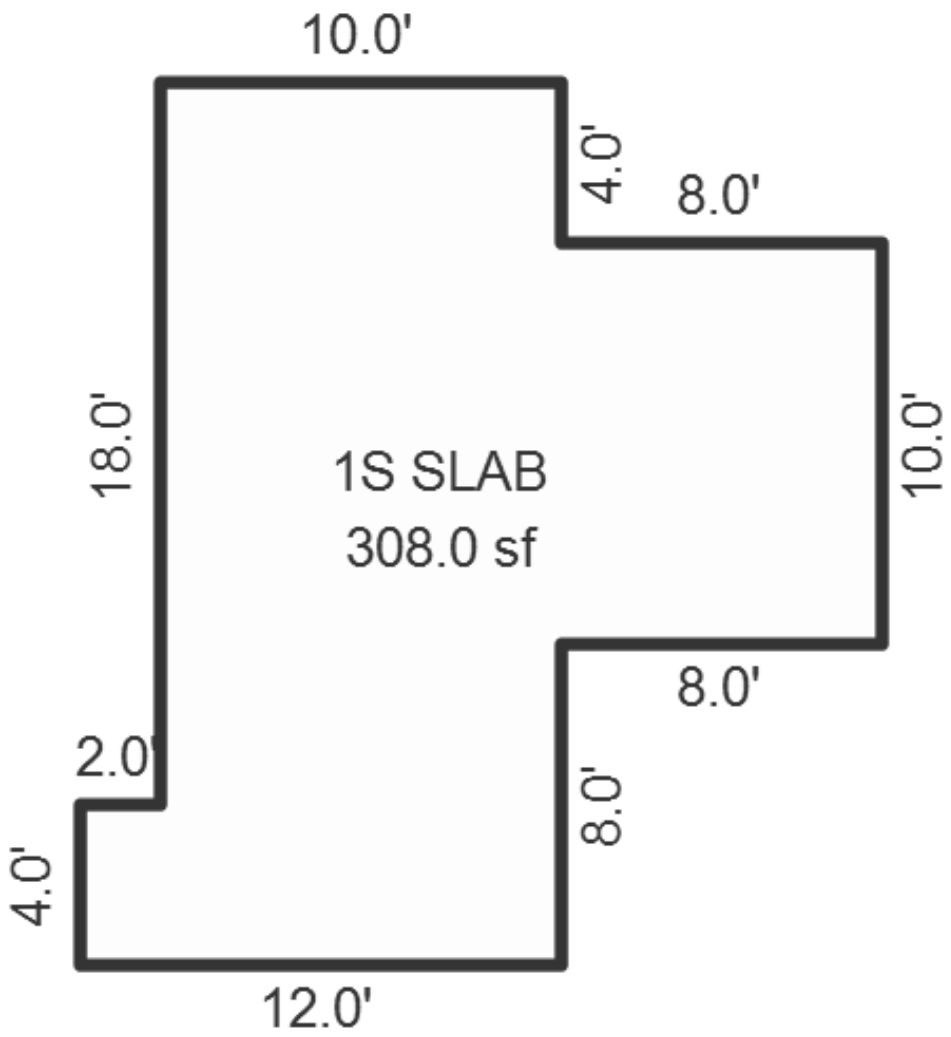
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 308 SF Floor Area = 308 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	308		
			Total:	40,334	22,184
Other Additions/Adjustments					
Built-Ins					
Appliance Allow.			1	1,947	1,071
Fireplaces					
Wood Stove			1	2,164	1,190
			Totals:	44,445	24,445

Notes: BOAT HOUSE WITH BATH AND WOOD STOVE
ECF (4080 BIG GLEN) 2.700 => TCV: 66,002

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

boathouse with bath



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

Parcel Number: 45-006-700-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON GAYE S TRUST	SUCIU JAMES N	1,500,000	09/28/2007	PTA	33-TO BE DETERMINED		PROPERTY TRANSFER	100.0

Property Address
6671 S SUNSET DR

Owner's Name/Address
SUCIU JAMES N
1140 LAKE SHORE OVERLOOK
ALPHARETTA GA 30005-9001

Tax Description
L294 P337/88 LOT 9 & SLY 1/2 OF LOT 10 COM AT SW COR LOT 10 TH N 27 DEG 30' E 50 FT TH S 61 DEG 51' E 206.3 FT TO SHORE GLEN LK 50.5FT TO PT S 61 DEG 51' E FROM BEG TH N 61DEG 51' W TO BEG PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 5,994,442 TCV/TFA: 1279.2

Building Permit(s)	Date	Number	Status
Electrical	04/10/2013	PE13-0123	
Mechanical	11/15/2011	PM11-0388	
Plumbing	11/15/2011	PP11-0175	
Electrical	10/31/2011	PE11-0389	

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/13/2017	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	05/10/2016	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	150.00	206.00	0.9592	0.7365	20000	100		2,119,540
150 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	2,119,540

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	53.07	175	50	4,643
Wood Frame	52.13	90	50	2,346

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
Total Estimated Land Improvements True Cash Value =				56,989

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,059,800	1,937,400	2,997,200			1,618,819C
2024	1,031,600	1,968,200	2,999,800			1,570,145C
2023	868,700	1,486,800	2,355,500			1,495,377C
2022	595,700	1,220,600	1,816,300			1,424,169C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2015	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1806 S.F.
Crawl: 637 S.F.
Slab: 136 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

993	Recreation	SF
1558	Living	SF
3	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
7	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: A
Effec. Age: 10
Floor Area: 4,686
Total Base New : 1,571,156 E.C.F.
Total Depr Cost: 1,414,042 X 2.700
Estimated T.C.V: 3,817,913

(16) Porches/Decks

Area	Type
538	WPP
136	WPP

(17) Garage

Year Built: 2012
Car Capacity:
Class: A
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 745
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls A Blt 2015
(11) Heating System: Forced Heat & Cool
Ground Area = 2579 SF Floor Area = 4686 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,558		
1.25 Story	Siding	Crawl Space	637		
1 Story	Siding	Basement	248		
1 Story	Siding	Slab	136		
1 Story	Block	Overhang	390		
		Total:		1,142,484	1,028,237
Other Additions/Adjustments					
Recreation Room			993	35,520	31,968
Basement Living Area			1558	109,668	98,701
Basement, Outside Entrance, Below Grade			3	15,240	13,716
Plumbing					
Average Fixture(s)			1	4,128	3,715
3 Fixture Bath			6	78,021	70,219
Water/Sewer					
2000 Gal Septic			1	13,141	11,827
Water Well, 100 Feet			1	6,999	6,299
Porches					
WPP			538	15,026	13,523
WPP			136	5,681	5,113
Garages					
Class: A Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			745	70,589	63,530
Common Wall: 1 Wall			1	-4,309	-3,878
Door Opener			2	1,734	1,561

<<<<< 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***

Parcel Number: 45-006-700-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEADEN THOMAS F ET AL	COOK DOUGLAS M TRUST	1,625,000	11/05/2015	WD	03-ARM'S LENGTH	1245P63	PROPERTY TRANSFER	100.0

Property Address
6653 S SUNSET DR

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

Tax Description
L253 P726/85 L601 P702/01 N 1/2 OF LOT 10 & ALL OF LOT 11 PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences
COMBINED 2016 PRIOR YEAR 75% INT SPLIT

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 5,041,137 TCV/TFA: 954.04

Building Permit(s)	Date	Number	Status
BOAT HOUSE	09/30/2017	LU17-38	100% FINIS
Electrical	02/02/2017	PE17-0060	
Mechanical	01/27/2017	PM17-0072	
Electrical	01/20/2017	PE17-0037	

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/03/2017	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	05/10/2016	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	147.67	151.92	0.9630	0.6825	20000	100		1,941,208
148 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	1,941,208

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	50.41	175	50	4,411
D/W/P: Patio Blocks	21.12	80	0	0
D/W/P: Crushed Rock	2.64	1760	0	0
Wood Frame	38.77	160	50	3,101

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				57,512

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	970,600	1,550,000	2,520,600			1,490,048C
2024	944,800	1,540,400	2,485,200			1,445,246C
2023	795,600	1,165,300	1,960,900			1,376,425C
2022	562,900	960,400	1,523,300			1,310,881C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
2018	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 2403 S.F.
Crawl: 1180 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

1940	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

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
7	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B +10
Effec. Age: 6
Floor Area: 5,284
Total Base New : 1,198,675 E.C.F.
Total Depr Cost: 1,126,821 X 2.700
Estimated T.C.V: 3,042,417

(16) Porches/Decks

Area	Type
1145	CPP
29	CCP (1 Story)
38	CCP (1 Story)
307	WGEP (1 Story)

(17) Garage

Year Built: 2016
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 812
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

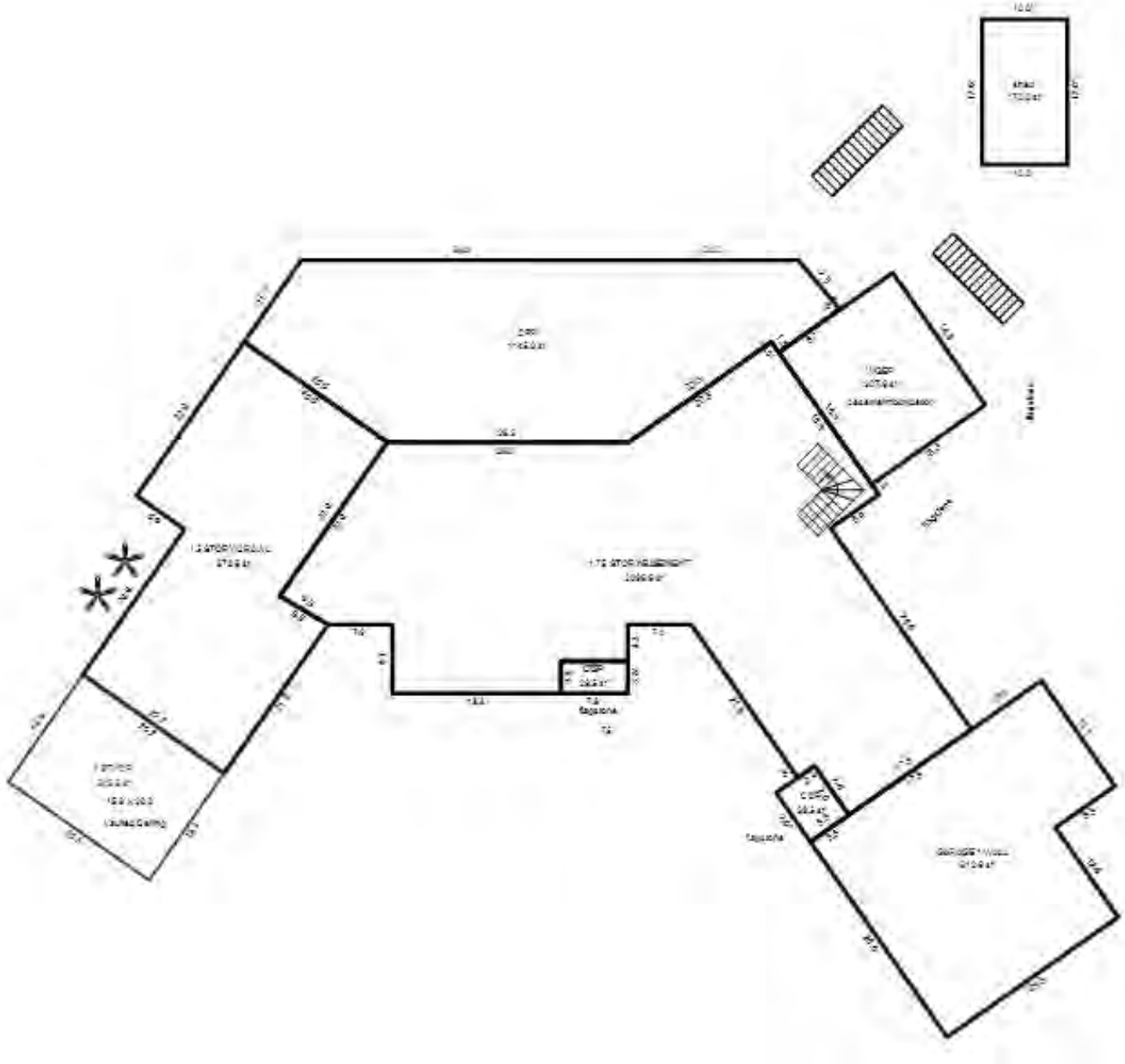
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B 10 Blt 2018
(11) Heating System: Forced Air w/ Ducts
Ground Area = 3276 SF Floor Area = 5284 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	2,096		
1.5 Story	Siding	Crawl Space	872		
1 Story	Siding	Crawl Space	308		
			Total:	948,812	891,950
Other Additions/Adjustments					
Recreation Room			1940	59,170	55,620
Basement, Outside Entrance, Below Grade			1	4,288	4,031
Plumbing					
Average Fixture(s)			1	3,337	3,137
3 Fixture Bath			6	63,160	59,370
Porches					
CCP (1 Story)			29	1,334	1,254
CCP (1 Story)			38	1,690	1,589
WGEP (1 Story)			307	28,631	26,913
Foundation: Basement			307	10,113	9,506
CPP			1145	23,461	22,053
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			812	57,579	54,124
Common Wall: 1 Wall			1	-3,672	-3,452
Door Opener			1	771	725
Local Cost Items					
GENERATOR			1	1	1 *
			Totals:	1,198,675	1,126,821

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

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



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

Parcel Number: 45-006-700-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ASTLEY THOMS R TRUST	HEIDRICK LINDSAY T TRUST	1,125,000	09/24/2014	WD	03-ARM'S LENGTH	1210P728	PROPERTY TRANSFER	100.0
FOLKERS FERN M RESTATED T	ASTLEY THOMS R TRUST	0	10/01/2007	WD	03-ARM'S LENGTH	955/906	DEED	100.0
FOLKERS FERN M RESTATED T	ASTLEY THOMAS R TRUST	0	09/28/2007	WD	03-ARM'S LENGTH	955:906	OTHER	100.0
	FOLKERS	1,325,000	03/15/2002	MLC	16-LC PAYOFF		OTHER	0.0

Property Address
6641 S SUNSET DR

Owner's Name/Address
HEIDRICK LINDSAY T TRUST
GARRISON LINDSAY T TRUSTEE
861 BRYANT AVE
WINNETKA IL 60093

Tax Description
L700 P4/03 LOT 12 & SLY 1/2 LOT 13 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 5,054,550 TCV/TFA: 953.15

Building Permit(s)	Date	Number	Status
Mechanical	08/31/2015	PM15-0413	
Plumbing	08/05/2015	PP15-0180	
Res. Single Family Dwellin	06/05/2015	PB15-0165	100% FINIS
HOUSE	06/03/2015	LU15-11	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/13/2017	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	12/31/2015	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	150.00	190.79	0.9592	0.7225	20000	100		2,079,292
150 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	2,079,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	29.65	2000	0	0
D/W/P: Crushed Rock	2.64	1000	0	0
Wood Frame	42.27	103	95	4,136

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
Total Estimated Land Improvements True Cash Value =				54,136

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,039,600	1,487,700	2,527,300			1,298,765C
2024	1,012,000	1,510,500	2,522,500			1,259,714C
2023	852,200	1,142,500	1,994,700			1,199,728C
2022	588,900	941,600	1,530,500			1,142,599C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2016	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 2023 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

1900	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

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
4	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B +10
Effec. Age: 9
Floor Area: 5,303
Total Base New : 1,188,885 E.C.F.
Total Depr Cost: 1,081,897 X 2.700
Estimated T.C.V: 2,921,122

(16) Porches/Decks

Area	Type
56	CCP (1 Story)
31	CCP (1 Story)
123	CPP
477	CPP
903	WPP
312	WPP

(17) Garage

Year Built: 2015
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 754
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

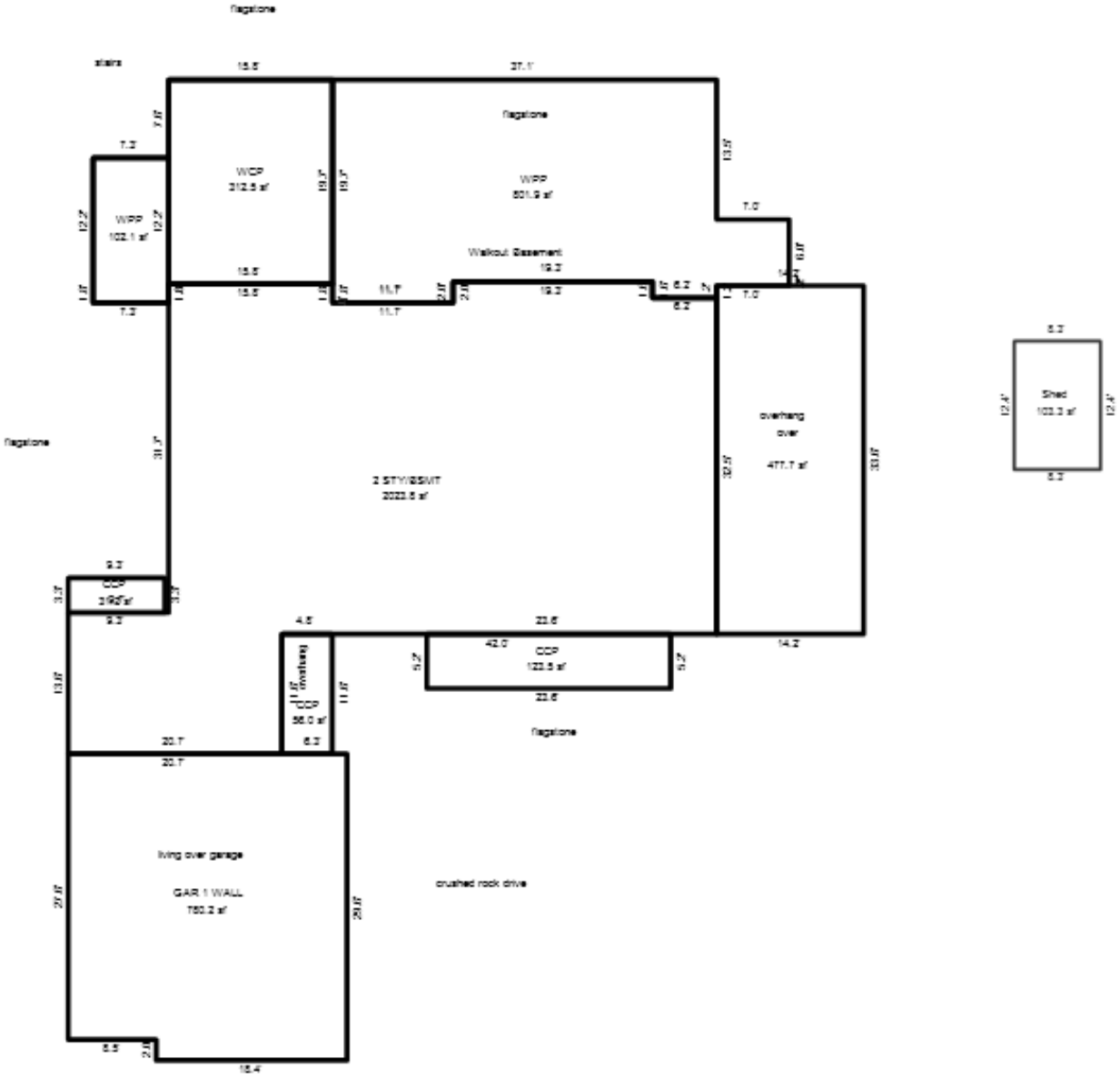
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 10 Blt 2016
(11) Heating System: Forced Heat & Cool
Ground Area = 2023 SF Floor Area = 5303 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	2,023		
1 Story	Siding	Overhang	477		
1 Story	Siding	Overhang	780		
			Total:	940,622	855,980
Other Additions/Adjustments					
Recreation Room			1900	57,950	52,734
Basement, Outside Entrance, Below Grade			1	4,288	3,902
Plumbing					
Average Fixture(s)			1	3,337	3,037
3 Fixture Bath			3	31,580	28,738
2 Fixture Bath			1	7,018	6,386
Separate Shower			1	3,199	2,911
Water/Sewer					
2000 Gal Septic			1	12,006	10,925
Water Well, 100 Feet			1	6,593	6,000
Porches					
CCP (1 Story)			56	2,359	2,147
CCP (1 Story)			31	1,416	1,289
CPP			123	3,462	3,150
CPP			477	10,828	9,853
WPP			312	7,719	7,024
WPP			903	21,184	19,277

Garages
Class: B Exterior: Siding Foundation: 42 Inch (Finished)
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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



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

Parcel Number: 45-006-700-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address
6617 S SUNSET DR

Owner's Name/Address
GLEN LAKE YACHT CLUB
P O BOX 463
GLEN ARBOR MI 49636-0463

Tax Description
NLY 1/2 LOT 13 & ALL LOT 14 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences
GLEN LAKE YACHT CLUB

Class: COMMERCIAL-IMPROV Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 2,815,109 TCV/TFA: 1411.0

Building Permit(s)	Date	Number	Status
Electrical	04/21/2009	PE09-0073	
Commercial, Add/Alter/Repa	05/05/2008	PB08-0116	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	11/13/2017	INSPECTED
TPC	05/14/2015	INSPECTED
WAS	01/23/2009	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	150.00	215.00	0.9592	0.7444	20000	100		2,142,321
150 Actual Front Feet, 0.74 Total Acres							Total Est. Land Value =	2,142,321

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	44.14	840	50	18,539
D/W/P: Crushed Rock	2.33	13686	50	15,944
Wood Frame	23.21	500	85	9,864

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch Mult	Cash Value
WATER WELL 4"-6"	0.00	1	50	100	0
SEPTIC TANK 1000 GAL	0.00	1	50	100	0
DRAIN FIELD	0.00	1	50	100	0
WOOD DECKS	5.25	323	50	100	848
Total Estimated Land Improvements True Cash Value =					55,195

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,071,200	336,400	1,407,600			303,927C
2024	1,042,700	358,600	1,401,300			294,789C
2023	878,100	332,600	1,210,700			280,752C
2022	599,600	264,700	864,300			267,383C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2014	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 12
Floor Area: 0
Total Base New : 53,668 E.C.F.
Total Depr Cost: 47,228 X 1.700
Estimated T.C.V: 80,288

(16) Porches/Decks

Area	Type
840	WPP
440	WPP
170	WPP
1040	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories Exterior Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	1,308
Water/Sewer			
1000 Gal Septic	1	4,899	4,311
Water Well, 100 Feet	1	5,849	5,147
Porches			
WPP	440	7,440	6,547
WPP	170	4,199	3,695
WPP	840	13,406	11,797
Built-Ins			
Appliance Allow.	1	2,786	2,452
Deck			
Treated Wood	1040	13,603	11,971
	Totals:	53,668	47,228

Notes:

ECF (2201 COMMERCIAL) 1.700 => TCV: 80,288

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

Desc. of Bldg/Section:
Calculator Occupancy: Community Recreation Centers

Class: D
Floor Area: 1,995
Gross Bldg Area: 1,995
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 8
Physical %Good: 85
Func. %Good : 100
Economic %Good: 100

1984	Year Built Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: Heat Pump System 100
Heat#2: Heat Pump System 0%
Ave. SqFt/Story: 1995
Ave. Perimeter: 242
Has Elevators:

*** Basement Info ***

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

* Mezzanine Info *

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

* Sprinkler Info *

Area:
Type:

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

Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 242
Overall Building Height: 8

Base Rate for Upper Floors = 164.48

(10) Heating system: Heat Pump System Cost/SqFt: 37.33 100%
Adjusted Square Foot Cost for Upper Floors = 201.81

Total Floor Area: 1,995 Base Cost New of Upper Floors = 402,610

Reproduction/Replacement Cost = 402,610
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 342,219

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ADDFFA	15984.52	1	1.00	100	15,985

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 537,305
Replacement Cost/Floor Area= 209.82 Est. TCV/Floor Area= 269.33

(1) Excavation/Site Prep:

(2) Foundation:

		Footings						
X	Poured Conc		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

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

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

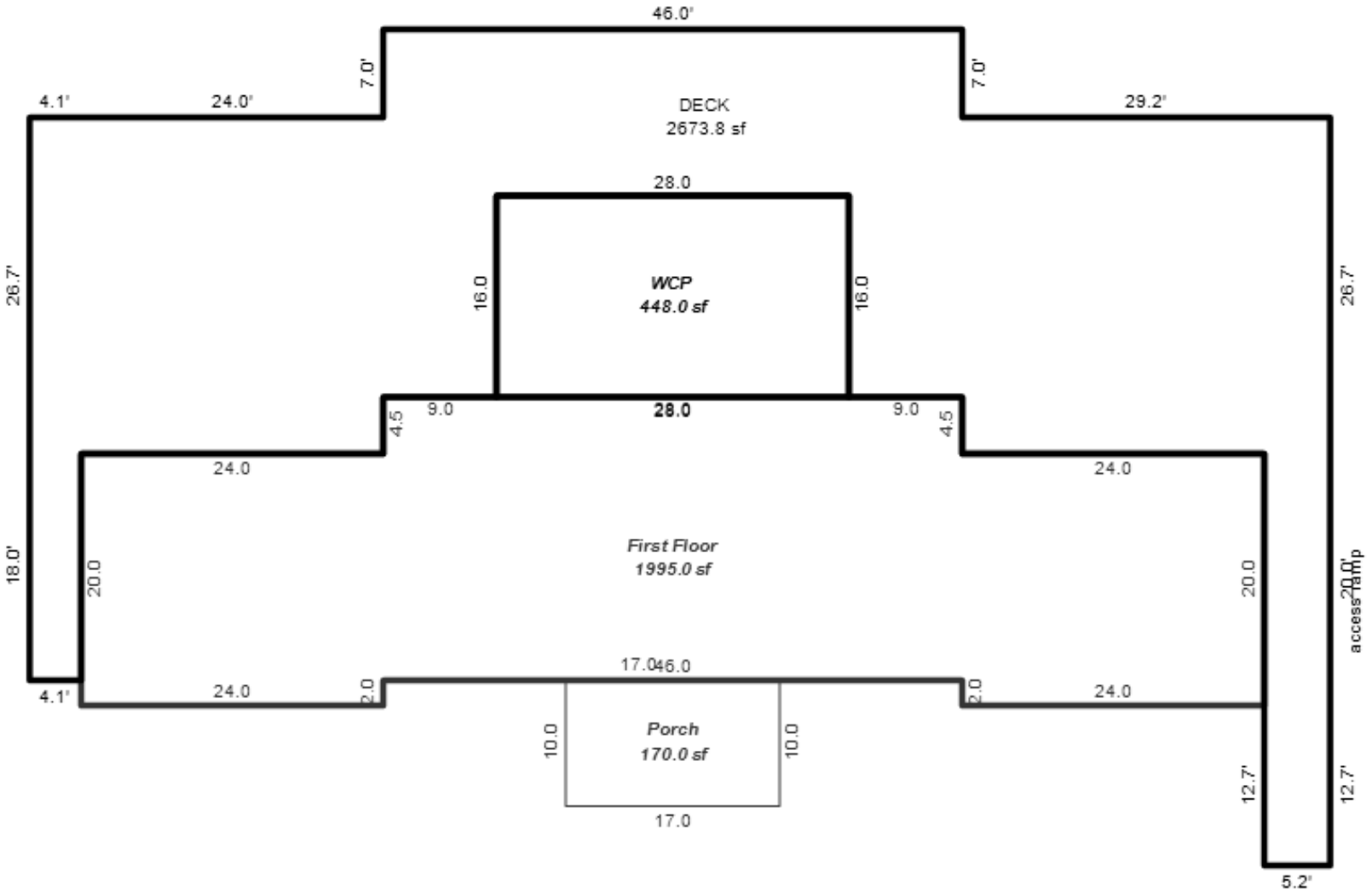
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 45-006-700-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TERRY SHEILA S TRUST &	BIG GLEN OVERLOOK LLC	2,350,000	10/16/2023	WD	19-MULTI PARCEL ARM'S LE	2023004584	PROPERTY TRANSFER	100.0
TERRY SHEILA SUZANNE &	TERRY SHEILA S TRUST	0	10/10/2013	WD	03-ARM'S LENGTH	1181P621	DEED	0.0
TERRY SHEILA SUZANNE A SI	TERRY SHEILA S & GIEGERIC	0	10/25/1986	QC	09-FAMILY	271P276	OTHER	0.0

Property Address

6607 S SUNSET DR

Owner's Name/Address

BIG GLEN OVERLOOK LLC
592 WILLOUGHBY RD
MASON MI 48854

Tax Description

L271 P276/86 LOT 15 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2025 Est TCV 2,238,046 TCV/TFA: 1119.0

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/17/2017	PB17-0119	100% FINIS
SHED	10/02/1997	97000535	100% FINIS

X	Improved		Vacant

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

Who	When	What
TPC	09/28/2023	INSPECTED
TPC	11/13/2017	INSPECTED
TPC	05/14/2015	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	120.00	205.00	1.0000	0.7356	20000	100		1,765,530
120 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	1,765,530

Land Improvement Cost Estimates

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	882,800	236,200	1,119,000			1,119,000S
2024	871,600	232,400	1,104,000			1,104,000S
2023	734,000	175,300	909,300			297,599C
2022	509,200	146,500	655,700			283,428C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1957	1960

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2000 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. 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
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 2,000
Total Base New : 288,588 E.C.F.
Total Depr Cost: 173,154 X 2.700
Estimated T.C.V: 467,516

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1997
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: 180
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957
(11) Heating System: Forced Heat & Cool
Ground Area = 2000 SF Floor Area = 2000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

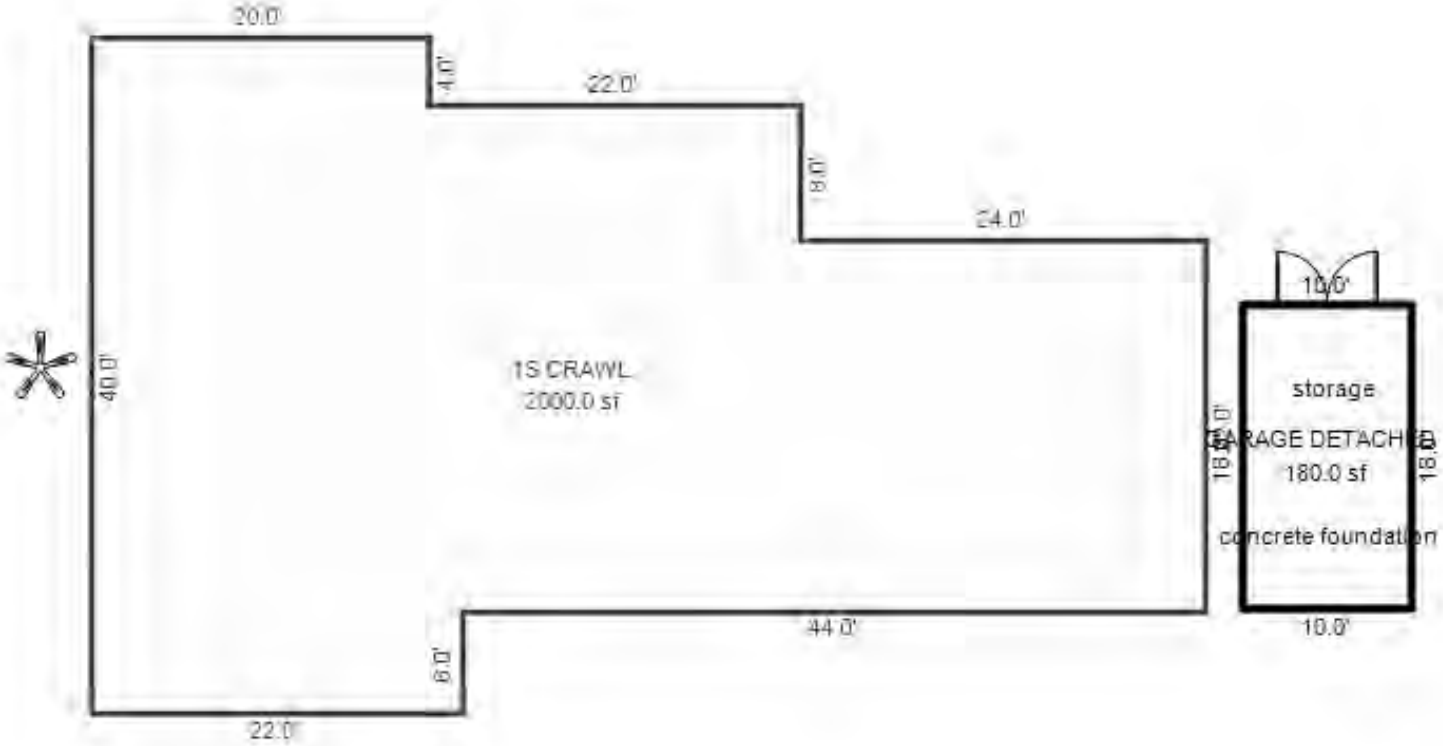
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,000		
			Total:	254,776	152,866

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	892
2 Fixture Bath	1	3,130	1,878
Water/Sewer			
1000 Gal Septic	1	4,899	2,939
Water Well, 100 Feet	1	5,849	3,509
Built-Ins			
Appliance Allow.	1	2,786	1,672
Fireplaces			
Interior 1 Story	1	5,376	3,226
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	180	10,285	6,171
Local Cost Items			
GENERATOR	1	1	1 *
	Totals:	288,588	173,154

Notes: YEAR OF ADDITION TO NORTH SIDE OF HOUSE UNKNOWN.
ECF (4080 BIG GLEN) 2.700 => TCV: 467,516

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



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

Parcel Number: 45-006-705-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANDER DAVID M & MARY E	CLAYPOOL PHILIP C & DEKKE	250,000	08/09/2018	WD	03-ARM'S LENGTH	1337P979	PROPERTY TRANSFER	100.0

Property Address

1 GREAT LKS

Owner's Name/Address

CLAYPOOL PHILIP C & DEKKER KATHLEEN
6619 CHEVY WAY
TALLAHASSEE FL 32317--741

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 683,928 TCV/TFA: 770.19

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Tax Description

L271 P377/86 APARTMENT 1 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "A" UNIT TYPE 2BDRM 2BATH
2 BED / 2 BATH 1ST LEVEL
END UNIT 882 SQ FT
2.786 % OF VALUE

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	150,000	192,000	342,000			144,777C
2024	125,000	170,700	295,700			140,424C
2023	75,000	159,000	234,000			133,738C
2022	25,000	125,000	150,000			127,370C

Who	When	What
TPC	04/20/2017	INSPECTED
WAS	12/23/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 888
Total Base New : 165,130 E.C.F.
Total Depr Cost: 123,848 X 3.100
Estimated T.C.V: 383,928

(16) Porches/Decks

Area	Type
76	Treated Wood
125	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

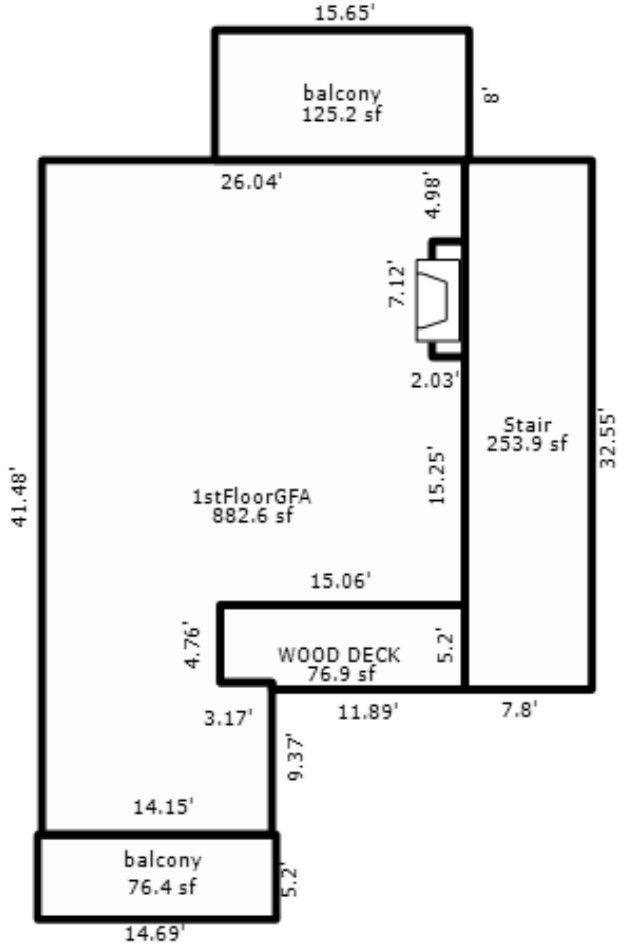
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	131,297	98,474

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	1	6,880	5,160
Deck			
Treated Wood	76	2,337	1,753
Balcony			
Wood Balcony	125	6,223	4,667
Wood Balcony	76	3,783	2,837
Water/Sewer			
Public Water	1	1,927	1,445
Public Sewer	1	1,927	1,445
Built-Ins			
Appliance Allow.	1	4,003	3,002
Fireplaces			
Prefab 2 Story	1	4,564	3,423
Lump Sum Items			
END UNIT		1	1
	Totals:	165,130	123,848

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 383,928

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

BUILDING A



Recorded in master deed as amount 888.20 SQ FT

UNIT 1

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

Parcel Number: 45-006-705-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETRAUSKAS RAYMOND & HELE	GAFFKE BRADLEY ANTON & LE	450,000	10/05/2018	WD	03-ARM'S LENGTH	1343P460	PROPERTY TRANSFER	100.0
NORWOOD/CRUZ ET AL	PETRAUSKAS RAYMOND & HELE	620,000	08/09/2004	WD	03-ARM'S LENGTH	817:245	OTHER	100.0

Property Address

3 GREAT LKS

Owner's Name/Address

GAFFKE BRADLEY ANTON & LEAH ANN
5147 HARVEY LAKE RD
HIGHLAND MI 48356

Tax Description

L271 P588 L272 P203 L307 P934 L490 P457 L817 P245/04 APARTMENT 2 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2ND & MEZZ "D" UNIT TYPE
3 BED 2ND & MEZZ. / 3 BATH
1131 SQ FT
3.982 % OF VALUE
$600,000 1817482 WHOLE OWNERSHIP. THIS UPPER LEVEL END UNIT WITH LESS THAN 10 STEPS TO THE ENTRY DOORS HAS SOME OF THE BEST VIEWS IN THE RESORT. VIEW BOTH MANITOU ISLANDS, SLEEPING BEAR POINT, AND

E. THE
NCE TO THE
FLOWS RIGHT
G, AND
R THE RIVER
LAKE
HED.

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 796,135 TCV/TFA: 704.54

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/20/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units	310000.00000		100	2ND & 3RD	310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	243,100	398,100			255,506C
2024	150,000	216,100	366,100			247,824C
2023	100,000	201,500	301,500			236,023C
2022	85,000	159,000	244,000			224,784C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,130
Total Base New : 196,024 E.C.F.
Total Depr Cost: 156,818 X 3.100
Estimated T.C.V: 486,135

(16) Porches/Decks

Area	Type
71	Treated Wood
131	Wood Balcony
125	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

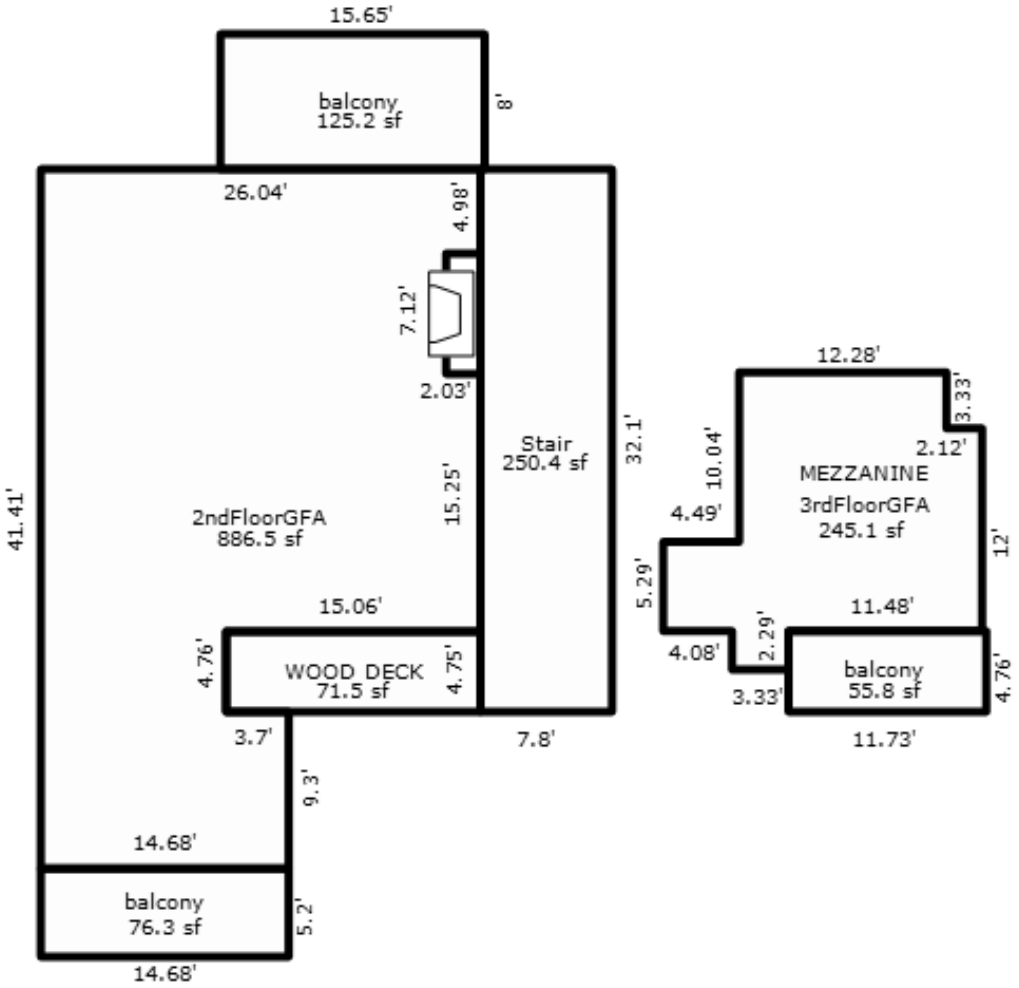
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	147,643	118,114
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			71	2,268	1,814
Balcony					
Wood Balcony			131	6,521	5,217
Wood Balcony			125	6,223	4,978
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Prefab 2 Story			1	4,564	3,651
Lump Sum Items					
END UNIT UPPER				5,000	4,000
			Totals:	196,024	156,818

Notes: 2ND & MEZZ "D" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 486,135

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 2

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

Parcel Number: 45-006-705-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOBBS JAMES C & CUNDARI-H	GROSS CATHERYN & ANNA	240,000	02/14/2020	WD	03-ARM'S LENGTH	2020001021	PROPERTY TRANSFER	100.0
KRAFT GERALD ET AL	HOBBS JAMES C &	295,000	11/01/2006	WD	03-ARM'S LENGTH	919:874	OTHER	100.0
DONOGHUE MARTHA J	KRAFT GERALD ET AL	275,000	09/02/2005	WD	03-ARM'S LENGTH	869:826	OTHER	100.0
MUELLER	DONOGHUE	220,000	06/14/2002	WD	03-ARM'S LENGTH	649:861	OTHER	0.0

Property Address

5 GREAT LKS

Owner's Name/Address

GROSS CATHERYN & ANNA
1713 SAYRE ST
MIDLAND MI 48640

Tax Description

L423 P472/96 L649 P861/02 L707 P839/03 L869 P826/05 L919 P874/06 APARTMENT 3 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "B REV" UNIT TYPE
1 BED / 1 BATH 1ST LEVEL
603 SQ FT
2.174 % OF VALUE

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 469,426 TCV/TFA: 778.48

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/20/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	134,700	234,700			117,886C
2024	90,000	119,800	209,800			114,342C
2023	50,000	111,600	161,600			108,898C
2022	25,000	87,700	112,700			103,713C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 603 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 603
Total Base New : 108,642 E.C.F.
Total Depr Cost: 86,912 X 3.100
Estimated T.C.V: 269,426

(16) Porches/Decks

Area	Type
90	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

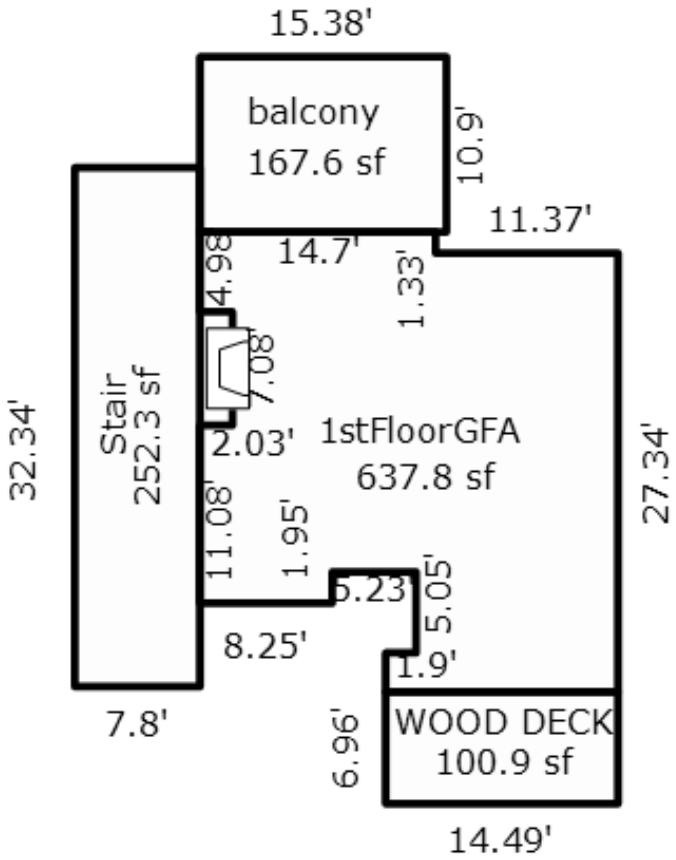
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 603 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	603		
			Total:	91,445	73,155
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
Deck					
Treated Wood			90	2,588	2,070
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Prefab 2 Story			1	4,564	3,651
			Totals:	108,642	86,912

Notes: 1ST LEVEL "B REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 269,426

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

BUILDING A



Recorded in master deed as amount 602.70 SQ FT

UNIT 3

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

Parcel Number: 45-006-705-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARIVIERE STEPHEN M &	SAMEROFF ARNOLD J &	545,000	03/04/2005	WD	03-ARM'S LENGTH	845:599	OTHER	100.0
KUTSCHE	LARIVIERE	250,000	09/15/1998	WD	03-ARM'S LENGTH	487:303	PROPERTY TRANSFER	0.0
SIRNA	KUTSCHE	185,000	08/25/1995	WD	03-ARM'S LENGTH	409:327	OTHER	0.0

Property Address

7 GREAT LKS

Owner's Name/Address

SAMEROFF ARNOLD J &
MCDONOUGH SUSAN C
6000 PELICAN BAY BLVD APT 101
NAPLES FL 34108

Tax Description

L240 P226 L284 P703 L409 P327 L487 P303
L845 P599/05 APARTMENT 4 GREAT LAKES
CONDOMINIUM REC IN LIBER 180 PAGE 82
L181P521 RESTRICTIONS L272P485 AMEND
L272P821 AMEND L897 P966 3RD AMEND
L978P185 AMEND 2020008957 5TH AMEND SEC
14 T29N R14W.

Comments/Influences

1ST & 2ND "C REV" UNIT TYPE
3BED 1ST & 2ND / 3 BATH
1131 SQ FT
3.715 % OF VALUE

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 818,810 TCV/TFA: 724.61

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units		310000.00000	100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	254,400	409,400			261,578C
2024	150,000	226,300	376,300			253,713C
2023	100,000	210,700	310,700			241,632C
2022	85,000	165,700	250,700			230,126C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 565 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,130
Total Base New : 205,168 E.C.F.
Total Depr Cost: 164,132 X 3.100
Estimated T.C.V: 508,810

(16) Porches/Decks

Area	Type
71	Treated Wood
73	Treated Wood
167	Wood Balcony
159	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

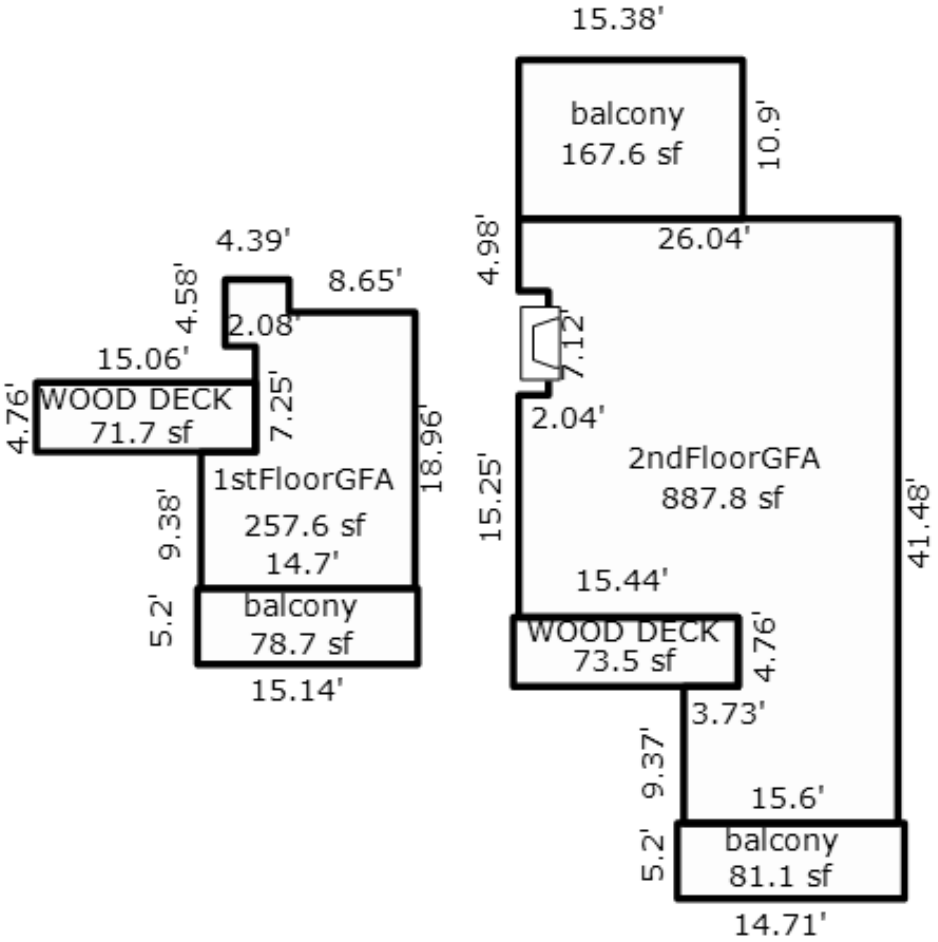
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	156,010	124,807
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			71	2,268	1,814
Treated Wood			73	2,293	1,834
Balcony					
Wood Balcony			167	8,313	6,650
Wood Balcony			159	7,915	6,332
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Prefab 2 Story			1	4,564	3,651
			Totals:	205,168	164,132

Notes: 1ST & 2ND "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 508,810

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 4

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

Parcel Number: 45-006-705-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLEMIN VELVA TRUST	WILLEMIN VELVA GST TRUST	0	06/17/2022	WD	21-NOT USED/OTHER	2022003888	DEED	100.0
WILLEMIN VELVA TRUST	WILLEMIN VELVA TRUST	0	01/20/2016	QC	09-FAMILY	1253P573	OTHER	0.0
WILLEMIN VELVA TRUST	WILLEMIN VELVA TRUST	0	05/12/2014	OTH	07-DEATH CERTIFICATE	1253P571	OTHER	100.0
QUARDERER GEORGE J & CARO	WILLEMIN VELVA TRUST	265,000	08/30/1996	WD	03-ARM'S LENGTH	429:268	OTHER	0.0

Property Address

9 GREAT LKS

Owner's Name/Address

WILLEMIN VELVA GST TRUST
FBO STEVENS DIANE WILLEMIN
4312 PINE MEADOWS TRL
TRAVERSE CITY MI 49685

Tax Description

L267 P113/86 L429 P268/96 APARTMENT 5 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD & MEZZ "C REV" UNIT TYPE
3 BED 3RD & MEZZ. / 3 BATH
1130 SQ FT
3.843 % OF VALUE

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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 754,010 TCV/TFA: 667.27

Building Permit(s)	Date	Number	Status
Commercial/Residential	05/02/2016	PB16-0110	100% FINIS
Electrical	04/27/2016	PE16-0164	
Plumbing	04/27/2016	PP16-0084	
Mechanical	04/27/2016	PM16-0250	

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
TPC	10/19/2016	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	222,000	377,000			307,227C
2024	150,000	197,400	347,400			297,990C
2023	100,000	183,800	283,800			283,800S
2022	85,000	144,600	229,600			212,215C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,130
Total Base New : 190,974 E.C.F.
Total Depr Cost: 143,229 X 3.100
Estimated T.C.V: 444,010

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

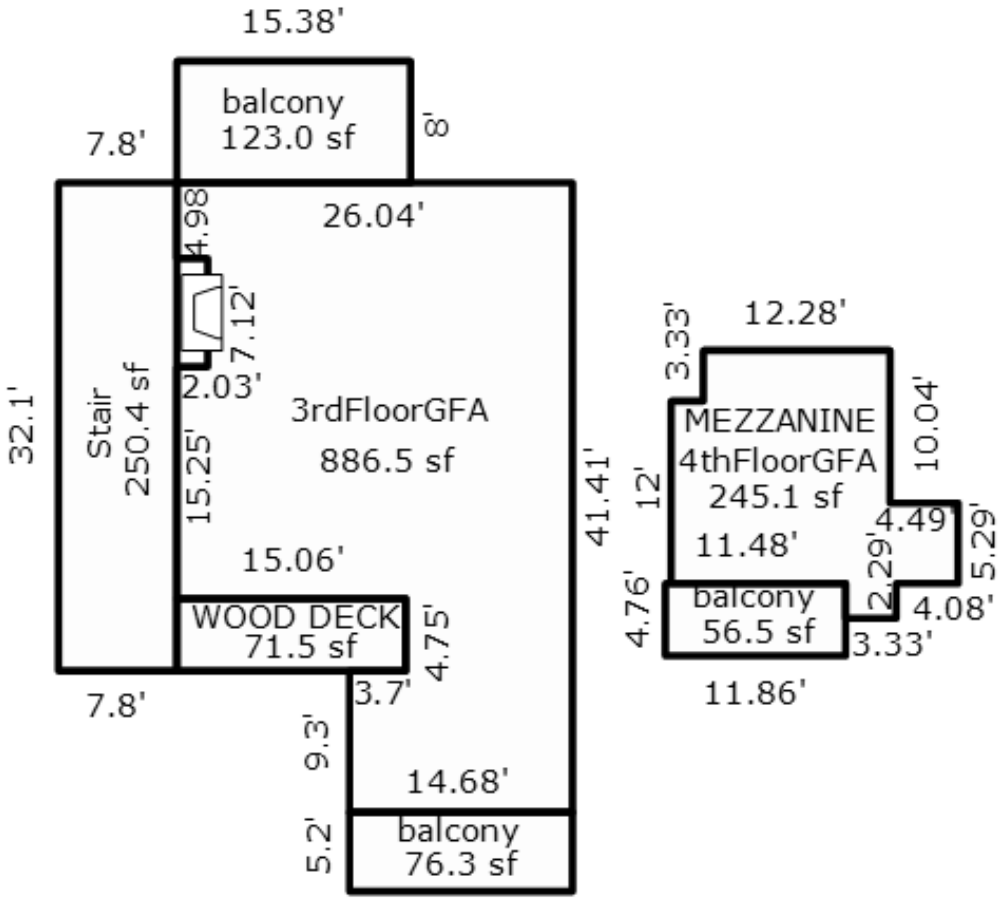
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	147,643	110,732
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			71	2,268	1,701
Balcony					
Wood Balcony			123	6,123	4,592
Wood Balcony			132	6,571	4,928
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	190,974	143,229

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 444,010

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 5

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

Parcel Number: 45-006-705-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROEHLING CILIBERTI TRUST	DERSHEM ARIC S & MARIE	322,000	08/28/2020	WD	03-ARM'S LENGTH	20200005663	PROPERTY TRANSFER	100.0
SCHULD MARY JO TRUST	ROEHLING CILIBERTI TRUST	250,000	07/02/2018	WD	03-ARM'S LENGTH	1333P772	PROPERTY TRANSFER	100.0
GREENE BONNIE M TRUST	SCHULD MARY JO TRUST	339,900	09/20/2013	WD	03-ARM'S LENGTH	1179P80	PROPERTY TRANSFER	100.0
GREENE KEN & BONNIE JANE	GREENE BONNIE M TRUST	0	12/13/2005	QC	09-FAMILY	887:228	OTHER	0.0

Property Address

11 GREAT LKS

Owner's Name/Address

DERSHEM ARIC S & MARIE
2346 MISSION HILLS DR
GRAND RAPIDS MI 49546

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 683,692 TCV/TFA: 769.92

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

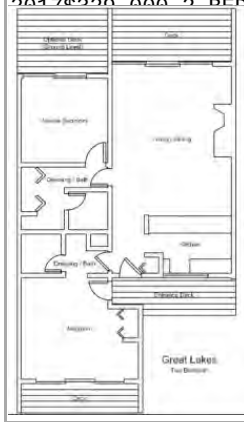
0.00 Total Acres Total Est. Land Value = 300,000

Tax Description

L265 P89 L394 P758 L413 P847/95 L887 P226&228/05 APARTMENT 6 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "A" UNIT TYPE
2BED / 2 BATH 1ST LEVEL
882 SQ FT
2.747 % OF VALUE
2017$320,000 2 BEDROOM(S), WHOLE LAKEFRONT



THE CRYSTAL RIVER AND JUST A QUICK WALK TO IS TWO BEDROOM, TWO S OUT TO A WIDE GRASSY O THE CRYSTAL RIVER THAT CONNECTS YOU WITH IS FULLY FURNISHED UNIT ITCHEN, GRANITE ATE FLOORING, AND THIS IS A PERFECT UNIT CHILDREN TO CALL THEIR HOME", WITH EASY R AND BEACH BEYOND. IT BLE AND READY FOR YOU OWN MEMORIES. IDEAL FOR

Who	When	What
TPC	05/12/2020	INSPECTED
TPC	04/20/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	191,800	341,800			155,461C
2024	125,000	170,600	295,600			150,787C
2023	75,000	158,900	233,900			143,607C
2022	25,000	125,000	150,000			136,769C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 888
Total Base New : 165,029 E.C.F.
Total Depr Cost: 123,772 X 3.100
Estimated T.C.V: 383,692

(16) Porches/Decks

Area	Type
76	Treated Wood
76	Wood Balcony
123	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

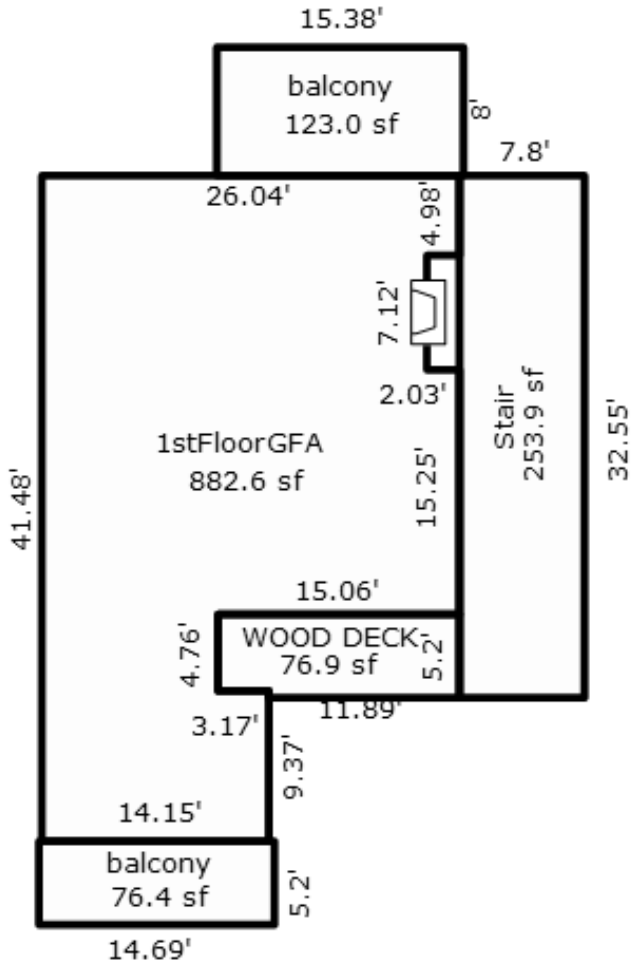
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	131,297	98,474
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			76	2,337	1,753
Balcony					
Wood Balcony			76	3,783	2,837
Wood Balcony			123	6,123	4,592
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	165,029	123,772

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 383,692

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

BUILDING A



Recorded in master deed as amount 888.20 SQ FT

UNIT 6

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

Parcel Number: 45-006-705-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NILES DOLLY SHIINA TRUST	SUKOSKY DAVID C & JANE	749,000	07/15/2024	WD	03-ARM'S LENGTH	2024003550	PROPERTY TRANSFER	100.0
DRAPER DAVID L & LINDA S	NILES DOLLY S TRUST	300,000	12/22/2016	WD	03-ARM'S LENGTH	1283P667	PROPERTY TRANSFER	100.0
DRAPER TRUST	DRAPER DAVID L & LINDA S	1	03/02/2012	QC	09-FAMILY	1115P680	DEED	0.0
DRAPER DAVID L & LINDA S	DRAPER DAVID L & LINDA S	1	03/02/2012	QC	09-FAMILY	1115P705	OTHER	0.0

Property Address

13 GREAT LKS

Owner's Name/Address

SUKOSKY DAVID C & JANE
3417 LAKEWOOD SHORES DR
HOWELL MI 48843

Tax Description

L423 P371/96 L599 P694 & 699 L599 P704/01 L705 P695/03 L820 P69/04 APARTMENT 7 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2 BATH, 2ND FLOOR "A" UNIT TYPE
2BED/ 2 BATH 2ND LEVEL
873 SQ FT
2.974 % OF VALUE
$489,000 MLS 1678952

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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 734,853 TCV/TFA: 827.54

Building Permit(s)	Date	Number	Status
Electrical	05/21/2018	PE18-0258	100% FINIS
Mechanical	02/12/2018	PM18-0118	100% FINIS
Plumbing	02/12/2018	PP18-0041	100% FINIS
Commercial/Residential	02/09/2018	PB18-0069	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	05/30/2024	INSPECTED
TPC	10/17/2018	INSPECTED
TPC	11/14/2017	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	217,400	367,400			367,400S
2024	125,000	193,400	318,400			156,015C
2023	75,000	180,000	255,000			148,586C
2022	25,000	141,600	166,600			141,511C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976 200	2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 888
Total Base New : 165,029 E.C.F.
Total Depr Cost: 140,275 X 3.100
Estimated T.C.V: 434,853

(16) Porches/Decks

Area	Type
76	Treated Wood
76	Wood Balcony
123	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

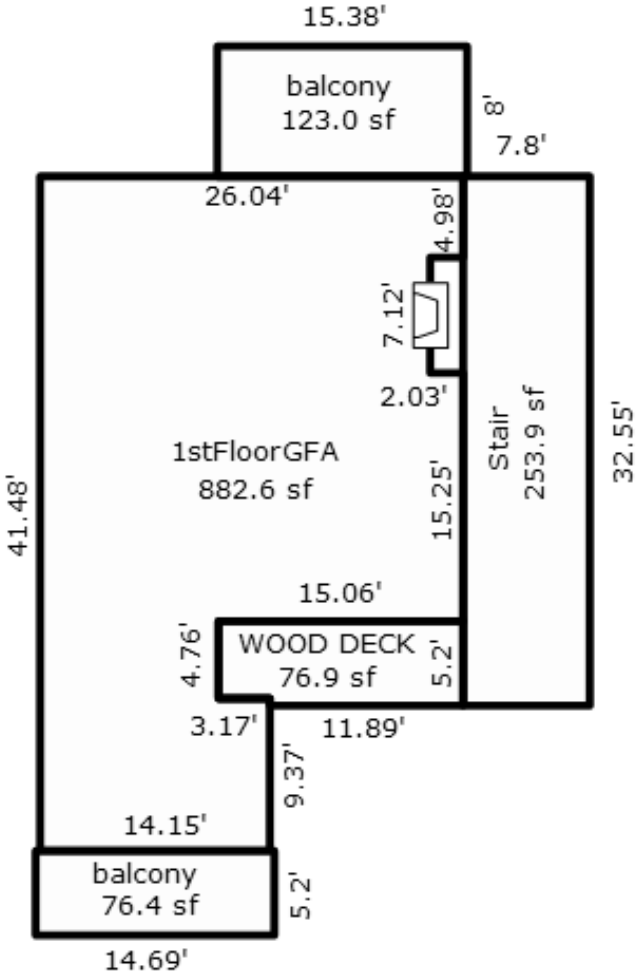
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	131,297	111,602
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Deck					
Treated Wood			76	2,337	1,986
Balcony					
Wood Balcony			76	3,783	3,216
Wood Balcony			123	6,123	5,205
Water/Sewer					
Public Water			1	1,927	1,638
Public Sewer			1	1,927	1,638
Built-Ins					
Appliance Allow.			1	4,003	3,403
Fireplaces					
Prefab 2 Story			1	4,564	3,879
			Totals:	165,029	140,275

Notes: 2ND "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 434,853

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

BUILDING A



Recorded in master deed as amount 888.20 SQ FT

UNIT 7

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

Parcel Number: 45-006-705-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHESTERFIELD LINDA & DAVI	CAHILL LESLIE A LIVING TR	515,000	08/07/2009	WD	03-ARM'S LENGTH	2009 1024-355W	DEED	100.0
CHESTERFIELD		0	08/07/2009	QC	03-ARM'S LENGTH	2009 1024-352T	DEED	0.0
CHESTERFIELD DAVID L & LI	CHESTERFIELD LINDA & DAVI	0	04/15/2004	QC	09-FAMILY	801:129	OTHER	0.0
ARMSTRONG-MICH	CHESTERFIELD	625,000	09/27/2002	WD	03-ARM'S LENGTH	670:315	PROPERTY TRANSFER	0.0

Property Address

15 GREAT LKS

Owner's Name/Address

CAHILL LESLIE A LIVING TRUST
3251 HANOVER CT
MILFORD MI 48380

Tax Description

L330 P173 L585 P142 L595 P795&800&805&810 L670 P313/02 L801 P129/04 APARTMENT 8 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD & MEZZ "C REV" UNIT DOOR15/16
4 BED / 3 BATH 3RD LEVEL & MEZZ.
1131 SQ FT
3.863 OF VALUE

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 826,397 TCV/TFA: 731.32

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	05/20/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	258,200	413,200			265,149C
2024	150,000	229,500	379,500			257,177C
2023	100,000	214,100	314,100			244,931C
2022	85,000	168,900	253,900			233,268C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 1,130
Total Base New : 195,974 E.C.F.
Total Depr Cost: 166,580 X 3.100
Estimated T.C.V: 516,397

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

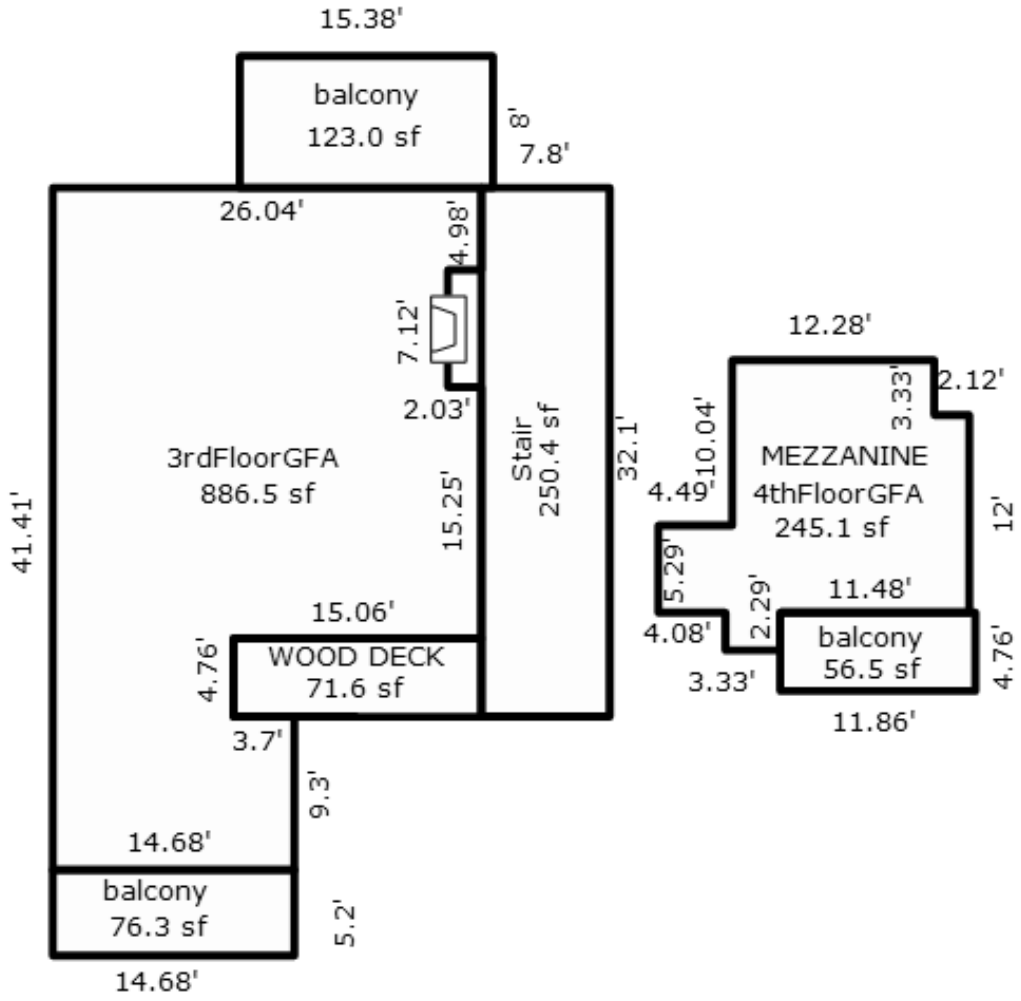
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	147,643	125,498
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			2	13,760	11,696
Deck					
Treated Wood			71	2,268	1,928
Balcony					
Wood Balcony			123	6,123	5,205
Wood Balcony			132	6,571	5,585
Water/Sewer					
Public Water			1	1,927	1,638
Public Sewer			1	1,927	1,638
Built-Ins					
Appliance Allow.			1	4,003	3,403
Fireplaces					
Prefab 2 Story			1	4,564	3,879
Lump Sum Items					
END UNIT UPPER				5,000	4,250
			Totals:	195,974	166,580

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 516,397

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 8

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

Parcel Number: 45-006-705-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PIERSON DANIEL J & M MARG	PIERSON DANIEL J & MARY M	0	01/14/2013	WD	03-ARM'S LENGTH	1154P635	PROPERTY TRANSFER	0.0
ECKERTY DALE E & LYN P	PIERSON DANIEL J & M MARG	335,000	05/01/2003	WD	03-ARM'S LENGTH	726:647	OTHER	100.0

Property Address
17 GREAT LKS

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 742,871 TCV/TFA: 844.17

Building Permit(s)	Date	Number	Status
Electrical	09/27/2024	PE24-0689	100% FINIS

Owner's Name/Address
PIERSON DANIEL J & MARY M M TRUST
491 PRESTWICK DR SE
GRAND RAPIDS MI 49546

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Tax Description
L279 P781/87 L726 P647/03 APARTMENT 9 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

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

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

Comments/Influences
1ST LEVEL "A" UNIT TYPE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	221,400	371,400			165,614C
2024	125,000	196,700	321,700			160,635C
2023	75,000	183,900	258,900			152,986C
2022	25,000	145,600	170,600			145,701C

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 880
Total Base New : 178,578 E.C.F.
Total Depr Cost: 142,862 X 3.100
Estimated T.C.V: 442,871

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

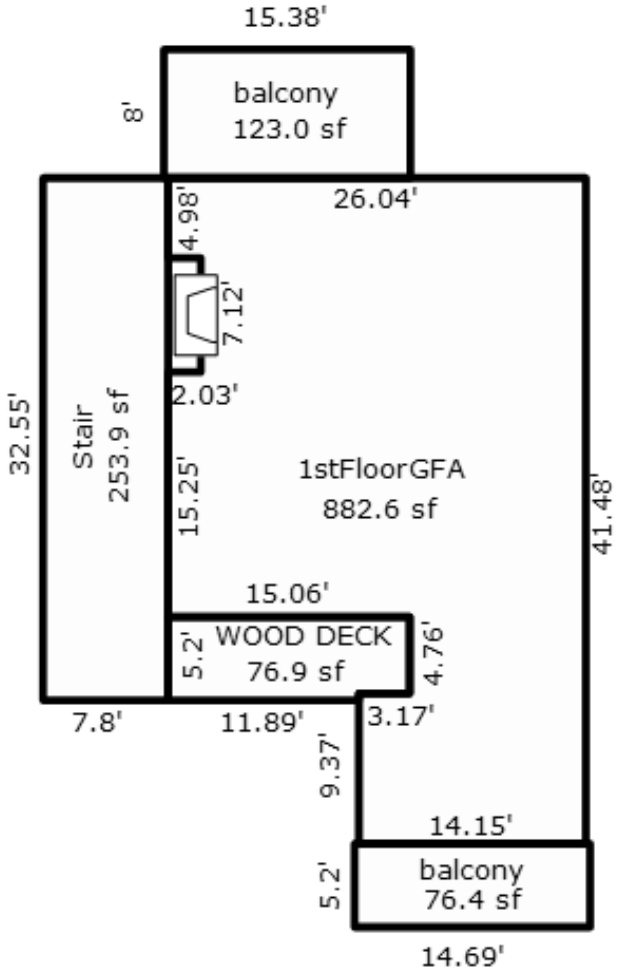
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	130,236	104,189
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
2 Fixture Bath			1	4,610	3,688
Deck					
Treated Wood			76	2,337	1,870
Balcony					
Wood Balcony			123	6,123	4,898
Wood Balcony			76	3,783	3,026
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Prefab 2 Story			1	4,564	3,651
Lump Sum Items					
END UNIT				10,000	8,000
			Totals:	178,578	142,862

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 442,871

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

BUILDING A



Recorded in master deed as amount 880.20 SQ FT

UNIT 9

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

Parcel Number: 45-006-705-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRUCE THOMAS & SUSAN TRUS	BUTCHER DONALD E & SUSAN	665,000	11/14/2023	WD	03-ARM'S LENGTH	2023005009	PROPERTY TRANSFER	100.0
BRUCE THOMAS A & SUSAN C	BRUCE THOMAS & SUSAN TRUS	0	12/03/2009	WD	03-ARM'S LENGTH	2009 1034-867W	DEED	100.0
ORIEL PATRICK J & SHARON	BRUCE THOMAS A & SUSAN C	465,000	12/17/2004	WD	03-ARM'S LENGTH	836:255	OTHER	100.0
DEFEBAUGH	ORIEL	150,000	08/19/1996	WD	03-ARM'S LENGTH	428:700	PROPERTY TRANSFER	0.0

Property Address

19 GREAT LKS

Owner's Name/Address

BUTCHER DONALD E & SUSAN O
PO BOX 156
SALINE MI 48176

Tax Description

L246 P748/84 L299 P209/89 L428 P700/96
L836 P255/04 APARTMENT 10 GREAT LAKES
CONDOMINIUM REC IN LIBER 180 PAGE 82
L181P521 RESTRICTIONS L272P485 AMEND
L272P821 AMEND L897 P966 3RD AMEND
L978P185 AMEND 2020008957 5TH AMEND SEC
14 T29N R14W.

Comments/Influences

2ND "A REV" UNIT TYPE
2 BED / 2 BATH 2ND LEVEL
MINI SPLIT A/C

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 742,223 TCV/TFA: 843.44

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	10/12/2023	INSPECTED
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	221,100	371,100			331,363C
2024	125,000	196,400	321,400			321,400S
2023	75,000	179,200	254,200			149,686C
2022	25,000	141,800	166,800			142,559C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976 200	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 18
Floor Area: 880
Total Base New : 173,968 E.C.F.
Total Depr Cost: 142,653 X 3.100
Estimated T.C.V: 442,223

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

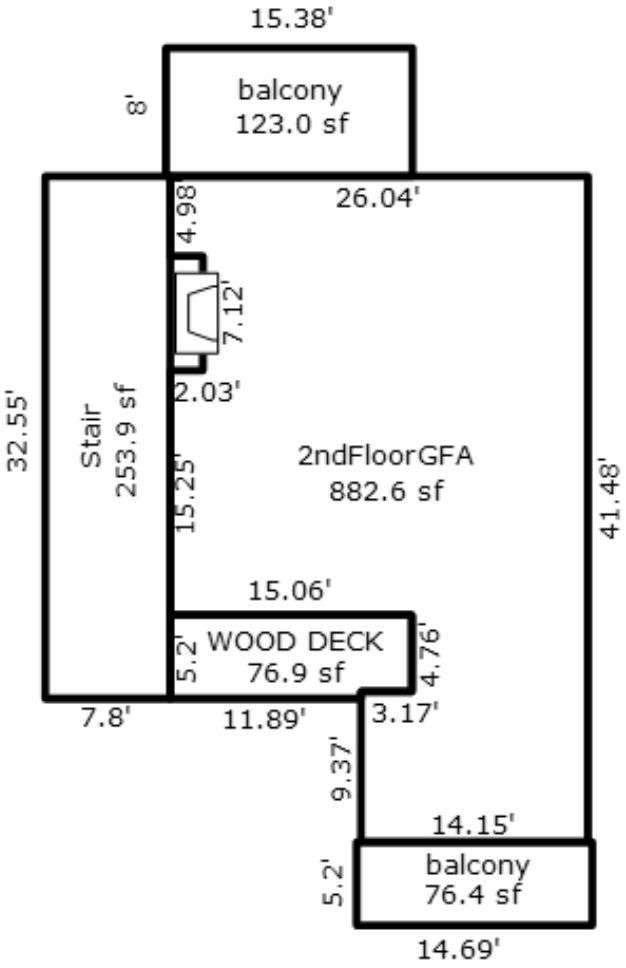
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	130,236	106,794

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	1,794
3 Fixture Bath	1	6,880	5,642
Deck			
Treated Wood	76	2,337	1,916
Balcony			
Wood Balcony	123	6,123	5,021
Wood Balcony	76	3,783	3,102
Water/Sewer			
Public Water	1	1,927	1,580
Public Sewer	1	1,927	1,580
Built-Ins			
Appliance Allow.	1	4,003	3,282
Fireplaces			
Prefab 2 Story	1	4,564	3,742
Lump Sum Items			
END UNIT		10,000	8,200
	Totals:	173,968	142,653

Notes: 2ND "A REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 442,223

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

BUILDING A



Recorded in master deed as amount 880.20 SQ FT

UNIT 10

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

Parcel Number: 45-006-705-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BATTISTA JOHN ARTHUR JR &	NILES DOLLY S TRUST	1,025,000	07/15/2024	WD	03-ARM'S LENGTH	2024003308	PROPERTY TRANSFER	100.0
BUCKMAN MARY ANNE TRUST	BATTISTA JOHN ARTHUR JR &	616,000	10/23/2017	WD	03-ARM'S LENGTH	1310P539	PROPERTY TRANSFER	100.0

Property Address
21 GREAT LKS

Owner's Name/Address
NILES DOLLY S TRUST
2702 WALNUT LAKE RD
WEST BLOOMFIELD MI 48323

Tax Description
L278 P367 L458 P052/97 APARTMENT 11 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences
3RD & MEZZ "C REV" UNIT TYPE + LOFT BDRM
3 BED / 2 BATH 3RD LEVEL & MEZZ. + LOFT BDRM IN ATTIC 132SQFT
1130+132 SQ FT
3.863 % OF VALUE

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 1,027,371 TCV/TFA: 814.08

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/09/2018	PB18-0055	100% FINIS
Electrical	02/07/2018	PE18-0055	100% FINIS
Plumbing	01/25/2018	PP18-0020	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	07/15/2024	INSPECTED
TPC	10/17/2018	INSPECTED
TPC	04/24/2017	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1273 SQFT $310K			1 Units	310000.00000	100			310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	358,700	513,700			513,700S
2024	150,000	318,900	468,900			318,615C
2023	100,000	297,300	397,300			303,443C
2022	85,000	234,300	319,300			288,994C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2018

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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

(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

	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
	Direct-Vented Ga

Class: B
Effec. Age: 15
Floor Area: 1,262
Total Base New : 272,249 E.C.F.
Total Depr Cost: 231,410 X 3.100
Estimated T.C.V: 717,371

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 753 SF Floor Area = 1262 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
1 Story	Siding	Overhang	132		
			Total:	199,014	169,162

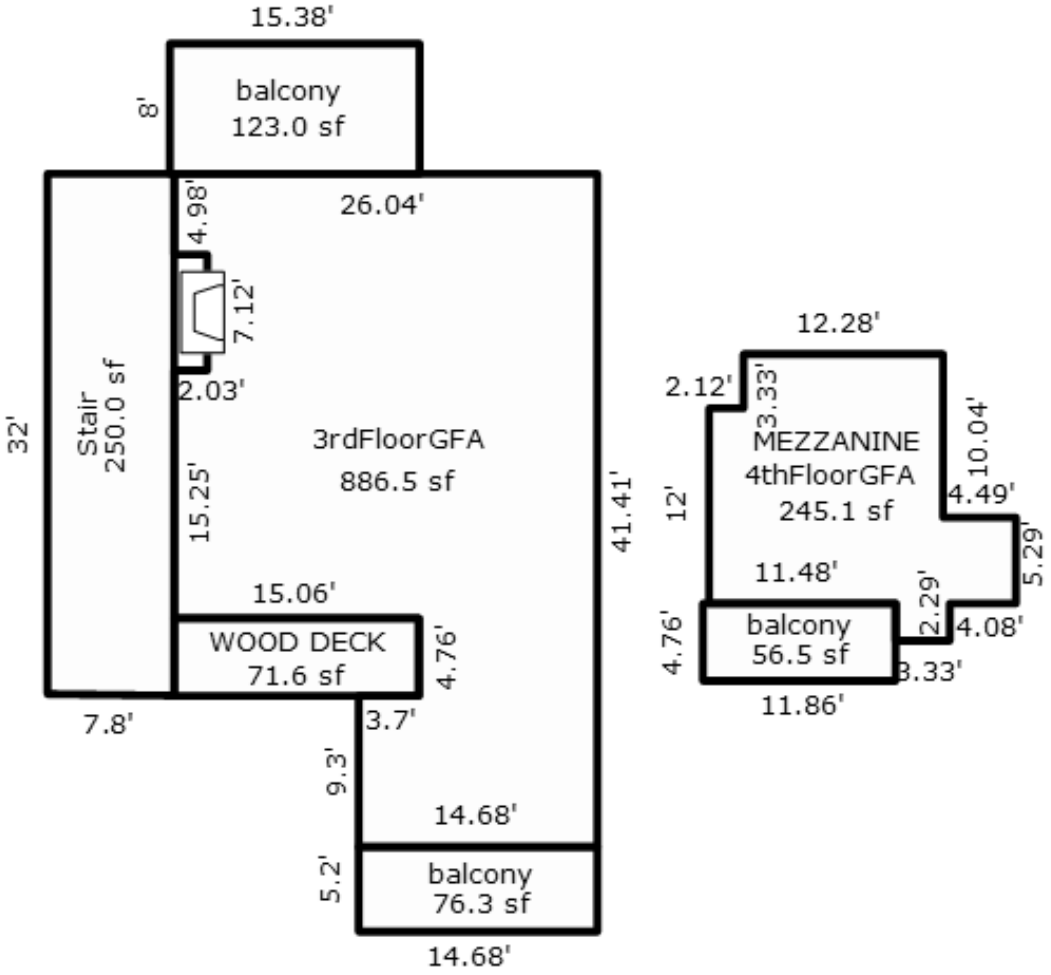
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	2,836
3 Fixture Bath	3	31,580	26,843
Deck			
Treated Wood	71	2,361	2,007
Balcony			
Wood Balcony	123	6,830	5,805
Wood Balcony	132	7,330	6,230
Water/Sewer			
Public Water	1	2,215	1,883
Public Sewer	1	2,215	1,883
Built-Ins			
Appliance Allow.	1	6,897	5,862
Fireplaces			
Prefab 2 Story	1	5,470	4,649
Lump Sum Items			
END UNIT UPPER		5,000	4,250
	Totals:	272,249	231,410

Notes: 3RD & MEZZ "C REV" UNIT TYPE
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 11

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

Parcel Number: 45-006-705-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAGNER MARK & LINDA	WAGNER MARK & LINDA TRUST	1	12/12/2011	QC	09-FAMILY	2011 1110-1	PROPERTY TRANSFER	0.0
WAGNER MARK & LINDA TRUST	WAGNER MARK & LINDA	1	12/11/2011	QC	09-FAMILY	2011 1109-985	DEED	0.0
WAGNER MARK & LINDA	WAGNER MARK & LINDA TRUST	1	02/08/2011	WD	03-ARM'S LENGTH	2011 1079-86	DEED	0.0
BLAIR	WAGNER	139,500	03/21/1997	WD	03-ARM'S LENGTH	441:50	OTHER	0.0

Property Address

23 GREAT LKS

Owner's Name/Address

WAGNER MARK & LINDA TRUST
WAGNER MARK & LINDA TTEES
681 SCIO CHURCH RD
ANN ARBOR MI 48103

Tax Description

L275 P610 L441 P050/97 APARTMENT 12 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "A" UNIT TYPE
2 BED / 2 BATH 1ST LEVEL
882 SQ FT
2.747 % OF VALUE

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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 665,220 TCV/TFA: 755.93

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	182,600	332,600			128,102C
2024	125,000	162,400	287,400			124,251C
2023	75,000	151,200	226,200			118,335C
2022	25,000	118,900	143,900			112,700C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 880
Total Base New : 157,088 E.C.F.
Total Depr Cost: 117,813 X 3.100
Estimated T.C.V: 365,220

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

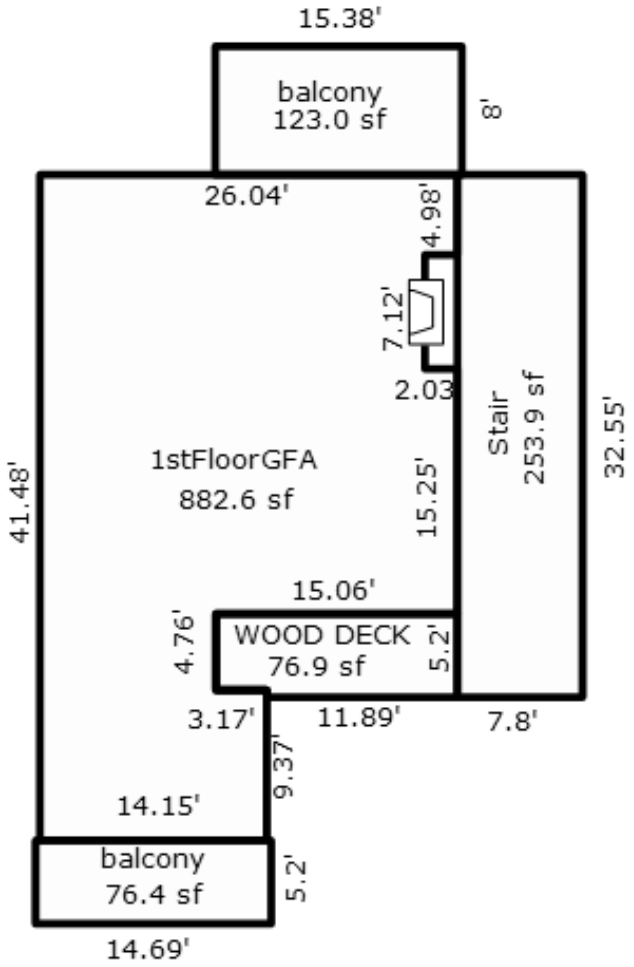
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	130,236	97,675
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			76	2,337	1,753
Balcony					
Wood Balcony			123	6,123	4,592
Wood Balcony			76	3,783	2,837
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	157,088	117,813

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 365,220

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

BUILDING A



Recorded in master deed as amount 880.20 SQ FT

UNIT 12

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

Parcel Number: 45-006-705-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSEN BETTIE J QUAL PERS	HOMESTEAD TRUST	0	11/16/2005	QC	09-FAMILY	895:810	OTHER	100.0
DICKERSON	OLSEN	180,000	01/16/1997	WD	03-ARM'S LENGTH	437:566	OTHER	0.0

Property Address

25 GREAT LKS

Owner's Name/Address

HOMESTEAD TRUST
C/O BARNOWSKI CHRISTINE
26432 TAYLOR RD
BARRINGTON IL 60010

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 681,216 TCV/TFA: 774.11

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Tax Description

L381 P747 L403 P861 L437 P566/97 L607 P490/01 L895 P810/06 APARTMENT 13 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2ND "A " UNIT TYPE

Public Improvements

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

Topography of Site

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

Who	When	What
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	190,600	340,600			138,711C
2024	125,000	169,500	294,500			134,541C
2023	75,000	157,800	232,800			128,135C
2022	25,000	124,200	149,200			122,034C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 880
Total Base New : 163,968 E.C.F.
Total Depr Cost: 122,973 X 3.100
Estimated T.C.V: 381,216

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

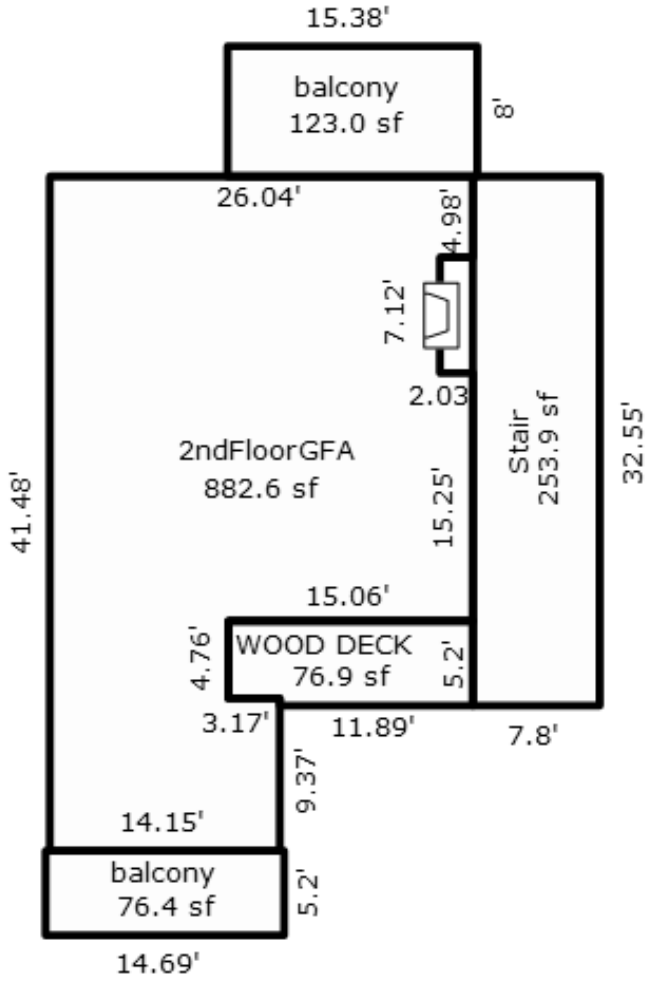
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	130,236	97,675
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			76	2,337	1,753
Balcony					
Wood Balcony			123	6,123	4,592
Wood Balcony			76	3,783	2,837
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	163,968	122,973

Notes: 2ND "A " UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 381,216

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

BUILDING A



Recorded in master deed as amount 880.20 SQ FT

UNIT 13

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

Parcel Number: 45-006-705-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER REED P & SUSAN J	BARTON BRUCE D & CARYL A	330,175	02/11/2022	WD	21-NOT USED/OTHER	20220012567	DEED	50.0
SUAREZ	BARTON & MILLER	464,000	01/30/2001	WD	03-ARM'S LENGTH	567:375	PROPERTY TRANSFER	0.0

Property Address

27 GREAT LKS

Owner's Name/Address

BARTON BRUCE D & CARYL A
77001 REID CHAPPEL HILL
CHAPEL HILL NC 27517

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 754,010 TCV/TFA: 667.27

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Tax Description

L266 P155/86 L310 P950/90 L567 P375/01
APARTMENT 14 GREAT LAKES CONDOMINIUM REC
IN LIBER 180 PAGE 82 L181P521
RESTRICTIONS L272P485 AMEND L272P821
AMEND L897 P966 3RD AMEND L978P185 AMEND
2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD & MEZZ "C REV" UNIT TYPE
3 BED / 3 BATH 3RD LEVEL & MEZZ.
1131 SQ FT
3.972 % OF VALUE

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	222,000	377,000			243,779C
2024	150,000	197,400	347,400			236,450C
2023	100,000	183,800	283,800			225,191C
2022	85,000	144,600	229,600			158,651C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,130
Total Base New : 190,974 E.C.F.
Total Depr Cost: 143,229 X 3.100
Estimated T.C.V: 444,010

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

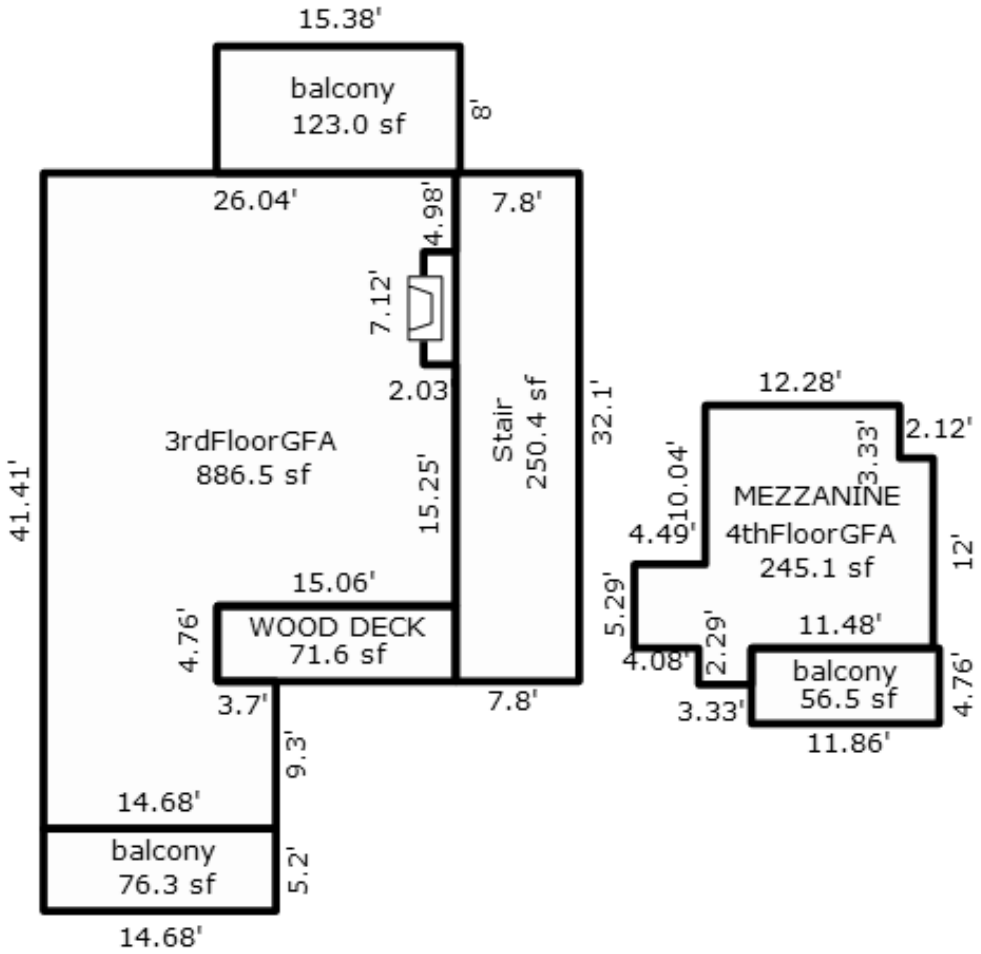
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	147,643	110,732
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			71	2,268	1,701
Balcony					
Wood Balcony			123	6,123	4,592
Wood Balcony			132	6,571	4,928
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	190,974	143,229

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 444,010

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 14

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

Parcel Number: 45-006-705-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAGMAN JAMES & WAGMAN-ISC	MYKALA JOHN F & KAY M	225,000	04/17/2020	WD	03-ARM'S LENGTH	2020002355	PROPERTY TRANSFER	100.0
ROXBURGH LTD	WAGMAN JAMES & WAGMAN-ISC	200,000	04/09/2020	QC	09-FAMILY	2020002354	PROPERTY TRANSFER	100.0
ROXBURGH LTD	WAGMAN JAMES & WAGMAN-ISC	200,000	01/01/2018	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	100.0
WAGMAN JAMES & KENDRIGAN	ROXBURGH LTD	80,000	10/08/1994	QC	05-CORRECTING TITLE	395P329	PROPERTY TRANSFER	0.0

Property Address

29 GREAT LKS

Owner's Name/Address

MYKALA JOHN F & KAY M
8050 STONY LAKE RD
JACKSON MI 49201

Tax Description

L287 P256 L308 P980 L395 P329/94
APARTMENT 15 GREAT LAKES CONDOMINIUM REC
IN LIBER 180 PAGE 82 L181P521
RESTRICTIONS L272P485 AMEND L272P821
AMEND L897 P966 3RD AMEND L978P185 AMEND
2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "B REV" UNIT TYPE
1BED / 1 BATH 1ST
602 SQ FT
2.164 % OF VALUE

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 471,861 TCV/TFA: 783.82

Building Permit(s)	Date	Number	Status
REPAIR	05/12/2015	PB15-0116	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
TPC	09/24/2015	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	135,900	235,900			118,708C
2024	90,000	120,900	210,900			115,139C
2023	50,000	112,600	162,600			109,657C
2022	25,000	88,500	113,500			104,436C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 602 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 602
Total Base New : 116,932 E.C.F.
Total Depr Cost: 87,697 X 3.100
Estimated T.C.V: 271,861

(16) Porches/Decks

Area	Type
100	Treated Wood
167	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

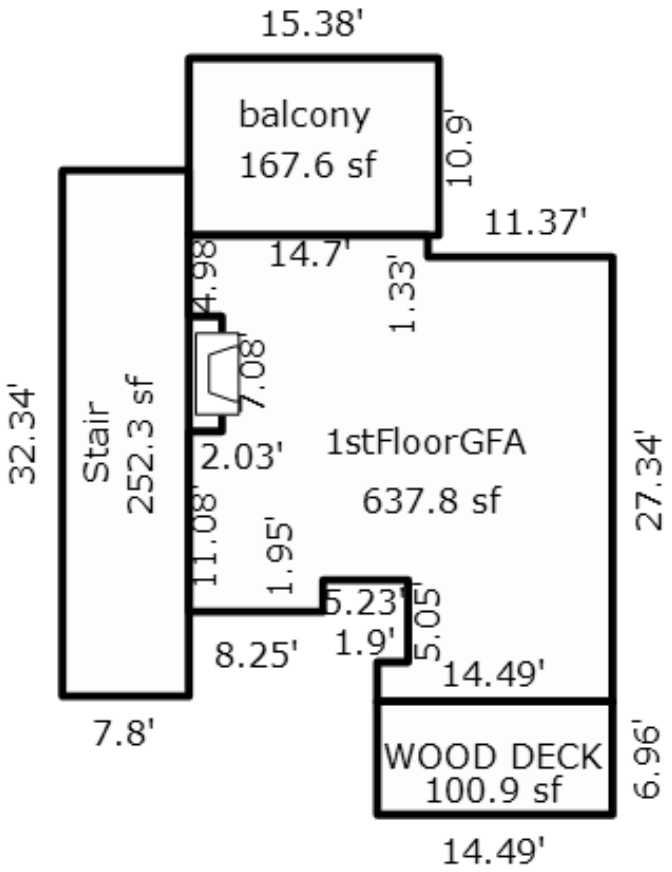
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 602 SF Floor Area = 602 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	602		
			Total:	91,277	68,456
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			100	2,733	2,050
Balcony					
Wood Balcony			167	8,313	6,235
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	116,932	87,697

Notes: 1ST LEVEL "B REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 271,861

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

BUILDING A



Recorded in master deed as amount 602.70 SQ FT

UNIT 15

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

Parcel Number: 45-006-705-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AUSTON CYNTHIA ANN TRUST	AUSTIN CYNTHIA A	0	09/20/2016	QC	09-FAMILY	1276P725	PROPERTY TRANSFER	0.0
AUSTIN CYNTHIA A	CAPA LLC	0	09/20/2016	QC	09-FAMILY	1278P265	OTHER	0.0
AUSTIN CYNAHIA ANN	AUSTON CYNTHIA ANN TRUST	0	04/15/2016	WD	09-FAMILY	1260P325	DEED	0.0
AUSTIN BRIAN C	AUSTIN CYNAHIA ANN	0	09/22/2015	QC	06-COURT JUDGEMENT	1243P644	DEED	0.0

Property Address

30 GREAT LKS

Owner's Name/Address

CAPA LLC
528 OAK ST
ROCHESTER MI 48307

Tax Description

L400 P598/95 L628 P545/02 L632 P230/02
APARTMENT 16 GREAT LAKES CONDOMINIUM REC
IN LIBER 180 PAGE 82 L181P521
RESTRICTIONS L272P485 AMEND L272P821
AMEND L897 P966 3RD AMEND L978P185 AMEND
2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2013$478K HOMESTEAD REALTY RIVER & LAKE
1ST & 2ND "C REV" UNIT TYPE
3 BED / 3 BATH 1ST & 2ND
1131 SQ FT
3.814 % OF VALUE

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 781,355 TCV/TFA: 691.46

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
TPC	01/30/2013	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units		310000.00000	100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	235,700	390,700			249,791C
2024	150,000	209,600	359,600			242,281C
2023	100,000	195,100	295,100			230,744C
2022	85,000	153,500	238,500			219,757C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 565 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,130
Total Base New : 202,735 E.C.F.
Total Depr Cost: 152,050 X 3.100
Estimated T.C.V: 471,355

(16) Porches/Decks

Area	Type
78	Treated Wood
167	Wood Balcony
154	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

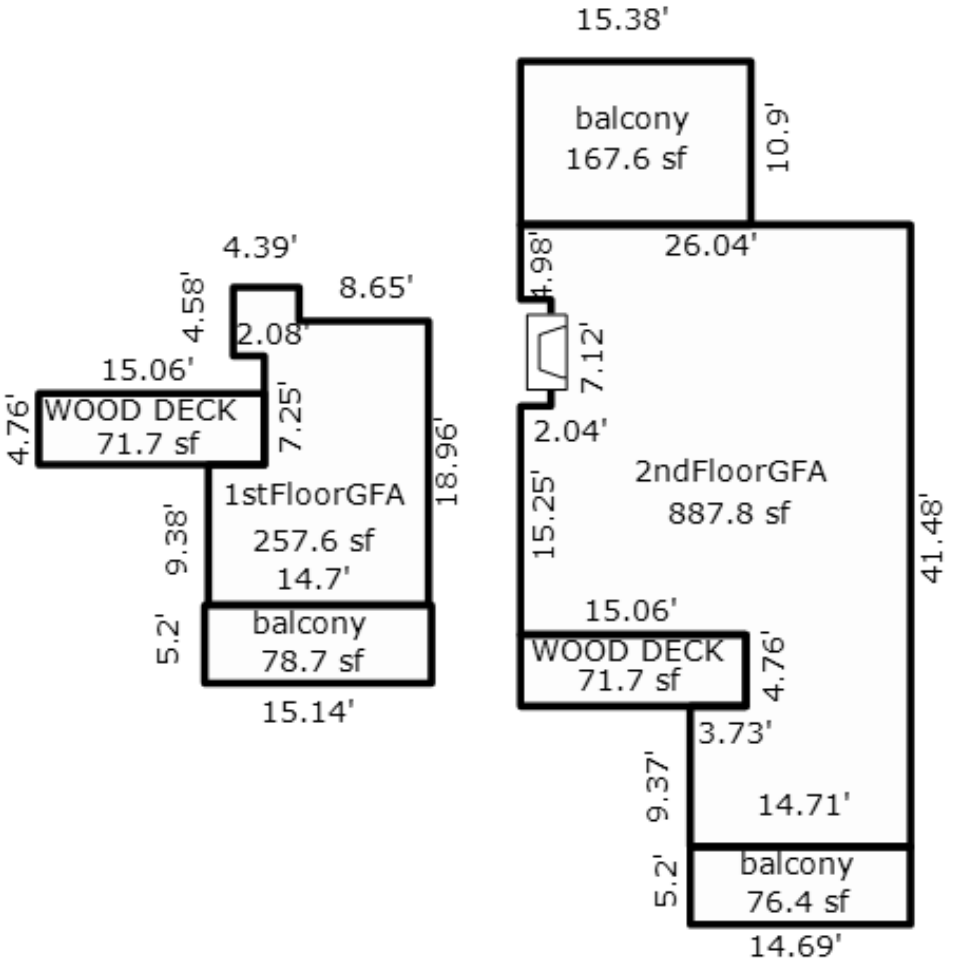
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	156,010	117,007
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			78	2,377	1,783
Balcony					
Wood Balcony			167	8,313	6,235
Wood Balcony			154	7,666	5,749
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	202,735	152,050

Notes: 1ST & 2ND "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 471,355

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 16

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

Parcel Number: 45-006-705-017-02 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

33 GREAT LKS

Owner's Name/Address

CHESTERFIELD JOHN L ET AL
C/O CHESTERFIELD JAMES S
822 E 79TH ST
INDIANAPOLIS IN 46240

Tax Description

UNIT 17 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W. DESIGNATED AS LEELANAU COUNTY SUBDIVISION PLAN NO 6, TOGETHER WITH ALL RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AS DESCRIBED IN ACT 229 OF THE PUBLIC ACTS OF 1963, AS AMENDED COMBINED INTEREST SPLITS ON 01/26/2021 FROM 006-705-017-00, 006-705-017-01;

Comments/Influences

4 BED / 3 BATH 3RD LEVEL & MEZZ.
1131 SQ FT
3.972 % OF VALUE

leted
;
00,
2;

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 754,010 TCV/TFA: 667.27

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units		310000.00000	100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	222,000	377,000			195,900C
2024	150,000	197,400	347,400			190,010C
2023	100,000	183,800	283,800			180,962C
2022	85,000	144,600	229,600			172,345C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,130
Total Base New : 190,974 E.C.F.
Total Depr Cost: 143,229 X 3.100
Estimated T.C.V: 444,010

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	147,643	110,732
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			71	2,268	1,701
Balcony					
Wood Balcony			123	6,123	4,592
Wood Balcony			132	6,571	4,928
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	190,974	143,229

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 444,010

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

Parcel Number: 45-006-705-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHANHALS	MYKALA	300,000	05/03/2002	WD	03-ARM'S LENGTH	643:829	OTHER	0.0

Property Address
35 GREAT LKS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 702,751 TCV/TFA: 791.39

Building Permit(s)	Date	Number	Status

Owner's Name/Address
MYKALA JON S & MICHELLE
20200 LINDLEY RD
CHELSEA MI 48118

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Tax Description
L232 P528/82 L335 P397/92 L643 P829/02 APARTMENT 18 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences
1ST LEVEL "A" UNIT TYPE
2 BED / 2 BATH 1ST LEVEL
882 SQ FT
2.757 % OF VALUE

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	150,000	201,400	351,400			135,330C
2024	125,000	179,100	304,100			131,261C
2023	75,000	166,700	241,700			125,011C
2022	25,000	131,200	156,200			119,059C

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 888
Total Base New : 173,226 E.C.F.
Total Depr Cost: 129,920 X 3.100
Estimated T.C.V: 402,751

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

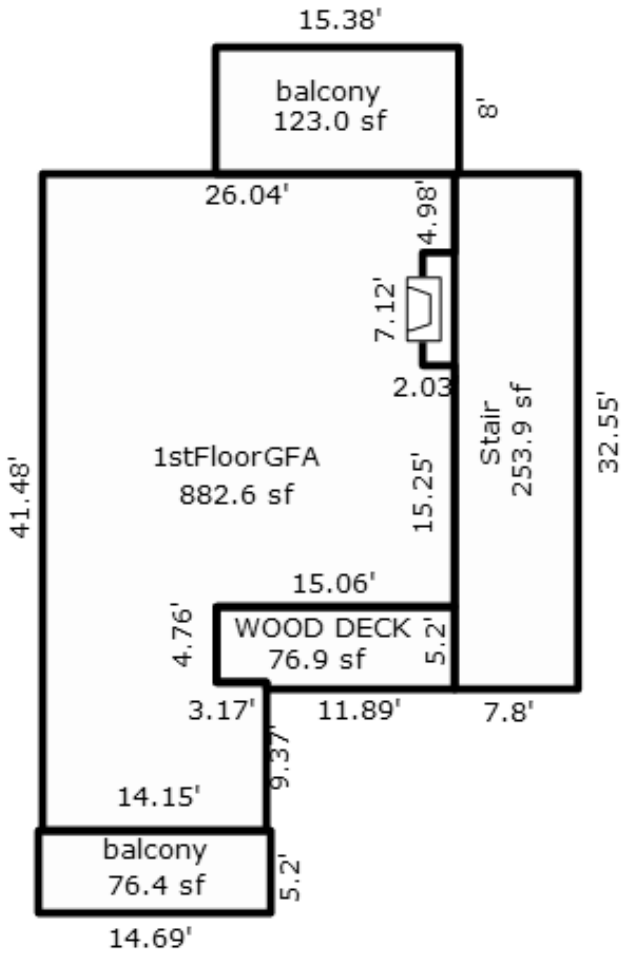
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	139,493	104,621
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			76	2,337	1,753
Balcony					
Wood Balcony			123	6,123	4,592
Wood Balcony			76	3,783	2,837
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
Lump Sum Items					
END UNIT				1	1
			Totals:	173,226	129,920

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 402,751

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

BUILDING A



Recorded in master deed as amount 888.20 SQ FT

UNIT 18

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

Parcel Number: 45-006-705-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

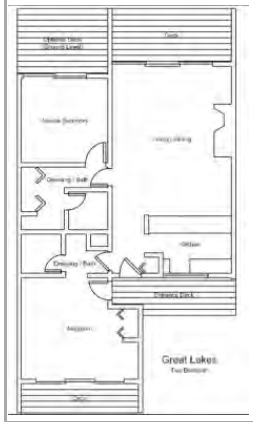
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRISCOLL ELIZABETH C	DRISCOLL ELIZABETH C TRUS	0	01/11/2018	QC	09-FAMILY	1318P698	OTHER	0.0
PATTON GREIG A & MARY L	DRISCOLL ELIZABETH C	330,000	11/20/2015	WD	03-ARM'S LENGTH	1247P1	PROPERTY TRANSFER	100.0
DOWDY	PATTON	405,000	10/11/2002	WD	03-ARM'S LENGTH	674:865	PROPERTY TRANSFER	0.0
DOSTER	DOWDY	400,000	08/07/2001	WD	03-ARM'S LENGTH	595:417	PROPERTY TRANSFER	0.0

Property Address
37 GREAT LKS

Owner's Name/Address
DRISCOLL ELIZABETH C TRUST
1225 TANNEHILL LN
CINCINNATI OH 45208

Tax Description
L300 P215 L362 P895 L386 P207/94 L595 P417/01 L674 P865/02 L731 P599/03 APARTMENT 19 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences
2ND "A" UNIT TYPE, END UNIT
2 BED / 2 BATH 2ND
873 SQ FT
2.984 % OF VALUE



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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 756,454 TCV/TFA: 851.86

Building Permit(s)	Date	Number	Status
Mechanical	02/23/2024	PM24-0154	100% FINIS
Electrical	01/08/2024	PE24-0020	100% FINIS
Mechanical	12/18/2023	PM23-1185	100% FINIS
Plumbing	11/30/2023	PP23-0376	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	228,200	378,200			167,638C
2024	125,000	203,000	328,000			162,598C
2023	75,000	189,000	264,000			154,856C
2022	25,000	148,700	173,700			147,482C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 888
Total Base New : 173,226 E.C.F.
Total Depr Cost: 147,243 X 3.100
Estimated T.C.V: 456,454

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	139,493	118,569
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Deck					
Treated Wood			76	2,337	1,986
Balcony					
Wood Balcony			123	6,123	5,205
Wood Balcony			76	3,783	3,216
Water/Sewer					
Public Water			1	1,927	1,638
Public Sewer			1	1,927	1,638
Built-Ins					
Appliance Allow.			1	4,003	3,403
Fireplaces					
Prefab 2 Story			1	4,564	3,879
Lump Sum Items					
END UNIT				1	1
			Totals:	173,226	147,243

Notes: 2ND "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 456,454

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

Parcel Number: 45-006-705-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOROK STEVEN A & JANET M	LEWRY THOMAS A & RITA D	572,500	01/17/2008	WD	03-ARM'S LENGTH	965/955	DEED	100.0
TRENTA	TOROK	269,000	01/17/1997	WD	03-ARM'S LENGTH	437:647	OTHER	0.0

Property Address
39 GREAT LKS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 796,011 TCV/TFA: 704.43

Building Permit(s)	Date	Number	Status

Owner's Name/Address
LEWRY THOMAS A & RITA D
PO BOX 15392280
SIOUX FALLS SD 57186

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Tax Description
L258 P638 L437 P647-649/97 APARTMENT 20 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

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

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

Comments/Influences
3RD & MEZZ "C REV" UNIT TYPE
MLS 1685520 $595,000
2008 - HOMESTEAD INFO
GREAT LAKES 39/40
$595,000

SOLD
WHOLE OWNERSHIP CONDOMINIUM
WATERFRONT PROPERTIES

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	243,000	398,000			255,506C
2024	150,000	216,000	366,000			247,824C
2023	100,000	201,500	301,500			236,023C
2022	85,000	158,900	243,900			224,784C

Who When What
TPC 04/24/2017 INSPECTED
WAS 12/23/2007 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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976 199	2004

Condition: Average

Room List

	Basement
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,130
Total Base New : 195,974 E.C.F.
Total Depr Cost: 156,778 X 3.100
Estimated T.C.V: 486,011

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

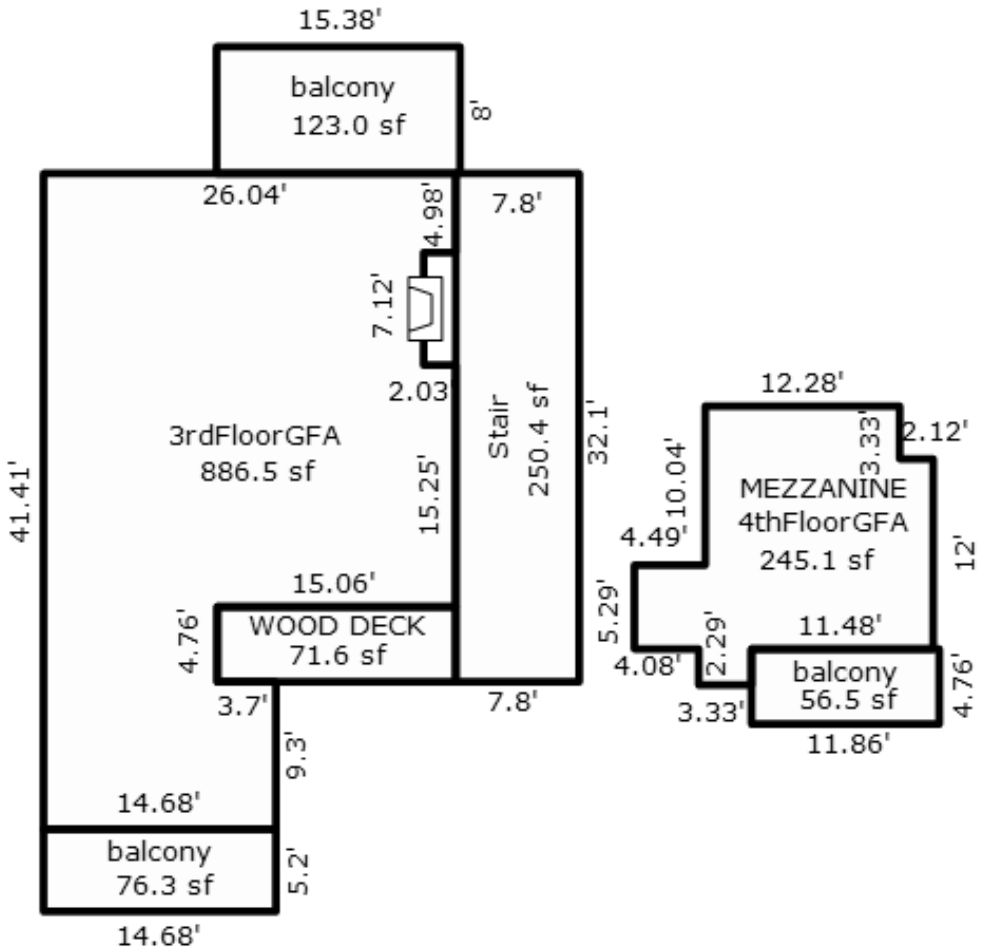
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	147,643	118,114
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			71	2,268	1,814
Balcony					
Wood Balcony			123	6,123	4,898
Wood Balcony			132	6,571	5,257
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Prefab 2 Story			1	4,564	3,651
Lump Sum Items					
END UNIT UPPER				5,000	4,000
			Totals:	195,974	156,778

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 486,011

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 20

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

Parcel Number: 45-006-705-021-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICE MICHAEL & MANDY	GREAT LAKES 41 LLC	1	05/21/2021	QC	21-NOT USED/OTHER	2021004264	PROPERTY TRANSFER	100.0
MONTEITH SCOTT & KATHRYN	RICE MICHAEL & MANDY	362,000	11/06/2020	WD	03-ARM'S LENGTH	2020007548	PROPERTY TRANSFER	100.0
CARES CHARLES W & MARIAN	MONTEITH SCOTT & KATHRYN	254,000	01/27/2017	WD	08-ESTATE	1285P875	PROPERTY TRANSFER	100.0

Property Address

41 GREAT LKS

Owner's Name/Address

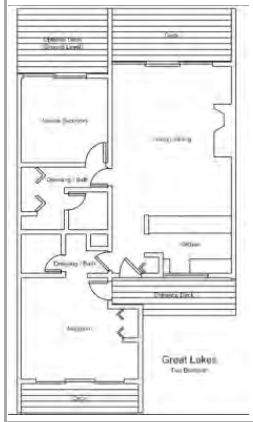
GREAT LAKES 41 LLC
32375 LAHSER RD
FRANKLIN MI 48025

Tax Description

APARTMENT 21 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH, 1ST "A" UNIT TYPE BLDG B
2 BED / 2 BATH 1ST LEVEL
882 SQ FT
2.984 % OF VALUE



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 709,519 TCV/TFA: 799.01

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	10/27/2020	INSPECTED
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	204,800	354,800			180,049C
2024	125,000	182,100	307,100			174,636C
2023	75,000	169,600	244,600			166,320C
2022	25,000	133,400	158,400			158,400S

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 888
Total Base New : 165,130 E.C.F.
Total Depr Cost: 132,103 X 3.100
Estimated T.C.V: 409,519

(16) Porches/Decks

Area	Type
76	Treated Wood
125	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

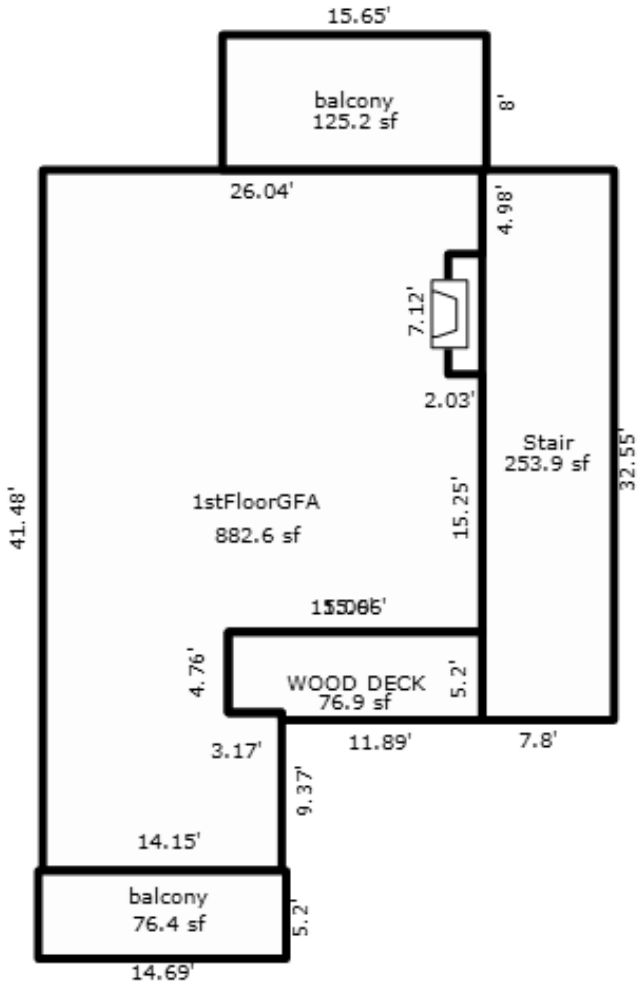
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	131,297	105,037
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			76	2,337	1,870
Balcony					
Wood Balcony			125	6,223	4,978
Wood Balcony			76	3,783	3,026
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Prefab 2 Story			1	4,564	3,651
Lump Sum Items					
END UNIT				1	1
			Totals:	165,130	132,103

Notes: 1ST "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 409,519

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

BUILDING B



Recorded in master deed as amount 888.20 SQ FT

UNIT 21

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

Parcel Number: 45-006-705-022-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOBRIN TENA TRUST	RICE MICHAEL & MANDY SUSA	710,000	06/30/2023	WD	03-ARM'S LENGTH	2023002960	PROPERTY TRANSFER	100.0

Property Address
43 GREAT LKS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 765,914 TCV/TFA: 677.80

Building Permit(s)	Date	Number	Status

Owner's Name/Address
RICE MICHAEL & MANDY SUSANN
32375 LAHSER RD
FRANKLIN MI 48025

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Tax Description
L233 P831/82 APARTMENT 22 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences
2ND & MEZZ "D" UNIT TYPE
3 BED / 3 BATH 2ND LEVEL & MEZZ.
1131 SQ FT
3.962 % OF VALUE

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	155,000	228,000	383,000			363,530C
2024	150,000	202,600	352,600			352,600S
2023	100,000	189,000	289,000			128,793C
2022	85,000	149,100	234,100			122,660C

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,130
Total Base New : 196,093 E.C.F.
Total Depr Cost: 147,069 X 3.100
Estimated T.C.V: 455,914

(16) Porches/Decks

Area	Type
76	Treated Wood
125	Wood Balcony
131	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

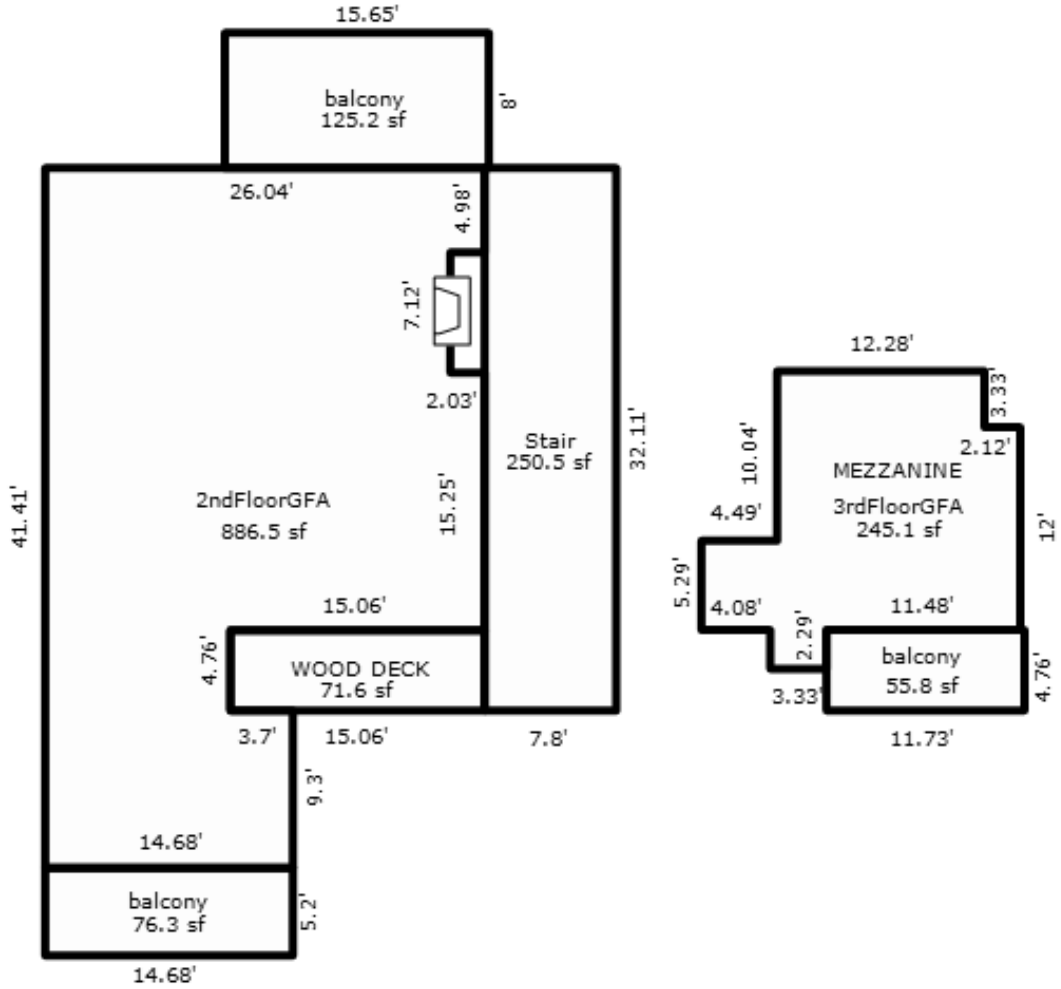
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	147,643	110,732
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			76	2,337	1,753
Balcony					
Wood Balcony			125	6,223	4,667
Wood Balcony			131	6,521	4,891
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
Lump Sum Items					
END UNIT UPPER				5,000	3,750
			Totals:	196,093	147,069

Notes: 2ND & MEZZ "D" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 455,914

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

BUILDING B



Recorded in master deed as amount 1130.76 SQ FT

UNIT 22

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

Parcel Number: 45-006-705-023-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS LYNDA M	COLLINS LYNDA M TRUST	1	04/03/2015	QC	09-FAMILY	1257P765	OTHER	0.0
HALL CLARK W & JOYCE E	COLLINS LYNDA M	240,000	12/28/2007	WD	03-ARM'S LENGTH	964:511	PROPERTY TRANSFER	100.0

Property Address

45 GREAT LKS

Owner's Name/Address

COLLINS LYNDA M TRUST
20311 ISLAND LAKE DR
CHELSEA MI 48118

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 472,255 TCV/TFA: 783.18

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units	200000.00000		100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

Tax Description

L282 P268/87 APARTMENT 23 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST "B REV" UNIT TYPE
1 BED / 1 BATH 1ST LEVEL
603 SQ FT
2.282 % OF VALUE

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	100,000	136,100	236,100			109,654C
2024	90,000	121,100	211,100			106,357C
2023	50,000	112,700	162,700			101,293C
2022	25,000	88,700	113,700			96,470C

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 603 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 603
Total Base New : 117,100 E.C.F.
Total Depr Cost: 87,824 X 3.100
Estimated T.C.V: 272,255

(16) Porches/Decks

Area	Type
100	Treated Wood
167	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

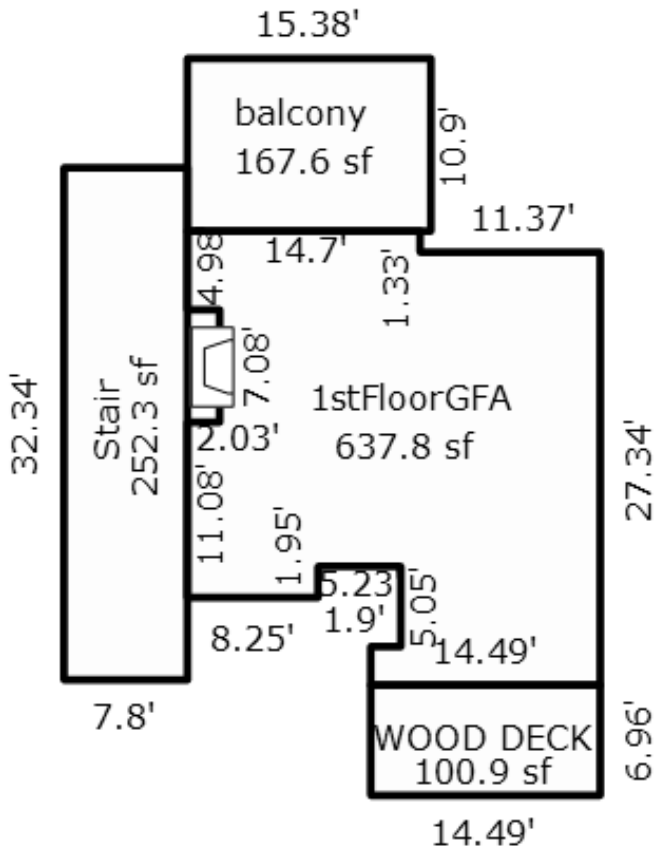
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 603 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	603		
			Total:	91,445	68,583
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			100	2,733	2,050
Balcony					
Wood Balcony			167	8,313	6,235
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	117,100	87,824

Notes: 1ST "B REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 272,255

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

BUILDING B



Recorded in master deed as amount 602.70 SQ FT

UNIT 23

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

Parcel Number: 45-006-705-024-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK DONALD F & CAROL A	CLARK DONALD F & CAROL A	0	07/07/2023	WD	09-FAMILY	2023003574	PROPERTY TRANSFER	0.0

Property Address
46 GREAT LKS

Owner's Name/Address
CLARK DONALD F & CAROL A
880 MARKWOOD
OXFORD MI 48370

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 786,374 TCV/TFA: 695.91

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units		310000.00000	100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

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

Tax Description
L219 P753/80 L286 P788/88 APARTMENT 24 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences
1ST & 2ND "C REV" UNIT TYPE
3BED / 3 BATH 1ST & 2ND
1131 SQ FT
3.814 % OF VALUE

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	238,200	393,200			159,131C
2024	150,000	211,800	361,800			154,347C
2023	100,000	197,200	297,200			146,998C
2022	85,000	155,100	240,100			139,999C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 565 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,130
Total Base New : 204,894 E.C.F.
Total Depr Cost: 153,669 X 3.100
Estimated T.C.V: 476,374

(16) Porches/Decks

Area	Type
71	Treated Wood
71	Treated Wood
167	Wood Balcony
154	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

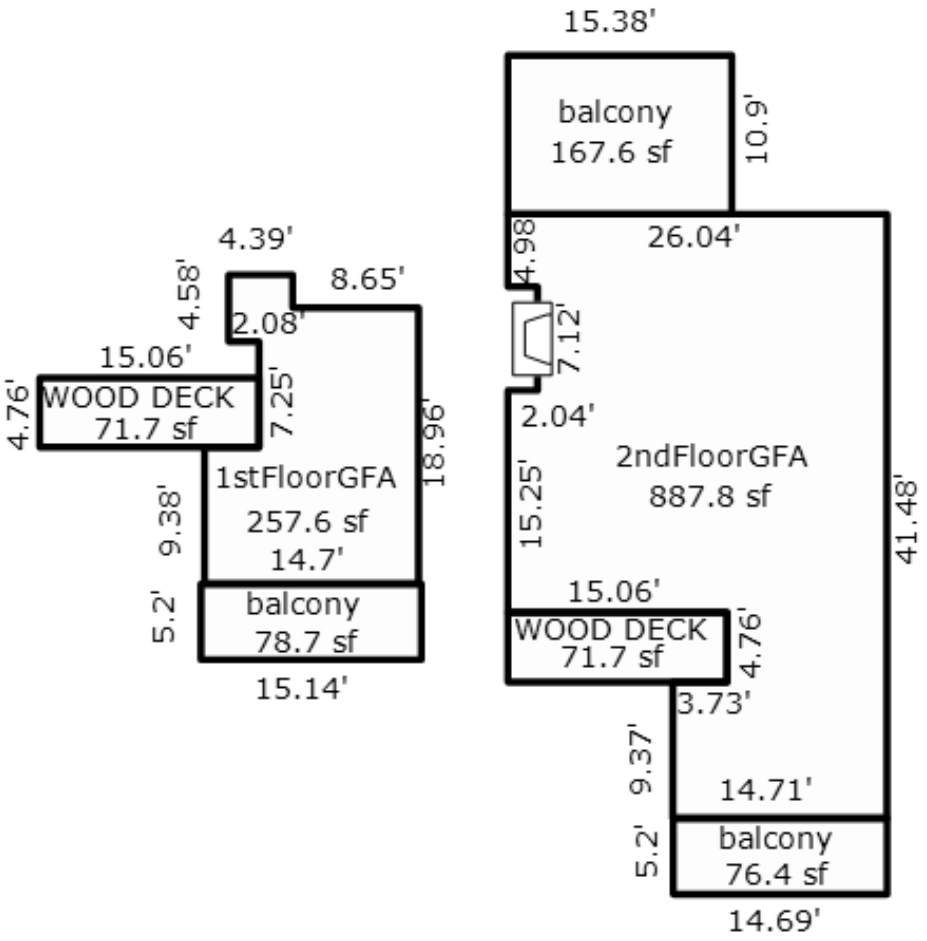
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	156,010	117,007
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			71	2,268	1,701
Treated Wood			71	2,268	1,701
Balcony					
Wood Balcony			167	8,313	6,235
Wood Balcony			154	7,666	5,749
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	204,894	153,669

Notes: 1ST & 2ND "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 476,374

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

BUILDING B



Recorded in master deed as amount 1130.76SQ FT

UNIT 24

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

Parcel Number: 45-006-705-025-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOX	SIMONDS	159,000	07/01/1990	LC	16-LC PAYOFF	312:656	PROPERTY TRANSFER	0.0
TEFERTILLER	FOX	154,000	06/27/1990	WD	03-ARM'S LENGTH	312:656	OTHER	0.0

Property Address

49 GREAT LKS

Owner's Name/Address

SIMONDS RICHARD R & MARTHA S
6274 MEREFORD CT
EAST LANSING MI 48823

Tax Description

L312 P589 L312 P656&657 L339 P105&106/92 APARTMENT 25 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD MEZZ "C REV" UNIT TYPE
3 BED / 2 BATH 2ND & MEZZ.
1131 SQ FT
3.962 % OF VALUE
2008 LISTING - $620,000 MLS 1685672 - SOLD FURNISHED

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 783,487 TCV/TFA: 693.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	236,700	391,700			148,855C
2024	150,000	210,500	360,500			144,380C
2023	100,000	196,000	296,000			137,505C
2022	85,000	154,200	239,200			130,958C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,130
Total Base New : 190,924 E.C.F.
Total Depr Cost: 152,738 X 3.100
Estimated T.C.V: 473,487

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
131	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

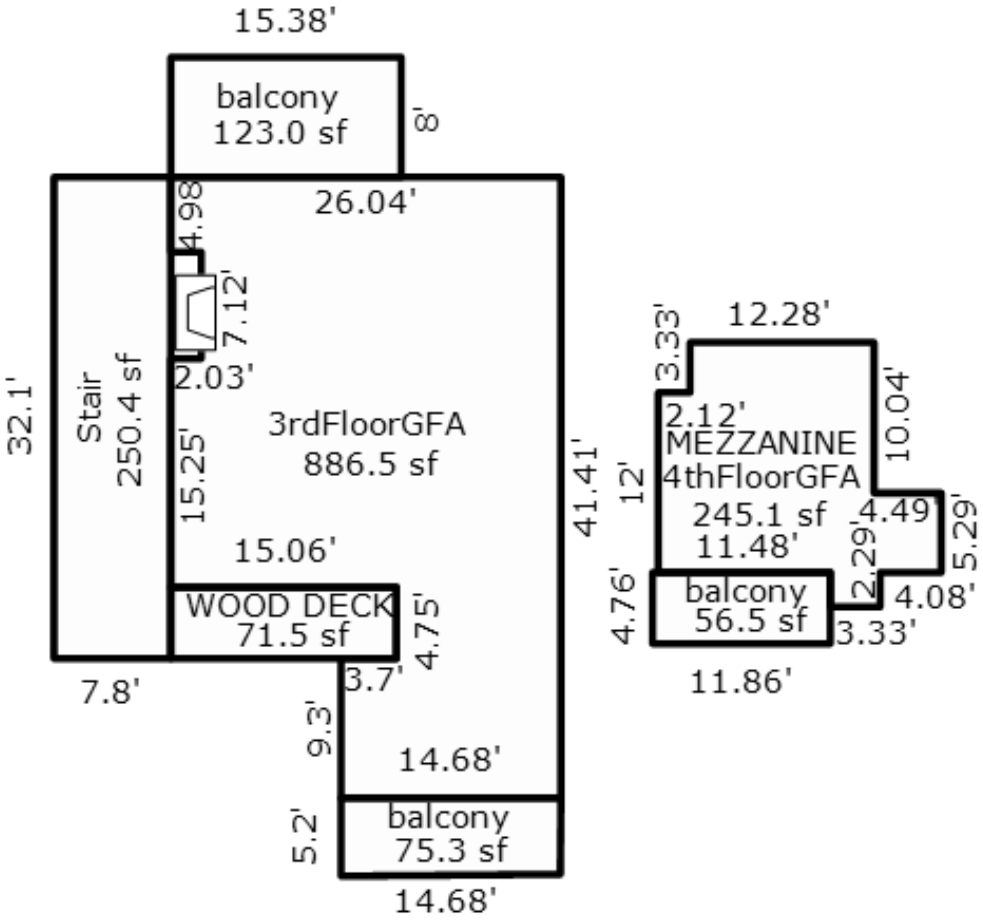
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	147,643	118,114
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			71	2,268	1,814
Balcony					
Wood Balcony			123	6,123	4,898
Wood Balcony			131	6,521	5,217
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Prefab 2 Story			1	4,564	3,651
			Totals:	190,924	152,738

Notes: 3RD MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 473,487

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

BUILDING B



Recorded in master deed as amount 1130.76SQ FT

UNIT 25

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

Parcel Number: 45-006-705-026-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRENTA MARY ANN REVOCABLE	SARKESIAN MATT & LISA	233,000	02/26/2020	WD	03-ARM'S LENGTH	2020005906	PROPERTY TRANSFER	100.0
TRENTA MARY ANN	TRENTA MARY ANN TRUST	0	03/07/2006	QC	09-FAMILY	893:709	OTHER	0.0
GOODMAN	TRENTA	218,000	06/03/2002	WD	03-ARM'S LENGTH	647:959	PROPERTY TRANSFER	0.0
GOODMAN	TRENTA	218,000	05/30/2002	WD	03-ARM'S LENGTH	647:959	OTHER	0.0

Property Address

51 GREAT LKS

Owner's Name/Address

SARKESIAN MATT & LISA
11128 FELLOWS CREEK DR
PLYMOUTH MI 48170

Tax Description

L285 P239 L338 P136/92 L647 P959/02 L893 P709/06 APARTMENT 26 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST "B" UNIT TYPE
1 BED / 1 BATH 1ST
603 SQ FT
2.263 % OF VALUE
GREAT LAKES CONDO/BLDG B

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 472,255 TCV/TFA: 783.18

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	136,100	236,100			118,825C
2024	90,000	121,100	211,100			115,253C
2023	50,000	112,700	162,700			109,765C
2022	25,000	88,700	113,700			104,539C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 603 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 603
Total Base New : 117,100 E.C.F.
Total Depr Cost: 87,824 X 3.100
Estimated T.C.V: 272,255

(16) Porches/Decks

Area	Type
100	Treated Wood
167	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

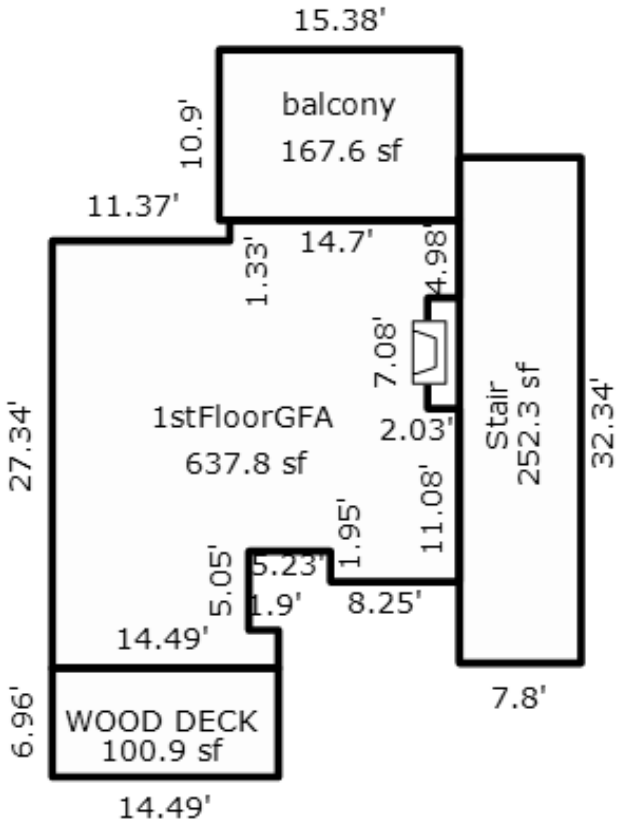
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 603 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	603		
			Total:	91,445	68,583
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			100	2,733	2,050
Balcony					
Wood Balcony			167	8,313	6,235
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	117,100	87,824

Notes: 1ST "B" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 272,255

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

BUILDING B



Recorded in master deed as amount 602.70 SQ FT

UNIT 26

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

Parcel Number: 45-006-705-027-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DARANY GEORGE G & MARIA V	BUCKLEY BRENDON F & ALICI	400,000	11/07/2019	WD	03-ARM'S LENGTH	2019006717	PROPERTY TRANSFER	100.0
OBRIEN	DARANY	245,000	09/18/1998	WD	03-ARM'S LENGTH	487:439	OTHER	0.0

Property Address

52 GREAT LKS

Owner's Name/Address

BUCKLEY BRENDON F & ALICIA D
12987 CHEW ST
CARMEL IN 46032

Tax Description

L284 P430 L487 P439/98 APARTMENT 27 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST & 2ND "C REV" UNIT TYPE
3 BED / 3 BATH 1ST & 2ND
1131 SQ FT
3.814 % OF VALUE
$449,000 2017 GREAT LAKES 52/53/54 3 BEDROOM(S), WHOLE OWNERSHIP, RIVER & LAKEFRONT HERE YOU WILL FIND A WONDERFUL

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 786,374 TCV/TFA: 695.91

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	06/01/2019	INSPECTED
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	238,200	393,200			251,338C
2024	150,000	211,800	361,800			243,781C
2023	100,000	197,200	297,200			232,173C
2022	85,000	155,100	240,100			221,118C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 565 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,130
Total Base New : 204,894 E.C.F.
Total Depr Cost: 153,669 X 3.100
Estimated T.C.V: 476,374

(16) Porches/Decks

Area	Type
71	Treated Wood
71	Treated Wood
167	Wood Balcony
154	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

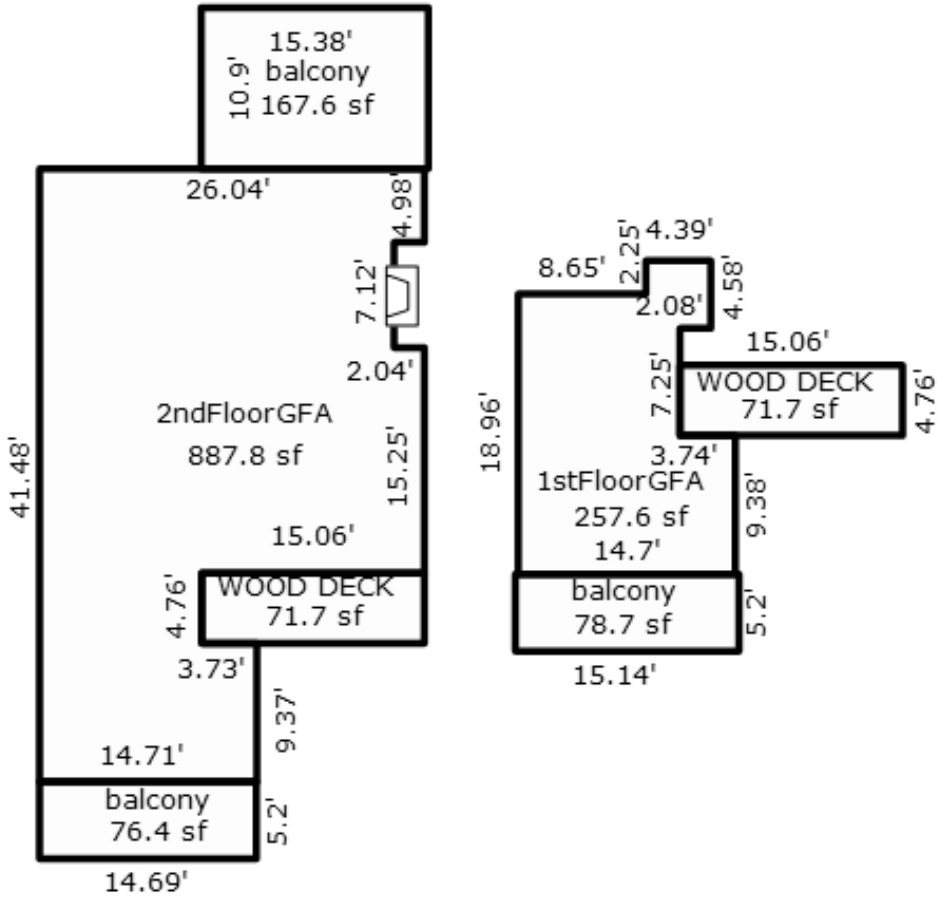
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	156,010	117,007
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			71	2,268	1,701
Treated Wood			71	2,268	1,701
Balcony					
Wood Balcony			167	8,313	6,235
Wood Balcony			154	7,666	5,749
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
			Totals:	204,894	153,669

Notes: 1ST & 2ND "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 476,374

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

BUILDING B



Recorded in master deed as amount 1130.76SQ FT

UNIT 27

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

Parcel Number: 45-006-705-028-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETRAUSKAS LAURA & DIETEZ	DANGELO SCOTT L & ANNE-MA	455,000	03/10/2017	WD	03-ARM'S LENGTH	1289P779	PROPERTY TRANSFER	100.0
LIPPITT MICHAEL TRUST	PETRAUSKAS LAURA & DIETZE	493,000	08/02/2007	WD	03-ARM'S LENGTH	949:330	PROPERTY TRANSFER	100.0
WEBER	LIPPITT	271,000	09/26/1997	WD	03-ARM'S LENGTH	454:338	OTHER	0.0

Property Address

55 GREAT LKS

Owner's Name/Address

DANGELO SCOTT L & ANNE-MARIE W
925 ASHLAND AVE
WILMETTE IL 60091

Tax Description

L454 P338 L454 P355/97 APARTMENT 28 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD MEZZ "C REV" UNIT TYPE
3 BED / 3 BATH 3RD LEVEL & MEZZ.
1131 SQ FT
3.962 % OF VALUE
MLS 1675143 $535,000

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 854,658 TCV/TFA: 756.33

Building Permit(s)	Date	Number	Status
Electrical	01/03/2022	PE22-0005	100% FINIS
Mechanical	12/15/2021	PM21-1059	100% FINIS
Plumbing	11/18/2021	PP21-0364	100% FINIS
Res. Add/Alter/Repair	11/08/2021	PB21-0543	100% FINIS

X Improved Vacant

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

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	272,300	427,300			290,313C
2024	150,000	242,200	392,200			281,584C
2023	100,000	225,500	325,500			268,176C
2022	85,000	154,200	239,200			220,385C

Who	When	What
TPC	08/16/2022	INSPECTED
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976 200	2022

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 10
Floor Area: 1,130
Total Base New : 195,218 E.C.F.
Total Depr Cost: 175,696 X 3.100
Estimated T.C.V: 544,658

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

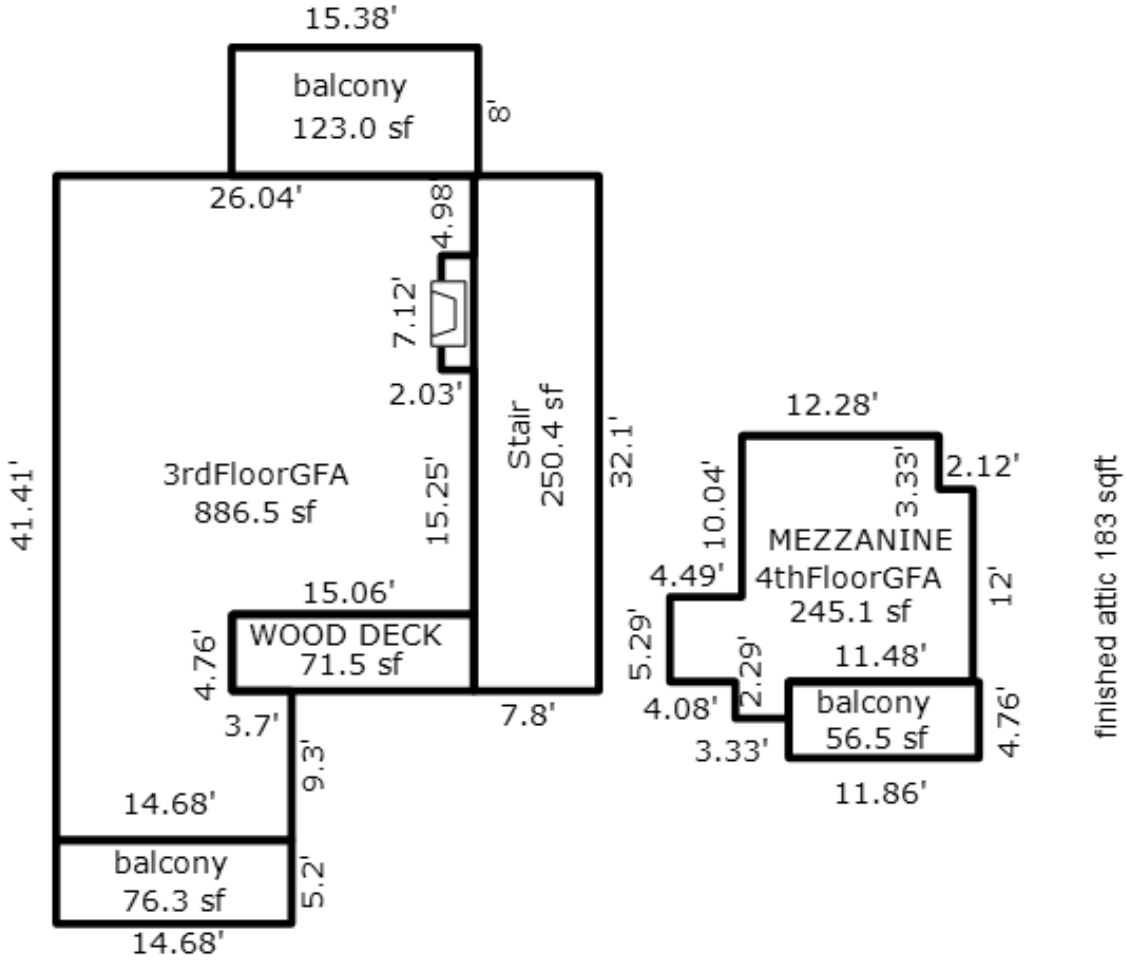
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	154,157	138,741
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,969
3 Fixture Bath			1	6,880	6,192
2 Fixture Bath			1	4,610	4,149
Deck					
Treated Wood			71	2,268	2,041
Balcony					
Wood Balcony			123	6,123	5,511
Wood Balcony			132	6,571	5,914
Water/Sewer					
Public Water			1	1,927	1,734
Public Sewer			1	1,927	1,734
Built-Ins					
Appliance Allow.			1	4,003	3,603
Fireplaces					
Prefab 2 Story			1	4,564	4,108
			Totals:	195,218	175,696

Notes: 3RD MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 544,658

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

BUILDING B



Recorded in master deed as amount 1130.76SQ FT

UNIT 28

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

Parcel Number: 45-006-705-029-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

57 GREAT LKS

Owner's Name/Address

ANN ARBOR HOMESTEAD
C/O WARE L
13103 E BLANC
PLYMOUTH MI 48170

Tax Description

L299 P749/89 APARTMENT 29 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST "A" UNIT TYPE
2 BED / 2 BATH 1ST LEVEL
882 SQ FT
2.984 % OF VALUE

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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 684,021 TCV/TFA: 770.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$300			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	192,000	342,000			123,273C
2024	125,000	170,800	295,800			119,567C
2023	75,000	159,000	234,000			113,874C
2022	25,000	125,100	150,100			108,452C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 888
Total Base New : 165,170 E.C.F.
Total Depr Cost: 123,878 X 3.100
Estimated T.C.V: 384,021

(16) Porches/Decks

Area	Type
78	Treated Wood
125	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

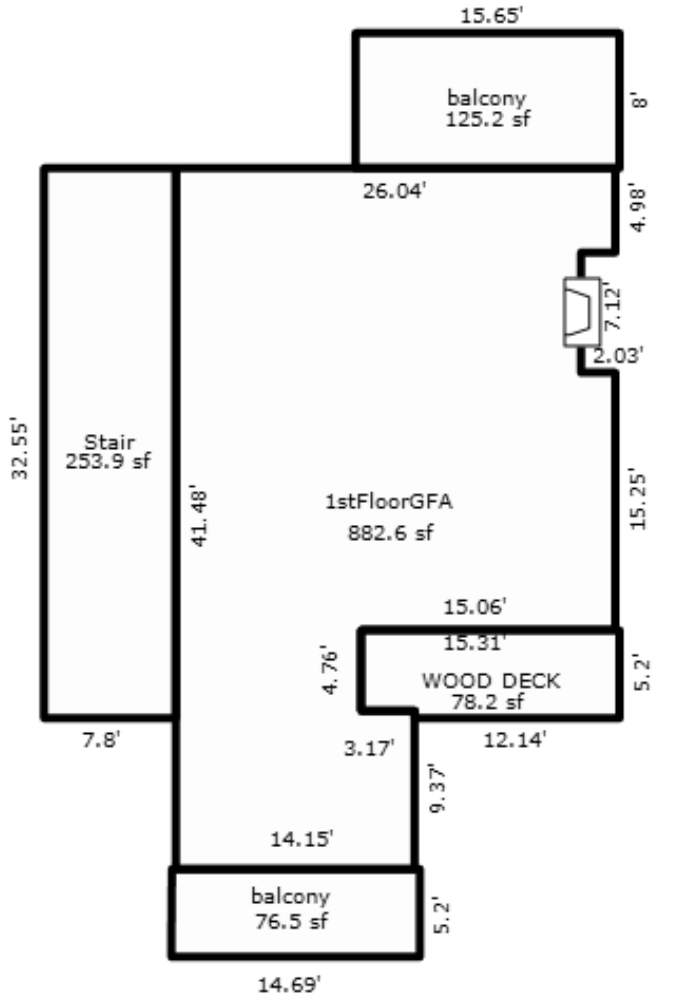
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	131,297	98,474
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			78	2,377	1,783
Balcony					
Wood Balcony			125	6,223	4,667
Wood Balcony			76	3,783	2,837
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
Lump Sum Items					
END UNIT				1	1
			Totals:	165,170	123,878

Notes: 1ST "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 384,021

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

BUILDING B



Recorded in master deed as amount 888.20 SQ FT

UNIT 29

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

Parcel Number: 45-006-705-030-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARMSTRONG RICHARD L	ARMSTRONG RICHARD L TRUST	1	10/20/2011	QC	09-FAMILY	1102-614 QCD	DEED	0.0
ARMSTRONG RICHARD TRUST	ARMSTRONG RICHARD L	1	10/19/2011	QC	09-FAMILY	1102-591 QCD	DEED	0.0
ARMSTRONG RICHARD L REVOC	ARMSTRONG RICHARD	0	10/16/2009	QC	09-FAMILY	2009 1030-216Q	DEED	0.0
ARMSTRONG RICHARD	ARMSTRONG RICHARD TRUST	0	10/16/2009	QC	09-FAMILY	2009 1030-233Q	DEED	0.0

Property Address

59 GREAT LKS

Owner's Name/Address

ARMSTRONG RICHARD L TRUST
WELLS FARGO ATTN ANDREW HEINRICH
PO BOX 340
MOORHEAD MN 56561-0340

Tax Description

L399 P228/95 L595 P773&775&780&785&790/01 L810 P966/04 APARTMENT 30 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2ND & MEZZ "D" UNIT TYPE:
3 BED / 3 BATH 2ND 833 SQ FT & 3RD 833 SQ FT & MEZZ 248 SQ FT
5.161 % OF VALUE

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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 760,504 TCV/TFA: 673.01

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
TPC	09/07/2011	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $310K			1 Units		310000.00000	100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	225,300	380,300			187,282C
2024	150,000	200,200	350,200			181,651C
2023	100,000	186,800	286,800			173,001C
2022	90,000	147,300	237,300			164,763C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,130
Total Base New : 193,767 E.C.F.
Total Depr Cost: 145,324 X 3.100
Estimated T.C.V: 450,504

(16) Porches/Decks

Area	Type
72	Treated Wood
125	Wood Balcony
131	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

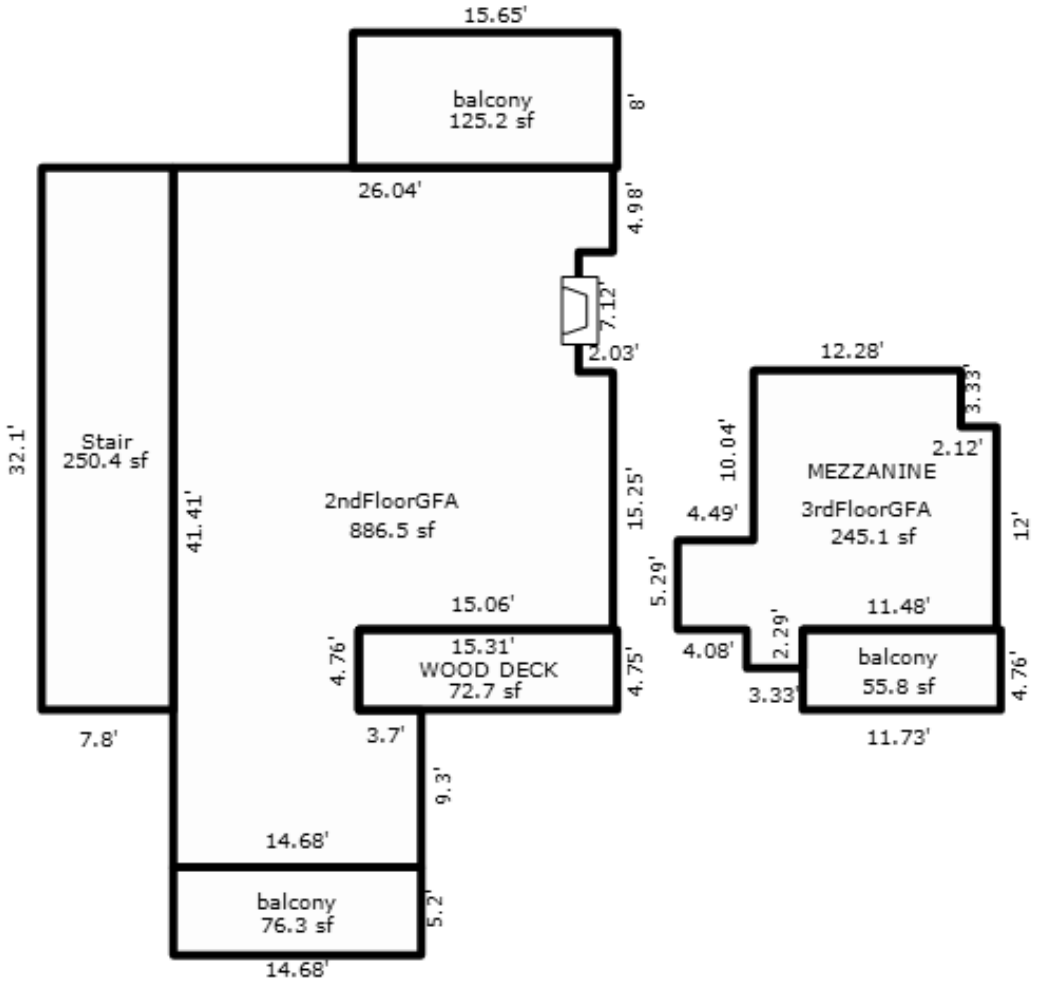
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	147,643	110,732
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
2 Fixture Bath			1	4,610	3,457
Deck					
Treated Wood			72	2,281	1,711
Balcony					
Wood Balcony			125	6,223	4,667
Wood Balcony			131	6,521	4,891
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 2 Story			1	4,564	3,423
Lump Sum Items					
END UNIT UPPER				5,000	3,750
			Totals:	193,767	145,324

Notes: 2ND & MEZZ "D" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 450,504

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

BUILDING B



Recorded in master deed as amount 1130.76 SQ FT

UNIT 30

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

Parcel Number: 45-006-710-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITESIDE	WINDEMULLER	685,000	06/30/1995	WD	03-ARM'S LENGTH	406:71	OTHER	0.0

Property Address

7528 S BIRCHWAY DR

Owner's Name/Address

WINDEMULLER MARK H & CAROL
7988 KENOWA AVE SW
BYRON CENTER MI 49315

Tax Description

L979P689 L284 P855 L406 P71&72 L452 P837/97 LOTS 1 & 22 & ALSO PRT OF LOT 21 BEG NE COR LOT 21 TH S 39 DEG 20'36" W 112.07 FT ALG LN COMMON TO LOTS 21 & 22 TH 26.59 FT ALG ARC OF 16.50 FT RADIUS CURVE TO RIGHT CH-N 79 DEG 09'18" W 23.81 FT ALG SLY LN LOT 21 TH N 34 DEG 53'45" W 5.00 FT ALG SWLY LOT LN SD LOT 21 TH N 51 DEG 14'40" E 124.75 FT TO POB HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 4,015,091 TCV/TFA: 699.98

Building Permit(s)	Date	Number	Status
Mechanical	07/17/2018	PM18-0429	100% FINIS
Electrical	06/22/2018	PE18-0355	100% FINIS
Mechanical	10/06/2008	PM08-0439	
WELL/SEPTIC	09/02/2008	L08-155	100% FINIS

X	Improved		Vacant

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

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

Who	When	What
TPC	06/30/2016	INSPECTED
WAS	01/10/2009	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	200.00	0.9390	0.7311	20000	100		1,373,090
A 100' @ 20000/	52.00	150.00	0.9390	0.6804	20000	100	BROOKS LAKE SITE	664,458

152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 2,037,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	48.36	50	50	1,209

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	2	100	5,000

Total Estimated Land Improvements True Cash Value = 6,209

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,018,800	988,700	2,007,500			814,099C
2024	947,100	1,041,400	1,988,500			789,621C
2023	787,800	783,900	1,571,700			752,020C
2022	526,000	644,300	1,170,300			716,210C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: LOG

Yr Built	Remodeled
1989	0

Condition: Average

Room List

	Basement
8	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled	X	Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Wood		

(7) Excavation

Basement: 0 S.F.
Crawl: 1762 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
2	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 30
Floor Area: 3,194
Total Base New : 543,890 E.C.F.
Total Depr Cost: 380,722 X 2.700
Estimated T.C.V: 1,027,949

(16) Porches/Decks

Area	Type
210	WGEP (1 Story)
110	WCP (1 Story)
774	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1989
(11) Heating System: Forced Heat & Cool
Ground Area = 1762 SF Floor Area = 3194 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Pine Logs	Crawl Space	1,432		
1 Story	Pine Logs	Crawl Space	330		
			Total:	464,461	325,122

Other Additions/Adjustments				
Exterior				
Stone Veneer	40	1,879	1,315	
Plumbing				
3 Fixture Bath	1	6,880	4,816	
2 Fixture Bath	2	9,219	6,453	
Water/Sewer				
1000 Gal Septic	1	5,676	3,973	
Water Well, 100 Feet	1	6,289	4,402	
Porches				
WGEP (1 Story)	210	19,570	13,699	
WCP (1 Story)	110	6,630	4,641	
Built-Ins				
Appliance Allow.	1	4,003	2,802	
Fireplaces				
Interior 2 Story	1	8,554	5,988	
Deck				
Treated Wood	774	10,728	7,510	
Local Cost Items				
GENERATOR	1	1	1	*
	Totals:	543,890	380,722	

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: LOG

Yr Built	Remodeled
1997	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1271 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 30
Floor Area: 2,542
Total Base New : 499,146 E.C.F.
Total Depr Cost: 349,402 X 2.700
Estimated T.C.V: 943,385

(16) Porches/Decks

Area	Type
743	CCP (1 Story)
372	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family LOG Cls BC Blt 1997
(11) Heating System: Forced Heat & Cool
Ground Area = 1271 SF Floor Area = 2542 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Pine Logs	Crawl Space	1,271		
			Total:	398,151	278,705
Other Additions/Adjustments					
Exterior					
Stone Veneer			432	20,291	14,204
Plumbing					
Average Fixture(s)			1	2,188	1,532
2 Fixture Bath			1	4,610	3,227
Water/Sewer					
1000 Gal Septic			1	5,676	3,973
Water Well, 100 Feet			1	6,289	4,402
Balcony					
Wood Balcony			372	18,637	13,046
Built-Ins					
Appliance Allow.			1	4,003	2,802
Fireplaces					
Exterior 2 Story			1	10,413	7,289
Porches					
CCP (1 Story)			743	28,888	20,222
			Totals:	499,146	349,402

Notes: 7527 S BIRCHWAY DR FOR GARAGE W SEPARATGE POWER SUPPLY
ECF (4080 BIG GLEN) 2.700 => TCV: 943,385

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

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

Parcel Number: 45-006-710-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITESIDE	WESTBAY	416,666	06/13/1996	WD	03-ARM'S LENGTH	425:304	OTHER	0.0

Property Address
7520 S BIRCHWAY DR

Owner's Name/Address
WESTBAY JACQUELYN B
REVOCABLE LIVING TRUST
7520 S BIRCHWAY DR
MAPLE CITY MI 49664

Tax Description
L979P689 L278 P551 L281 P376 L425 P304/96
LOT 2 HARBOR ISLAND SUBDIVISION SEC 31
T29N R13W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/10/2004
MAP #: 5
2025 Est TCV 3,392,434 TCV/TFA: 900.33

Building Permit(s)	Date	Number	Status
Mechanical	08/27/2020	PM20-0510	100% FINIS
Electrical	08/06/2020	PE20-0366	100% FINIS
Mechanical	02/22/2018	PM18-0134	100% FINIS
Electrical	10/09/2017	PE17-0563	100% FINIS

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/04/2020	INSPECTED
TPC	03/26/2018	INSPECTED
TPC	11/16/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	165.00	1.0873	0.6968	20000	100		1,515,157
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	1,515,157

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	50.41	800	0	0
D/W/P: Crushed Rock	2.64	1200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	0	0

Total Estimated Land Improvements True Cash Value = 5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	757,600	938,600	1,696,200			677,144C
2024	843,700	922,900	1,766,600			656,784C
2023	694,800	694,700	1,389,500			625,509C
2022	500,000	571,300	1,071,300			595,723C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2003 201	0

Condition: Average

Room List

	Basement
8	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2340 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 15
Floor Area: 3,768
Total Base New : 815,810 E.C.F.
Total Depr Cost: 693,436 X 2.700
Estimated T.C.V: 1,872,277

(16) Porches/Decks

Area	Type
101	CCP (1 Story)
206	CGEP (1 Story)
58	WCP (1 Story)
999	Treated Wood
206	Wood Balcony

(17) Garage

Year Built: 2004
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 884
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 2340 SF Floor Area = 3768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,340		
1 Story	Siding	Overhang	843		
			Total:	596,586	507,096

Other Additions/Adjustments

Exterior			
Stone Veneer	700	36,456	30,988
Plumbing			
Average Fixture(s)	1	3,337	2,836
3 Fixture Bath	2	21,053	17,895
2 Fixture Bath	1	7,018	5,965
Separate Shower	1	3,199	2,719
Water/Sewer			
1000 Gal Septic	1	6,158	5,234
Water Well, 200 Feet	1	12,442	10,576
Porches			
CCP (1 Story)	101	4,049	3,442
CGEP (1 Story)	206	19,249	16,362
WCP (1 Story)	58	4,898	4,163
Balcony			
Wood Balcony	206	11,511	9,784
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	884	60,961	51,817
Common Wall: 1 Wall	1	-3,672	-3,121

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

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

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

Parcel Number: 45-006-710-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS RONALD & ELAYNE T	NICHOLS RONALD N & ELAYNE	1	12/17/2014	WD	03-ARM'S LENGTH	1222P877	PROPERTY TRANSFER	0.0
NICHOLS RONALD N & ELAYNE	NICHOLS RONALD N & ELAYNE	0	11/13/2007	QC	09-FAMILY	961/435	PROPERTY TRANSFER	0.0
NICHOLS RONALD N & ELAYNE	NICHOLS ELAYNE T TRUST	0	08/15/1995	QC	09-FAMILY	961/434	PROPERTY TRANSFER	0.0

Property Address

7498 S BIRCHWAY DR

Owner's Name/Address

NICHOLS RONALD N & ELAYNE T &
17374 ROLLING WOODS CR DR
NORTHVILLE MI 48167

Tax Description

979P689 L254 P655/85 LOT 3 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 3,135,149 TCV/TFA: 830.28

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	10/24/1997	97000615	

X Improved Vacant

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

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

Who	When	What
TPC	05/27/2022	INSPECTED
TPC	04/09/2015	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	170.00	1.0873	0.7020	20000	100		1,526,508
100 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	1,526,508

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	21.12	1000	0	0
D/W/P: Asphalt Paving	3.96	2000	0	0

Residential Local Cost Land Improvements

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	763,300	804,300	1,567,600			443,732C
2024	850,000	679,800	1,529,800			430,390C
2023	700,000	545,900	1,245,900			409,896C
2022	500,000	407,700	907,700			390,378C

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

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

Residential Building 1 of 1 Parcel Number: 45-006-710-003-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1985	1998

Condition: Average

Room List

	Basement
5	1st Floor
2	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2224 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 20
Floor Area: 3,776
Total Base New : 741,271 E.C.F.
Total Depr Cost: 593,015 X 2.700
Estimated T.C.V: 1,601,141

(16) Porches/Decks

Area	Type
55	Treated Wood
1593	Treated Wood

(17) Garage

Year Built: 1985
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 552
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1985
(11) Heating System: Forced Heat & Cool
Ground Area = 2224 SF Floor Area = 3776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

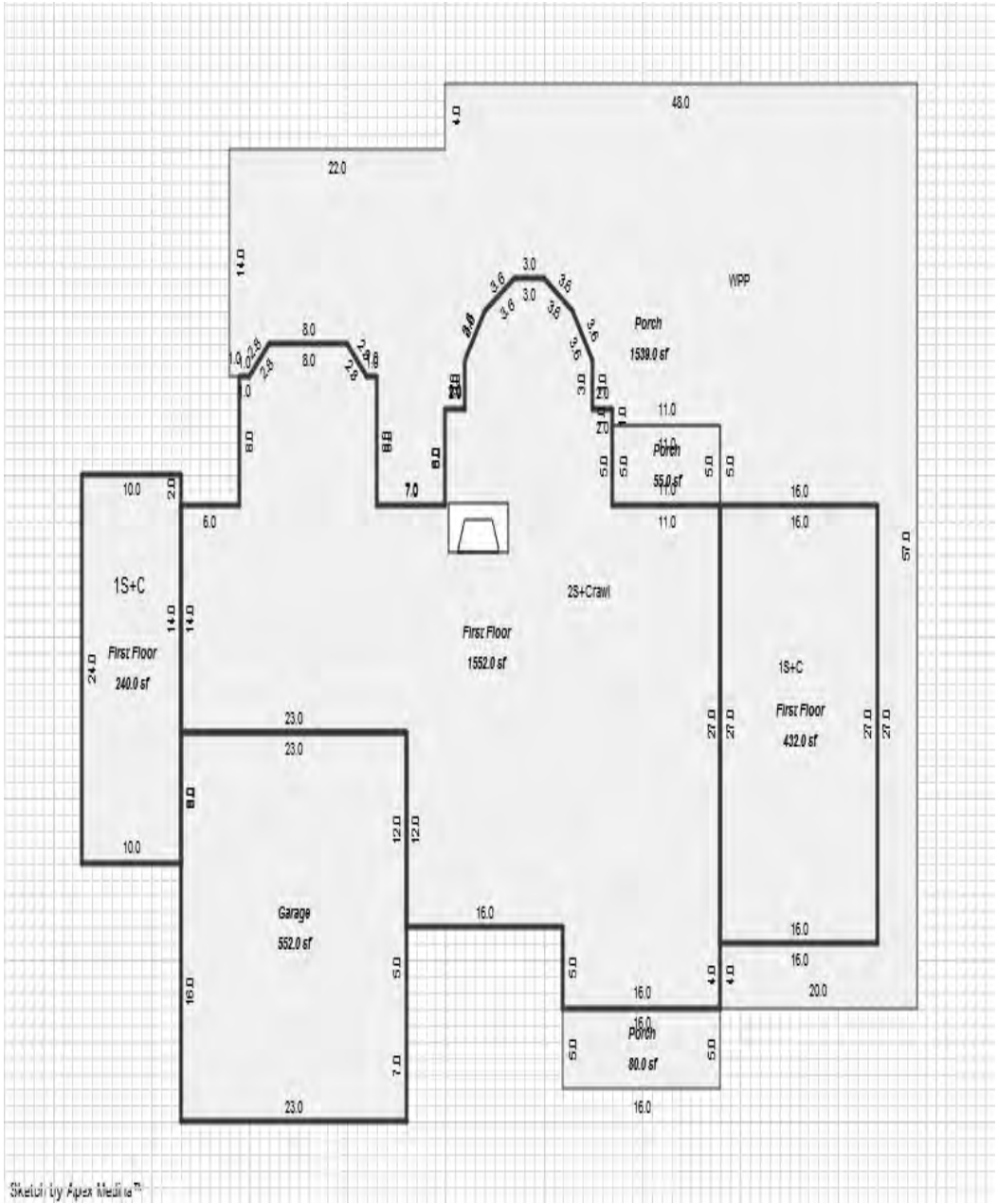
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,552		
1 Story	Siding	Crawl Space	432		
1 Story	Siding	Crawl Space	240		
		Total:		622,223	497,778

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	2,670
3 Fixture Bath	2	21,053	16,842
2 Fixture Bath	1	7,018	5,614
Water/Sewer			
1000 Gal Septic	1	6,158	4,926
Water Well, 100 Feet	1	6,593	5,274
Deck			
Treated Wood	55	2,068	1,654
Treated Wood	1593	23,051	18,441
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	552	34,864	27,891
Common Wall: 1 Wall	1	-3,202	-2,562
Door Opener	2	1,541	1,233
Built-Ins			
Appliance Allow.	1	6,897	5,518
Fireplaces			
Interior 2 Story	1	9,670	7,736

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

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



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

Parcel Number: 45-006-710-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FETZER NICOLE ET AL	BIRCHWAY COMPANY LLC	1	07/09/2004	QC	09-FAMILY	816:390	OTHER	100.0
FETZER SALLY M REVOCABLE	FETZER NICOLE ET AL	1	07/01/2004	QC	09-FAMILY	816:388	OTHER	100.0

Property Address
7476 S BIRCHWAY DR

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 3,319,265 TCV/TFA: 859.91

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	09/02/2008	L08-152	100% FINIS

Owner's Name/Address
BIRCHWAY COMPANY LLC
C/O CORAZZARI AIMEE
2524 BALSAM COVE RD
NAPERVILLE IL 60563

Tax Description
L979P689 L280 P742 L314 P113 L336 P956&960/92 L329 P433&435 L356 P501&502/93 L816 P388 &390/04 DESCR REVISED FOR 2004 & 2005 LOTS 4 & 5 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences
DOUBLE LOTS NEAR END OF ROAD

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

X Improved | Vacant

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

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

Who	When	What
WAS	11/09/2009	INSPECTED
WAS	01/10/2009	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	2 LOTS 4 & 5 Reason	Value
A 100' @ 20000/	192.09	181.62	0.8652	0.7137	20000	100		2,372,215
192 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	2,372,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	3135	0	0
Wood Frame	37.95	49	50	930

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 =				5,930

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,186,100	473,500	1,659,600			1,200,159C
2024	1,410,000	465,800	1,875,800			1,164,073C
2023	1,161,200	350,900	1,512,100			1,108,641C
2022	1,055,000	287,400	1,342,400			1,055,849C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1962 198	2009

Condition: Average

Room List

	Basement
6	1st Floor
4	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors	X	Solid		H.C.

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1815 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
2	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 35
Floor Area: 3,860
Total Base New : 536,273 E.C.F.
Total Depr Cost: 348,563 X 2.700
Estimated T.C.V: 941,120

(16) Porches/Decks

Area	Type
295	WSEP (1 Story)
1734	Treated Wood
124	Treated Wood

(17) Garage

Year Built: 1962
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 563
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1962
(11) Heating System: Forced Heat & Cool
Ground Area = 1815 SF Floor Area = 3860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,815		
1 Story	Siding	Overhang	60		
1 Story	Siding	Overhang	44		
1 Story	Siding	Overhang	22		
1 Story	Siding	Overhang	24		
1 Story	Siding	Overhang	80		
			Total:	427,632	277,947

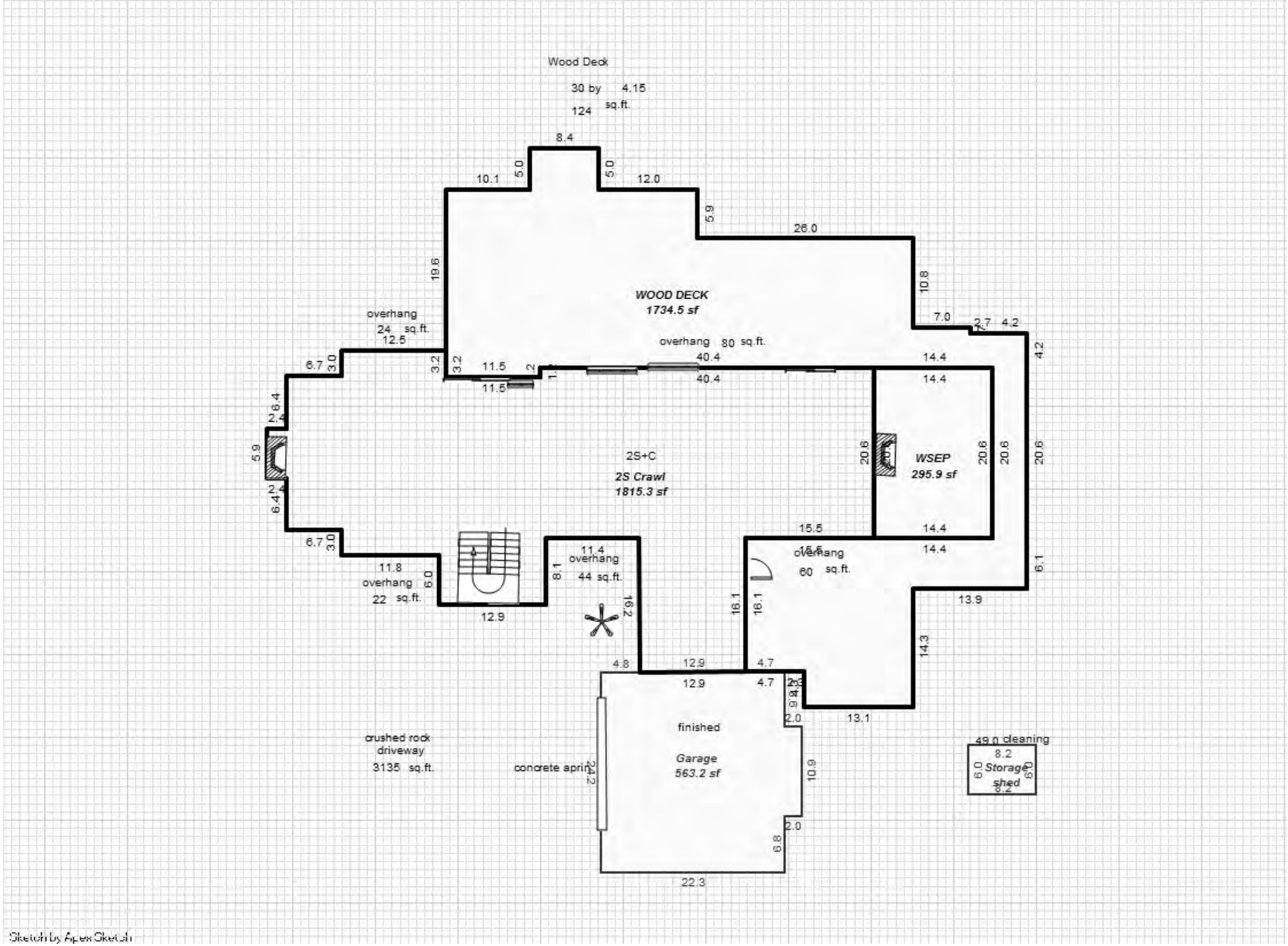
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	966
3 Fixture Bath	2	9,357	6,082
Water/Sewer			
1000 Gal Septic	1	4,899	3,184
Water Well, 100 Feet	1	5,849	3,802
Porches			
WSEP (1 Story)	295	13,579	8,826
Deck			
Treated Wood	124	3,042	1,977
Treated Wood	1734	22,681	14,743
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	563	29,603	19,242
Common Wall: 1/2 Wall	1	-1,352	-879
Door Opener	1	550	357

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

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

Parcel Number: 45-006-710-004-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-710-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

7454 S BIRCHWAY DR

Owner's Name/Address

BOHMER DAVID A TRUST
6839 S GLEN LAKE VIEW DR
MAPLE CITY MI 49664

Tax Description

L979P689 L285 P292 L303 P732 L363 P665 L496 P905 LOTS 6 16 & 17 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 2,300,284 TCV/TFA: 848.81

Building Permit(s)	Date	Number	Status
Electrical	01/12/2011	PE11-0006	
Mechanical	12/30/2010	PM10-0466	
Plumbing	12/28/2010	PP10-0221	
Res. Add/Alter/Repair	12/08/2010	PB10-0418	100% FINIS

X Improved Vacant

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

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

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

LOTS 6, 16 & 17

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	91.00	168.99	0.7590	0.7010	20000	100		968,232
B 100' @ 2800/	100.27	166.99	0.7534	1.0646	2800	100	LOT 16	225,199
B 100' @ 2800/	88.01	147.99	0.7534	1.0329	2800	100	LOT 17	191,783
279 Actual Front Feet, 1.04 Total Acres							Total Est. Land Value =	1,385,214

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.16	100	50	1,858

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,858

Who	When	What
TPC	01/10/2011	INSPECTED
WAS	11/30/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	692,600	457,500	1,150,100			318,899C
2024	746,400	449,900	1,196,300			309,311C
2023	633,500	339,000	972,500			294,582C
2022	551,100	277,600	828,700			280,555C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1495 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 2,710
Total Base New : 448,994 E.C.F.
Total Depr Cost: 336,745 X 2.700
Estimated T.C.V: 909,212

(16) Porches/Decks

Area	Type
297	CSEP (1 Story)
52	WCP (1 Story)
21	WCP (1 Story)
813	Treated Wood
60	Treated Wood

(17) Garage

Year Built: 1987
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: 243
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1987
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1495 SF Floor Area = 2710 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

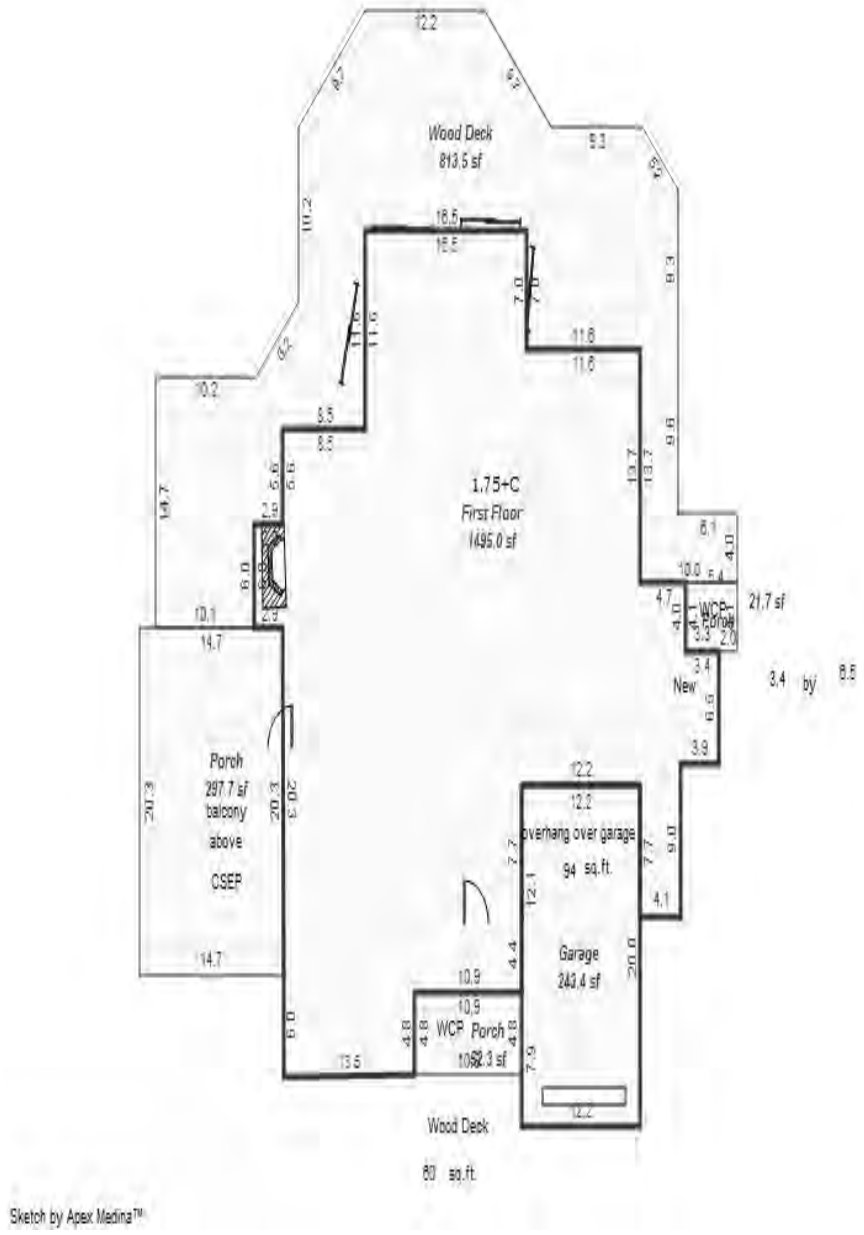
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,495		
1 Story	Siding	Overhang	94		
			Total:	360,725	270,543

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	1	6,880	5,160
Water/Sewer			
1000 Gal Septic	1	5,676	4,257
Water Well, 100 Feet	1	6,289	4,717
Porches			
CSEP (1 Story)	297	14,844	11,133
WCP (1 Story)	52	4,048	3,036
WCP (1 Story)	21	1,867	1,400
Deck			
Treated Wood	60	2,088	1,566
Treated Wood	813	11,268	8,451
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	243	21,156	15,867
Common Wall: 1 Wall	1	-3,139	-2,354
Door Opener	1	688	516
Built-Ins			
Appliance Allow.	1	4,003	3,002

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

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



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

Parcel Number: 45-006-710-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANPHIER JONATHON M & LAU	MILLER ANDREW R	1,487,500	08/31/2005	WD	03-ARM'S LENGTH	869:401	OTHER	100.0
WEST PERRY L & ROBERTA A	LANPHIER JONATHON M & LAU	1,250,000	08/18/2003	WD	03-ARM'S LENGTH	757:833	OTHER	100.0

Property Address
7446 S BIRCHWAY DR

Owner's Name/Address
MILLER ANDREW R
2614 TAMIAMI TRL N #714
NAPLES FL 34103

Tax Description
L979P689 L267 P656/86 L302 P48/89 L757 P833/03 L869 P401/05 LOT 7 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 2,845,424 TCV/TFA: 1044.9

Building Permit(s)	Date	Number	Status
Plumbing	09/26/2024	PP24-0332	100% FINIS
Mechanical	07/09/2024	PM24-0501	100% FINIS
Mechanical	03/14/2016	PM16-0161	100% FINIS
Mechanical	03/04/2010	PM10-0077	

X Improved Vacant

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

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

Who	When	What
TPC	01/10/2011	INSPECTED
TPC	04/10/2010	INSPECTED
WAS	11/09/2009	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	168.00	1.0873	0.6999	20000	100		1,521,998
100 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	1,521,998

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	50.41	992	50	25,003
Wood Frame	47.57	80	50	1,903

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 =				36,406

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	761,000	661,700	1,422,700			894,317C
2024	847,500	651,200	1,498,700			867,427C
2023	697,900	493,400	1,191,300			826,121C
2022	500,000	405,300	905,300			786,782C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
1989	2001

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Wood

(7) Excavation

Basement: 0 S.F.
Crawl: 1865 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 20
Floor Area: 2,723
Total Base New : 595,845 E.C.F.
Total Depr Cost: 476,674 X 2.700
Estimated T.C.V: 1,287,020

(16) Porches/Decks

Area	Type
100	WCP (1 Story)
1106	WPP
212	Treated Wood
82	Treated Wood

(17) Garage

Year Built: 2001
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 749
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1989
(11) Heating System: Forced Heat & Cool
Ground Area = 1865 SF Floor Area = 2723 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,865		
1 Story	Siding	Overhang	392		
			Total:	450,497	360,396

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	2,670
3 Fixture Bath	1	10,527	8,422
2 Fixture Bath	1	7,018	5,614
Separate Shower	1	3,199	2,559
Water/Sewer			
1000 Gal Septic	1	6,158	4,926
Water Well, 100 Feet	1	6,593	5,274
Porches			
WCP (1 Story)	100	6,814	5,451
WPP	1106	25,947	20,758
Deck			
Treated Wood	212	4,810	3,848
Treated Wood	82	2,553	2,042
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	749	54,557	43,646
Common Wall: 1 Wall	1	-3,672	-2,938
Door Opener	1	771	617
Built-Ins			

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

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

Parcel Number: 45-006-710-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BODNAR PATRICIA S	MC BIRCHWAY VENTURE, LLC	1,248,000	10/21/2010	WD	03-ARM'S LENGTH	2010 1065-590W	PROPERTY TRANSFER	100.0
OVER THE BRIDGE LLC	BODNAR PATRICIA S	0	01/07/2009	PTA	33-TO BE DETERMINED		DEED	0.0
BODNAR PATRICIA S	OVER THE BRIDGE LLC	0	07/28/2008	WD	03-ARM'S LENGTH	984/792	DEED	0.0
OVER THE BRIDGE LLC	BODNAR PATRICIA S	0	04/30/2008	WD	03-ARM'S LENGTH	978/136	PROPERTY TRANSFER	0.0

Property Address

7358 S BIRCHWAY DR

Owner's Name/Address

MC BIRCHWAY VENTURE, LLC
2614 TAMIAMI TRL N #714
NAPLES FL 34103

Tax Description

L979P689 L138 P89/65 L824 P162/04 DC L924 P926/06 L944 P509/07 LOT 8 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 5

2025 Est TCV 1,699,807 TCV/TFA: 729.53

Building Permit(s)	Date	Number	Status
Mechanical	11/19/2024	PM24-0934	0%
Res. Single Family Dwellin	10/01/2024	PB24-0457	20%
Electrical	08/21/2024	PE24-0592	0%
HOUSE	08/13/2024	LU24-47	20%

X Improved Vacant

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

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	180.00	1.0873	0.7121	20000	100		1,548,478
100 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	1,548,478

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	1570	0	0
Total Estimated Land Improvements True Cash Value =				0

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	03/26/2018	INSPECTED
WAS	11/11/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	774,200	75,700	849,900			647,783C
2024	862,200	146,800	1,009,000			651,246C
2023	710,100	110,700	820,800			620,235C
2022	500,000	90,700	590,700			590,700S

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

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

Residential Building 1 of 1 Parcel Number: 45-006-710-008-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2025	0

Condition: Average
Part. Construct.: 20%

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2330 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 1
Floor Area: 2,330
Total Base New : 283,069 E.C.F.
Total Depr Cost: 280,238 X 2.700
Estimated T.C.V: 756,643

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2025
(11) Heating System: No Heating/Cooling
Ground Area = 2330 SF Floor Area = 2330 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,330		
			Total:	269,357	266,663

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	-4,678	-4,631
Water/Sewer			
2000 Gal Septic	1	9,735	9,638
Water Well, 150 Feet	1	8,655	8,568
	Totals:	283,069	280,238

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 756,643
20% Completed => Est. True Cash Value 2025 =

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

Parcel Number: 45-006-710-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIEGEL JOHN A & KAY E	RIEGEL KAY E TRUST	0	10/05/2018	QC	09-FAMILY	1344P151	PROPERTY TRANSFER	0.0

Property Address
7350 S BIRCHWAY DR

Owner's Name/Address
RIEGEL KAY E TRUST
7350 S BIRCHWAY DR
MAPLE CITY MI 49664

Tax Description
L979P689 L426 P2/96 LOT 9 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 12/23/1997
MAP #: 5
2025 Est TCV 2,109,008 TCV/TFA: 915.37

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/24/2024	PB24-0253	100% FINIS
Plumbing	09/14/2023	PP23-0292	100% FINIS
ADDITION/ALTERATION	12/06/1995	95003395	100% FINIS

X	Improved		Vacant

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

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	03/26/2018	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	180.00	1.0873	0.7121	20000	100		1,548,478
100 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	1,548,478

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 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,192

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	774,200	280,300	1,054,500			288,458C
2024	862,200	275,700	1,137,900			279,785C
2023	710,100	207,700	917,800			266,462C
2022	500,000	170,200	670,200			253,774C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1967	1995

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2304 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

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
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 2,304
Total Base New : 317,005 E.C.F.
Total Depr Cost: 206,051 X 2.700
Estimated T.C.V: 556,338

(16) Porches/Decks

Area	Type
52	CPP
1004	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1967
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2304 SF Floor Area = 2304 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,304		
			Total:	279,321	181,557

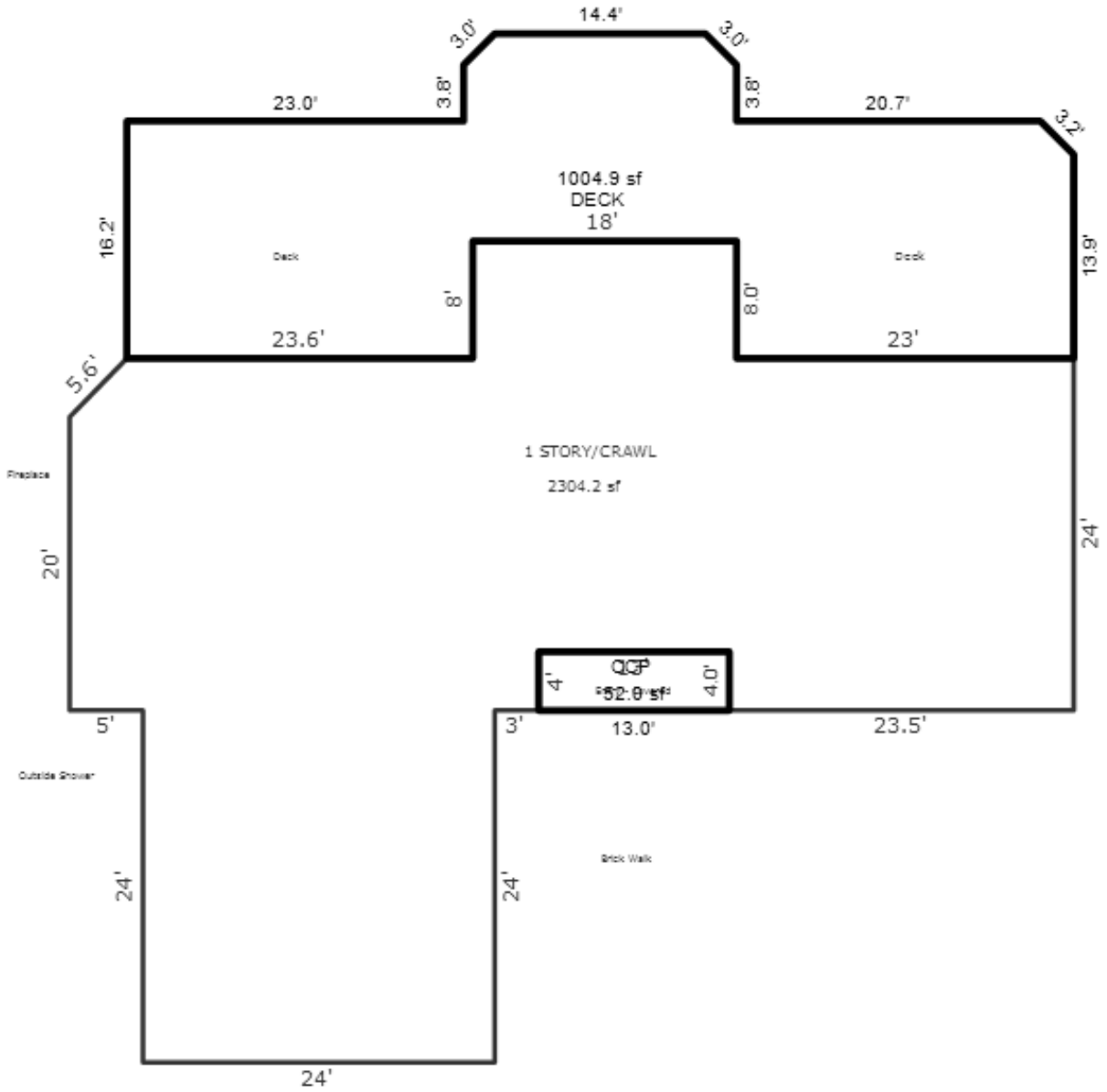
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	966
3 Fixture Bath	1	4,678	3,041
Separate Shower	1	1,369	890
Water/Sewer			
1000 Gal Septic	1	4,899	3,184
Water Well, 50 Feet	1	2,705	1,758
Porches			
CPP	52	1,253	814
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Interior 1 Story	1	5,376	3,494
Deck			
Treated Wood	1004	13,132	8,536
	Totals:	317,005	206,051

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 556,338

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

Parcel Number: 45-006-710-009-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-710-010-02 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROCKWOOD WILLIAM K & DONN	ROCKWOOD WILLIAM K TRUST	0	10/30/2014	QC	09-FAMILY	1214P100	DEED	0.0
ROCKWOOD		0	01/09/2012	OTH	33-TO BE DETERMINED	1110P32	DEED	0.0
ROCKWOOD WILLIAM K & DONN		0	01/11/2011	OTH	33-TO BE DETERMINED	2011 1077-380	DEED	0.0

Property Address
7336 S BIRCHWAY DR

Owner's Name/Address
ROCKWOOD WILLIAM K TRUST &
ROCKWOOD DONNA M TRUST
1434 WHITE ST
KEY WEST FL 33040

Tax Description
LOT 10, 12, & 13 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W. GLEN ARBOR TOWNSHIP LEELANAU COUNTY
COMBINE ON 07/12/2018 LOTS 10, 12, & 13
PINS 006-710-010-01 & 006-710-012-00 INTO 006-710-010-02;

Comments/Influences
COMB. ON 07/12/2018 COMPLETED 07/12/2018
TIM ;
PARENT PARCEL(S): 006-710-010-01;
CHILD PARCEL(S): 006-710-010-02; COMBINE

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 4,259,056 TCV/TFA: 784.65

Building Permit(s)	Date	Number	Status
FENCE	10/15/2018	LU18-30	100% FINIS
FENCE	10/25/2017	LU17-42	100% FINIS
Electrical	03/14/2011	PE11-0047	100% FINIS
Mechanical	02/10/2011	PM11-0049	100% FINIS

X Improved Vacant

Public Improvements

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

Who	When	What
TPC	12/07/2019	INSPECTED
TPC	04/25/2019	INSPECTED
TPC	03/26/2018	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

* Factors * LOTS 10, 12 & 13

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	175.00	0.7536	0.7071	20000	100		1,065,738
B 100' @ 2800/	90.00	160.00	0.7496	1.0533	2800	100		198,973
B 100' @ 2800/	95.00	152.00	0.7496	1.0399	2800	100		207,351
285 Actual Front Feet, 1.06 Total Acres							Total Est. Land Value =	1,472,062

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.73	187	0	0
Dock: Light posts	47.90	840	0	0
D/W/P: Patio Blocks	19.00	1154	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
LAND IMPROVEMENTS 10	10,000.00	3	100	30,000
Total Estimated Land Improvements True Cash Value =				35,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	736,000	1,393,500	2,129,500			869,307C
2024	804,100	1,370,400	2,174,500			843,169C
2023	680,500	1,035,000	1,715,500			803,019C
2022	595,000	852,200	1,447,200			764,780C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2010	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2866 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
4	3 Fixture Bath
2	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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

	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

Class: B +5
Effec. Age: 10
Floor Area: 5,428
Total Base New : 1,132,507 E.C.F.
Total Depr Cost: 1,019,257 X 2.700
Estimated T.C.V: 2,751,994

(16) Porches/Decks

Area	Type
80	CCP (1 Story)
162	CPP
42	WPP
222	WSEP (1 Story)
144	WCP (1 Story)

(17) Garage

Year Built: 2010
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 682
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

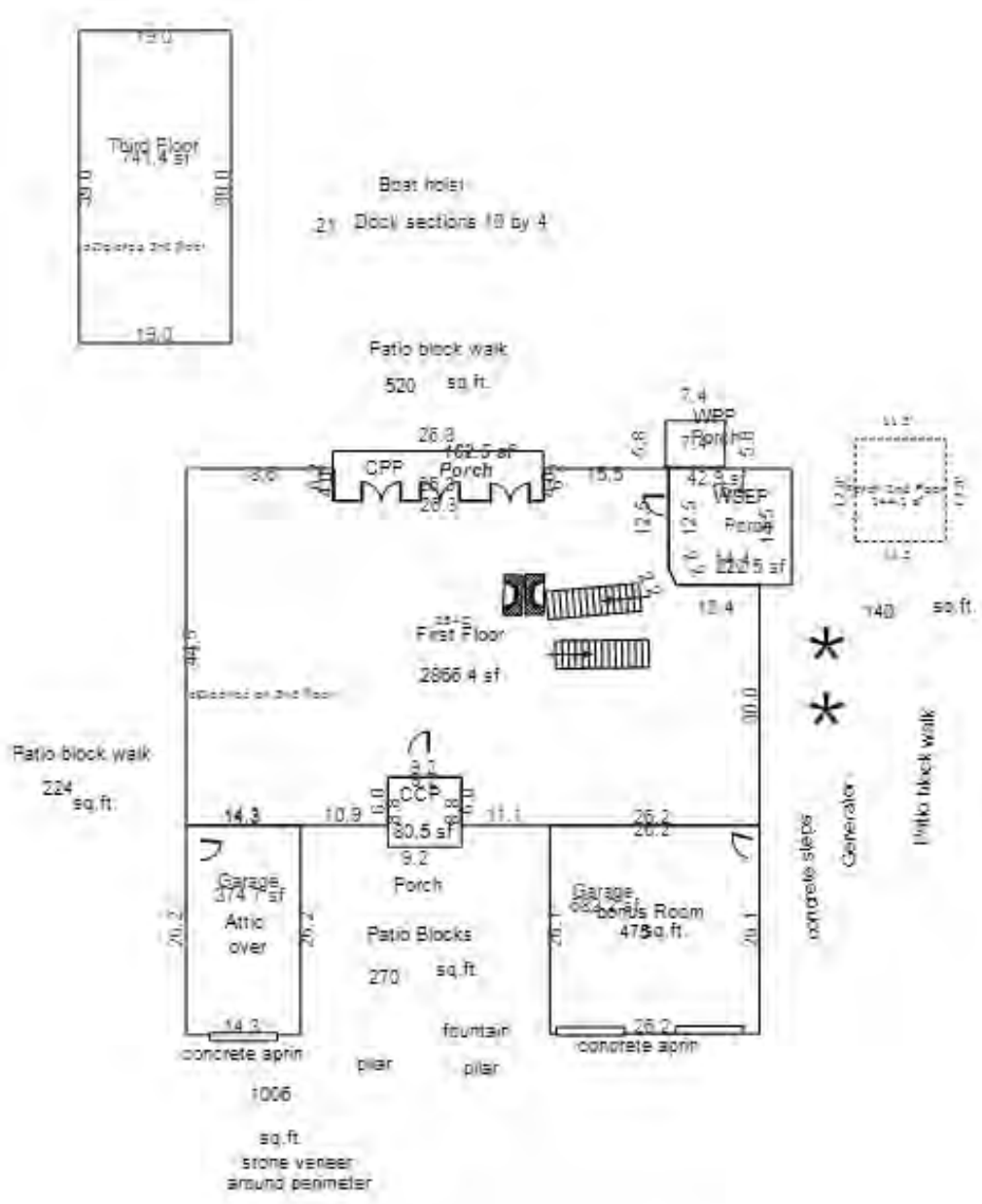
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 2010
(11) Heating System: Forced Heat & Cool
Ground Area = 2866 SF Floor Area = 5428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,866		
1 Story	Siding	Overhang	412		
			Total:	869,275	782,351

Other Additions/Adjustments			
Exterior			
Stone Veneer	1006	52,392	47,153
Plumbing			
Average Fixture(s)	1	3,337	3,003
3 Fixture Bath	3	31,580	28,422
2 Fixture Bath	2	14,035	12,631
Water/Sewer			
2000 Gal Septic	1	12,006	10,805
Water Well, 100 Feet	1	6,593	5,934
Porches			
CCP (1 Story)	80	3,282	2,954
CPP	162	4,376	3,938
WPP	42	2,536	2,282
WSEP (1 Story)	222	16,435	14,791
WCP (1 Story)	144	9,225	8,302
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	682	51,089	45,980
Common Wall: 1 Wall	1	-3,672	-3,305
Door Opener	2	1,541	1,387

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

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



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

Parcel Number: 45-006-710-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRONG RALPH II & MICHELL	STRONG RALPH A & MICHELLE	0	08/09/2024	QC	09-FAMILY	2024003624	DEED	0.0
GORDON M JEANI TRUST	STRONG RALPH II & MICHELL	770,000	04/28/2017	WD	31-SPLIT IMPROVED	1299P426	PROPERTY TRANSFER	100.0
GORDON M JEANI (WIDOW)	GORDON M JEANI TRUST	10	02/17/2016	QC	09-FAMILY	1261P209 & P20	DEED	0.0

Property Address
7320 S BIRCHWAY DR

Owner's Name/Address
STRONG RALPH A & MICHELLE R TRUST
7320 S BIRCHWAY DR
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 1,879,364 TCV/TFA: 1898.3

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	09/02/2008	L08-156	100% FINIS

X Improved Vacant

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

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/ 100 Actual Front Feet, 0.42 Total Acres	99.85	182.16	1.0878	0.7142	20000	100	CHANNEL Total Est. Land Value =	1,551,588 1,551,588

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Tax Description
LOT 11 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.
SPLIT ON 5/5/2017 LOT 12 TO PIN 006-710-012-00
FORMERLY L979P689 LOTS 11 & 12 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.
SPLIT ON 08/24/2016 FROM 006-710-013-00
FROMERLY PART OF L216 P131/80 L250 P394 L277 P603/87 L727 P719/03 LOTS 11 12 & 13 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	775,800	163,900	939,700			493,431C
2024	863,800	161,200	1,025,000			478,595C
2023	711,400	121,400	832,800			455,805C
2022	334,700	99,400	434,100			434,100S

Who	When	What
TPC	05/17/2017	INSPECTED
TPC	06/30/2016	INSPECTED
WAS	01/10/2009	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1965	2017

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 990 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 35
Floor Area: 990
Total Base New : 185,909 E.C.F.
Total Depr Cost: 120,843 X 2.700
Estimated T.C.V: 326,276

(16) Porches/Decks

Area	Type
159	WGEP (1 Story)
156	Treated Wood
33	Treated Wood

(17) Garage

Year Built: 1967
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: 456
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

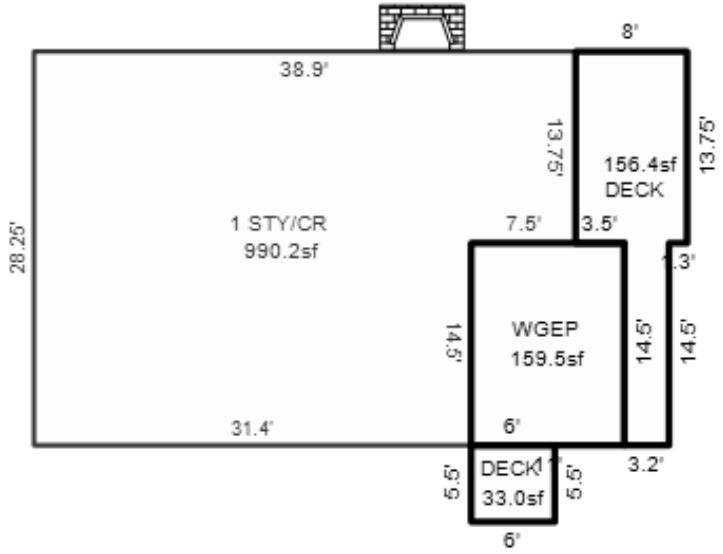
Carport Area:
Roof:

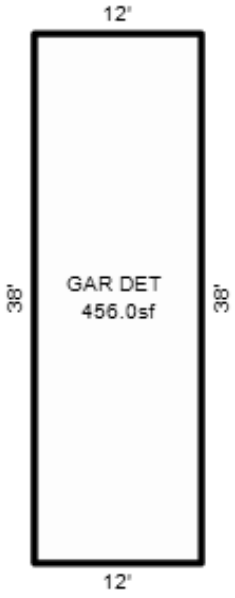
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 990 SF Floor Area = 990 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	990		
			Total:	126,628	82,311
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	966
Water/Sewer					
1000 Gal Septic			1	4,899	3,184
Water Well, 100 Feet			1	5,849	3,802
Porches					
WGEP (1 Story)			159	13,095	8,512
Deck					
Treated Wood			156	3,541	2,302
Treated Wood			33	1,442	937
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			456	19,074	12,398
Door Opener			1	550	357
Built-Ins					
Appliance Allow.			1	2,786	1,811
Fireplaces					
Exterior 1 Story			1	6,559	4,263
			Totals:	185,909	120,843

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 326,276

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





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

Parcel Number: 45-006-710-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIEGEL JOHN A & KAY	RIEGEL JOHN A TRUST	0	10/05/2018	WD	09-FAMILY	1344P150	PROPERTY TRANSFER	0.0
FRITCHEK	RIEGEL	198,900	05/01/2002	WD	03-ARM'S LENGTH	643:192	OTHER	0.0

Property Address
7362 S BIRCHWAY DR

Owner's Name/Address
RIEGEL JOHN A TRUST
7350 BIRCHWAY DR
MAPLE CITY MI 49664

Tax Description
L979P689 L238 P539/83 L301 P382/89 L643 P192/02 LOT 14 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 447,541 TCV/TFA: 466.19

Building Permit(s)	Date	Number	Status
Res. Porch/Deck	07/30/2003	PB03-0402	

X Improved Vacant

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

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

Who	When	What
TPC	03/26/2018	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	86.00	180.00	1.0114	1.0848	2800	100		264,195
86 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	264,195

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.52	160	50	2,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,621

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	132,100	91,700	223,800			105,473C
2024	94,400	79,100	173,500			102,302C
2023	89,600	73,700	163,300			97,431C
2022	47,500	50,400	97,900			92,792C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

120	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 35
Floor Area: 960
Total Base New : 145,535 E.C.F.
Total Depr Cost: 94,592 X 1.900
Estimated T.C.V: 179,725

(16) Porches/Decks

Area	Type
204	WPP
79	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

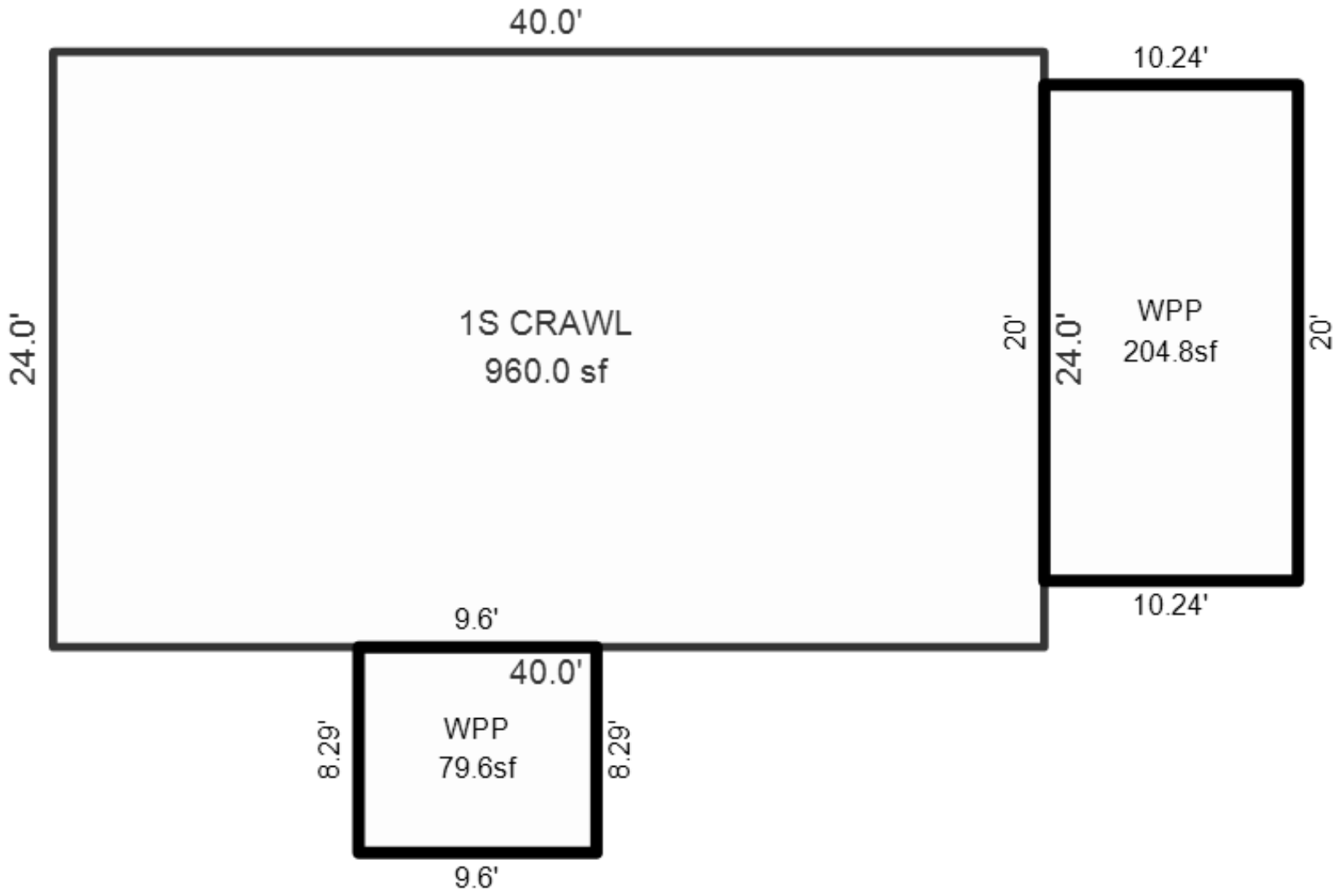
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	123,190	80,067
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	966
Water/Sewer					
1000 Gal Septic			1	4,899	3,184
Water Well, 100 Feet			1	5,849	3,802
Porches					
WPP			204	4,627	3,008
WPP			79	2,698	1,754
Built-Ins					
Appliance Allow.			1	2,786	1,811
			Totals:	145,535	94,592

Notes:
ECF (4031 RURAL) 1.900 => TCV: 179,725

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



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

Parcel Number: 45-006-710-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAGMAN JAMES & MARY LOU	O'NEILL ELLEN F	254,000	12/01/2016	WD	03-ARM'S LENGTH	1281P126	PROPERTY TRANSFER	100.0
QUIRK	KENDRIGAN	95,000	06/08/1994	WD	03-ARM'S LENGTH	387:701	OTHER	0.0

Property Address
7366 S BIRCHWAY DR

Owner's Name/Address
O'NEILL ELLEN F
175W 73RD ST APT 15E
NEW YORK NY 10023

Tax Description
L979P689 L259 P230/85 L387 P701/94 LOT 15 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 426,976 TCV/TFA: 564.78

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	09/02/2008	L08-157	100% FINIS
ADDITION/ALTERATION	03/07/1996	96003469	100% FINIS

X Improved | Vacant

Public Improvements

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

Who	When	What
TPC	06/30/2016	INSPECTED
WAS	01/10/2009	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	84.00	182.00	1.0174	1.0878	2800	100		260,292
84 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	260,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	12.47	286	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	130,100	83,400	213,500			103,735C
2024	93,000	71,700	164,700			100,616C
2023	88,300	66,900	155,200			95,825C
2022	47,500	45,600	93,100			91,262C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1964 197	1996

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 756 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X8X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 756
Total Base New : 144,895 E.C.F.
Total Depr Cost: 86,939 X 1.900
Estimated T.C.V: 165,184

(16) Porches/Decks

Area	Type
242	WGEP (1 Story)
140	Treated Wood
345	Roof Cover Onl

(17) Garage

Year Built: 1974
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 192
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

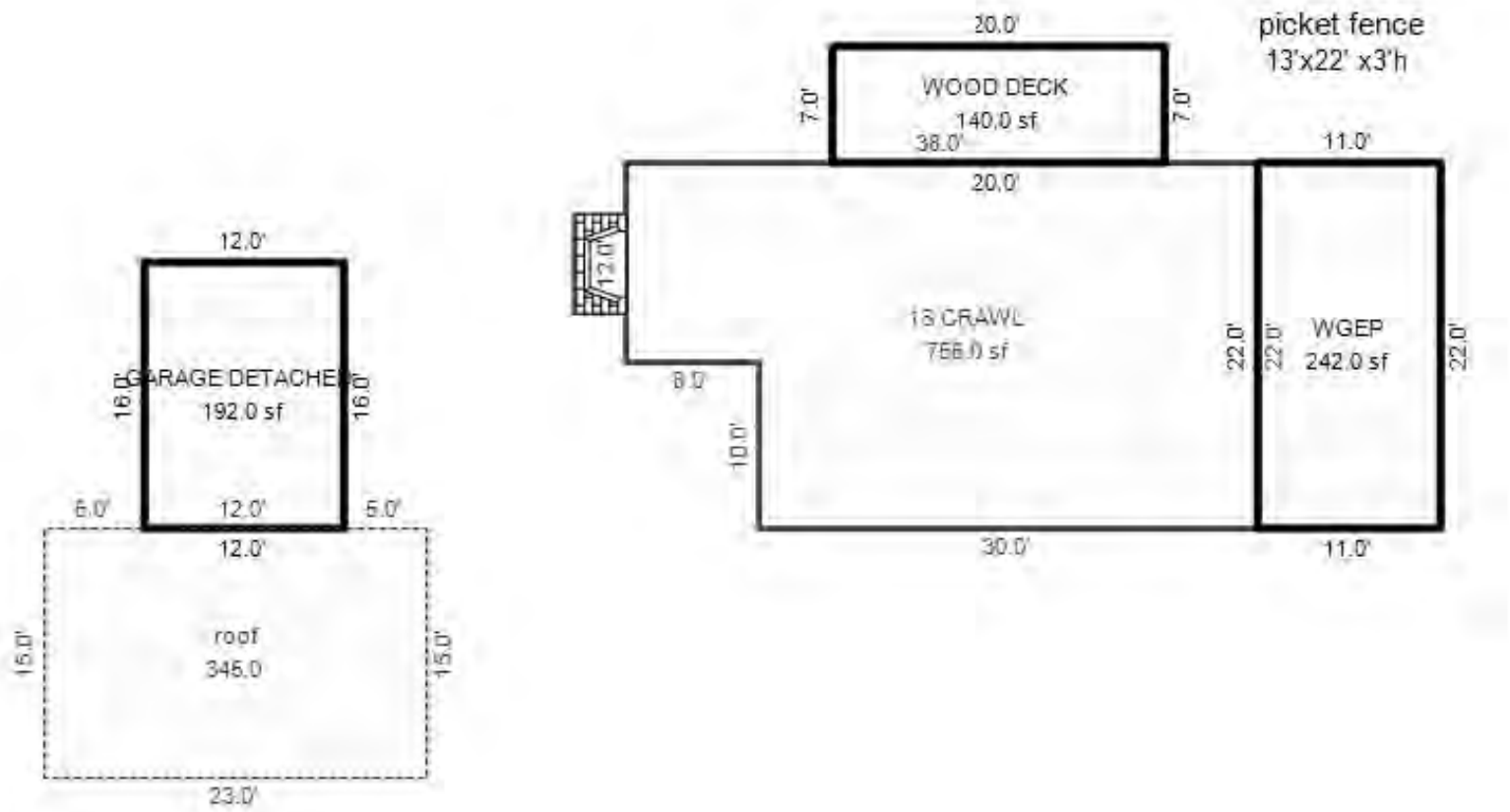
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1964
(11) Heating System: Forced Air w/ Ducts
Ground Area = 756 SF Floor Area = 756 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	756		
			Total:	93,096	55,859
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	743
Water/Sewer					
1000 Gal Septic			1	4,582	2,749
Water Well, 100 Feet			1	5,680	3,408
Porches					
WGEP (1 Story)			242	15,868	9,521
Deck					
Treated Wood			140	3,230	1,938
w/Roof (Roof portion)			345	4,833	2,900
Built-Ins					
Appliance Allow.			1	1,947	1,168
Fireplaces					
Exterior 1 Story			1	5,748	3,449
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			192	8,673	5,204
			Totals:	144,895	86,939

Notes:
ECF (4031 RURAL) 1.900 => TCV: 165,184

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



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

Parcel Number: 45-006-710-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FETZER KELLY A ET AL	BIRCHWAY COMPANY LLC	0	07/09/2004	QC	09-FAMILY	816:393	OTHER	100.0
FETZER SALLY M TRUST	FETZER KELLY A ET AL	1	12/26/2003	QC	09-FAMILY	782:519	OTHER	100.0
FETZER SALLY M TRUST		0	01/01/1999	WD	03-ARM'S LENGTH		REALTOR	0.0

Property Address

S BIRCHWAY DR

Owner's Name/Address

BIRCHWAY COMPANY LLC
C/O CORAZZARI AIMEE
2524 BALSAM COVE RD
NAPERVILLE IL 60563

Tax Description

L979P689 L782 P519/03 L816 P393/04 2003 SPLIT FROM 006-710-004-00 LOT 18 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 5

2025 Est TCV 232,853

Building Permit(s)	Date	Number	Status

Improved X Vacant

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

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	81.00	130.00	1.0267	1.0000	2800	100		232,853
81 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	232,853

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	116,400	0	116,400			45,711C
2024	83,200	0	83,200			44,337C
2023	79,000	0	79,000			42,226C
2022	47,500	0	47,500			40,216C

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	06/30/2016	INSPECTED
WAS	11/25/2009	INSPECTED

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

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

Parcel Number: 45-006-710-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FETZER KELLY A ET AL	BIRCHWAY COMPANY LLC	0	07/09/2004	QC	09-FAMILY	816:393	OTHER	100.0
FETZER SALLY M REVOCABLE	FETZER KELLY A ET AL	1	01/21/2004	QC	09-FAMILY	786:714	OTHER	100.0

Property Address
7468 S BIRCHWAY DR

Owner's Name/Address
BIRCHWAY COMPANY LLC
C/O CORAZZARI AIMEE
2524 BALSAM COVE RD
NAPERVILLE IL 60563

Tax Description
L979P689 L786 P714/04 L816 P393/04 2004 SPLIT FROM 006-710-004-00 LOT 19 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 315,012 TCV/TFA: 729.19

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	100.00	120.00	0.9740	0.9802	2800	100		267,318
100 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	267,318

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	06/30/2016	INSPECTED
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	133,700	23,800	157,500			68,655C
2024	95,500	20,500	116,000			66,591C
2023	90,700	19,100	109,800			63,420C
2022	47,500	12,900	60,400			60,400S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1976	0

Condition: Very Poor

Room List

3	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many		Ave.	X	Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	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

Class: D -10
Effec. Age: 45
Floor Area: 432
Total Base New : 45,632 E.C.F.
Total Depr Cost: 25,102 X 1.900
Estimated T.C.V: 47,694

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1976
(11) Heating System: No Heating/Cooling
Ground Area = 432 SF Floor Area = 432 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	432		
			Total:	43,840	24,116

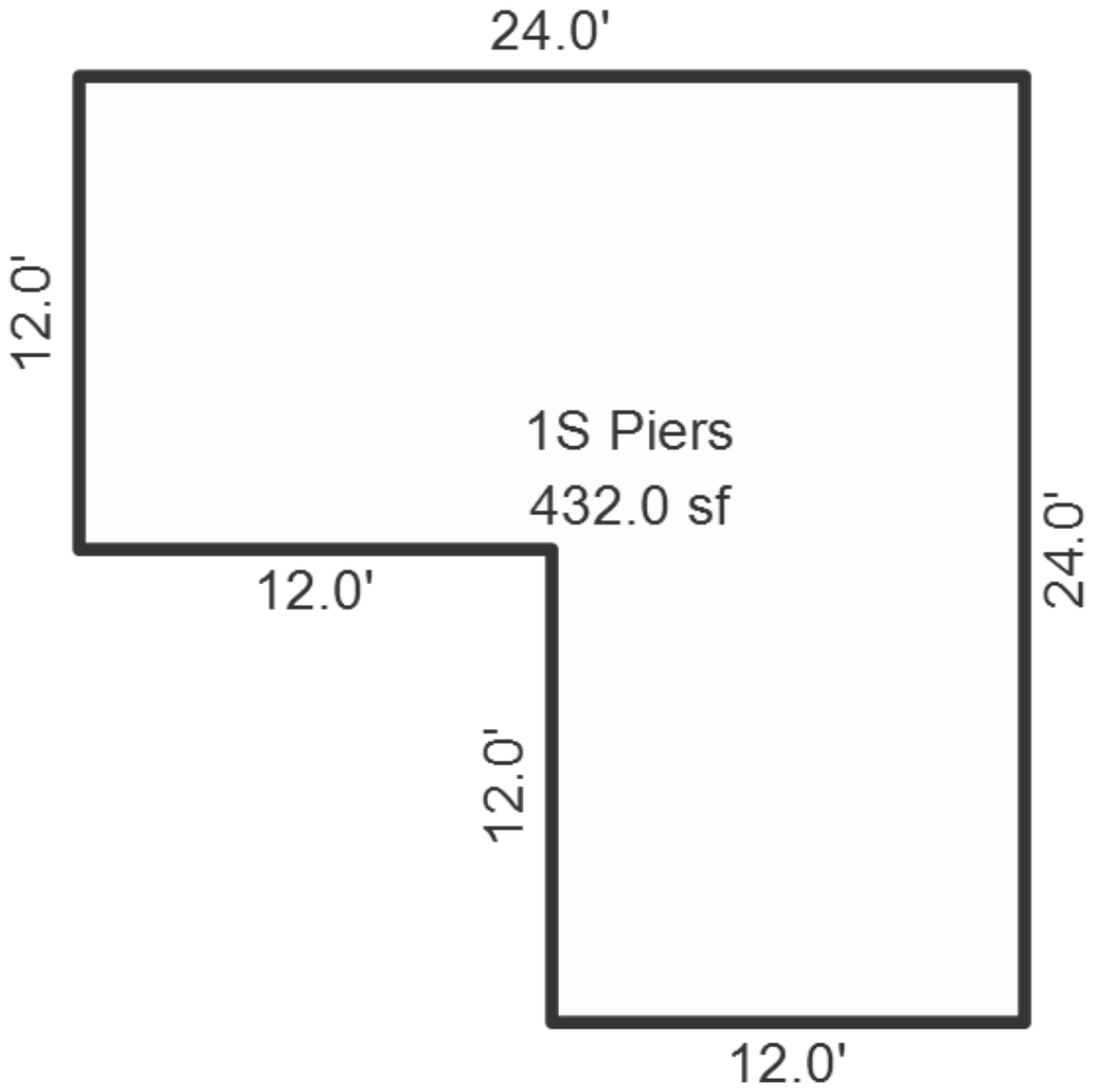
Other Additions/Adjustments
Fireplaces

Wood Stove	1	1,792	986
	Totals:	45,632	25,102

Notes:

ECF (4031 RURAL) 1.900 => TCV: 47,694

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



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

Parcel Number: 45-006-710-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EVALDSON SALLY M	EVALDSON SALLY M TRUST	0	04/10/2014	QC	09-FAMILY	1195P912	OTHER	0.0
WINDEMULLER MARK H & CARO	EVALDSON SALLY M	425,000	05/16/2013	WD	03-ARM'S LENGTH	1165P683	PROPERTY TRANSFER	100.0
CUTLER RICHARD F & MARIAN	WINDEMULLER MARK H & CARO	100	04/22/2002	WD	09-FAMILY	642P537	DEED	100.0
WHITESIDE	CUTLER	245,000	06/30/1995	WD	03-ARM'S LENGTH	406:73	OTHER	0.0

Property Address
7521 S BIRCHWAY DR

Owner's Name/Address
EVALDSON SALLY M TRUST
EVALDSON SALLY M TRUSTEE
1204 HARBORBROOKE AVE
ANN ARBOR MI 48103

Tax Description
L979P689 L406 P73/95 L642 P537 L648 P280/02 LOTS 20 & 21 EXC PRT OF LOT 21 BEG NE COR LOT 21 TH S 39 DEG 20'36" W 112.07 FT ALG LN COMMON TO LOTS 21 & 22 TH 26.59 FT ALG ARC OF 16.50 FT RADIUS CURVE TO RIGHT CH-N 79 DEG 09'18" W 23.81 FT ALG SLY LN LOT 21 TH N 34 DEG 53'45" W 5.00 FT ALG SWLY LOT LN SD LOT 21 TH N 51 DEG 14'40" E 124.75 FT TO POB HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2025 Est TCV 874,494 TCV/TFA: 494.62

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	06/30/2016	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	166.00	121.00	0.8581	0.9822	2800	100		391,751
166 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =		391,751

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	195,900	241,300	437,200			246,980C
2024	139,900	235,300	375,200			239,554C
2023	132,900	219,100	352,000			228,147C
2022	83,000	148,700	231,700			217,283C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
1994	0

Condition: Average

Room List

	Basement
5	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1010 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 25
Floor Area: 1,768
Total Base New : 337,715 E.C.F.
Total Depr Cost: 253,286 X 1.900
Estimated T.C.V: 481,243

(16) Porches/Decks

Area	Type
252	WSEP (1 Story)
1368	Treated Wood

(17) Garage

Year Built: 1994
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 346
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

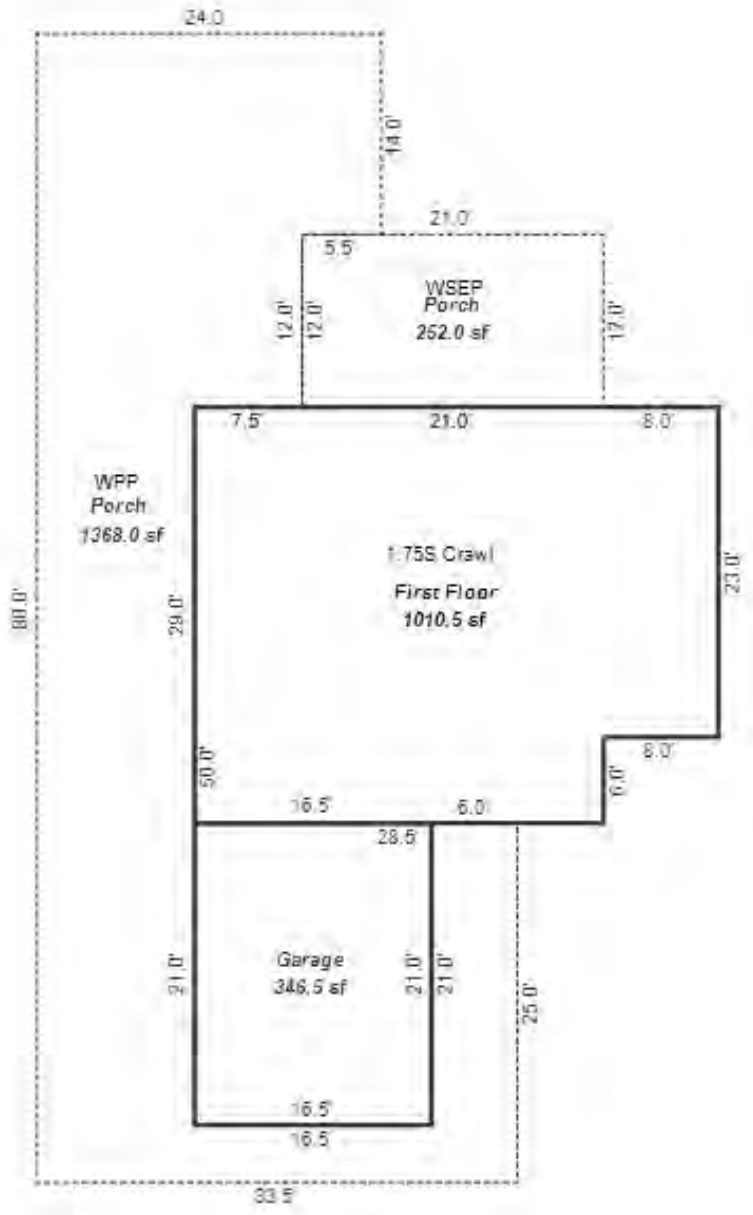
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1994
(11) Heating System: Forced Heat & Cool
Ground Area = 1010 SF Floor Area = 1768 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	1,010		
			Total:	255,104	191,327
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Water/Sewer					
1000 Gal Septic			1	5,676	4,257
Water Well, 100 Feet			1	6,289	4,717
Porches					
WSEP (1 Story)			252	15,841	11,881
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			346	24,756	18,567
Common Wall: 1 Wall			1	-2,670	-2,002
Door Opener			1	688	516
Built-Ins					
Appliance Allow.			1	4,003	3,002
Deck					
Treated Wood			1368	18,960	14,220
			Totals:	337,715	253,286

Notes:
ECF (4031 RURAL) 1.900 => TCV: 481,243

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



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

Parcel Number: 45-006-715-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VALADE PATRICK C & TAMERA	MILLER MARC C & STEPHANIE	451,000	06/30/2021	WD	03-ARM'S LENGTH	2021005619	PROPERTY TRANSFER	100.0
MILLER MARC C & STEPHANIE	GATEVIEW VENTURES LLC	0	06/30/2021	QC	21-NOT USED/OTHER	2021005621	PROPERTY TRANSFER	100.0
VALADE GARY C & MARGARET	VALADE PATRICK C & TAMERA	10	10/08/2013	WD	09-FAMILY	1181P197	DEED	100.0

Property Address
1 HAWKS NEST

Owner's Name/Address
GATEVIEW VENTURES LLC
PO BOX 130731
ANN ARBOR MI 48113

Tax Description
L259 P838/85 UNIT 1 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG E, 2.5S SLOPE SIDE/GOLF COURSE 3BED / 3 BATH - BLDG E - ON THE SKI HILL WITH VIEWS OF LAKE MICHIGAN. THIS CONDO STANDS ALONE AND HAS NO OTHER CONDOS ATTACHED TO IT.

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

Class: RESIDENTIAL CONDO | Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 639,337 TCV/TFA: 623.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	05/06/2021	INSPECTED
TPC	06/07/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000	100			400,0

0.00 Total Acres Total Est. Land Value = 400,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	119,700	319,700			184,141C
2024	150,000	122,200	272,200			178,605C
2023	100,000	125,700	225,700			170,100C
2022	70,000	92,000	162,000			162,000S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 148,176 E.C.F.
Total Depr Cost: 125,967 X 1.900
Estimated T.C.V: 239,337

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (2 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

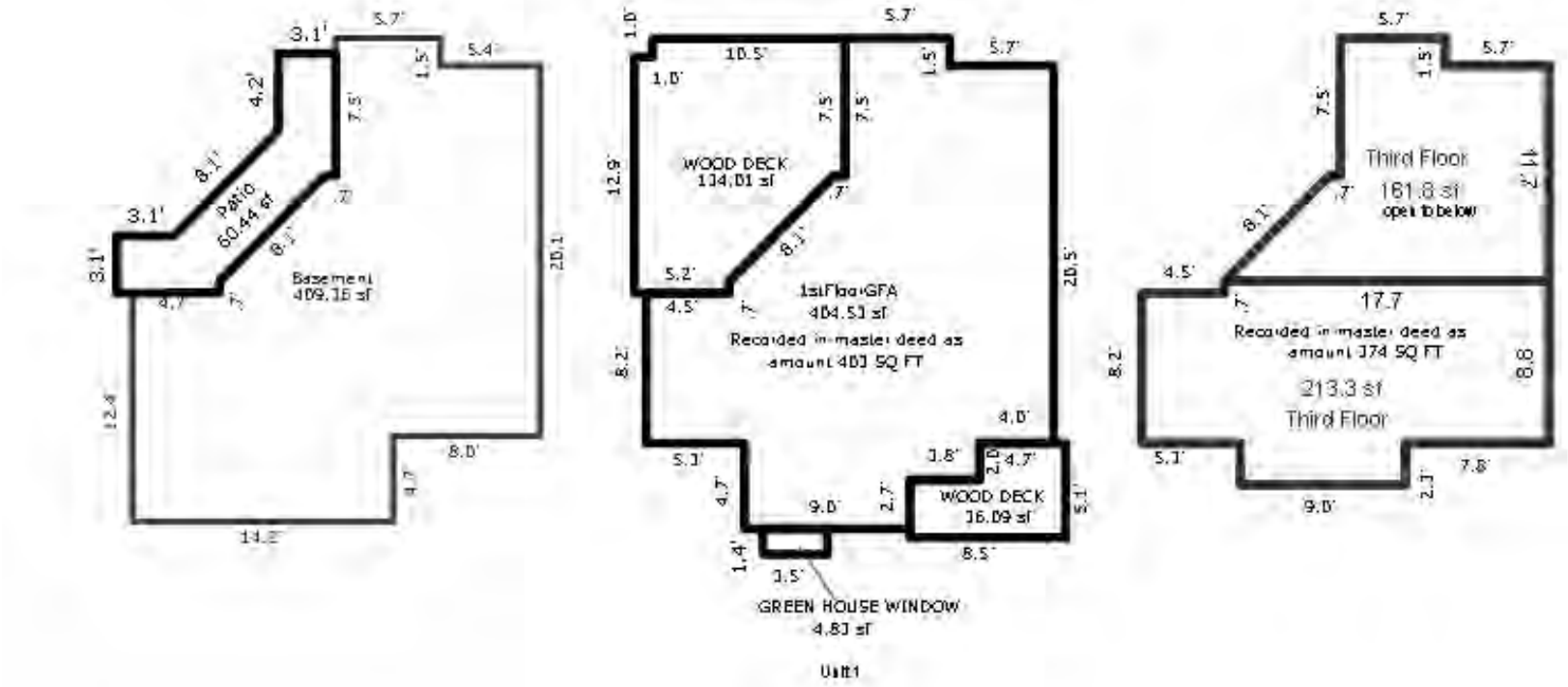
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	114,616	97,443
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
2 Fixture Bath			1	3,130	2,660
Porches					
WCP (1 Story)			118	5,249	4,462
WSEP (2 Story)			118	10,651	9,053
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	148,176	125,967

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 239,337

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

BUILDING E



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

Parcel Number: 45-006-715-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHASE GREGORY P	WELLER JASON A & KIMBERLY	212,000	11/18/2020	WD	03-ARM'S LENGTH	2020008017	REALTOR	100.0
WOLLER	CHASE	145,000	05/27/1999	WD	03-ARM'S LENGTH	513:863	PROPERTY TRANSFER	0.0
GIDEON	WOLLER	130,000	12/27/1995	WD	03-ARM'S LENGTH	415:788	PROPERTY TRANSFER	0.0
RASMUSSEN	GIDEON	125,000	04/26/1990	WD	03-ARM'S LENGTH	310:423	OTHER	0.0

Property Address

2 HAWKS NEST

Owner's Name/Address

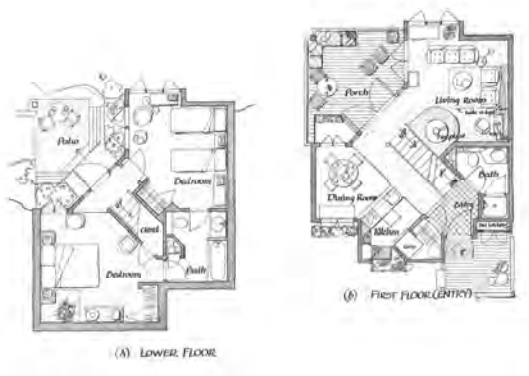
WELLER JASON A & KIMBERLY J
4945 RIVERFIELD DR
WYOMING MI 49546

Tax Description

L310 P423 L415 P788-789 L513 P863/99 UNIT 2 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG A, LOWER 2 LEVELS, SKI/GOLF
2BED/ 2BATH
SKI IN SKI OUT



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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 399,276 TCV/TFA: 497.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	09/18/2024	INSPECTED
TPC	07/23/2020	INSPECTED
TPC	09/21/2017	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	99,600	199,600			116,830C
2024	65,000	101,700	166,700			113,318C
2023	55,000	104,700	159,700			107,922C
2022	30,000	76,600	106,600			102,783C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 123,388 E.C.F.
Total Depr Cost: 104,882 X 1.900
Estimated T.C.V: 199,276

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

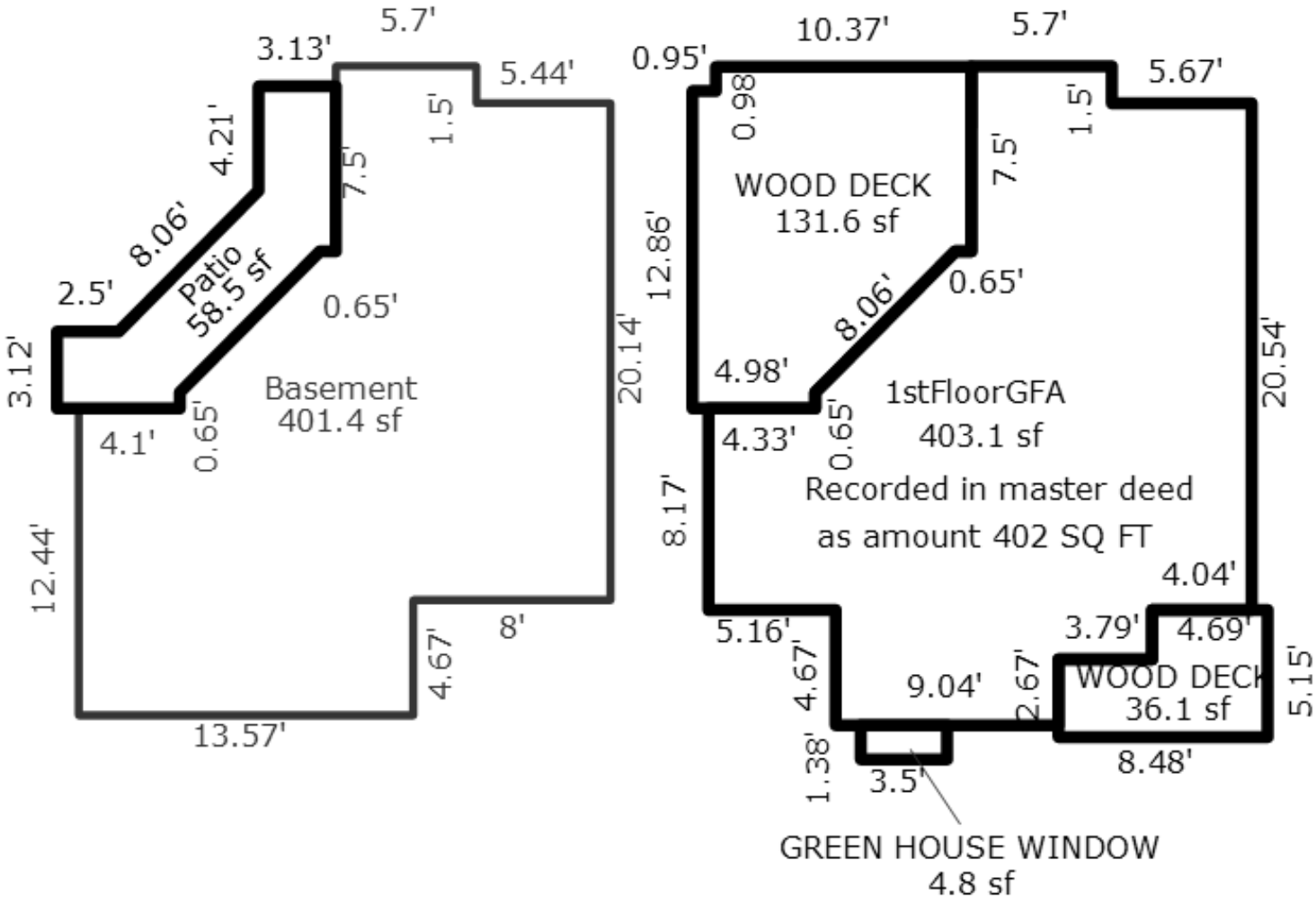
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	96,953	82,413
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WCP (1 Story)			118	5,249	4,462
WSEP (1 Story)			118	6,656	5,658
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	123,388	104,882

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 199,276

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

BUILDING A



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

Parcel Number: 45-006-715-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSEGUEDA CHRISTOPHER	SMITH BEN & JEN	321,500	05/17/2022	WD	03-ARM'S LENGTH	2022002964	PROPERTY TRANSFER	100.0
FORD STEPHEN RAY & DEANNA	OSEGUEDA CHRISTOPHER	171,500	12/20/2019	WD	03-ARM'S LENGTH	2019007519	PROPERTY TRANSFER	100.0
FORD STEPHEN RAY & DEANNA	FORD STEPHEN RAY & DEANNA	0	07/18/2005	WD	03-ARM'S LENGTH	866:463	OTHER	0.0
FORD STEPHEN R & DEANNA C	FORD STEPHEN RAY & DEANNA	0	06/25/2004	QC	09-FAMILY	812:12	OTHER	0.0

Property Address

3 HAWKS NEST

Owner's Name/Address

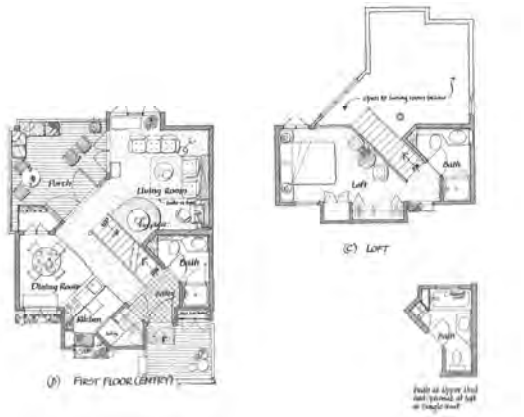
SMITH BEN & JEN
2546 BERWYN RD
COLUMBUS OH 43221-3200

Tax Description

L258 P409/85 L812P12/04 L866P463 UNIT 3
HAWK'S NEST CONDOMINIUM REC L 253
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT
L931P103

Comments/Influences

BLDG A, UPPER & LOFT



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 357,808 TCV/TFA: 582.75

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	05/17/2022	INSPECTED
TPC	09/21/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	78,900	178,900			149,283C
2024	65,000	80,600	145,600			144,795C
2023	55,000	82,900	137,900			137,900S
2022	30,000	60,700	90,700			86,772C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 97,719 E.C.F.
Total Depr Cost: 83,057 X 1.900
Estimated T.C.V: 157,808

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

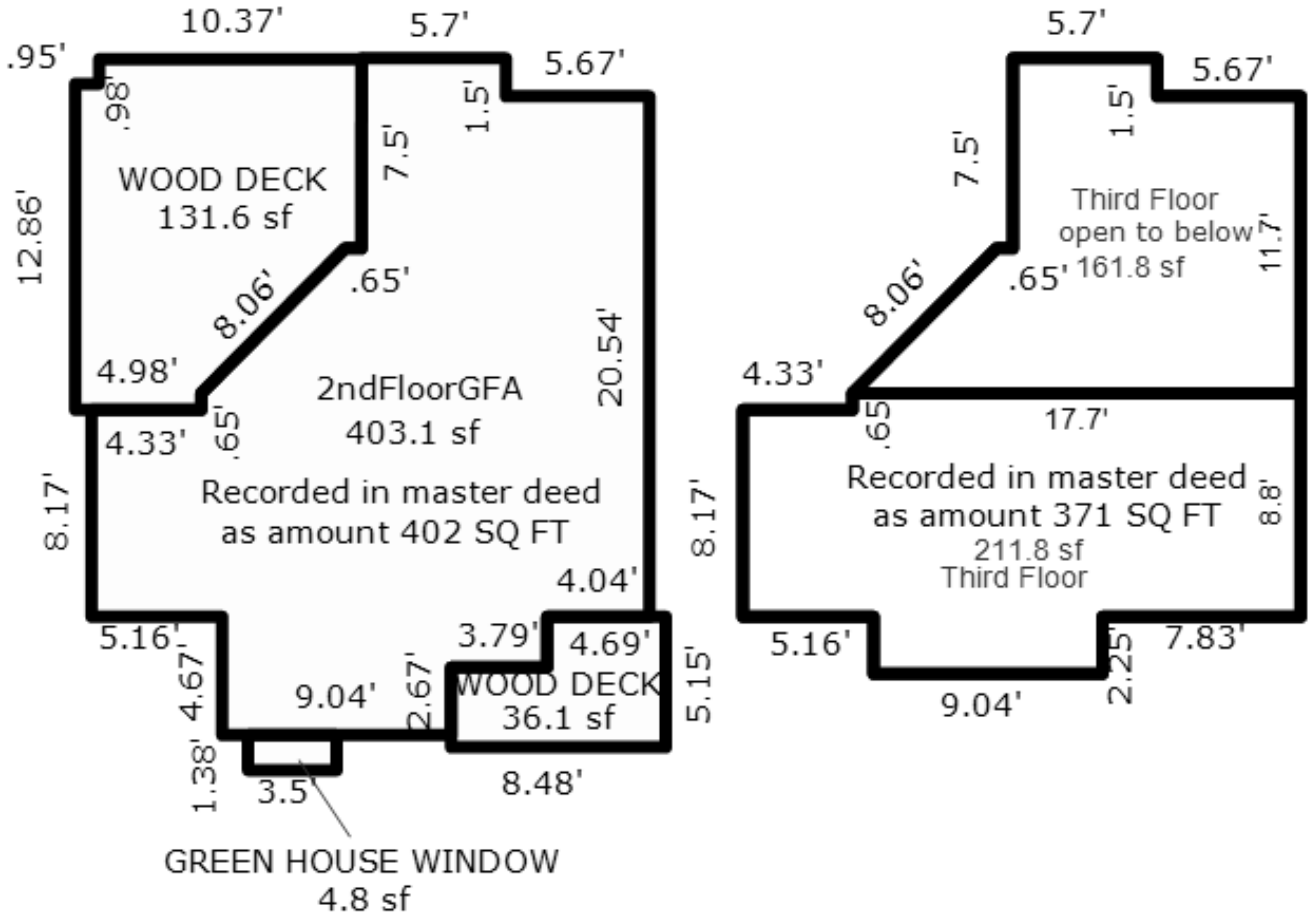
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	71,444	60,725
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	97,719	83,057

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 157,808

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

BUILDING A



UNIT 2

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

Parcel Number: 45-006-715-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRONEMAN JOHN & ANN	KRONEMAN JOHN L & ANN G	0	10/02/2020	WD	09-FAMILY	2020007689	PROPERTY TRANSFER	0.0
ROMEO JOSEPH H & JERI L	KRONEMAN JOHN & ANN	270,000	09/15/2006	WD	03-ARM'S LENGTH	914:826	OTHER	100.0
FRANTZ	ROMEO	180,000	03/30/2000	WD	03-ARM'S LENGTH	548:367	PROPERTY TRANSFER	0.0
LAVINE	FRANTZ	132,600	12/02/1997	WD	03-ARM'S LENGTH	463:54	PROPERTY TRANSFER	0.0

Property Address

4 HAWKS NEST

Owner's Name/Address

KRONEMAN JOHN L & ANN G
2124 WHITE OWL WAY
OKEMOS MI 48864

Tax Description

L259 P202 L463 P054 L548 P367/00 L914 P826/06 UNIT 4 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG A, LOWER 2 FLOORS, STREET SIDE
2BED/2BATH
LOWER LEVELS
SKI IN SKI OUT

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 404,218 TCV/TFA: 497.81

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who When What

TPC 08/01/2018 INSPECTED
WAS 12/24/2007 INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	102,100	202,100			107,336C
2024	65,000	104,300	169,300			104,109C
2023	55,000	107,300	162,300			99,152C
2022	30,000	78,500	108,500			94,431C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 812
Total Base New : 126,456 E.C.F.
Total Depr Cost: 107,483 X 1.900
Estimated T.C.V: 204,218

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

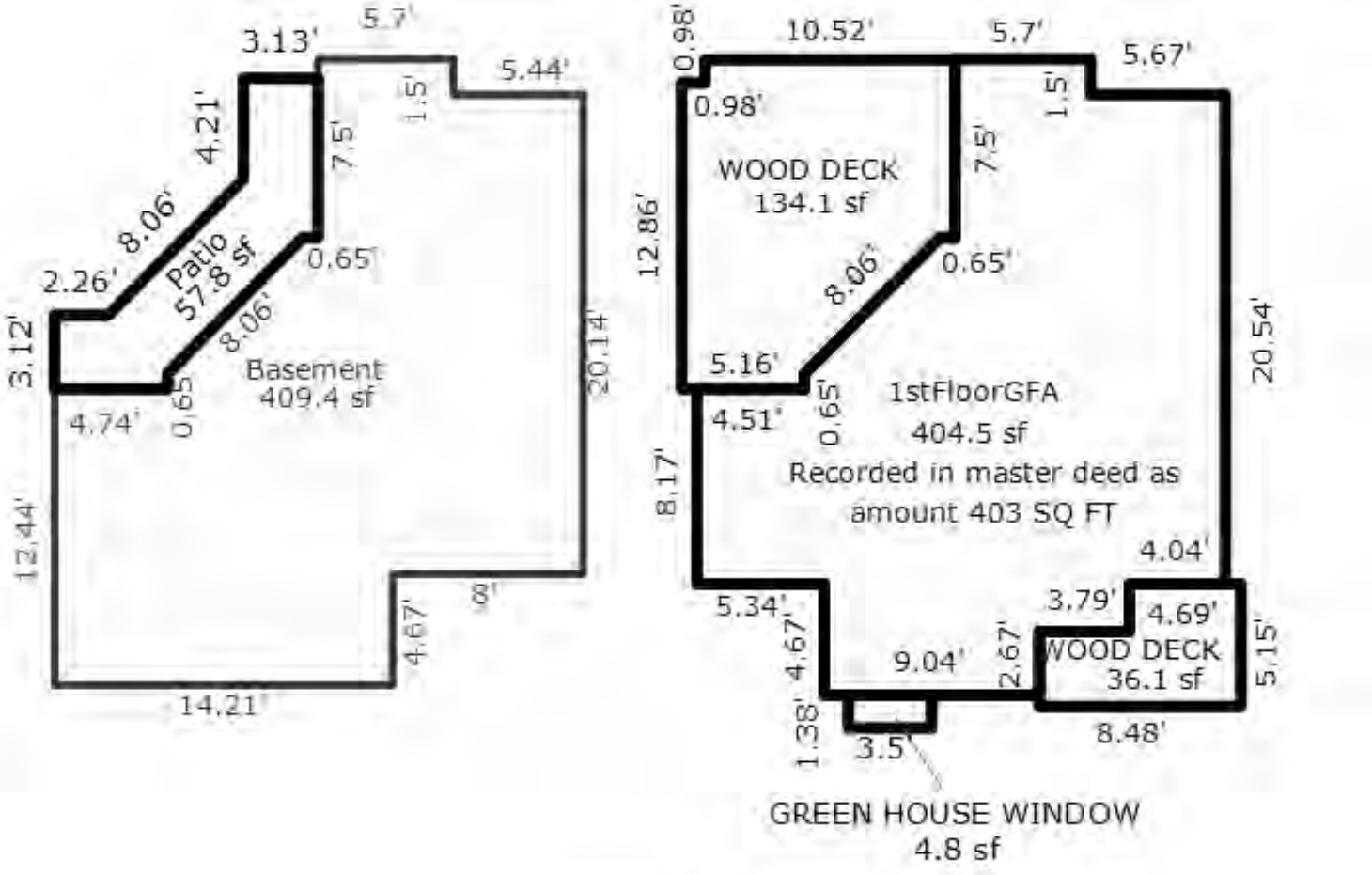
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	102,043	86,733
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (1 Story)			118	6,656	5,658
WPP			118	3,227	2,743
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	126,456	107,483

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 204,218

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

BUILDING A



UNIT 4

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

Parcel Number: 45-006-715-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

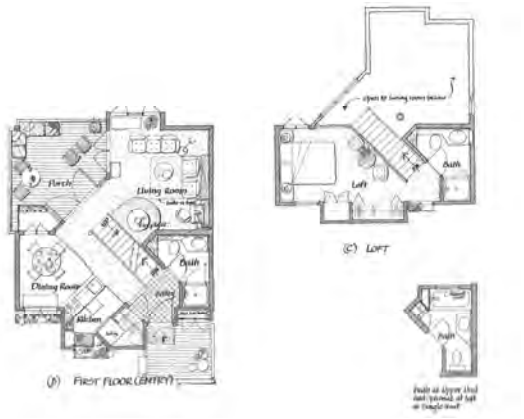
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEASLEY DONALD A JR &WALS	BRAND ELIZABETH M	175,000	09/11/2020	WD	03-ARM'S LENGTH	2020005943	PROPERTY TRANSFER	100.0
ROTH	PEASLEY ET AL	127,500	12/15/1999	WD	03-ARM'S LENGTH	531:720	PROPERTY TRANSFER	0.0

Property Address
5 HAWKS NEST

Owner's Name/Address
BRAND ELIZABETH M
62080 GILMORE AVE
DOWAGIAC MI 49047

Tax Description
L267 P899 L280 P74 L435 P250 L531 P720
UNIT 5 HAWK'S NEST CONDOMINIUM REC L253
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT
L931P103

Comments/Influences
UPPER, BLDG A, STREET SIDE OF BLDG
1BED / 2BATH
UPPER LEVEL
SKI IN SKI OUT



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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 371,097 TCV/TFA: 604.39

Building Permit(s)	Date	Number	Status
Electrical	03/08/2023	PE23-0151	100% FINIS
Mechanical	03/08/2023	PM23-0211	100% FINIS

X Improved | Vacant

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

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

Who	When	What
TPC	10/11/2023	INSPECTED
TPC	07/13/2019	INSPECTED
TPC	08/02/2018	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	85,500	185,500			104,890C
2024	65,000	87,400	152,400			101,737C
2023	55,000	87,700	142,700			94,798C
2022	30,000	64,200	94,200			90,284C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 105,947 E.C.F.
Total Depr Cost: 90,051 X 1.900
Estimated T.C.V: 171,097

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

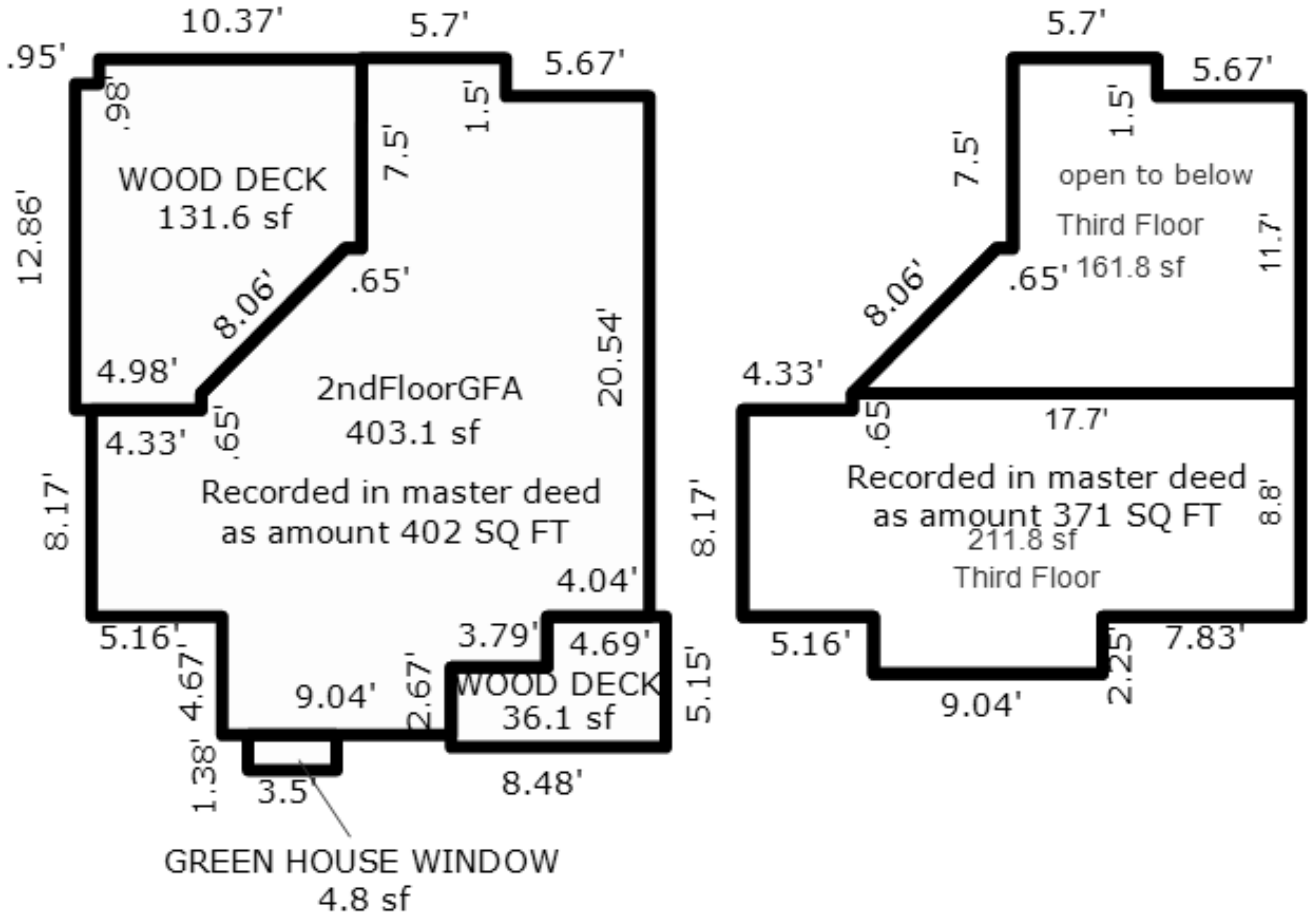
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	78,124	66,403
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	105,947	90,051

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 171,097

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

BUILDING A



UNIT 2

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

Parcel Number: 45-006-715-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TACHAU PAUL A & LINDA K	DANZEISEN KEVIN M & WENDI	500,000	08/05/2022	WD	03-ARM'S LENGTH	2022004656	PROPERTY TRANSFER	100.0
ADAMS JASON M & BUFFY W	TACHAU PAUL A & LINDA K	300,000	08/30/2016	WD	03-ARM'S LENGTH	1271P289	PROPERTY TRANSFER	100.0
CHRISTENSEN MARK H & EMMA	ADAMS JASON M & BUFFY W	325,000	07/08/2009	WD	03-ARM'S LENGTH	2009 1021/353	DEED	100.0
WILLIAMS DAVID L & JENNIF	CHRISTENSEN MARK H & EMMA	310,000	02/03/2005	WD	03-ARM'S LENGTH	842:110	OTHER	100.0

Property Address

6 HAWKS NEST

Owner's Name/Address

DANZEISEN KEVIN M & WENDI M
4255 HOLT RD
SYLVANIA OH 43560

Tax Description

L260 P311 L276 P578 L424 P576/96 L828 P587/04 L842 P110/05 UNIT 6 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

END UNIT 2S+LOFT, BLDG B
3BED/3BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 666,874 TCV/TFA: 639.99

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	05/11/2022	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000		100		400,0

0.00 Total Acres Total Est. Land Value = 400,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	133,400	333,400			260,028C
2024	150,000	136,300	286,300			252,210C
2023	100,000	140,200	240,200			240,200S
2022	70,000	96,900	166,900			160,557C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 417 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 10
Floor Area: 1,042
Total Base New : 156,091 E.C.F.
Total Depr Cost: 140,460 X 1.900
Estimated T.C.V: 266,874

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

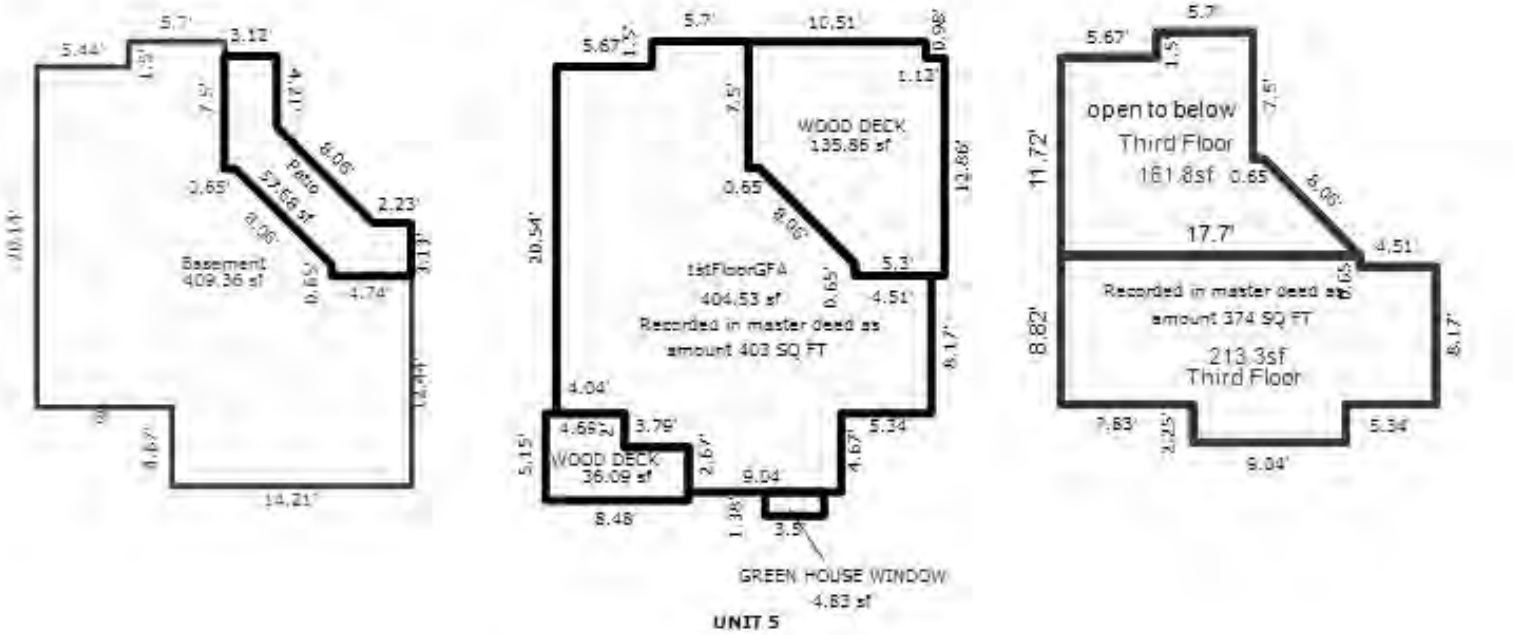
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 417 SF Floor Area = 1042 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	417		
			Total:	121,124	108,992
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,337
3 Fixture Bath			1	4,678	4,210
2 Fixture Bath			1	3,130	2,817
Porches					
WSEP (2 Story)			118	10,651	9,586
WSEP (1 Story)			118	6,656	5,990
Water/Sewer					
Public Water			1	1,505	1,354
Public Sewer			1	1,505	1,354
Built-Ins					
Appliance Allow.			1	2,786	2,507
Fireplaces					
Wood Stove			1	2,570	2,313
			Totals:	156,091	140,460

Notes: THREE LEVEL, VALUTED CEILING
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 266,874

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

BUILDING B



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

Parcel Number: 45-006-715-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA KRISTINE K	GUPTA KRISTINE K TRUST	0	04/27/2021	WD	09-FAMILY	2021003731	PROPERTY TRANSFER	0.0
GUPTA SHAM	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	1185P940	DEED	0.0
SCHULD MARY JO TRUST	GUPTA SHAM L & KRISTINE K	221,500	08/31/2007	WD	03-ARM'S LENGTH	952:435	PROPERTY TRANSFER	100.0
SCHULD MARY JO &	SCHULD MARY JO TRUST	0	04/14/2006	WD	03-ARM'S LENGTH	898:812	OTHER	50.0

Property Address

7 HAWKS NEST

Owner's Name/Address

GUPTA KRISTINE K TRUST
5099 COMMERCE RD
ORCHARD LAKE MI 48324

Tax Description

L259 P126 L392 P581/94 L553 P210/00 L727 P666/03 L898 P812/06 UNIT 7 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

LOWER 2 FLOORS BLDG B, INTERIOR,GOLF/SKI
2BED/2BATH
LOWER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 407,484 TCV/TFA: 501.83

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	103,700	203,700			96,775C
2024	65,000	105,900	170,900			93,866C
2023	55,000	109,000	164,000			89,397C
2022	30,000	79,800	109,800			85,140C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2008

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 812
Total Base New : 128,478 E.C.F.
Total Depr Cost: 109,202 X 1.900
Estimated T.C.V: 207,484

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

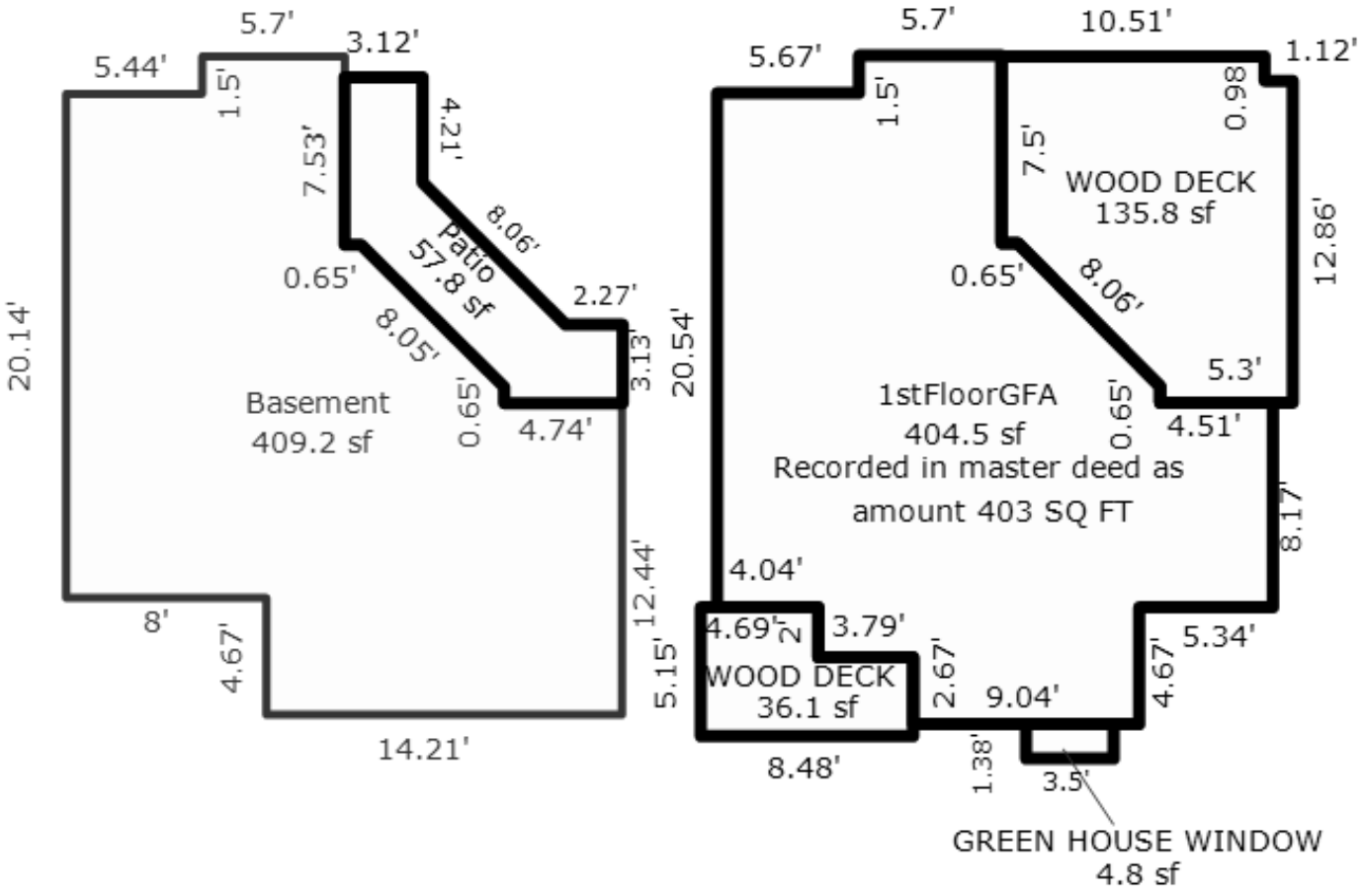
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	102,043	86,733
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WCP (1 Story)			118	5,249	4,462
WSEP (1 Story)			118	6,656	5,658
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	128,478	109,202

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 207,484

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

BUILDING B



UNIT 6

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

Parcel Number: 45-006-715-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLINE DANIEL J & LINDA N	CLINE DANIEL J & LINDA N	0	11/06/2023	WD	09-FAMILY	2023004984	PROPERTY TRANSFER	0.0
VERPLOEGH	CLINE	104,900	10/10/1994	WD	03-ARM'S LENGTH	2023004984	OTHER	0.0

Property Address

8 HAWKS NEST

Owner's Name/Address

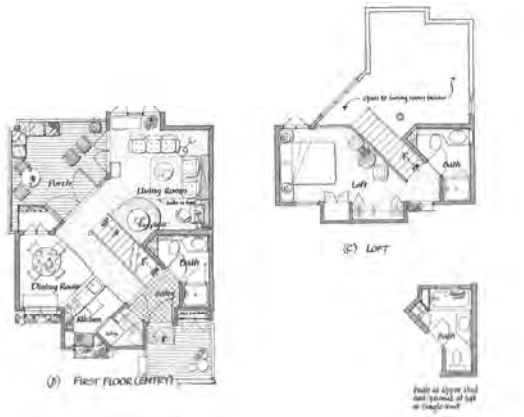
CLINE DANIEL J & LINDA N TRUST
979 LAKE RIDGE DR UNIT 10
TRAVERSE CITY MI 49684-4544

Tax Description

L265 P820 L394 P309/94 UNIT 8 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER 1S+LOFT, INTERIOR
1BED / 2BATH
UPPER LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 364,935 TCV/TFA: 592.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	82,500	182,500			84,479C
2024	65,000	84,200	149,200			81,939C
2023	55,000	86,700	141,700			78,038C
2022	30,000	63,400	93,400			74,322C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 616
Total Base New : 102,137 E.C.F.
Total Depr Cost: 86,808 X 1.900
Estimated T.C.V: 164,935

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

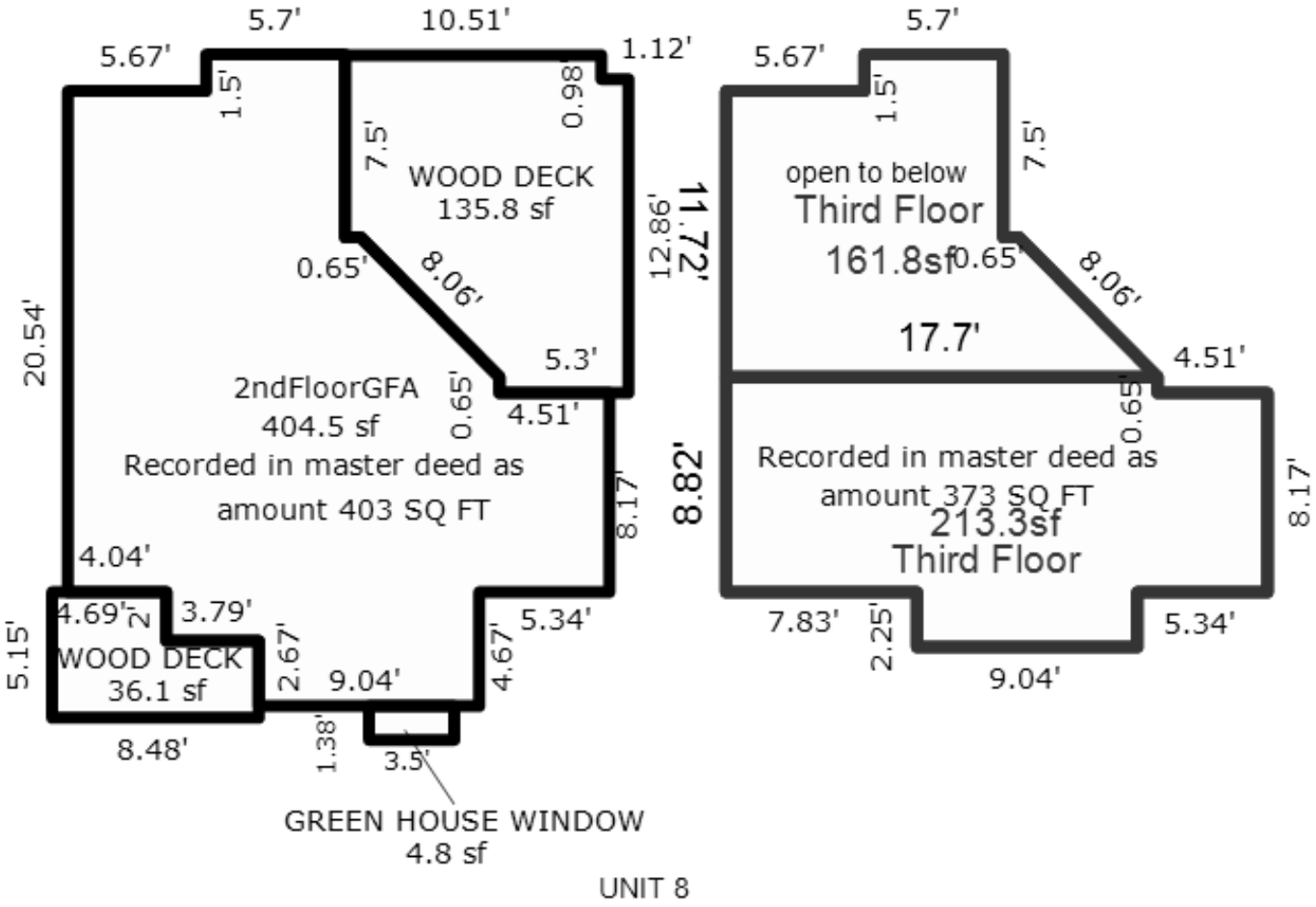
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	75,862	64,476
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	102,137	86,808

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 164,935

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

BUILDING B



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

Parcel Number: 45-006-715-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
F AND J PROPERTIES LLC	ZANETTI JOHN L TRUST	0	02/19/2021	WD	09-FAMILY	2021002119	PROPERTY TRANSFER	0.0
ZANETTI JOHN L & ANNE L	F AND J PROPERTIES LLC	0	02/27/2012	WD	03-ARM'S LENGTH	1115P862	PROPERTY TRANSFER	100.0
CLARK MICHAEL R & PATRICI	ZANETTI JOHN L & ANNE L	235,000	10/14/2011	WD	03-ARM'S LENGTH	1100-619 WD	PROPERTY TRANSFER	100.0
OBRIEN JERRY V & PAULA F	CLARK MICHAEL R & PATRICI	286,000	09/09/2005	WD	03-ARM'S LENGTH	871:205	OTHER	100.0

Property Address

9 HAWKS NEST

Owner's Name/Address

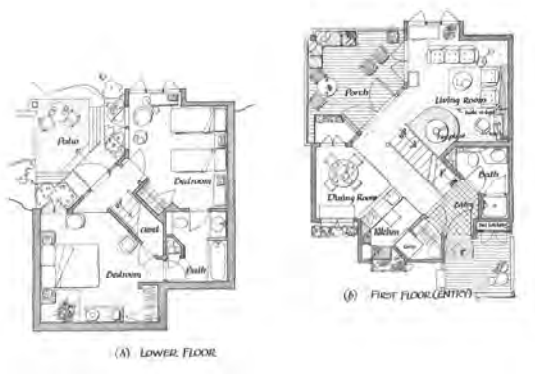
ZANETTI JOHN L TRUST
20386 WHITE PINE BLVD
BATTLE CREEK MI 49017-8043

Tax Description

L259 P806 L460 P186/97 L574 P684/01 L871 P205/05 UNIT 9 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

LOWER 2 FLOORS, END, BLDG B
2BED/2BATH
LOWER LEVELS



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

Class: RESIDENTIAL CONDO | Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 403,237 TCV/TFA: 502.79

Building Permit(s)	Date	Number	Status
Commercial/Residential	04/01/2016	PB16-0063	100% FINIS

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	10/19/2016	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	101,600	201,600			107,708C
2024	65,000	103,800	168,800			104,470C
2023	55,000	106,800	161,800			99,496C
2022	30,000	78,100	108,100			94,759C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 125,842 E.C.F.
Total Depr Cost: 106,967 X 1.900
Estimated T.C.V: 203,237

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

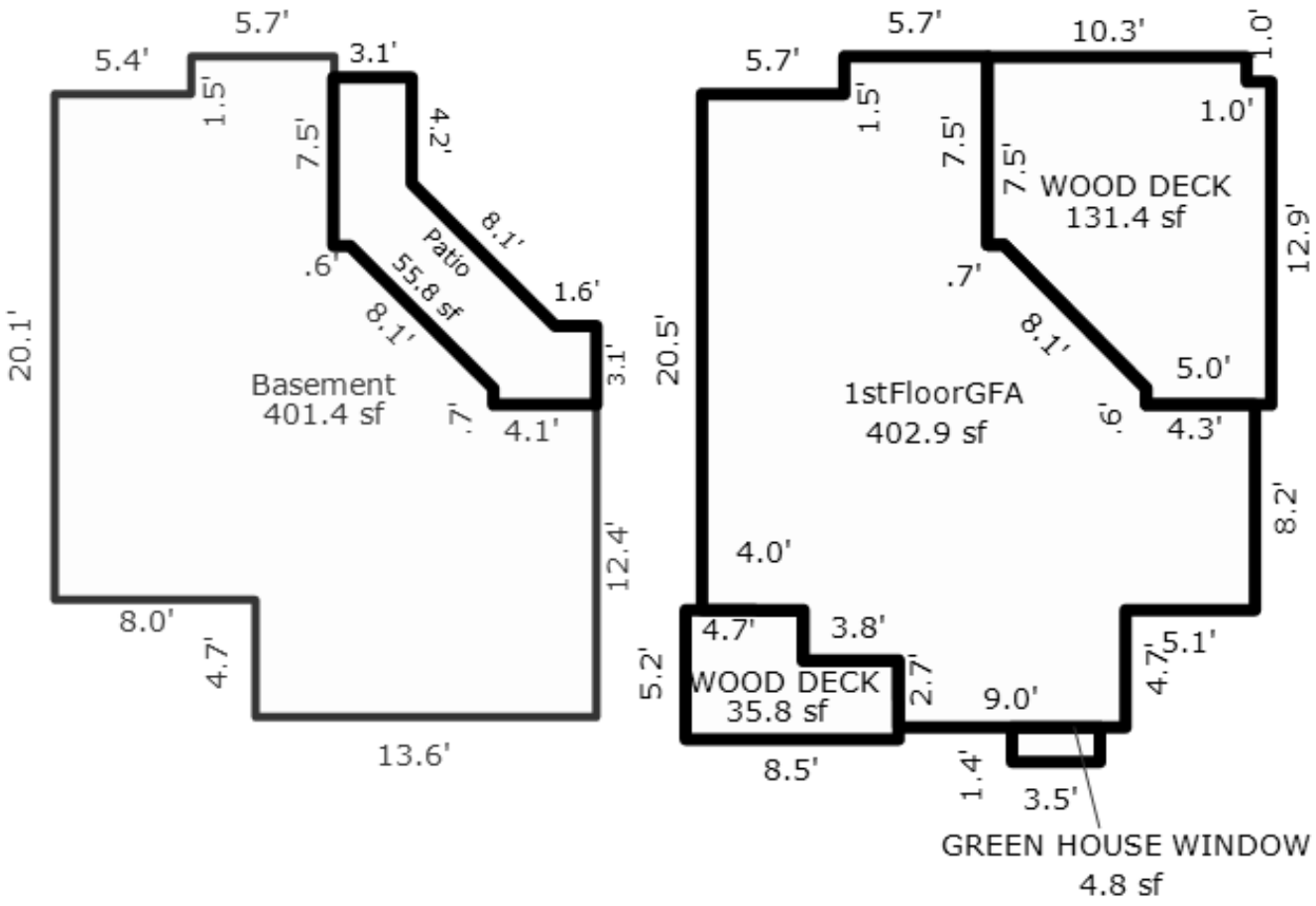
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	100,955	85,814
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (1 Story)			118	6,656	5,658
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	125,842	106,967

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 203,237

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

Building B



Unit 9

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

Parcel Number: 45-006-715-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEBUYSSER RANDALL & ELLIZ	MCCARTY KERR KATHERINE EL	303,000	03/13/2023	WD	03-ARM'S LENGTH	2023001179	PROPERTY TRANSFER	100.0
STELZER SEAN R	DEBUYSSER RANDALL & ELLIZ	280,000	02/04/2022	WD	03-ARM'S LENGTH	2022000770	PROPERTY TRANSFER	100.0
STELZER JOAN J	STELZER SEAN R	1	04/13/2020	WD	06-COURT JUDGEMENT	2020002569	OTHER	0.0
STELZER SEAN R	STELZER SEAN R & JOAN J	0	07/17/2017	WD	09-FAMILY	1302P1	PROPERTY TRANSFER	0.0

Property Address

10 HAWKS NEST

Owner's Name/Address

MCCARTY KERR KATHERINE ELISABETH
PO BOX 646
GLEN ARBOR MI 49636

Tax Description

L261 P514/86 L292 P490/88 L580 P737/01
L649 P900/02 UNIT 10 HAWK'S NEST
CONDOMINIUM REC IN L253 P934-993 SEC 14
T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER 3RD FLOOR + LOFT, END, BLDG B
1BED/ 2BATH
UPPER LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 04/19/2023

MAP #: 15

2025 Est TCV 366,537 TCV/TFA: 598.92

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/15/2022	INSPECTED
TPC	01/05/2022	INSPECTED
TPC	12/10/2015	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	83,300	183,300			154,650C
2024	65,000	85,000	150,000			150,000S
2023	55,000	87,500	142,500			142,500S
2022	30,000	53,600	83,600		83,600W	74,322C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 612
Total Base New : 103,128 E.C.F.
Total Depr Cost: 87,651 X 1.900
Estimated T.C.V: 166,537

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

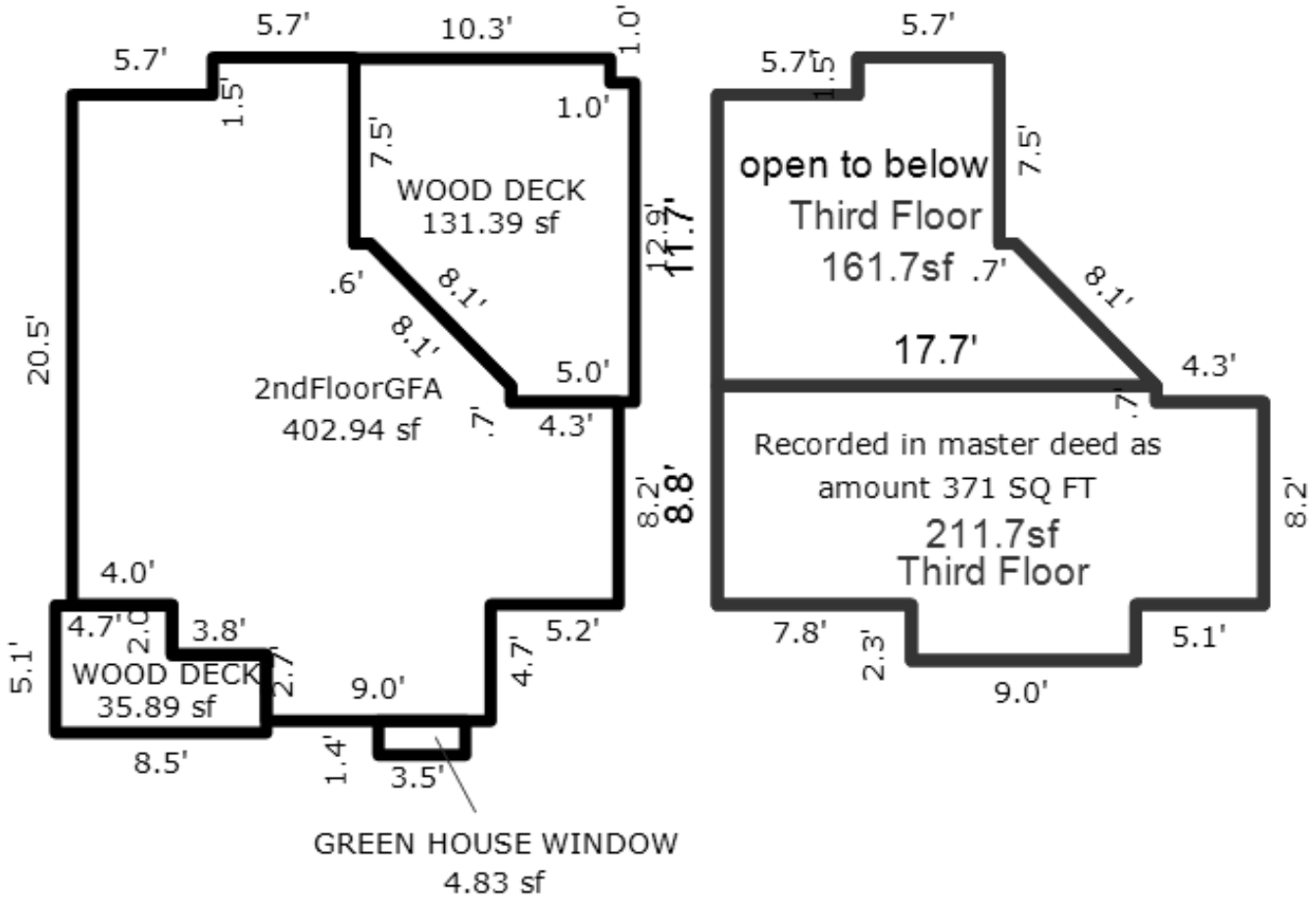
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	75,305	64,003
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,128	87,651

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,537

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

BUILDING B



Unit 10 - 3rd floor & Loft

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

Parcel Number: 45-006-715-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKSON WAYNE & PATRICA L	SCHOELL NATHAN & KRUCKI S	285,000	02/24/2020	WD	03-ARM'S LENGTH	2020001193	PROPERTY TRANSFER	100.0
JACKSON WAYNE & PATRICA T	JACKSON WAYNE & PATRICA	1	08/31/2011	WD	33-TO BE DETERMINED	2011 1095-227	DEED	0.0
JACKSON WAYNE & PATRICA T		1	08/30/2011	OTH	33-TO BE DETERMINED	2011 1095-224	DEED	0.0
JACKSON WAYNE & PATRICIA	JACKSON WAYNE & PATRICA E	1	07/18/2011	WD	03-ARM'S LENGTH	1091/464	DEED	0.0

Property Address

11 HAWKS NEST

Owner's Name/Address

SCHOELL NATHAN & KRUCKI SCOTT
2224 CHRYSLER TERRACE NE
ATLANTA GA 30345

Tax Description

L262 P480 L392 P997 L398 P557-558/95 UNIT 11 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

END 2S+LOFT, BLDG C
3BED/ 3BATH
THREE LEVELS

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 649,795 TCV/TFA: 623.60

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000		100		400,0

0.00 Total Acres Total Est. Land Value = 400,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	124,900	324,900			185,871C
2024	150,000	127,500	277,500			180,283C
2023	100,000	131,200	231,200			171,699C
2022	70,000	96,000	166,000			163,523C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 417 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,042
Total Base New : 154,684 E.C.F.
Total Depr Cost: 131,471 X 1.900
Estimated T.C.V: 249,795

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 417 SF Floor Area = 1042 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	417		
			Total:	121,124	102,947

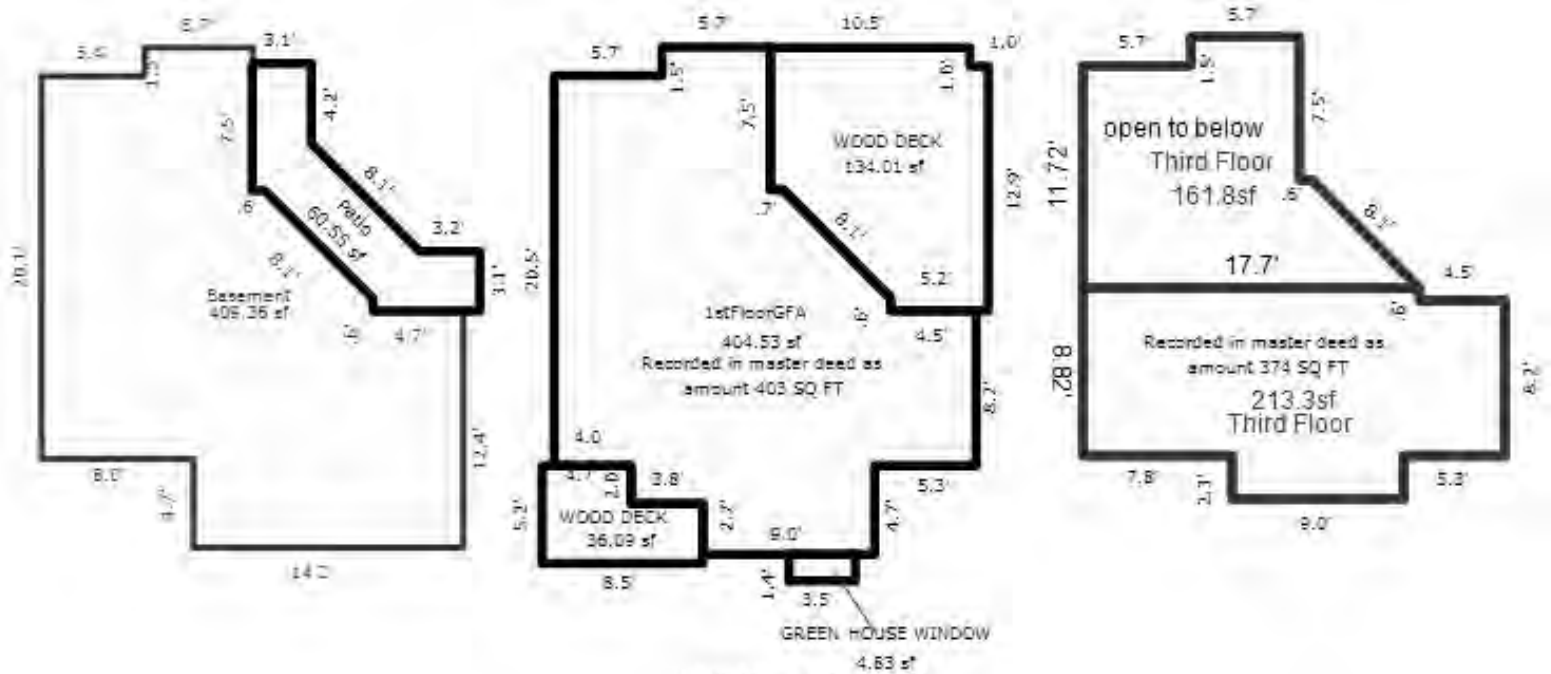
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,263
3 Fixture Bath	1	4,678	3,976
2 Fixture Bath	1	3,130	2,660
Porches			
WSEP (2 Story)	118	10,651	9,053
WCP (1 Story)	118	5,249	4,462
Water/Sewer			
Public Water	1	1,505	1,279
Public Sewer	1	1,505	1,279
Built-Ins			
Appliance Allow.	1	2,786	2,368
Fireplaces			
Wood Stove	1	2,570	2,184
	Totals:	154,684	131,471

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 249,795

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

BUILDINGS C



Unit 11 - 2 story + loft

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

Parcel Number: 45-006-715-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAVES CYNTHIA	MILOT DANNY & HEATHER	415,000	08/01/2022	WD	03-ARM'S LENGTH	2022004689	PROPERTY TRANSFER	100.0
BOOTH	GRAVES	163,000	09/07/1999	WD	03-ARM'S LENGTH	522:882	PROPERTY TRANSFER	0.0
SCHULD & JOLIE	BOOTH	135,000	09/30/1996	WD	03-ARM'S LENGTH	431:209	PROPERTY TRANSFER	0.0
PERO	SCHULD & JOLIE	110,000	12/21/1994	WD	03-ARM'S LENGTH	398:297	OTHER	0.0

Property Address

12 HAWKS NEST

Owner's Name/Address

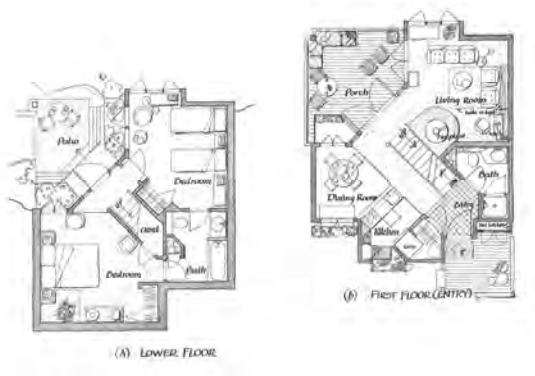
MILOT DANNY & HEATHER
2366 HICKORY POINT DR
ANN ARBOR MI 48105

Tax Description

L264 P908 L398 P297 L431 P209 L522 P882
UNIT 12 HAWK'S NEST CONDOMINIUM REC L253
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT
L931P103

Comments/Influences

LOWER 2 FLOORS, INTERIOR, BLDG C
2BED/2BATH
LOWER TWO LEVELS



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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 407,484 TCV/TFA: 501.83

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	06/20/2022	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	103,700	203,700			176,197C
2024	65,000	105,900	170,900			170,900S
2023	55,000	109,000	164,000			164,000S
2022	30,000	79,800	109,800			84,704C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 812
Total Base New : 128,478 E.C.F.
Total Depr Cost: 109,202 X 1.900
Estimated T.C.V: 207,484

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

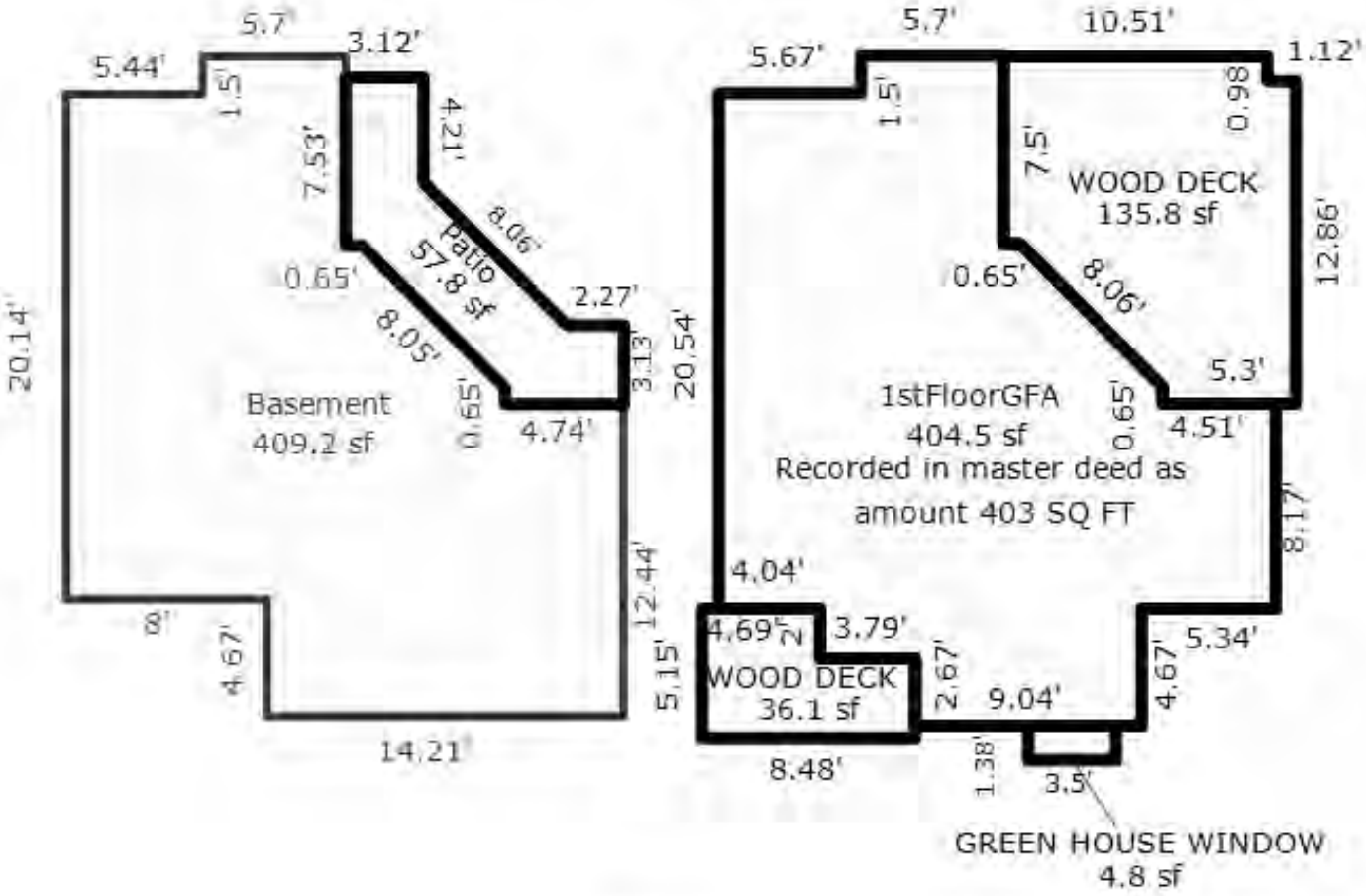
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	102,043	86,733
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (1 Story)			118	6,656	5,658
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	128,478	109,202

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 207,484

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

BUILDING C



UNIT 12

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

Parcel Number: 45-006-715-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEAR CLAW LAKE PROPERTIES	ROBESON CHRISTOPHER & JUL	230,000	07/16/2021	WD	03-ARM'S LENGTH	2021005999	PROPERTY TRANSFER	100.0
HAWKS NEST 13 LLC	BEAR CLAW LAKE PROPERTIES	198,000	01/18/2021	WD	03-ARM'S LENGTH	2021000577	PROPERTY TRANSFER	100.0
HARANG JEAN-PAUL & HERNAN	HAWKS NEST 13 LLC	0	12/13/2018	QC	09-FAMILY	1349P418	OTHER	100.0
BARZ KELLY A	HARANG JEAN-PAUL & HERNAN	180,000	05/11/2018	WD	03-ARM'S LENGTH	1329P93	PROPERTY TRANSFER	100.0

Property Address

13 HAWKS NEST

Owner's Name/Address

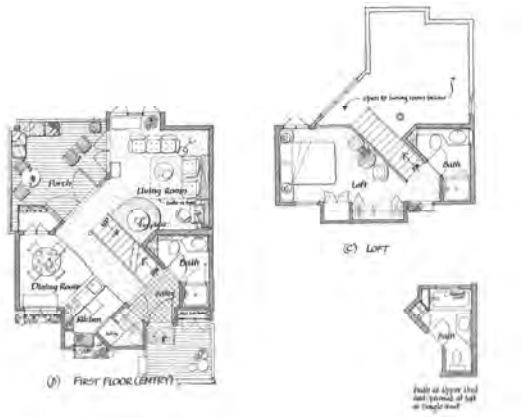
ROBESON CHRISTOPHER & JULIE
2840 CHATEAM CIR SOUTH
COLUMBUS OH 43221

Tax Description

L266 P397 L383 P140 L516 P944/99 L594 P209/01 UNIT 13 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER, INTERIOR, BLDG C
1BED/2BATH
UPPER LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 364,037 TCV/TFA: 594.83

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	06/14/2021	INSPECTED
TPC	08/02/2018	INSPECTED
TPC	10/06/2017	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	82,000	182,000			105,823C
2024	65,000	83,800	148,800			102,642C
2023	55,000	86,200	141,200			97,755C
2022	30,000	63,100	93,100			93,100S

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 612
Total Base New : 101,580 E.C.F.
Total Depr Cost: 86,335 X 1.900
Estimated T.C.V: 164,037

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

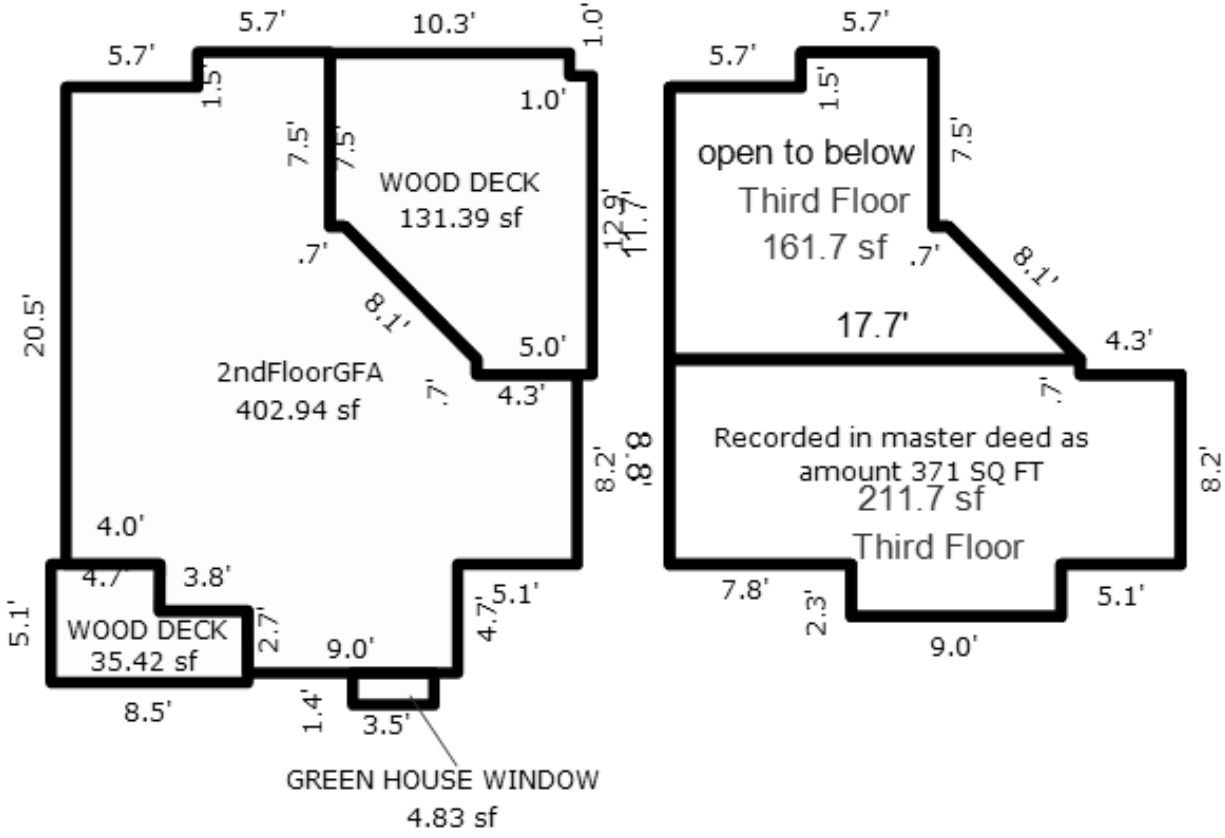
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	75,305	64,003
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	101,580	86,335

Notes: 402 & LOFT, VAULTED CEILING
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 164,037

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

BUILDINGS C



UNIT 13

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

Parcel Number: 45-006-715-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON MICHAEL D & JENNIF	OCONNELL TIMOTHY & CAROL	400,000	08/15/2022	WD	03-ARM'S LENGTH	2022004649	PROPERTY TRANSFER	100.0
TROEGER PATTY L REVOCABLE	NELSON MICHAEL D & JENNIF	185,000	05/01/2020	WD	03-ARM'S LENGTH	2020002602	PROPERTY TRANSFER	100.0
TROEGER THOMAS A & PATTY	TROEGER PATTY L REVOCABLE	0	06/26/2014	QC	33-TO BE DETERMINED	1203P171	PROPERTY TRANSFER	0.0
TROEGER THOMAS A & PATTY	TROEGER PATTY L REVOCABLE	1	03/05/2014	QC	09-FAMILY	1193P582	PROPERTY TRANSFER	0.0

Property Address

14 HAWKS NEST

Owner's Name/Address

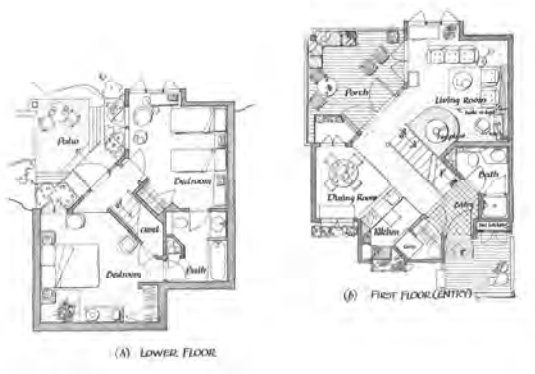
OCONNELL TIMOTHY & CAROL
9 S THIRD ST UNIT 204
GRAND HAVEN MI 49417

Tax Description

L279 P569 L391 P236/94 UNIT 14 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

LOWER 2 FLOORS, END, BLDG C
2BED/2BATH
LOWER LEVELS



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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 419,245 TCV/TFA: 516.31

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	06/20/2022	INSPECTED
TPC	08/02/2018	INSPECTED
TPC	12/22/2016	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	109,600	209,600			182,383C
2024	65,000	111,900	176,900			176,900S
2023	55,000	115,200	170,200			170,200S
2022	30,000	79,600	109,600			105,779C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 10
Floor Area: 812
Total Base New : 128,216 E.C.F.
Total Depr Cost: 115,392 X 1.900
Estimated T.C.V: 219,245

(16) Porches/Decks

Area	Type
131	WSEP (1 Story)
36	WCP (1 Story)
58	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

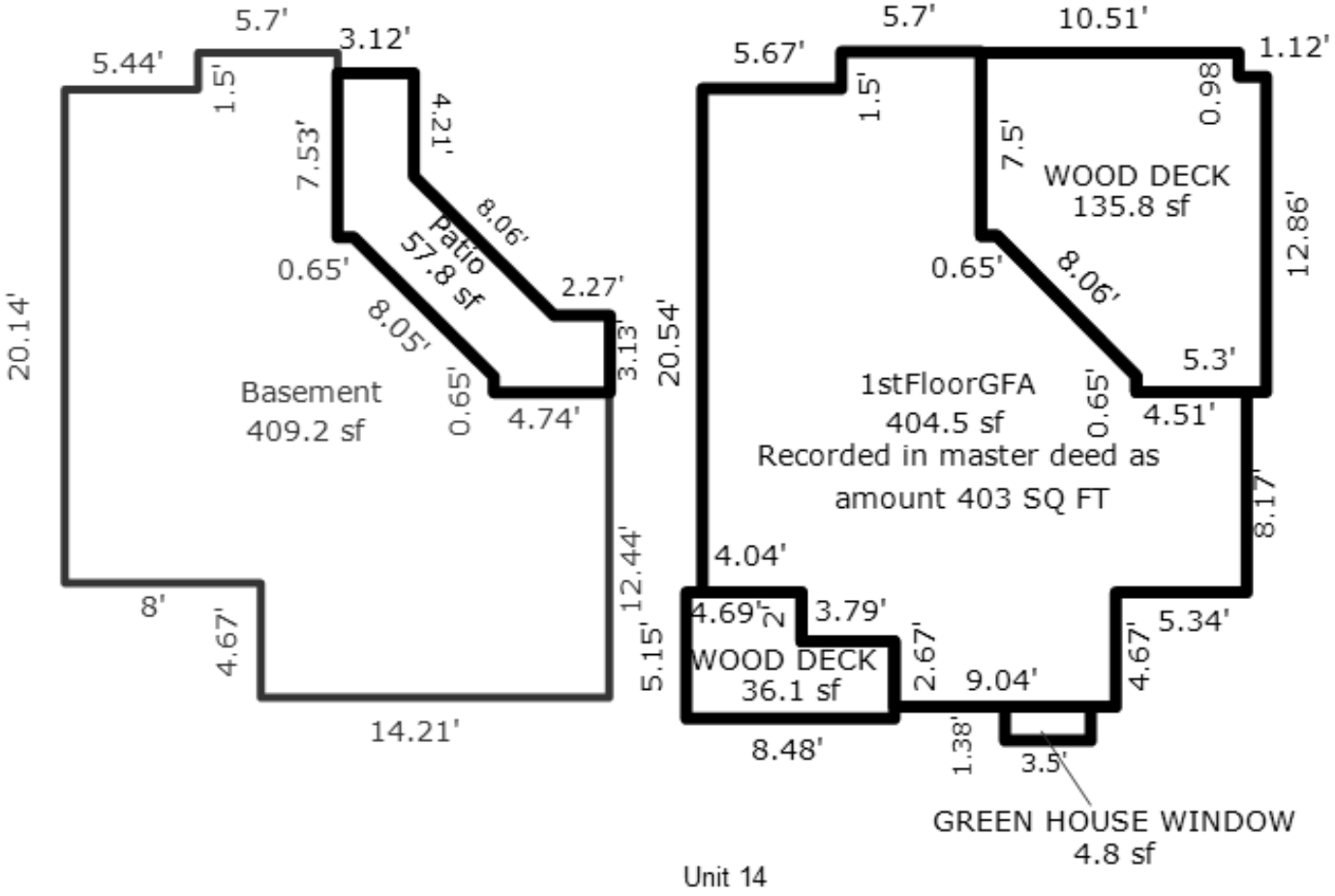
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	102,043	91,838
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,337
3 Fixture Bath			1	4,678	4,210
Porches					
WSEP (1 Story)			131	7,239	6,515
WCP (1 Story)			36	2,470	2,223
Deck					
Treated Wood			58	1,934	1,741
Water/Sewer					
Public Water			1	1,505	1,354
Public Sewer			1	1,505	1,354
Built-Ins					
Appliance Allow.			1	2,786	2,507
Fireplaces					
Wood Stove			1	2,570	2,313
			Totals:	128,216	115,392

Notes: END UNIT
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 219,245

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

BUILDING C



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

Parcel Number: 45-006-715-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DYKHOUSE LARRY A & LORI S	CLEMETSEN ERIC A & HELEN	225,000	02/14/2003	WD	03-ARM'S LENGTH	709:279	OTHER	100.0
MCCORMICK	DYKHOUSE	123,500	09/18/1998	WD	03-ARM'S LENGTH	487:594	OTHER	0.0
HEMPELMAN	MCCORMICK	90,000	05/23/1990	WD	03-ARM'S LENGTH	311:408	OTHER	0.0

Property Address

15 HAWKS NEST

Owner's Name/Address

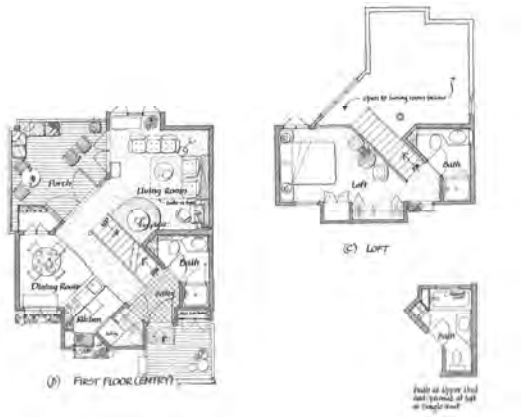
CLEMETSEN ERIC A & HELEN C
200 TAYLOR LAKE RD
HOLLY MI 48442

Tax Description

L311 P408 L487 P594/98 L709 P279/03 UNIT 15 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER 3RD & LOFT, END, BLDG C
1BED/2BATH
UPPER TWO LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 370,715 TCV/TFA: 605.74

Building Permit(s)	Date	Number	Status
Mechanical	03/16/2020	PM20-0190	100% FINIS
Electrical	03/10/2020	PE20-0107	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	08/02/2018	INSPECTED
TPC	12/10/2015	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	85,400	185,400			87,224C
2024	65,000	87,200	152,200			84,602C
2023	55,000	89,700	144,700			80,574C
2022	30,000	65,600	95,600			76,738C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 612
Total Base New : 105,719 E.C.F.
Total Depr Cost: 89,850 X 1.900
Estimated T.C.V: 170,715

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

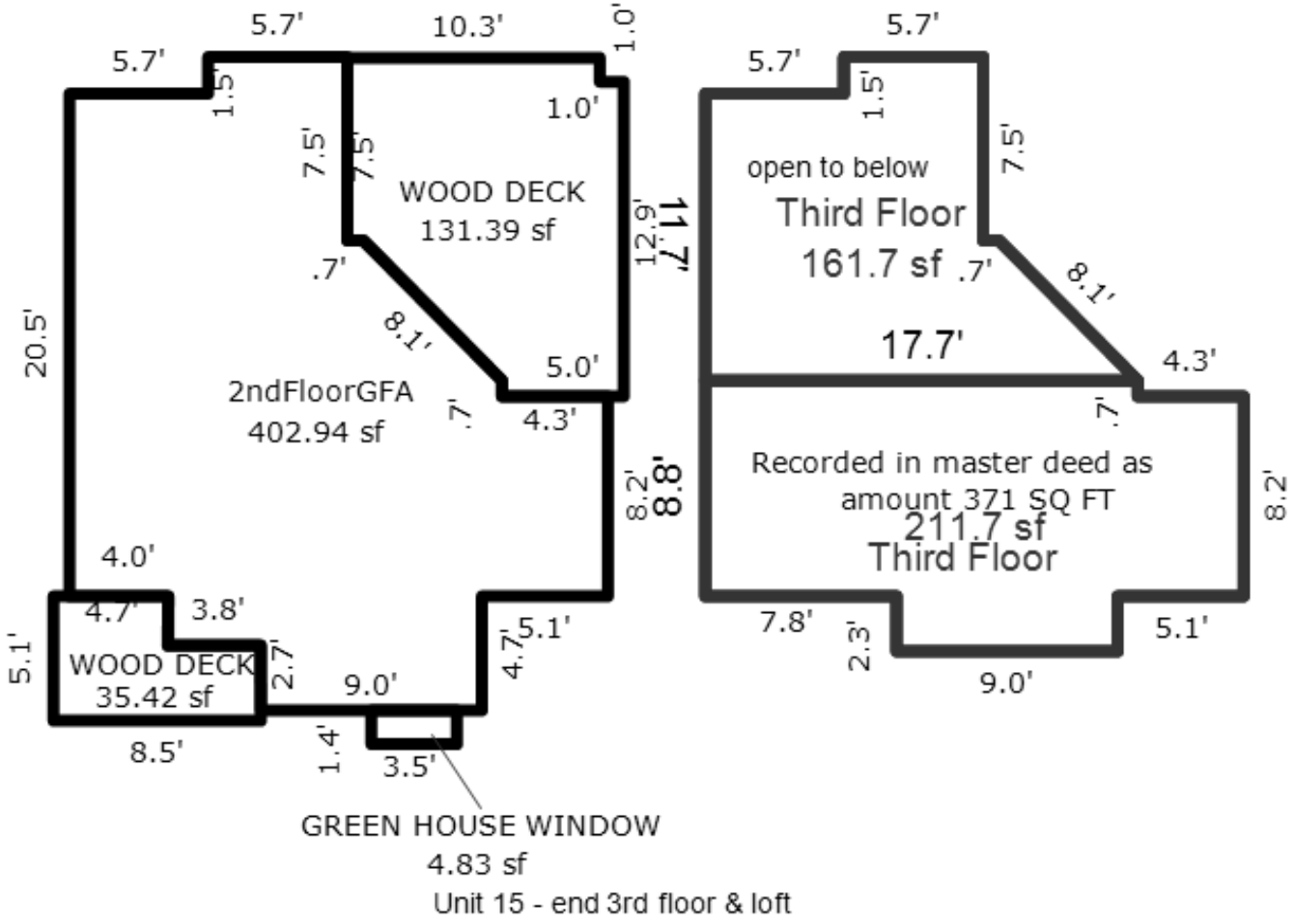
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	77,896	66,202
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	105,719	89,850

Notes: 374 & 371 SQ FT VAULTED
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 170,715

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

BUILDINGS C



Unit 15 - end 3rd floor & loft

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

Parcel Number: 45-006-715-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PONDER DANIEL F & CATHERI	BRAUN DANIEL & LINDA	340,000	02/06/2020	WD	03-ARM'S LENGTH	2020000852	PROPERTY TRANSFER	100.0
VANNORT PETER	PONDER DANIEL F & CATHERI	330,000	01/20/2016	WD	03-ARM'S LENGTH	1250P715	PROPERTY TRANSFER	100.0
FEDERAL HOME LOAN MTG COR	VANNORT PETER	247,500	06/17/2013	CD	11-FROM LENDING INSTITUT	1169P801	PROPERTY TRANSFER	100.0
WYCHE DONALD W & CHARLOTT	FEDERAL HOME LOAN MTG COR	314,842	11/02/2012	SD	10-FORECLOSURE	1147P296	PROPERTY TRANSFER	0.0

Property Address

16 HAWKS NEST

Owner's Name/Address

BRAUN DANIEL & LINDA
2695 HOMEWOOD DR
TROY MI 48098

Tax Description

L327 P115 L408 P722 L431 P266 L544 P622 L904 P336/06 UNIT 16 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

END UNIT 2S+LOFT, SOUTH END, BLDG D
3BED/3BATH
THREE LEVELS

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 658,769 TCV/TFA: 614.52

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000		100		400,0

0.00 Total Acres Total Est. Land Value = 400,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	129,400	329,400			189,864C
2024	150,000	132,100	282,100			184,156C
2023	100,000	136,000	236,000			175,387C
2022	70,000	99,500	169,500			167,036C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 429 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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,072
Total Base New : 160,251 E.C.F.
Total Depr Cost: 136,194 X 1.900
Estimated T.C.V: 258,769

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 429 SF Floor Area = 1072 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

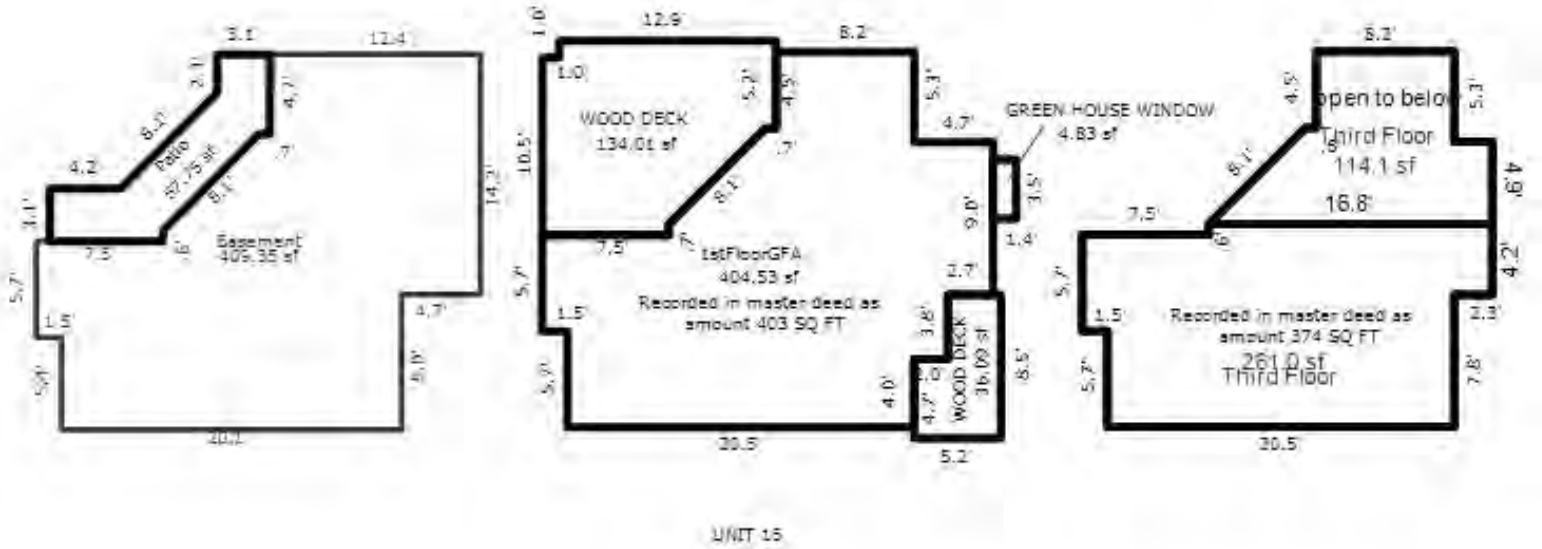
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	429		
			Total:	124,113	105,479
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,578	2,191
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	160,251	136,194

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 258,769

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

BUILDING D



UNIT 15

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

Parcel Number: 45-006-715-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAIBAK	SEYMOUR	123,000	09/16/1994	WD	03-ARM'S LENGTH	392:988	OTHER	0.0

Property Address
17 HAWKS NEST

Owner's Name/Address
SEYMOUR THOMAS M & MARILYN L
1741 CHASE
ROCHESTER MI 48307

Tax Description
L261 P835 L392 P988/94 UNIT 17 HAWK'S NEST CONDOMINIUM REC IN L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
LOWER 2 FLOORS, BLDG D
2BED/2BATH
LOWER LEVELS

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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 509,155 TCV/TFA: 619.41

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00	100			300,0
			0.00 Total Acres		Total Est. Land Value =			300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	104,600	254,600			108,082C
2024	65,000	106,800	171,800			104,833C
2023	55,000	109,800	164,800			99,841C
2022	40,000	80,700	120,700			95,087C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 822
Total Base New : 128,009 E.C.F.
Total Depr Cost: 108,805 X 1.900
Estimated T.C.V: 206,730

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

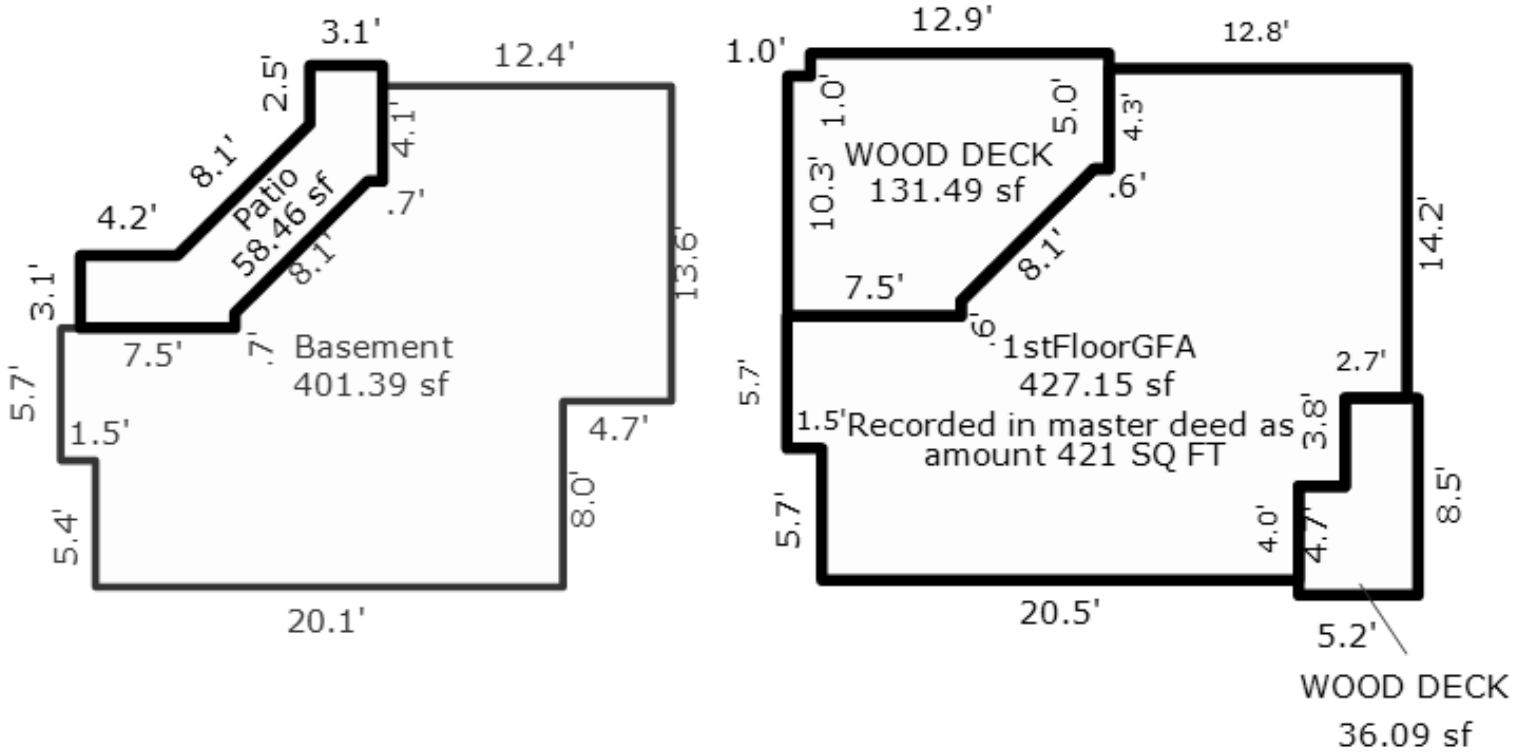
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 822 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	411		
			Total:	103,122	87,652
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (1 Story)			118	6,656	5,658
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	128,009	108,805

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 206,730

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

BUILDING D



UNIT 17

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

Parcel Number: 45-006-715-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

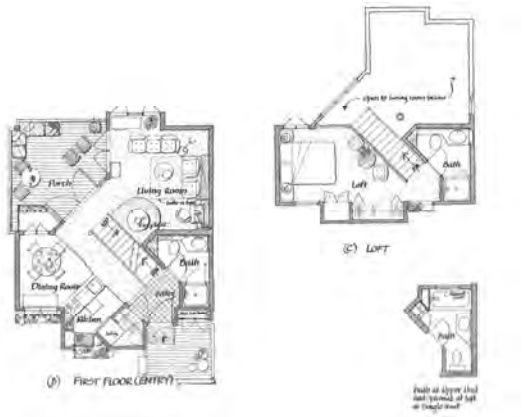
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUSS ANDREW & BAILEY	BUSS DALE & DEBRA	95,000	06/15/2023	WD	09-FAMILY	202302527	DEED	50.0
MAHRLE RAYMOND D ESTATE	BUSS DALE & DEBRA &	175,000	12/22/2016	WD	08-ESTATE	1284P67	PROPERTY TRANSFER	100.0
MAHRLE RAYMOND D	MAHRLE RAYMOND D ESTATE	0	12/14/2001	WD	03-ARM'S LENGTH	SOC SECUITY RE	OTHER	0.0
CONTINENTAL EQUITIES INC	MAHRLE RAYMOND D A SINGLE	0	02/28/1986	WD	03-ARM'S LENGTH	261P473	DEED	100.0

Property Address
18 HAWKS NEST

Owner's Name/Address
BUSS DALE & DEBRA &
BUSS ANDREW & BUSS BAILEY
6390 CHERRY TREE COURT
ROCHESTER MI 48306

Tax Description
L261 P473/86 UNIT 18 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
UPPER & LOFT , BLDG D
1BED/2BATH
UPPER LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 471,958 TCV/TFA: 692.02

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	01/04/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	86,000	236,000			165,074C
2024	130,000	87,800	217,800			160,111C
2023	70,000	90,300	160,300			97,546C
2022	40,000	66,100	106,100			92,901C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 455 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 682
Total Base New : 106,464 E.C.F.
Total Depr Cost: 90,504 X 1.900
Estimated T.C.V: 171,958

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 455 SF Floor Area = 682 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	455		
			Total:	78,641	66,856

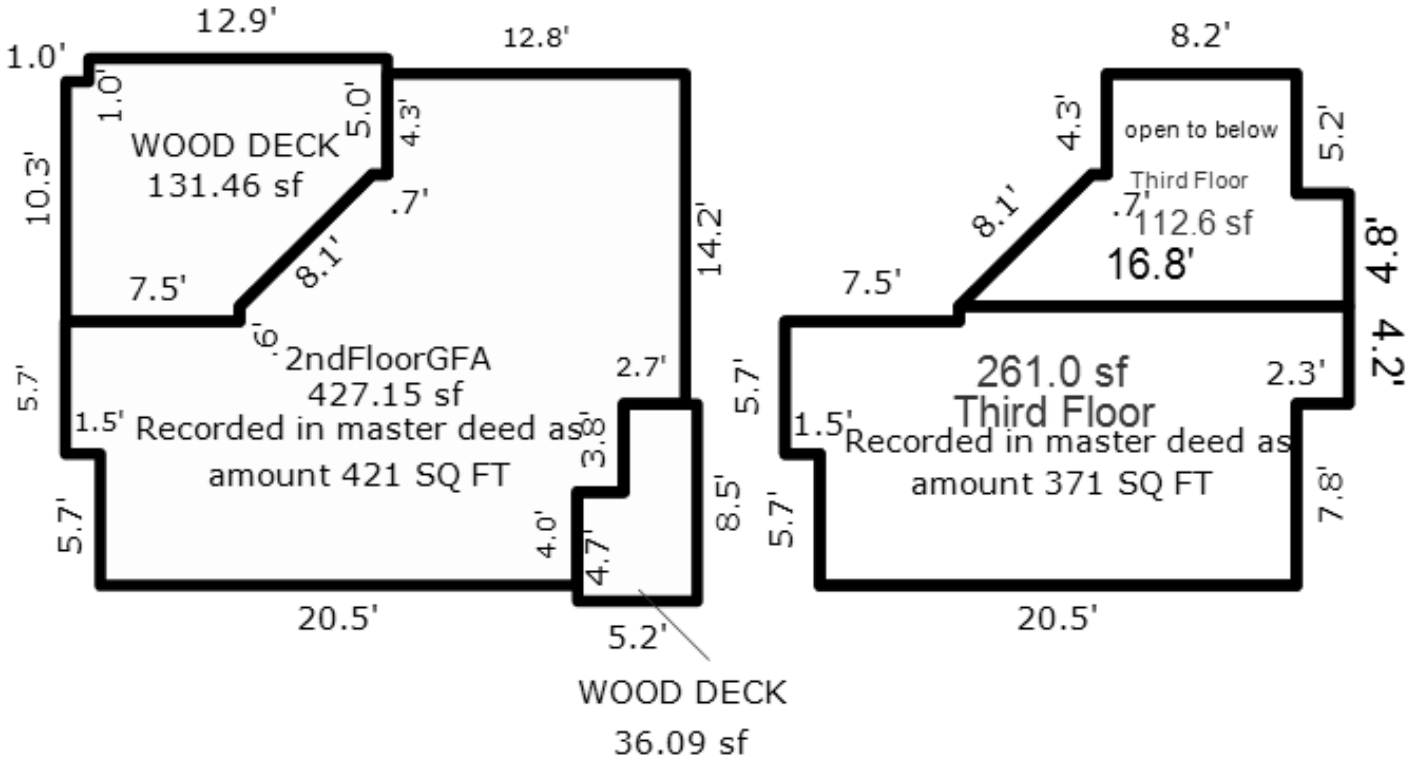
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,263
3 Fixture Bath	1	4,678	3,976
Porches			
WSEP (2 Story)	118	10,651	9,053
WCP (1 Story)	40	2,642	2,246
Water/Sewer			
Public Water	1	1,505	1,279
Public Sewer	1	1,505	1,279
Built-Ins			
Appliance Allow.	1	2,786	2,368
Fireplaces			
Wood Stove	1	2,570	2,184
	Totals:	106,464	90,504

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 171,958

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

BUILDING D



UNIT 18

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

Parcel Number: 45-006-715-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLENNY SUN ARBOR LLC	BISHOP CHRISTOPER STEVEN	750,000	10/01/2024	WD	03-ARM'S LENGTH	2024004986	PROPERTY TRANSFER	100.0
POWELL THOMAS E & BURMA R	JONES BRIAN WILLIAM & KEN	350,000	03/06/2020	WD	03-ARM'S LENGTH	2020001458	PROPERTY TRANSFER	100.0
JONES BRIAN WILLIAM & KEN	GLENNY SUN ARBOR LLC	0	03/06/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
STANTON	POWELL	180,000	08/01/1997	WD	03-ARM'S LENGTH	450:306	OTHER	0.0

Property Address

19 HAWKS NEST

Owner's Name/Address

BISHOP CHRISTOPER STEVEN &
BISHOP CAROL-LYNN HELD
3751 WOODMONT DR
ROCHESTER MI 48306

Tax Description

L261 P389 L357 P858 L450 P306/97 UNIT 19
HAWK'S NEST CONDOMINIUM REC L253 P934-993
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG D
3BED/3BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 695,511 TCV/TFA: 683.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000		100		400,0

0.00 Total Acres Total Est. Land Value = 400,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	147,800	347,800			347,800S
2024	150,000	150,900	300,900			199,759C
2023	100,000	155,300	255,300			190,247C
2022	70,000	113,600	183,600			181,188C

Who	When	What
TPC	10/01/2024	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 407 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

661	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		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,018
Total Base New : 182,991 E.C.F.
Total Depr Cost: 155,532 X 1.900
Estimated T.C.V: 295,511

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 407 SF Floor Area = 1018 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

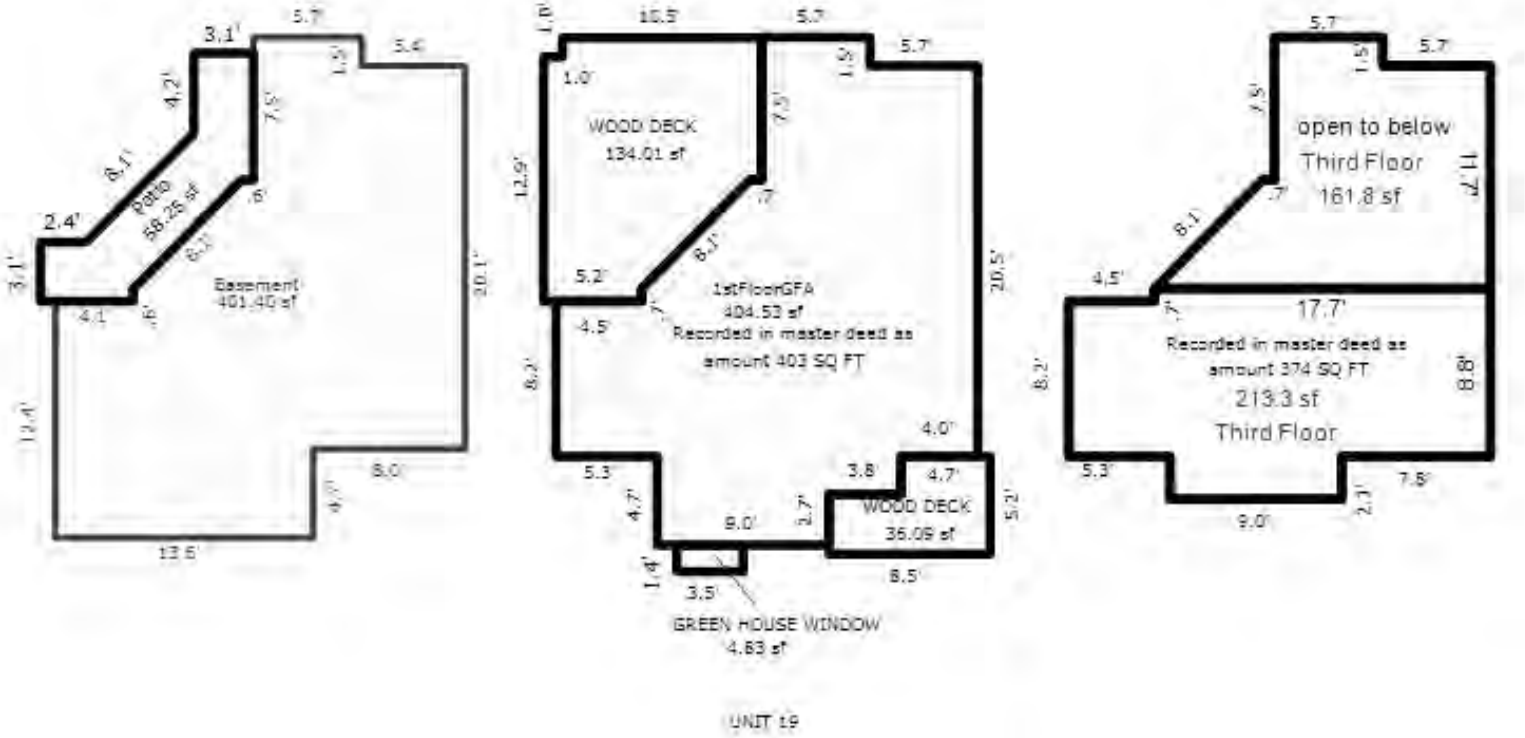
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	407		
			Total:	133,983	113,878
Other Additions/Adjustments					
Recreation Room			661	12,870	10,939
Basement, Outside Entrance, Below Grade			1	2,578	2,191
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	182,991	155,532

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 295,511

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

BUILDING D



UNIT 19

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

Parcel Number: 45-006-715-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALIAN	HAMSTRA	153,900	09/29/1995	WD	03-ARM'S LENGTH	411:1	PROPERTY TRANSFER	0.0

Property Address
20 HAWKS NEST

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 641,933 TCV/TFA: 626.28

Building Permit(s)	Date	Number	Status

Owner's Name/Address
HAMSTRA FRANCES K TRUST
2431 FOREST HILL AVE SE APT 2204
GRAND RAPIDS MI 49546

X Improved Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000		100		400,0
			0.00 Total Acres		Total Est. Land Value =			400,000

Tax Description
L391 P311 L411 P1 L463 P799/98 UNIT 20
HAWK'S NEST CONDOMINIUM REC L253 P934-993
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG D, 2S + LOFT
3BED/3BATH
THREE LEVELS

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	200,000	121,000	321,000			143,205C
2024	150,000	123,500	273,500			138,900C
2023	100,000	127,100	227,100			132,286C
2022	70,000	93,000	163,000			125,987C

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 149,794 E.C.F.
Total Depr Cost: 127,333 X 1.900
Estimated T.C.V: 241,933

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

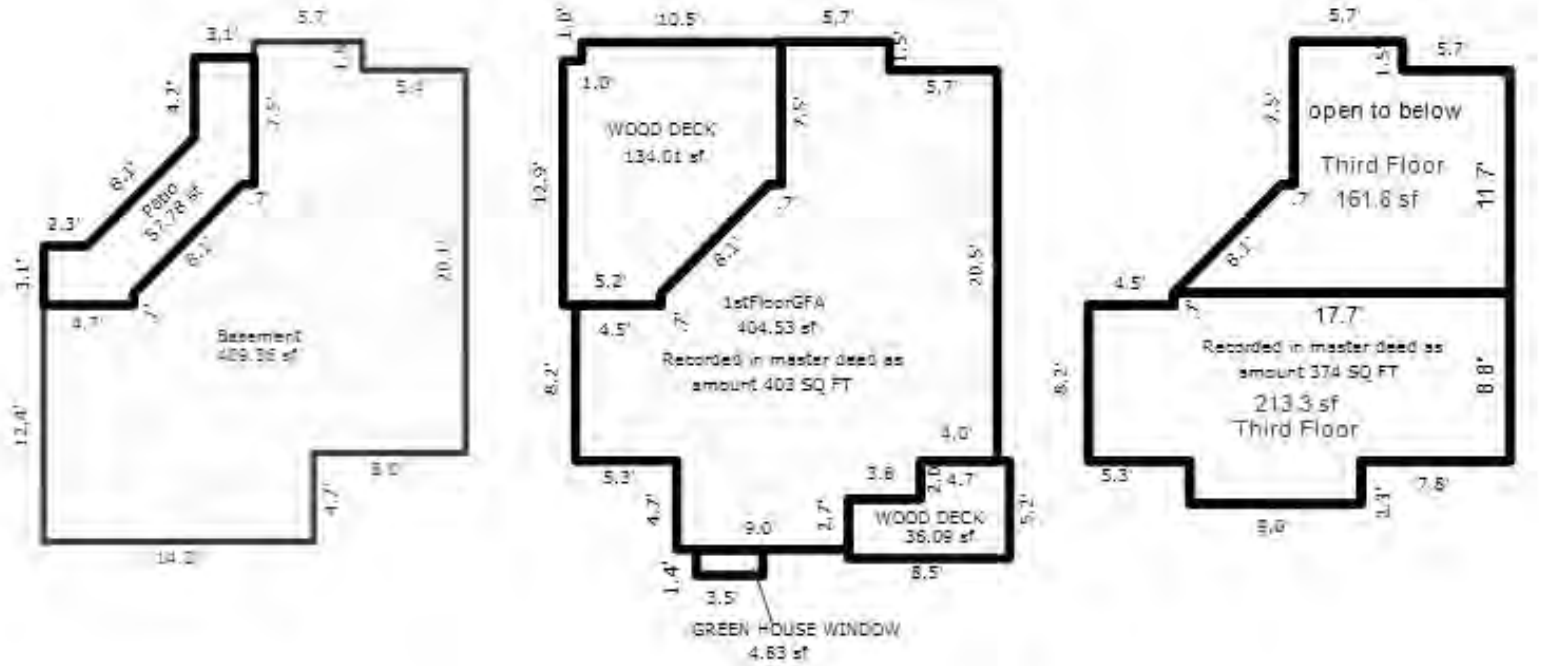
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	149,794	127,333

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 241,933

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

BUILDING D



UNIT 20

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

Parcel Number: 45-006-715-021-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARD DAVID G	CARD DAVID G LIVING TRUST	0	05/24/2007	WD	03-ARM'S LENGTH	942:671	OTHER	0.0

Property Address
21 HAWKS NEST

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 651,150 TCV/TFA: 635.27

Building Permit(s)	Date	Number	Status

Owner's Name/Address
CARD DAVID G LIVING TRUST
6045 E LAKE DR
HASLETT MI 48840

X Improved Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000		100		400,0
			0.00 Total Acres		Total Est. Land Value =			400,000

Tax Description
L261 P576 L335 P339/92 L942 P671/07 UNIT 21 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG D 2STORY & LOFT
3BED/3BATH
LEVELS

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	200,000	125,600	325,600			133,446C
2024	150,000	128,200	278,200			129,434C
2023	100,000	131,900	231,900			123,271C
2022	70,000	96,500	166,500			117,401C

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 155,502 E.C.F.
Total Depr Cost: 132,184 X 1.900
Estimated T.C.V: 251,150

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469

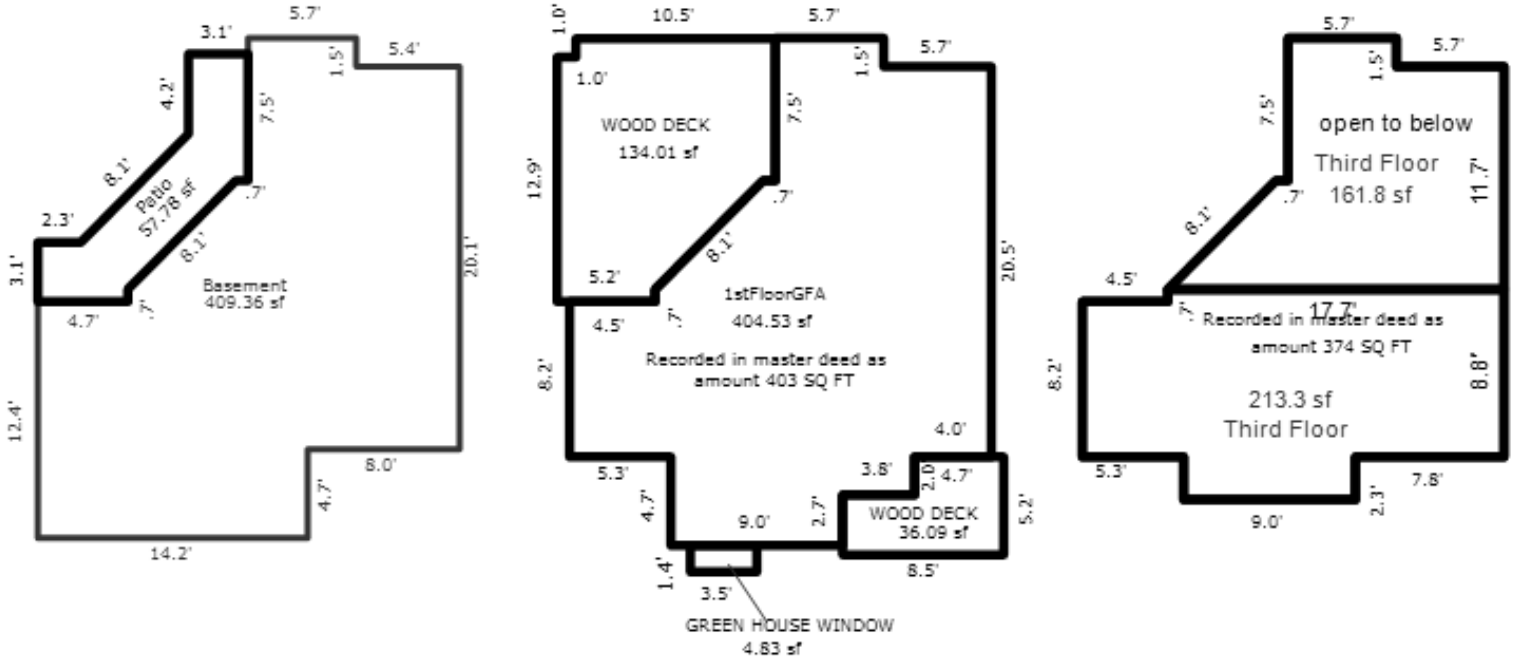
Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,578	2,191
Plumbing			
Average Fixture(s)	1	1,486	1,263
3 Fixture Bath	1	4,678	3,976
2 Fixture Bath	1	3,130	2,660
Porches			
WSEP (2 Story)	118	10,651	9,053
WCP (1 Story)	118	5,249	4,462
Water/Sewer			
Public Water	1	1,505	1,279
Public Sewer	1	1,505	1,279
Built-Ins			
Appliance Allow.	1	2,786	2,368
Fireplaces			
Wood Stove	1	2,570	2,184
	Totals:	155,502	132,184

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 251,150

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

BUILDING D



UNIT 18

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

Parcel Number: 45-006-715-022-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WITHEE JOHN R & BONNIE L	TOWERS & TOWERS REVOCABLE	155,000	12/09/2011	WD	03-ARM'S LENGTH	1106P702	DEED	100.0
WITHEE BONNIE L ET AL	WITHEE FAMILY REVOCABLE T	0	09/07/2007	QC	09-FAMILY	954:691	OTHER	0.0
WITHEE BONNIE L	WITHEE BONNIE L ET AL	0	07/23/2004	QC	09-FAMILY	816:336	OTHER	0.0
ELSHOLZ	WITHEE	92,000	02/28/1992	WD	03-ARM'S LENGTH	337:228	PROPERTY TRANSFER	0.0

Property Address

22 HAWKS NEST

Owner's Name/Address

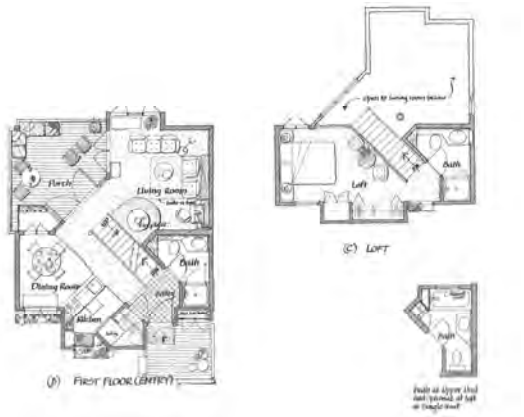
TOWERS & TOWERS REVOCABLE LIV TRST
560 LITTLE LAKE DR #34
ANN ARBOR MI 48103

Tax Description

L262 P742/86 L337 P228-229/92 L816 P336/04 UNIT 22 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG F,1 STORY & LOFT
1BED/2BATH
UPPER LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 357,580 TCV/TFA: 638.54

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	78,800	178,800			78,639C
2024	60,000	80,500	140,500			76,275C
2023	40,000	82,800	122,800			72,643C
2022	25,000	60,600	85,600			69,184C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2009

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 373 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 560
Total Base New : 97,580 E.C.F.
Total Depr Cost: 82,937 X 1.900
Estimated T.C.V: 157,580

(16) Porches/Decks

Area	Type
134	WSEP (2 Story)
36	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

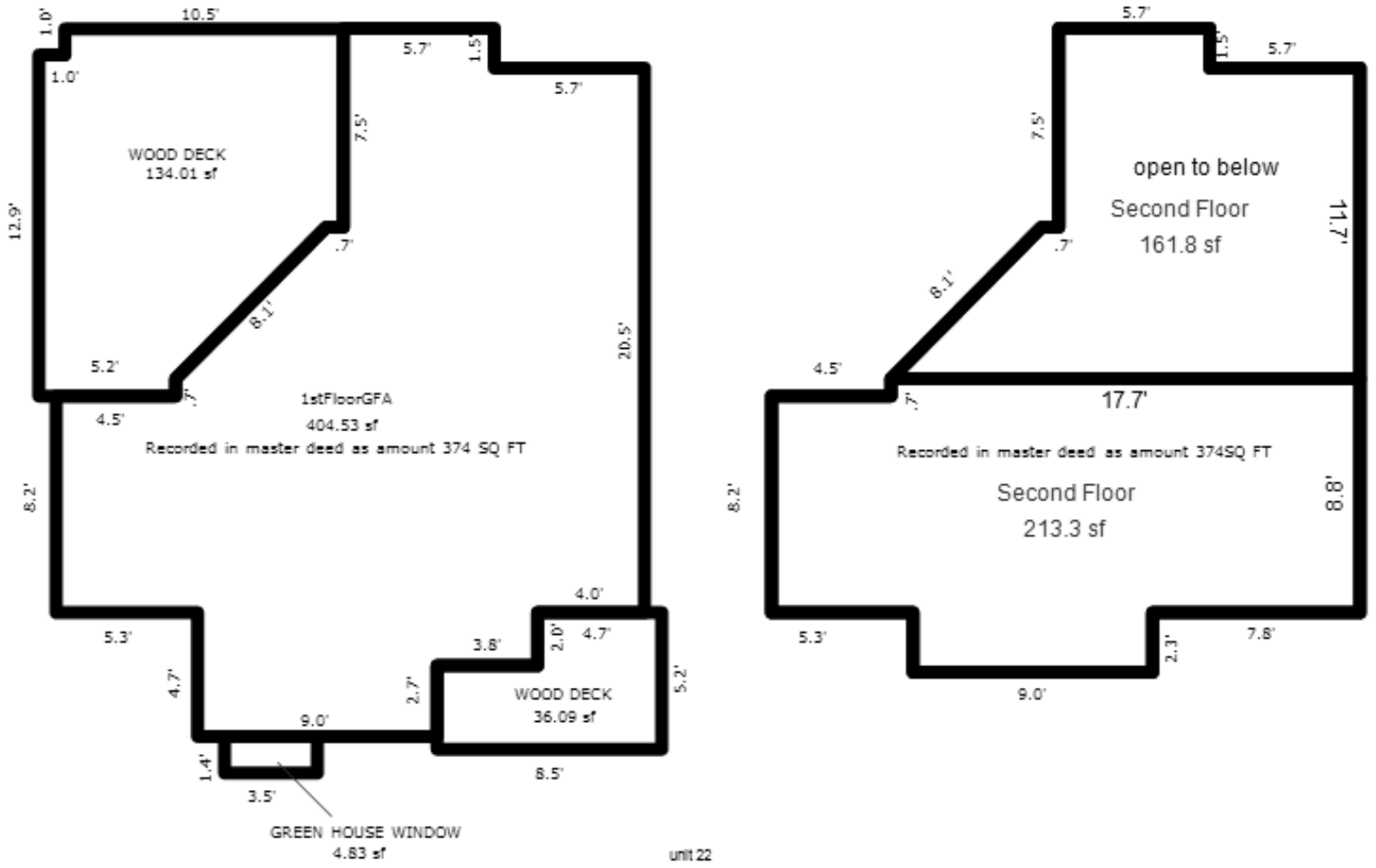
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 373 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	373		
			Total:	69,523	59,090
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			134	11,789	10,021
WPP			36	1,738	1,477
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	97,580	82,937

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 157,580

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

BUILDING F



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

Parcel Number: 45-006-715-023-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

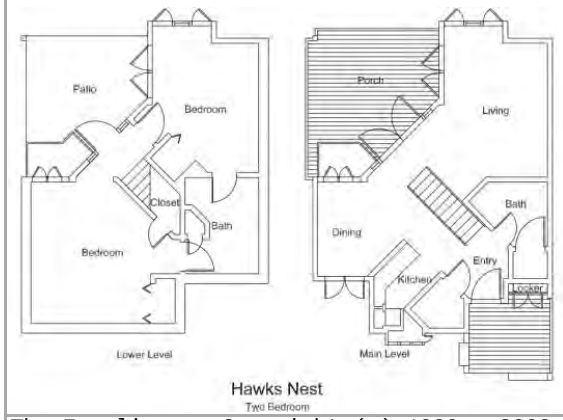
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS MICHAEL & GRANO M	RIMER DANIEL N & HELENE K	200,000	08/15/2017	WD	03-ARM'S LENGTH	1304P54	PROPERTY TRANSFER	100.0
GORDON	COLLINS	263,000	10/09/2002	WD	03-ARM'S LENGTH	673:246	OTHER	0.0
MATTA	GORDON	100,000	09/08/1994	WD	03-ARM'S LENGTH	392:621	OTHER	0.0

Property Address
23 HAWKS NEST

Owner's Name/Address
RIMER DANIEL N & HELENE K
33829 GLENVIEW DR
FARMINGTON MI 48335

Tax Description
L263 P108 L392 P621/94 L673 P246/02 UNIT 23 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG F LOWER 2 STORIES
2BED/2BATH
LOWER LEVELS



Hawks Nest
Two Bedroom

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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 412,842 TCV/TFA: 514.77

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	08/23/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	106,400	206,400			106,094C
2024	60,000	108,700	168,700			102,904C
2023	40,000	111,800	151,800			98,004C
2022	25,000	81,800	106,800			93,338C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 131,790 E.C.F.
Total Depr Cost: 112,022 X 1.900
Estimated T.C.V: 212,842

(16) Porches/Decks

Area	Type
134	WCP (1 Story)
134	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

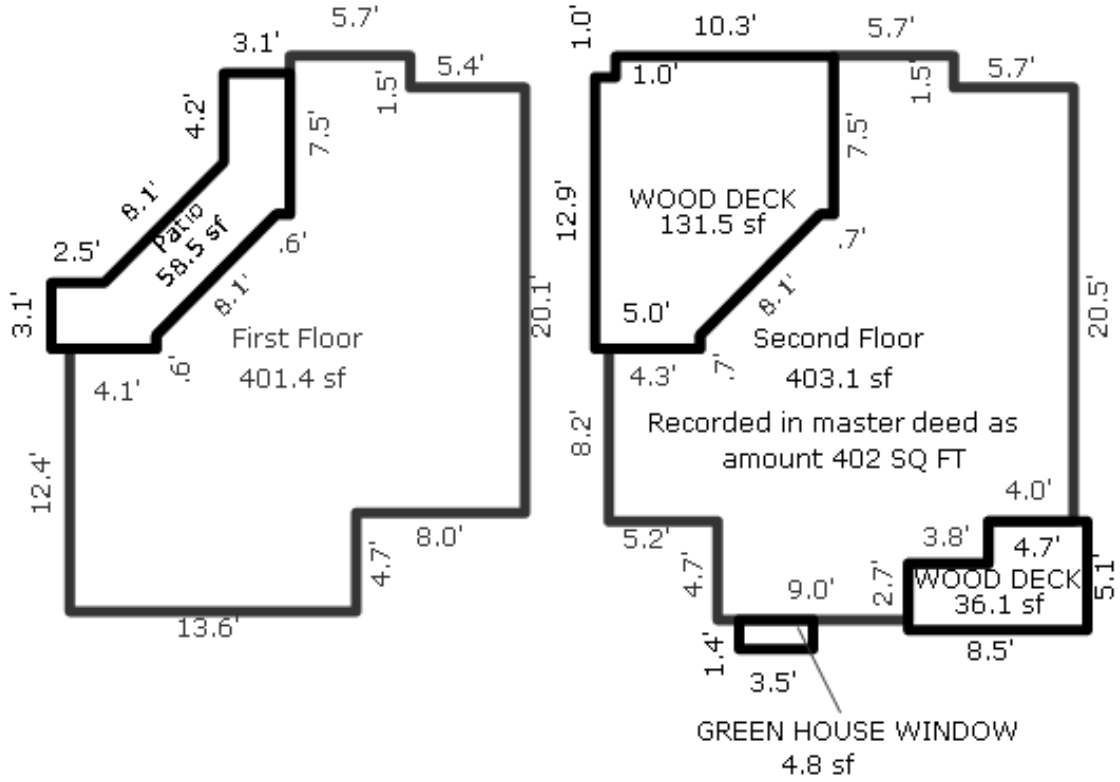
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	100,955	85,814
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
2 Fixture Bath			1	3,130	2,660
Porches					
WCP (1 Story)			134	5,806	4,935
WSEP (1 Story)			134	7,369	6,264
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	131,790	112,022

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 212,842

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

BUILDING F



UNIT 23

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

Parcel Number: 45-006-715-024-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERWIN J MICHAEL &	DECOKER GARY & PAMELA	152,500	11/06/2015	WD	03-ARM'S LENGTH	1245P305	PROPERTY TRANSFER	100.0

Property Address

24 HAWKS NEST

Owner's Name/Address

DECOKER GARY & PAMELA
2549 PISCES CT
DUBLIN OH 43016

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 366,495 TCV/TFA: 594.96

Building Permit(s)	Date	Number	Status
Plumbing	05/13/2005	PP05-0141	

X Improved Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

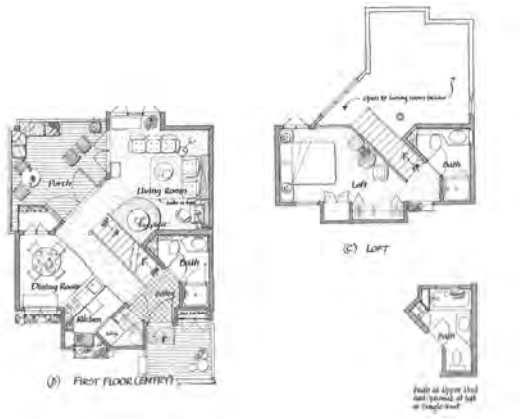
0.00 Total Acres Total Est. Land Value = 200,000

Tax Description

L262 P471/86 UNIT 24 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER&LOFT, BLDG F, SEASONAL LAKE VIEW
1BED/2BATH
UPPER LEVEL



Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	11/18/2015	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	83,200	183,200			78,639C
2024	60,000	85,000	145,000			76,275C
2023	40,000	87,500	127,500			72,643C
2022	25,000	64,000	89,000			69,184C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 616
Total Base New : 103,103 E.C.F.
Total Depr Cost: 87,629 X 1.900
Estimated T.C.V: 166,495

(16) Porches/Decks

Area	Type
134	WSEP (2 Story)
36	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

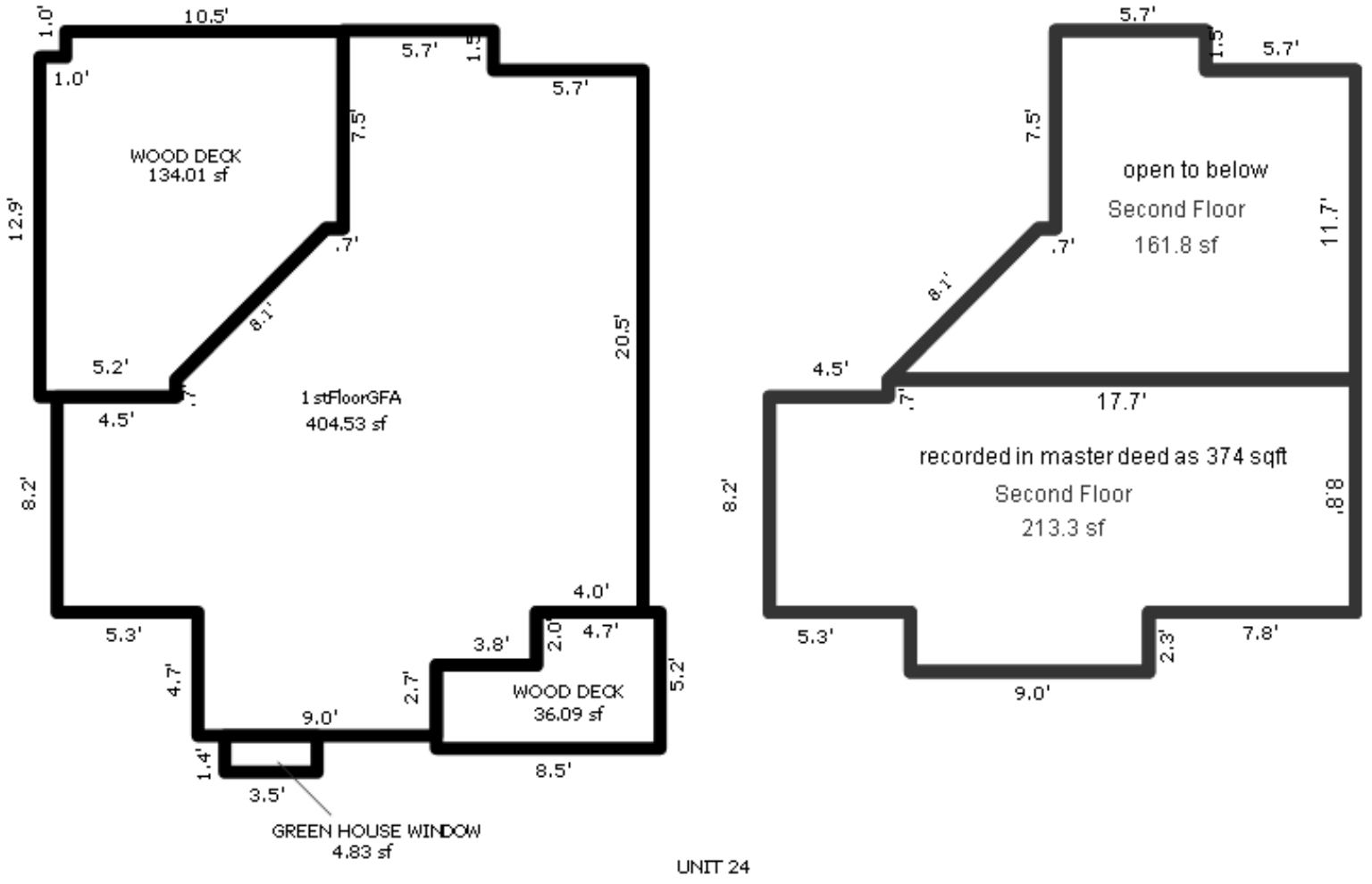
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	75,862	64,476
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			134	11,789	10,021
WCP (1 Story)			36	2,470	2,099
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,103	87,629

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,495

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

BUILDING F



UNIT 24

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

Parcel Number: 45-006-715-025-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRATHEN MICHAEL J & SUSAN	TRATHEN FAMILY PROTECTION	0	10/10/2022	QC	09-FAMILY	2022006197	PROPERTY TRANSFER	0.0
MACARTHUR WILLIAM C & KEL	TRATHEN MICHAEL J & SUSAN	198,500	08/18/2017	WD	03-ARM'S LENGTH	1304P591	PROPERTY TRANSFER	100.0
MAGNANI NANCY M	MACARTHUR WILLIAM C & KEL	189,000	07/28/2015	WD	03-ARM'S LENGTH	1236P400	PROPERTY TRANSFER	100.0
LANE SCOTT & MARY LIVING	MAGNANI NANCY M	210,000	10/22/2010	WD	03-ARM'S LENGTH	2010 1066-295W	PROPERTY TRANSFER	100.0

Property Address

25 HAWKS NEST

Owner's Name/Address

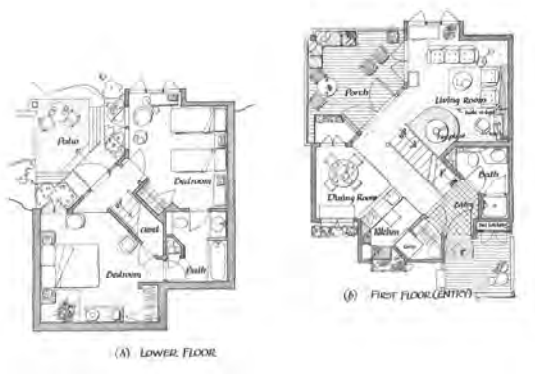
TRATHEN FAMILY PROTECTION TRUST
28460 BRADNER
WARREN MI 48088

Tax Description

L265 P682/86 L554 P768/00 L891 P474/06
UNIT 25 HAWK'S NEST CONDOMINIUM REC L253
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT
L931P103

Comments/Influences

BLDG G, 2L LOWER 2 BATH, END
2BED/2BATH
LOWER LEVELS



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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 408,284 TCV/TFA: 506.56

Building Permit(s)	Date	Number	Status
Electrical	10/01/2020	PE20-0491	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	08/02/2018	INSPECTED
TPC	09/13/2017	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	104,100	204,100			103,485C
2024	60,000	106,300	166,300			100,374C
2023	40,000	109,400	149,400			95,595C
2022	25,000	80,000	105,000			91,043C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 403 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 806
Total Base New : 128,961 E.C.F.
Total Depr Cost: 109,623 X 1.900
Estimated T.C.V: 208,284

(16) Porches/Decks

Area	Type
134	WCP (1 Story)
131	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

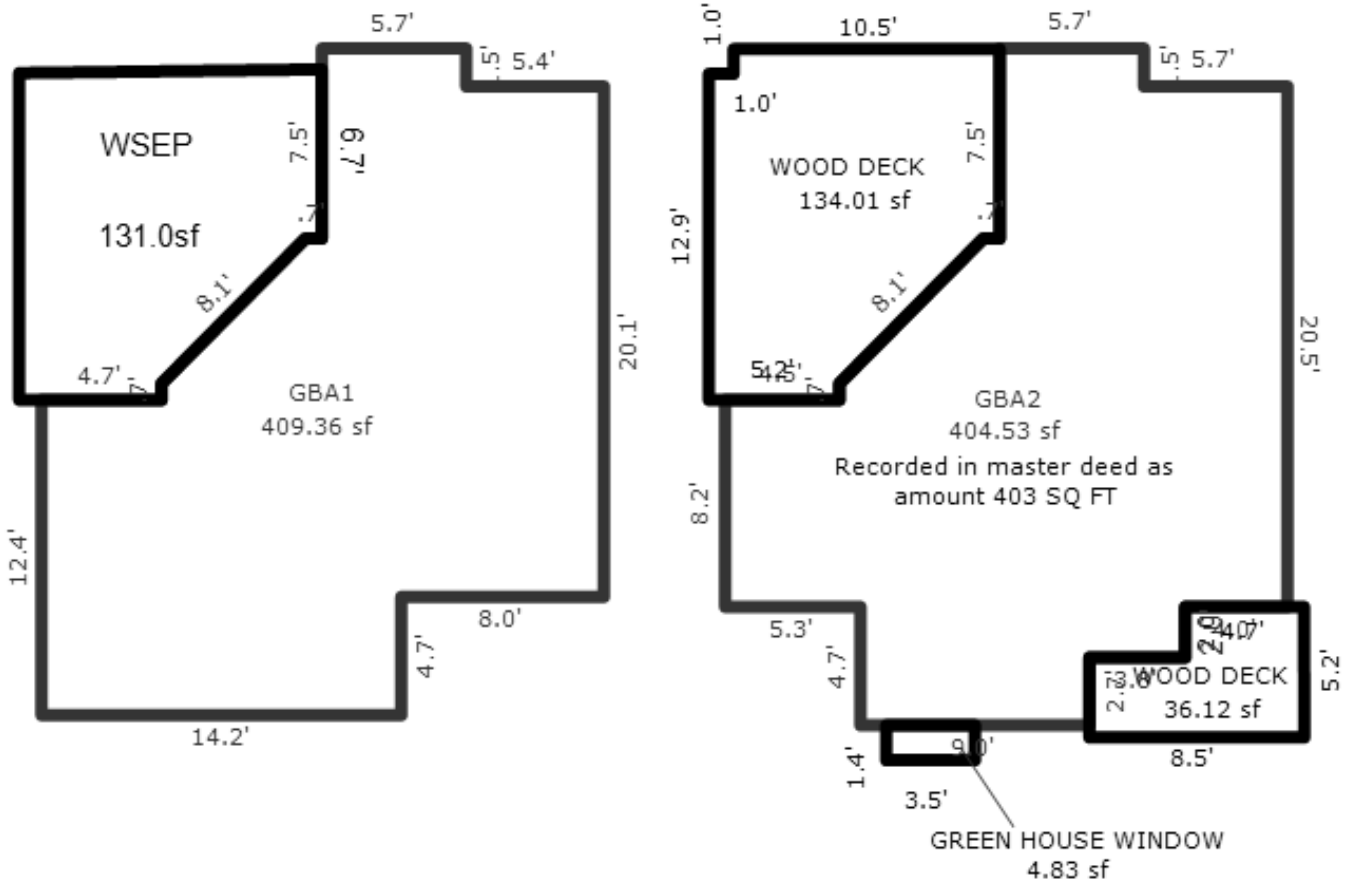
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 403 SF Floor Area = 806 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	403		
			Total:	101,386	86,186
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WCP (1 Story)			134	5,806	4,935
WSEP (1 Story)			131	7,239	6,153
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	128,961	109,623

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 208,284

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

BUILDING G



Unit 25 2 lower levels 2 bath end

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

Parcel Number: 45-006-715-026-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA KRISTINE K	GUPTA KRISTINE K TRUST	0	04/27/2021	WD	09-FAMILY	2021003732	PROPERTY TRANSFER	0.0
GUPTA SHAM	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	1185P942	DEED	0.0
PHILLIPS STEVEN C & BESSY	GUPTA SHAM L & KRISTINE K	168,000	09/12/2007	WD	03-ARM'S LENGTH	953:549	PROPERTY TRANSFER	100.0
MARTZ	PHILLIPS	160,000	07/30/2001	WD	03-ARM'S LENGTH	593:829	PROPERTY TRANSFER	0.0

Property Address

26 HAWKS NEST

Owner's Name/Address

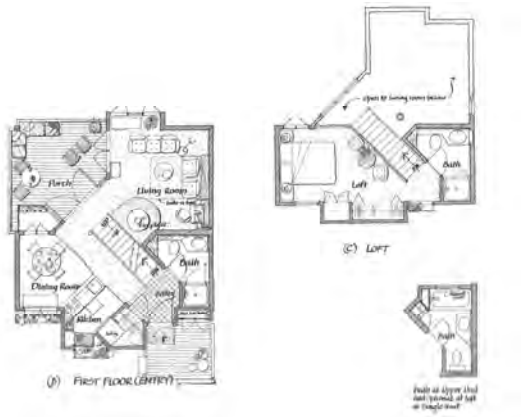
GUPTA KRISTINE K TRUST
5099 COMMERCE RD
ORCHARD LAKE MI 48324

Tax Description

L267 P908 L395 P209 L485 P392/98 L593 P829/01 UNIT 26 HAWK'S NEST CONDOMINIUM REC IN L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER & LOFT, BLDG G, END UNIT
1BED/2BATH
UPPER LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 360,041 TCV/TFA: 586.39

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	80,000	180,000			73,171C
2024	60,000	81,700	141,700			70,971C
2023	40,000	84,100	124,100			67,592C
2022	25,000	61,500	86,500			64,374C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2008

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 99,103 E.C.F.
Total Depr Cost: 84,232 X 1.900
Estimated T.C.V: 160,041

(16) Porches/Decks

Area	Type
118	WCP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

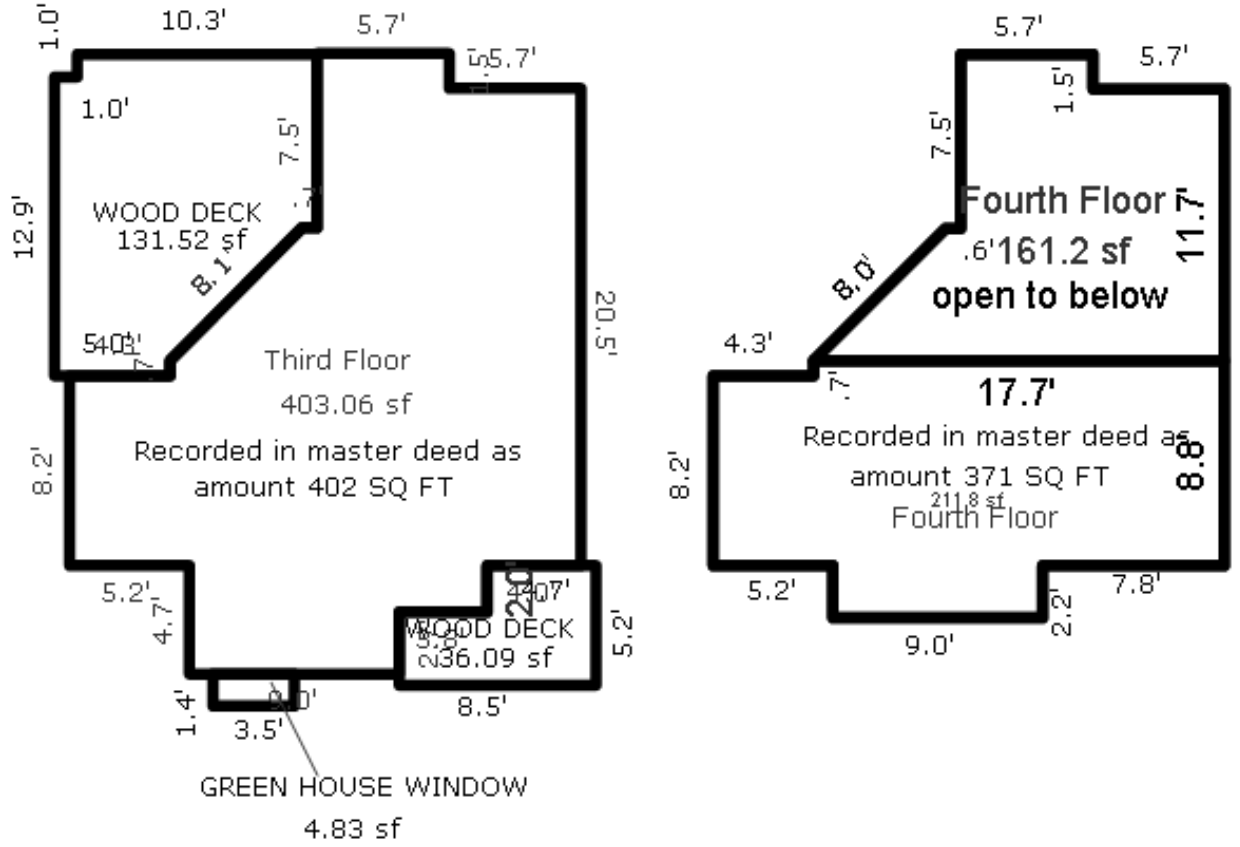
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	64,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WCP (2 Story)			118	6,404	5,443
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	99,103	84,232

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 160,041

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

BUILDING G



UNIT 26

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

Parcel Number: 45-006-715-027-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEYES SUE ANN TRUST	YOUNGS MICHEL A &	235,000	08/28/2020	WD	03-ARM'S LENGTH	2020005750	PROPERTY TRANSFER	100.0
KEYES JAMES E & SUE ANN	KEYES SUE ANN TRUST	0	02/26/2015	WD	03-ARM'S LENGTH	1223P611	PROPERTY TRANSFER	0.0
KEYES JAMES EDWARD	KEYES SUE ANN	0	09/10/2014	AFF	07-DEATH CERTIFICATE	1223P53	OTHER	0.0
STRATTON	KEYES	160,000	01/23/1998	WD	03-ARM'S LENGTH	463:814	PROPERTY TRANSFER	0.0

Property Address

27 HAWKS NEST

Owner's Name/Address

YOUNGS MICHEL A &
VAN TUINEN-YOUNGS ELIZABETH L
1128 E TODD DR
TEMPE AZ 85283

Tax Description

L263 P584 L396 P703 L463 P814/98 UNIT 27
HAWK'S NEST CONDOMINIUM REC L253 P934-993
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG G, 2.5S, END UNIT
3BED/3BATH
THREE LEVELS

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 446,987 TCV/TFA: 436.08

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	123,500	223,500			131,859C
2024	60,000	126,100	186,100			127,895C
2023	40,000	129,800	169,800			121,805C
2022	25,000	94,900	119,900			116,005C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 152,924 E.C.F.
Total Depr Cost: 129,993 X 1.900
Estimated T.C.V: 246,987

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

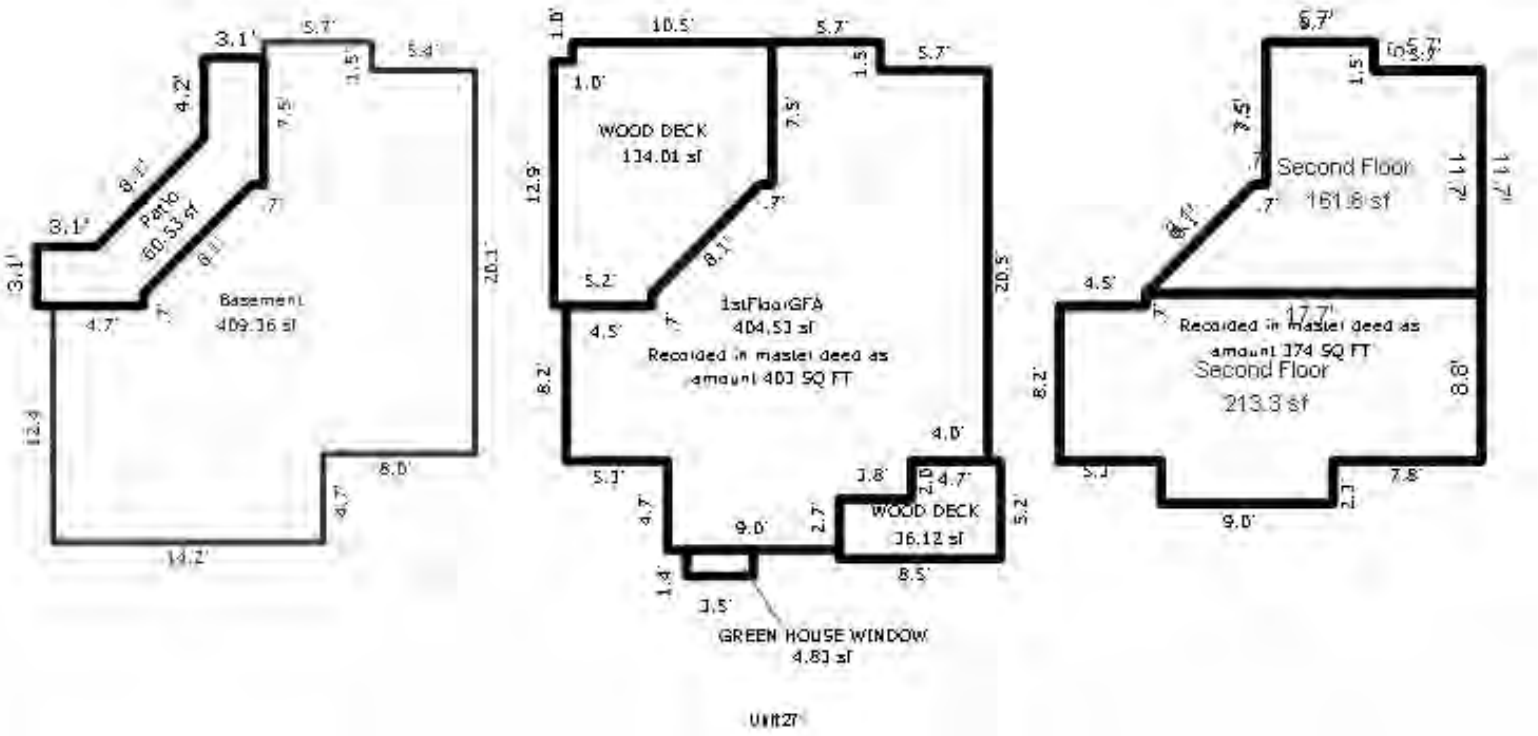
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	152,924	129,993

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 246,987

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

BUILDING G



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

Parcel Number: 45-006-715-028-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILVYDIS DALIA & RIFAT &	GILVYDIS DALIA	0	04/04/2023	QC	09-FAMILY	2023001756	PROPERTY TRANSFER	0.0
GILVYDIS DALIA	GILVYDIS DALIA TRUST	0	04/04/2023	WD	09-FAMILY	2023001757	PROPERTY TRANSFER	0.0
GILVYDIS JAUNUTIS	GILVYDIS DALIA	0	05/05/2021	QC	06-COURT JUDGEMENT	2021006548	OTHER	0.0
GILVYOIS JAUNUTIS & DALIA	GILVYDIS JAUNUTIS & DALIA	0	12/17/2020	QC	09-FAMILY	2020008761	OTHER	0.0

Property Address
28 HAWKS NEST

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/07/2014
MAP #: 15
2025 Est TCV 446,987 TCV/TFA: 436.08

Building Permit(s)	Date	Number	Status
Plumbing	08/02/2022	PP22-0250	100% FINIS

Owner's Name/Address
GILVYDIS DALIA TRUST
PO BOX 582
GLEN ARBOR MI 49636

X Improved Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Tax Description
L262 P894/86 UNIT 28 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG H, 2.5S, END UNIT
3BED/3BATH
THREE LEVELS

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	100,000	123,500	223,500			107,760C
2024	60,000	126,100	186,100			104,520C
2023	40,000	129,800	169,800			99,543C
2022	25,000	94,900	119,900			94,803C

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 152,924 E.C.F.
Total Depr Cost: 129,993 X 1.900
Estimated T.C.V: 246,987

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

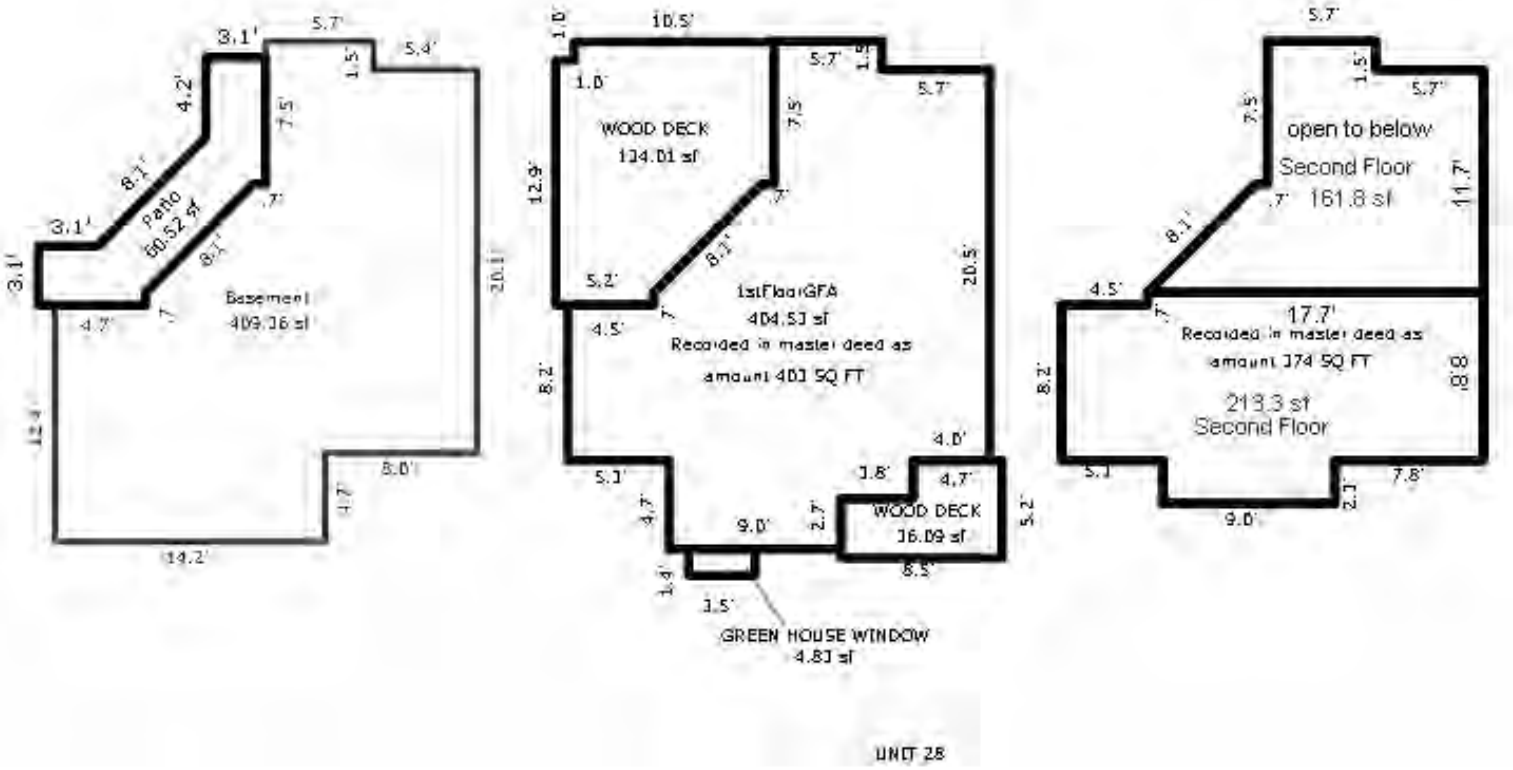
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	152,924	129,993

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 246,987

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

BUILDING H



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

Parcel Number: 45-006-715-029-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARST CONNIE MARIE	PUSHMAN ADAM W & MICHELLE	216,500	05/22/2020	WD	03-ARM'S LENGTH	2020002979	PROPERTY TRANSFER	100.0
SHEEHAN TERENCE R	BARST CONNIE MARIE	185,000	10/05/2017	WD	03-ARM'S LENGTH	1309P967	PROPERTY TRANSFER	100.0
SHEEHAN JANE E	SHEEHAN TERENCE R	1	10/31/2016	QC	06-COURT JUDGEMENT	1277P854	OTHER	0.0
AMOS DAVID E & JACQUELINE	SHEEHAN TERENCE R & JANE	268,000	06/17/2008	WD	03-ARM'S LENGTH	981/357	DEED	100.0

Property Address

29 HAWKS NEST

Owner's Name/Address

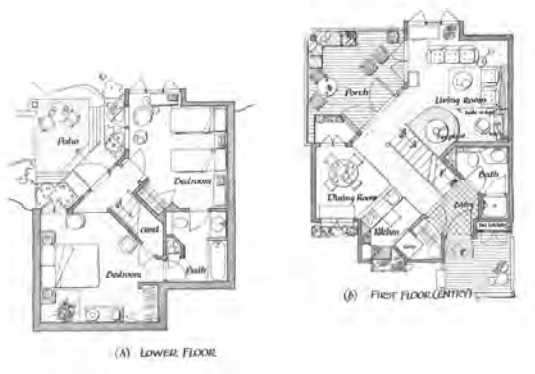
PUSHMAN ADAM W & MICHELLE R
13935 HIBNER RD
HARTLAND MI 48353

Tax Description

L262 P928 L403 P94/95 UNIT 29 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG H, LOWER 2 FLOORS
2BED/2BATH
LOWER LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 407,961 TCV/TFA: 507.41

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	104,000	204,000			114,717C
2024	60,000	106,200	166,200			111,268C
2023	40,000	109,300	149,300			105,970C
2022	25,000	79,900	104,900			100,924C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 128,764 E.C.F.
Total Depr Cost: 109,453 X 1.900
Estimated T.C.V: 207,961

(16) Porches/Decks

Area	Type
118	WCP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

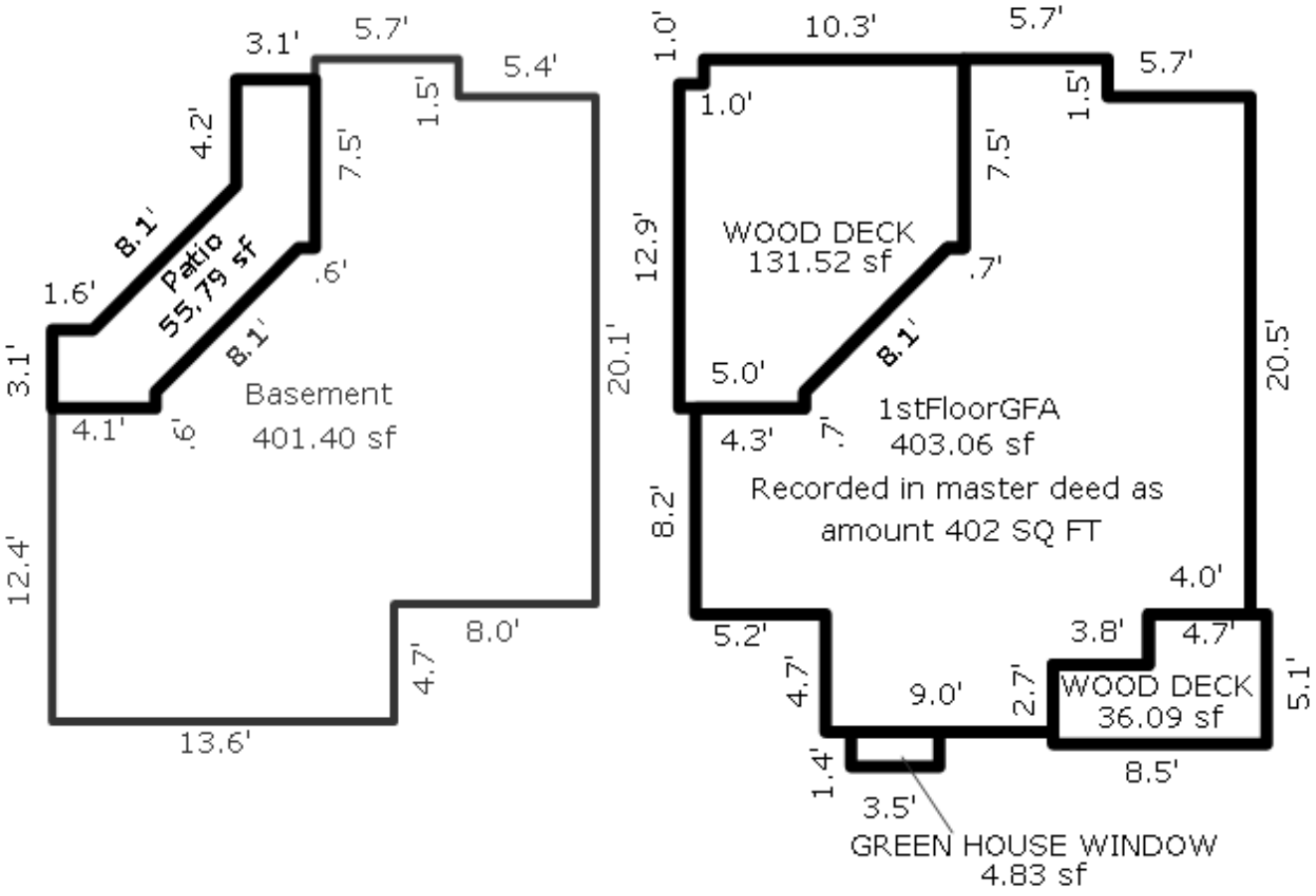
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	101,174	86,003
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WCP (2 Story)			118	6,404	5,443
WSEP (1 Story)			118	6,656	5,658
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	128,764	109,453

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 207,961

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

BUILDING H



UNIT 29

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

Parcel Number: 45-006-715-030-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

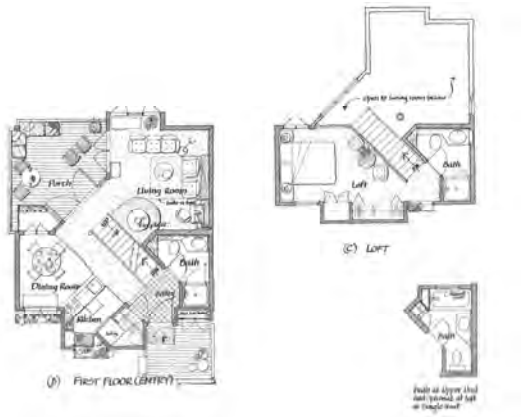
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANISKO VERA M DECLARATIO	KLESHINSKI JAMES F & OLGA	130,000	08/17/2016	WD	03-ARM'S LENGTH	1270P865	PROPERTY TRANSFER	100.0
MISSAD FRED S & MARY E	HANISKO VERA M DECLARATIO	235,000	07/28/2005	WD	03-ARM'S LENGTH	864:386	OTHER	100.0
POLLARD	MISSAD	126,000	06/18/1999	WD	03-ARM'S LENGTH	515:579	PROPERTY TRANSFER	0.0

Property Address
30 HAWKS NEST

Owner's Name/Address
KLESHINSKI JAMES F & OLGA
1723 HENTHORNE DR
MAUMEE OH 43537-1354

Tax Description
L263 P198 L515 P579/99 L864 P386/05 UNIT 30 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG H, UPPER& LOFT
1BED/2BATH
UPPER LEVEL



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 366,900 TCV/TFA: 597.56

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	11/21/2011	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	83,500	183,500			79,136C
2024	60,000	85,200	145,200			76,757C
2023	40,000	87,700	127,700			73,102C
2022	25,000	64,200	89,200			69,621C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 103,350 E.C.F.
Total Depr Cost: 87,842 X 1.900
Estimated T.C.V: 166,900

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

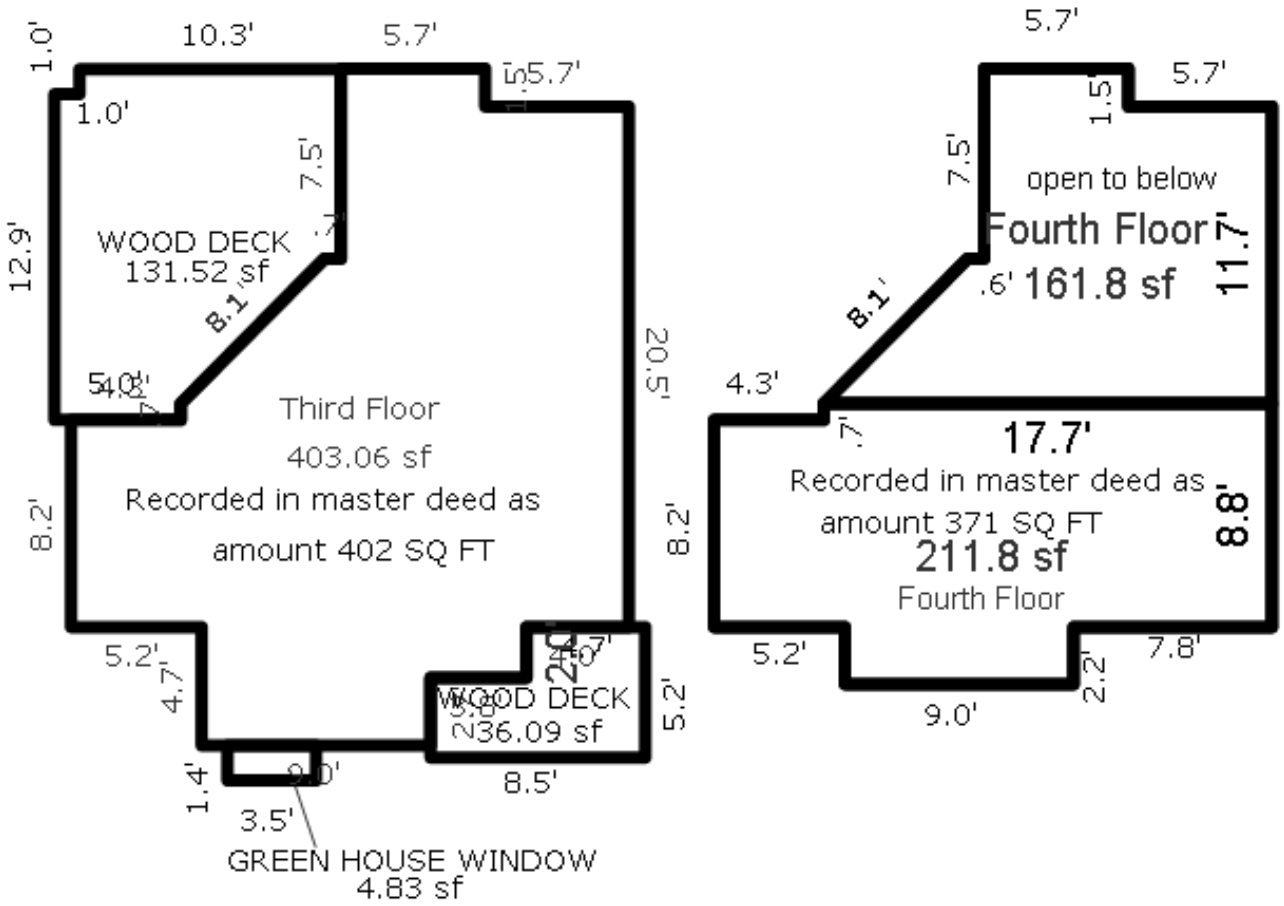
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	64,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,350	87,842

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,900

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

BUILDING H



UNIT 30

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

Parcel Number: 45-006-715-031-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENNELL TERRY H & KATHLEE	SAMYN MARY ANN	380,000	03/23/2022	WD	03-ARM'S LENGTH	2022001872	PROPERTY TRANSFER	100.0
CASSIS STACEY E TRUST	PENNELL TERRY H & KATHLEE	250,000	07/07/2006	WD	03-ARM'S LENGTH	907:470	OTHER	100.0

Property Address

31 HAWKS NEST

Owner's Name/Address

SAMYN MARY ANN
107 MAPLE AVE
MORGANTOWN VA 26501

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 417,826 TCV/TFA: 520.98

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

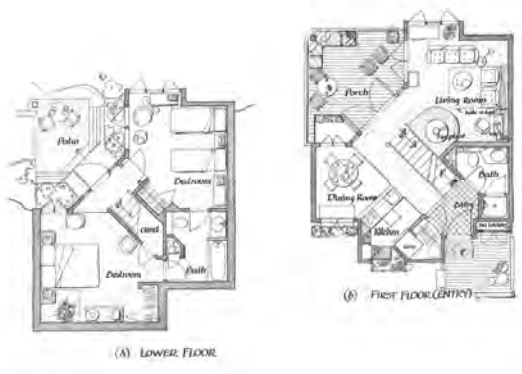
0.00 Total Acres Total Est. Land Value = 200,000

Tax Description

L259 P670 L396 P45 L436 P197/96 L907 P470/06 UNIT 31 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG I, LOWER
2BED/2BATH
LOWER LEVEL



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	108,900	208,900			167,145C
2024	60,000	111,200	171,200			162,120C
2023	40,000	114,400	154,400			154,400S
2022	25,000	79,100	104,100			90,279C

Who	When	What
TPC	02/22/2022	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 10
Floor Area: 802
Total Base New : 127,390 E.C.F.
Total Depr Cost: 114,645 X 1.900
Estimated T.C.V: 217,826

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

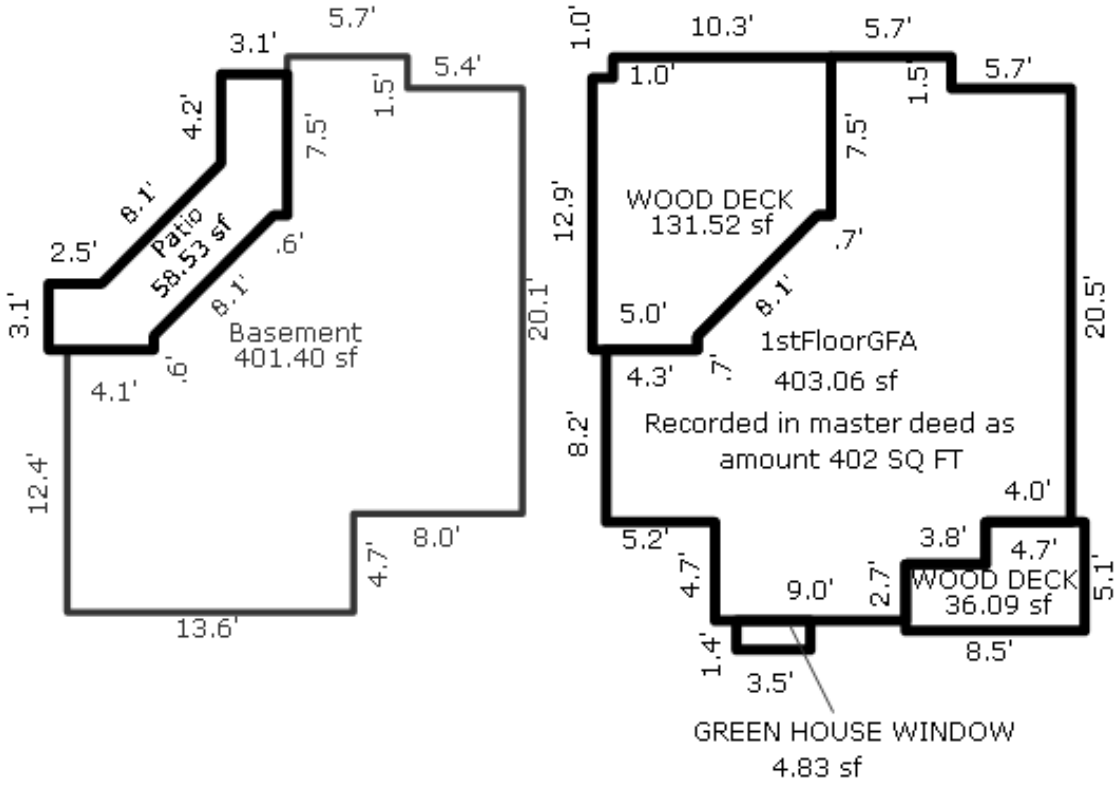
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	100,955	90,856
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,337
3 Fixture Bath			1	4,678	4,210
Porches					
WCP (1 Story)			118	5,249	4,724
WSEP (1 Story)			118	6,656	5,990
Water/Sewer					
Public Water			1	1,505	1,354
Public Sewer			1	1,505	1,354
Built-Ins					
Appliance Allow.			1	2,786	2,507
Fireplaces					
Wood Stove			1	2,570	2,313
			Totals:	127,390	114,645

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 217,826

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

BUILDING I



UNIT 31

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

Parcel Number: 45-006-715-032-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALM WILLIAM P & KIMBERLY	WILBERDING FRANK D & ELIZ	188,000	05/09/2017	WD	03-ARM'S LENGTH	1295P181	PROPERTY TRANSFER	100.0
IHME ROBERT N JR ET AL	ALM WILLIAM P & KIMBERLY	142,500	08/26/2010	WD	03-ARM'S LENGTH	2010 1058_827W	PROPERTY TRANSFER	100.0
JEWELL	IHME	180,000	12/20/2002	WD	03-ARM'S LENGTH	697:326	PROPERTY TRANSFER	100.0
NOWACKI	JEWELL	157,000	04/10/2001	WD	03-ARM'S LENGTH	576:687	PROPERTY TRANSFER	0.0

Property Address

32 HAWKS NEST

Owner's Name/Address

WILBERDING FRANK D & ELIZABETH KONR
175 RIDGEMONT RD
GROSSE POINTE MI 48236

Tax Description

L259 P618 L437 P001/97 L576 P687/01 L697 P326/03 L701 P603/03 L780 P170/03 UNIT 32 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG I, UPPER LOFT 2BATH
MLS 2004 - $235,000 1633284
1BED/2BATH
UPPER LEVEL

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 366,900 TCV/TFA: 597.56

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	06/25/2015	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	83,500	183,500			79,136C
2024	60,000	85,200	145,200			76,757C
2023	40,000	87,700	127,700			73,102C
2022	25,000	64,200	89,200			69,621C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2002

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 103,350 E.C.F.
Total Depr Cost: 87,842 X 1.900
Estimated T.C.V: 166,900

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

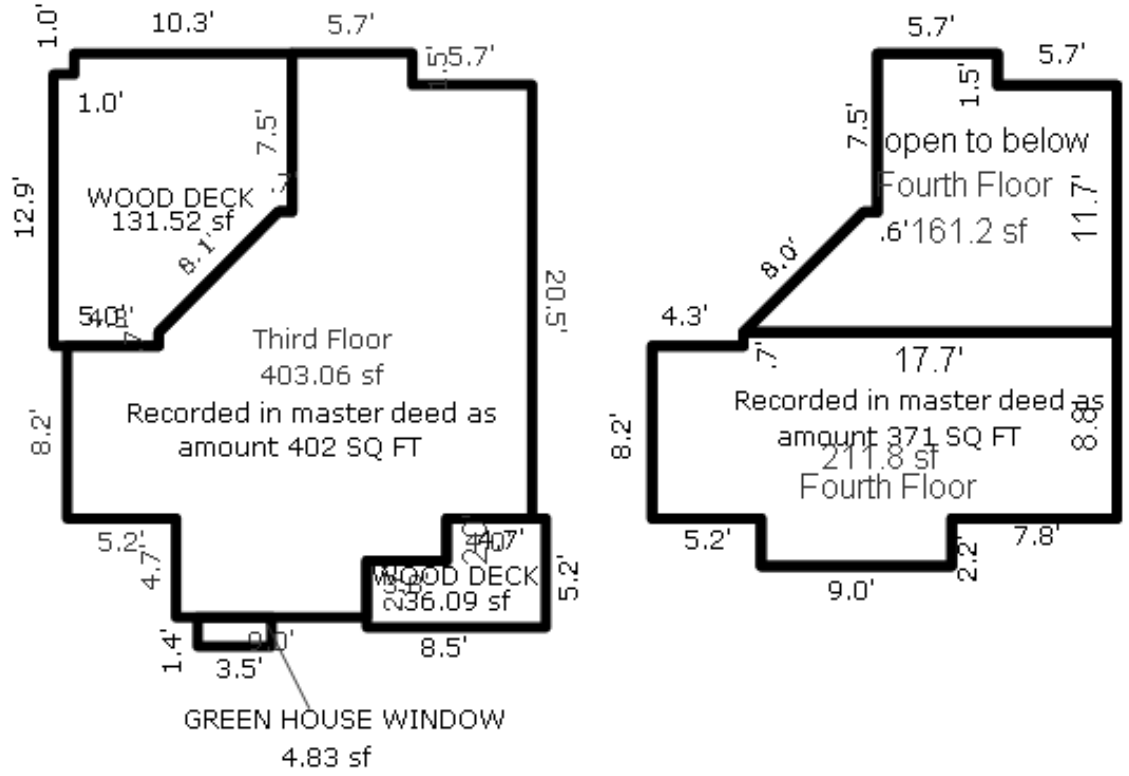
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	64,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,350	87,842

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,900

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

BUILDING I



UNIT 32

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

Parcel Number: 45-006-715-033-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOVAK MICHAEL E & REBECCA	NEVILLE MCGREGOR J & KATH	525,000	05/04/2022	WD	03-ARM'S LENGTH	2022002797	PROPERTY TRANSFER	100.0
NOVAK MICHAEL	NOVAK MICHAEL E & REBECCA	0	11/18/2015	WD	09-FAMILY	1250P485	PROPERTY TRANSFER	0.0
MITTLEBERGER RALPH A & HA	NOVAK MICHAEL	333,000	02/08/2013	WD	03-ARM'S LENGTH	1154P286	PROPERTY TRANSFER	100.0
RAVINDRAN	MITTLEBERGER	145,000	08/05/1996	WD	03-ARM'S LENGTH	427:859	PROPERTY TRANSFER	0.0

Property Address

33 HAWKS NEST

Owner's Name/Address

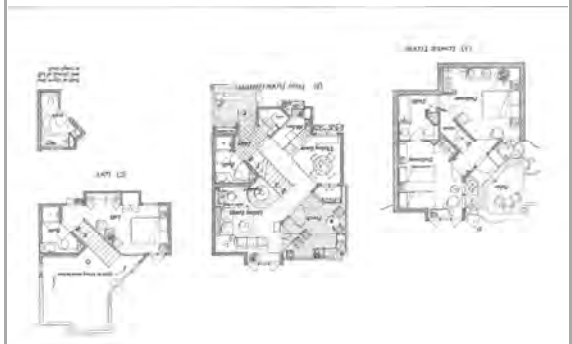
NEVILLE MCGREGOR J & KATHY L
3972 WEXFORD DR
WIXOM MI 48393

Tax Description

L259 P609/85 L427 P859-860/96 UNIT 33
HAWK'S NEST CONDOMINIUM REC L253 P934-993
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG I, 2.5S
MLS 1675556 $329,900
3BED/3BATH
THREE LEVEL



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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 666,540 TCV/TFA: 650.28

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	03/26/2022	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000		100		400,0

0.00 Total Acres Total Est. Land Value = 400,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	133,300	333,300			259,812C
2024	150,000	136,100	286,100			252,000C
2023	100,000	140,000	240,000			240,000S
2022	70,000	96,800	166,800			161,541C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986 200	2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 10
Floor Area: 1,025
Total Base New : 155,880 E.C.F.
Total Depr Cost: 140,284 X 1.900
Estimated T.C.V: 266,540

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

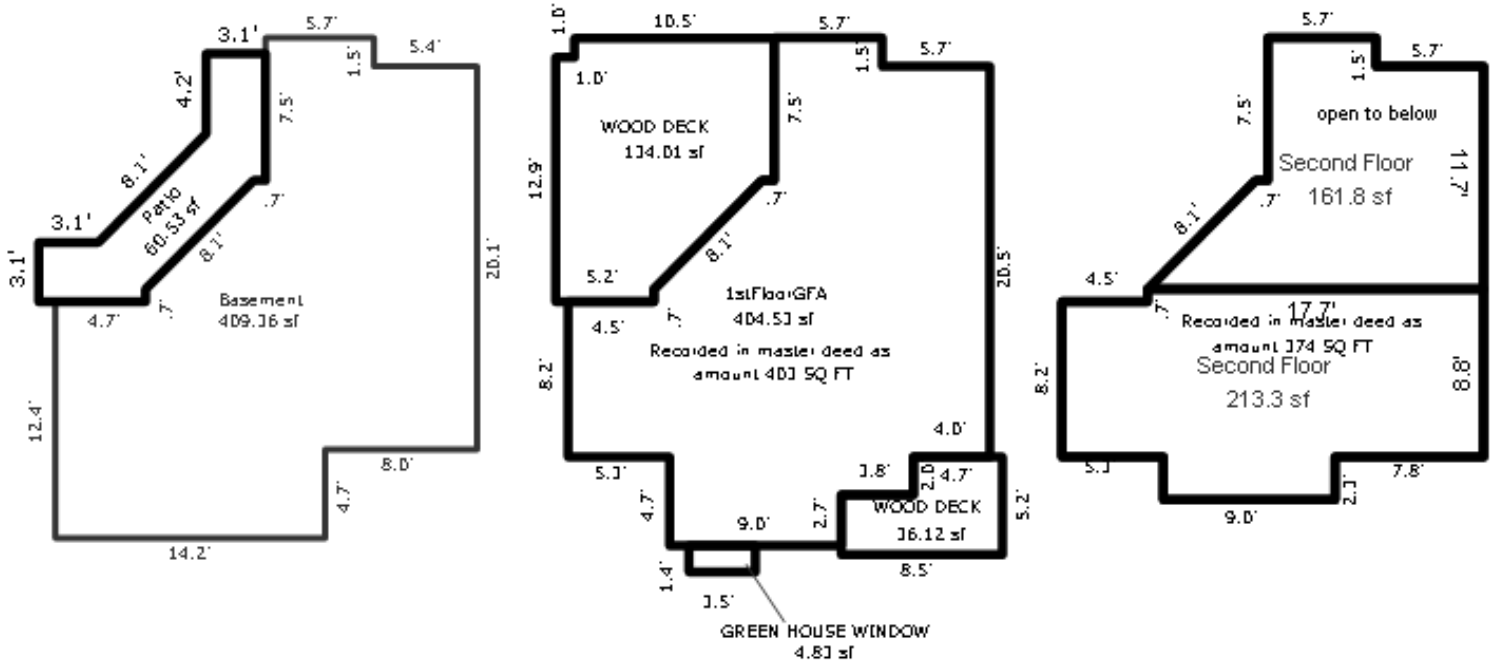
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	107,422
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,337
3 Fixture Bath			2	9,357	8,421
Porches					
WSEP (2 Story)			118	10,651	9,586
WSEP (1 Story)			118	6,656	5,990
Water/Sewer					
Public Water			1	1,505	1,354
Public Sewer			1	1,505	1,354
Built-Ins					
Appliance Allow.			1	2,786	2,507
Fireplaces					
Wood Stove			1	2,570	2,313
			Totals:	155,880	140,284

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 266,540

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

BUILDING I



UNIT 33

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

Parcel Number: 45-006-715-034-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSON GEORGE E & JONELYNN	IMAGINE THAT PROPERTY GRO	236,000	05/26/2017	WD	03-ARM'S LENGTH	1296P469	PROPERTY TRANSFER	100.0
VANELSLANDER JANICE K REV	OLSON G & J & OLSON WALKE	230,000	09/30/2011	WD	03-ARM'S LENGTH	1098-645 WD	PROPERTY TRANSFER	100.0
VANELSLANDER JANICE K REV		0	09/26/2011	OTH	33-TO BE DETERMINED	1098-636 CERT	DEED	0.0
ROBERTS ET AL	VANELSLANDER	158,000	10/06/1997	WD	03-ARM'S LENGTH	456:402	PROPERTY TRANSFER	0.0

Property Address
34 HAWKS NEST

Owner's Name/Address
IMAGINE THAT PROPERTY GROUP LLC
29 HIGHVIEW DRIVE
FORT THOMAS KY 41075

Tax Description
L263 P81 L324 P607-608 L456 P402/97 L756 P432/03 UNIT 34 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG J, 2.5S
3BED/3BATH
THREE LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 455,945 TCV/TFA: 444.82

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	06/07/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	128,000	228,000			153,346C
2024	65,000	130,700	195,700			148,736C
2023	55,000	134,500	189,500			141,654C
2022	40,000	98,400	138,400			134,909C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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)
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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 158,470 E.C.F.
Total Depr Cost: 134,708 X 1.900
Estimated T.C.V: 255,945

(16) Porches/Decks

Area	Type
133	WSEP (2 Story)
118	WSEP (1 Story)
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

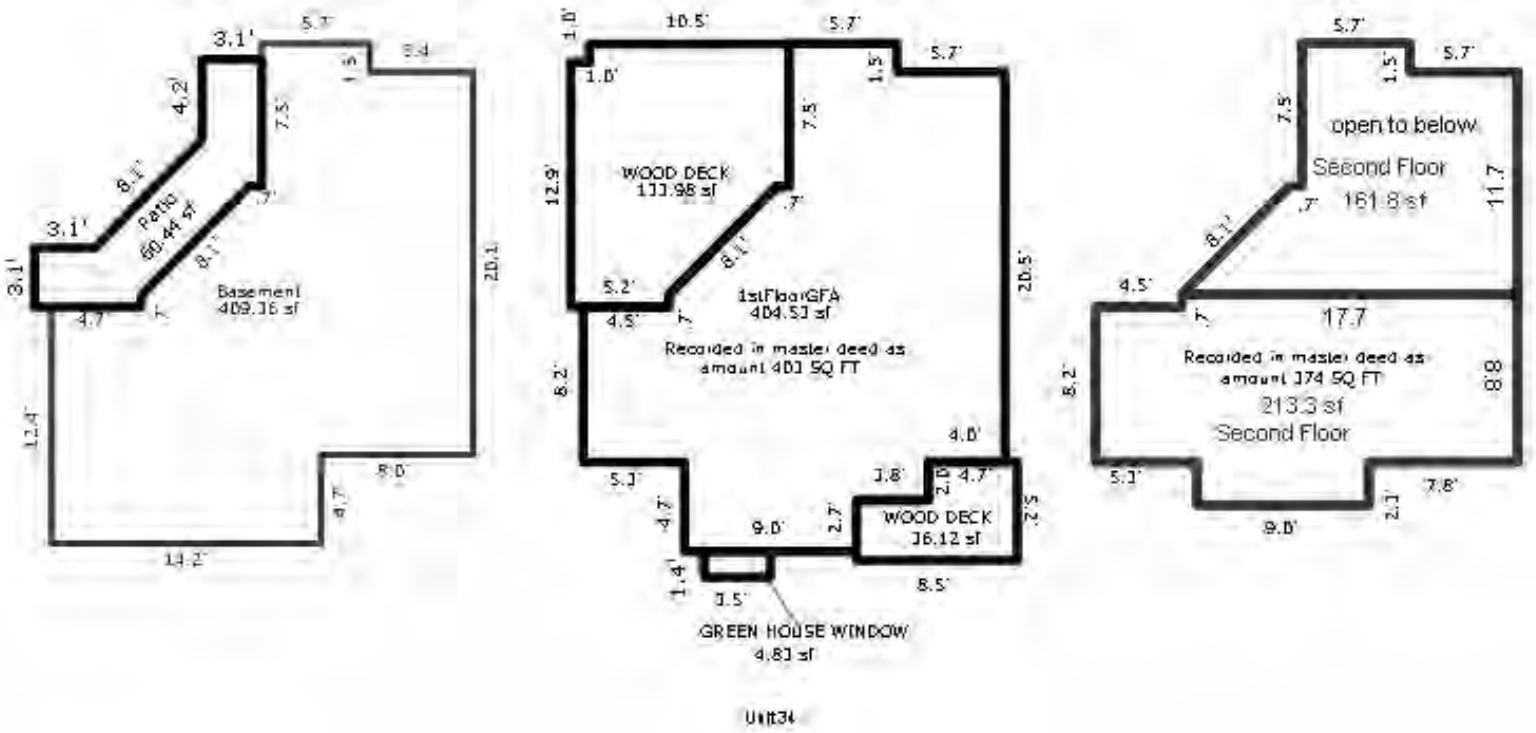
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			2	9,357	7,953
Porches					
WSEP (2 Story)			133	11,721	9,963
WSEP (1 Story)			118	6,656	5,658
Deck					
Treated Wood			36	1,520	1,292
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	158,470	134,708

Notes: DUPLEX UNIT
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 255,945

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

BUILDING J



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

Parcel Number: 45-006-715-035-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GFR HOMESTEAD UNIT LLC	UNIT 35 HAWKS NEST LLC	1	09/14/2023	WD	03-ARM'S LENGTH	2023004199	PROPERTY TRANSFER	0.0
HARESTAD JANET A TRUST	GFR HOMESTEAD UNIT LLC	212,500	09/13/2011	WD	03-ARM'S LENGTH	1096-246	PROPERTY TRANSFER	100.0

Property Address
35 HAWKS NEST

Owner's Name/Address
UNIT 35 HAWKS NEST LLC
9400 S SAGINAW ST STE E
GRAND BLANC MI 48439

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 455,945 TCV/TFA: 444.82

Building Permit(s)	Date	Number	Status
Electrical	11/01/2018	PE18-0682	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

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

Tax Description
DC L521 P251 L521 P252/99 UNIT 35 HAWK'S NEST CONDOMINIUM REC L 253 P 934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG J, 2.5S
3BED/3BATH
THREE LEVEL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	128,000	228,000			150,180C
2024	65,000	130,700	195,700			145,665C
2023	55,000	134,500	189,500			138,729C
2022	40,000	98,400	138,400			132,123C

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	06/07/2017	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2019

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 158,470 E.C.F.
Total Depr Cost: 134,708 X 1.900
Estimated T.C.V: 255,945

(16) Porches/Decks

Area	Type
133	WSEP (2 Story)
118	WSEP (1 Story)
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

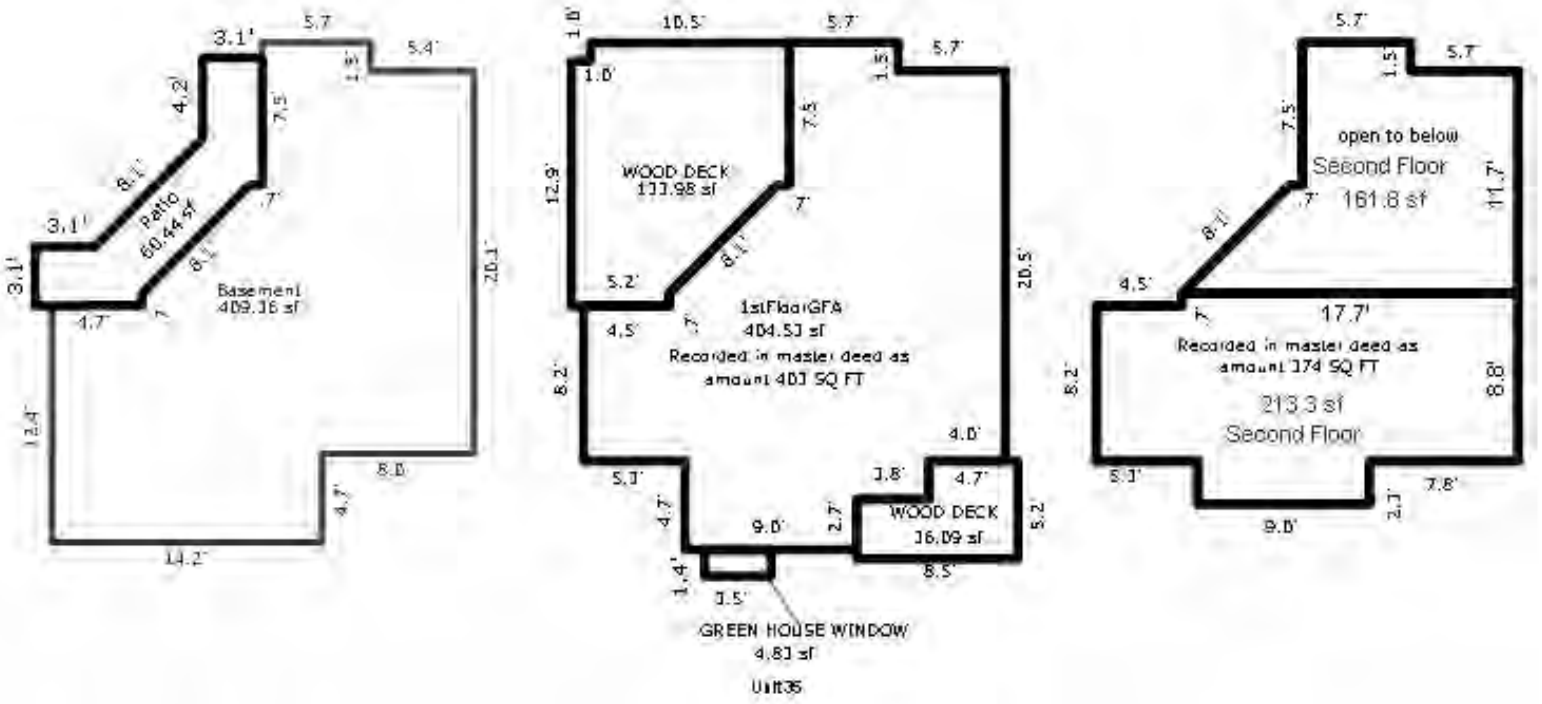
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			2	9,357	7,953
Porches					
WSEP (2 Story)			133	11,721	9,963
WSEP (1 Story)			118	6,656	5,658
Deck					
Treated Wood			36	1,520	1,292
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	158,470	134,708

Notes: DUPLEX UNIT
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 255,945

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

BUILDING J



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

Parcel Number: 45-006-715-036-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

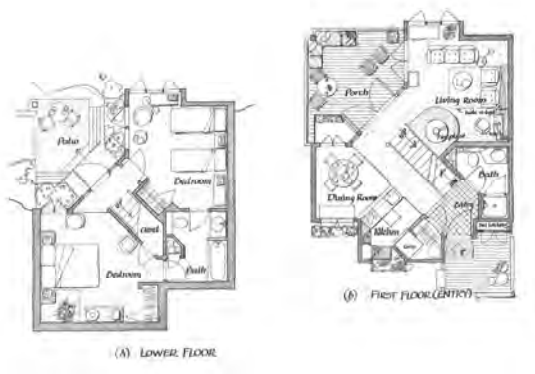
Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
36 HAWKS NEST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 15					
MEYER MARY ANN 38601 WAKEFIELD CT NORTHVILLE MI 48167	2025 Est TCV 403,465 TCV/TFA: 503.07					

Tax Description

L263 P739/86 L265 P27/86 UNIT 36 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG K, LOWER 2 FLOORS
2BED/2BATH
LOWER LEVELS



X	Improved	Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K	1 Units		200000.00000	100				200,0
	0.00 Total Acres				Total Est. Land Value =			200,000

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

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

Who	When	What
TPC	08/10/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	101,700	201,700			87,211C
2024	60,000	103,900	163,900			84,589C
2023	40,000	106,900	146,900			80,561C
2022	25,000	78,200	103,200			76,725C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 125,983 E.C.F.
Total Depr Cost: 107,087 X 1.900
Estimated T.C.V: 203,465

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

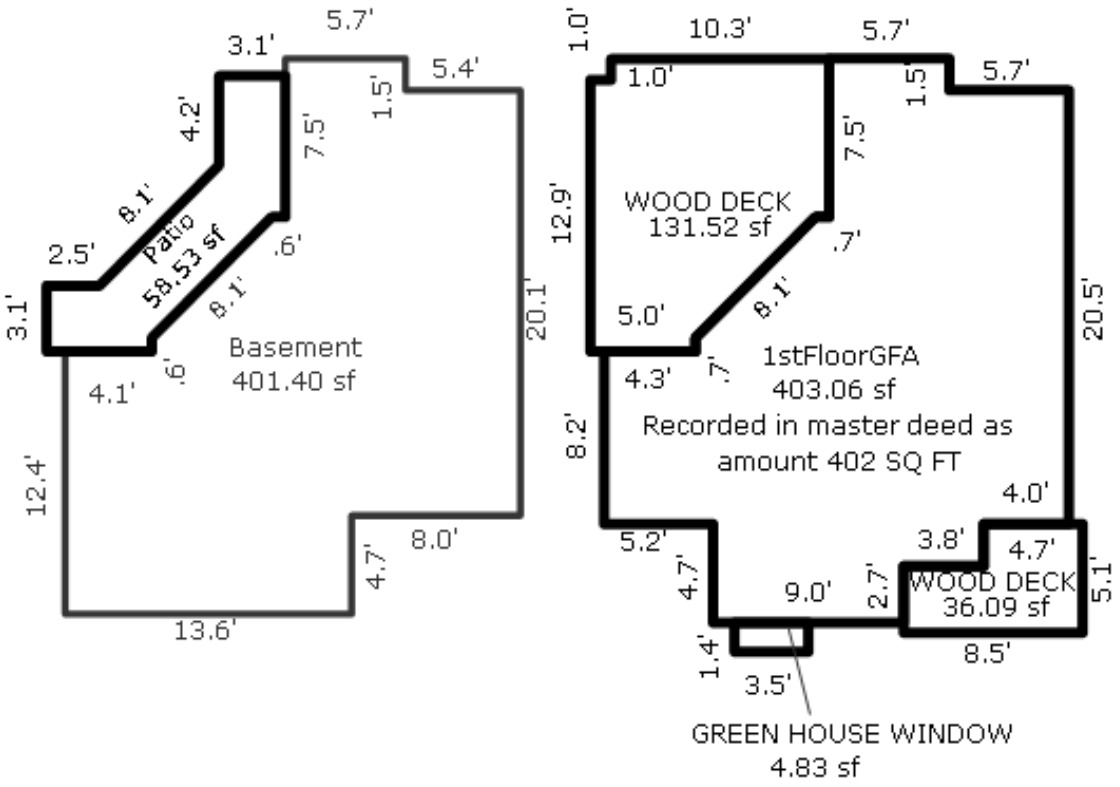
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	100,955	85,814
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WCP (1 Story)			118	5,249	4,462
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	125,983	107,087

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 203,465

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

BUILDING K



UNIT 36

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

Parcel Number: 45-006-715-037-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

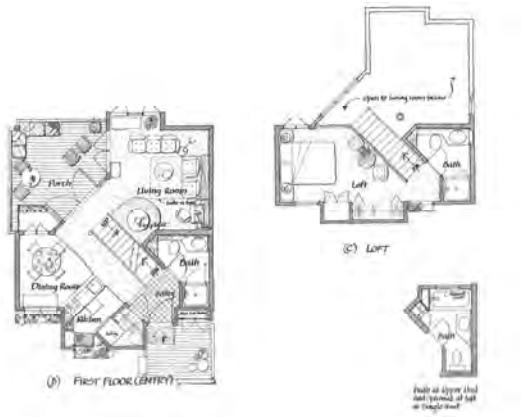
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
1MICHIGAN2018 LLC	HNC #4 LLC	405,000	06/25/2024	WD	03-ARM'S LENGTH	2024002969	PROPERTY TRANSFER	100.0
GARST JASON W & BRANDA L	1MICHIGAN2018 LLC	0	12/11/2022	QC	21-NOT USED/OTHER	2022006778	PROPERTY TRANSFER	100.0
HEIDERER CONRAD JR & HEID	GARST JASON W & BRANDA L	165,000	01/19/2021	WD	03-ARM'S LENGTH	2021001209	PROPERTY TRANSFER	100.0
CONTENENTAL EQUITIES INC	HEIDERER CONRAD JR & HEID	68,725	04/28/1986	WD	03-ARM'S LENGTH	293P395	OTHER	0.0

Property Address
37 HAWKS NEST

Owner's Name/Address
HNC #4 LLC
151 S OLD WOODWARD AVE #400
BIRMINGHAM MI 48009

Tax Description
L263 P395/86 UNIT 37 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG K, UPPER & LOFT
1BED/2BATH
UPPER TWO LEVELS



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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 365,709 TCV/TFA: 595.62

Building Permit(s)	Date	Number	Status
Plumbing	01/20/2023	PP23-0027	100% FINIS

X Improved Vacant

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

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Who	When	What
TPC	06/11/2024	INSPECTED
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	82,900	182,900			182,900S
2024	60,000	80,400	140,400			128,940C
2023	40,000	82,800	122,800			122,800S
2022	25,000	60,600	85,600			85,600S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 12
Floor Area: 614
Total Base New : 99,103 E.C.F.
Total Depr Cost: 87,215 X 1.900
Estimated T.C.V: 165,709

(16) Porches/Decks

Area	Type
118	WCP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

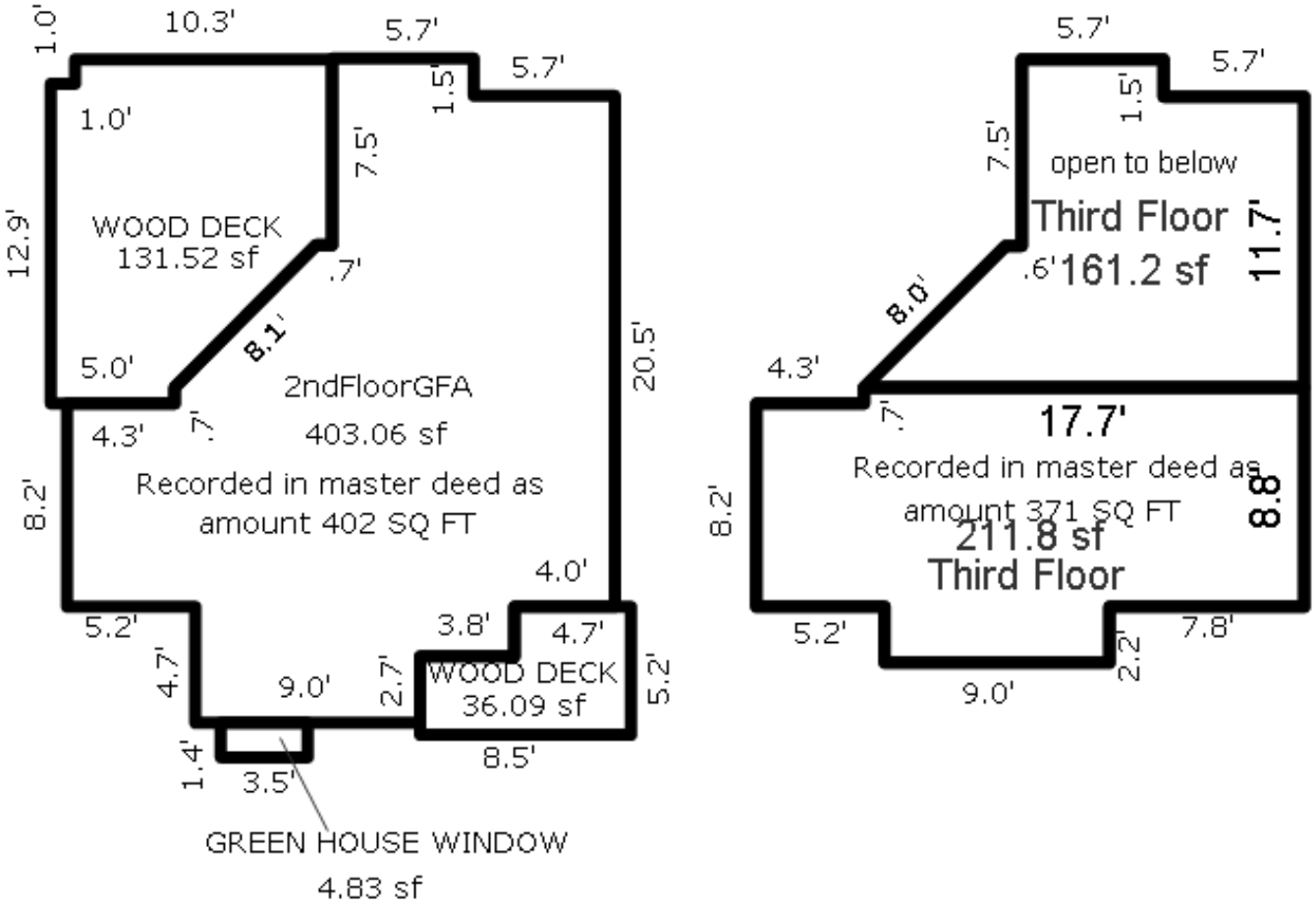
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	66,467
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,308
3 Fixture Bath			1	4,678	4,117
Porches					
WCP (2 Story)			118	6,404	5,636
WCP (1 Story)			40	2,642	2,325
Water/Sewer					
Public Water			1	1,505	1,324
Public Sewer			1	1,505	1,324
Built-Ins					
Appliance Allow.			1	2,786	2,452
Fireplaces					
Wood Stove			1	2,570	2,262
			Totals:	99,103	87,215

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 165,709

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

BUILDING K



Unit 37

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

Parcel Number: 45-006-715-038-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLEMING NANCY	FLEMING NANCY TRUST	1	05/03/2011	WD	03-ARM'S LENGTH	1087-999	PROPERTY TRANSFER	0.0
MINTZ	FLEMING	146,000	11/11/1994	WD	03-ARM'S LENGTH	396:345	OTHER	0.0

Property Address
38 HAWKS NEST

Owner's Name/Address
FLEMING NANCY TRUST
3901 N WASHINGTON
WESTMONT IL 60559-1113

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 449,259 TCV/TFA: 438.30

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

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

Tax Description
L263 P90 L396 P345/94 UNIT 38 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDK K, 2.5S
3BED/3BATH
THREE LEVELS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	124,600	224,600			107,760C
2024	60,000	127,200	187,200			104,520C
2023	45,000	131,000	176,000			99,543C
2022	30,000	95,800	125,800			94,803C

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 154,331 E.C.F.
Total Depr Cost: 131,189 X 1.900
Estimated T.C.V: 249,259

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

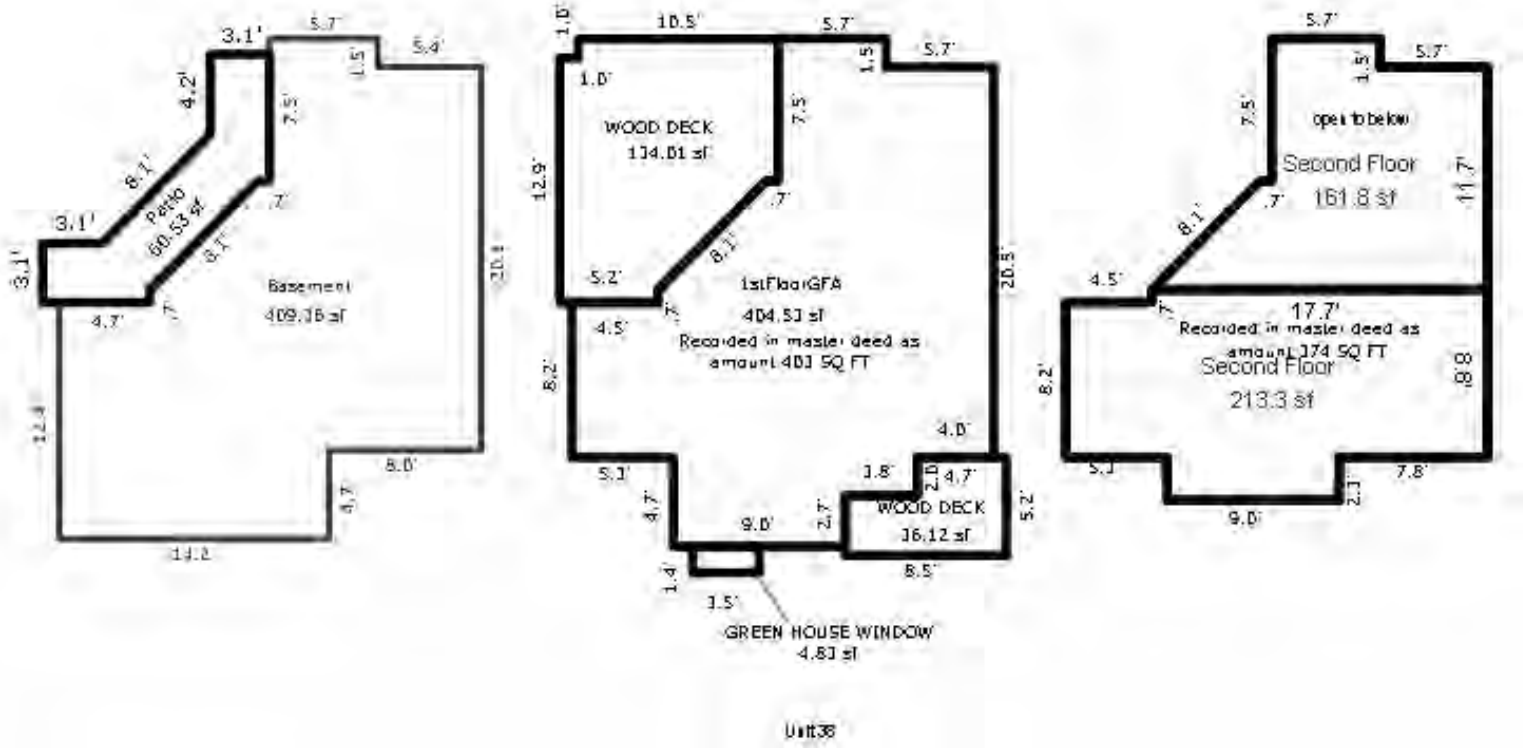
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WSEP (1 Story)			118	6,656	5,658
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	154,331	131,189

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 249,259

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

BUILDING K



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

Parcel Number: 45-006-715-039-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARK PATRICIA TRUST	KARIBIAN ADAM & KIMBERLY	210,000	03/16/2012	WD	03-ARM'S LENGTH	1117P119	PROPERTY TRANSFER	100.0
LARK JOHN K & PATRICIA F	LARK PATRICIA TRUST	0	12/31/2007	WD	03-ARM'S LENGTH	965/499	DEED	0.0
MOCERI	LARK	132,000	10/31/1994	WD	03-ARM'S LENGTH	395:580	OTHER	0.0
GAUSS	MOCERI	116,500	06/18/1991	WD	03-ARM'S LENGTH	325:134	OTHER	0.0

Property Address

39 HAWKS NEST

Owner's Name/Address

KARIBIAN ADAM & KIMBERLY
2031 CARHART AVE
ANN ARBOR MI 48104

Tax Description

L319 P853 L325 P134 L395 P580/94 UNIT 39 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG L, EAST END UNIT 2.5S

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 445,271 TCV/TFA: 434.41

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/10/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	122,600	222,600			127,836C
2024	60,000	125,200	185,200			123,993C
2023	40,000	128,900	168,900			118,089C
2022	25,000	94,300	119,300			112,466C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

662	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		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 151,863 E.C.F.
Total Depr Cost: 129,090 X 1.900
Estimated T.C.V: 245,271

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

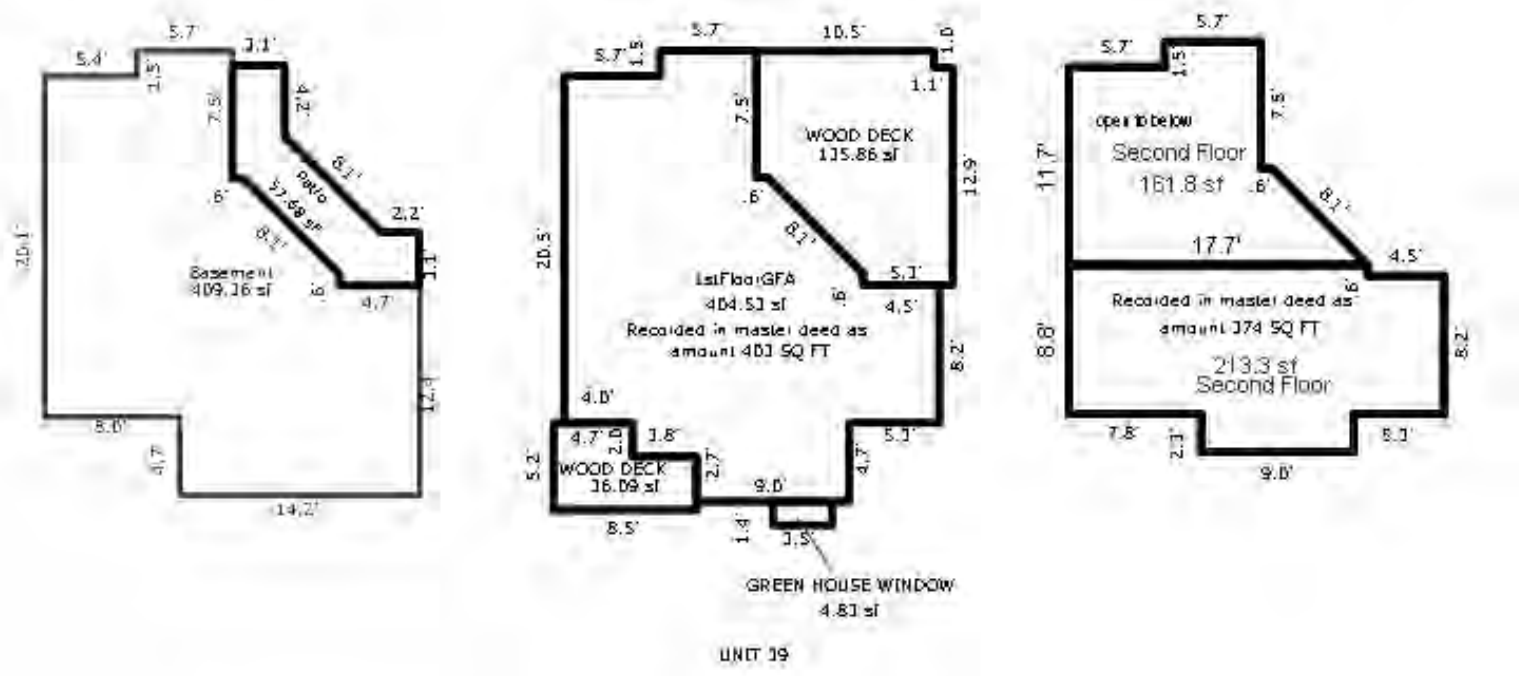
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,578	2,191
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
Deck					
Treated Wood			40	1,610	1,368
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	151,863	129,090

Notes: END UNIT
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 245,271

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

BUILDING L



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

Parcel Number: 45-006-715-040-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUBICKI DALE & CONSTANCE	KUBICKI DALE & CONSTANCE	0	02/07/2023	QC	09-FAMILY	2023002137	PROPERTY TRANSFER	0.0
WINOGRAD FAMILY TRUST	KUBICKI DALE & CONSTANCE	175,000	08/25/2020	WD	03-ARM'S LENGTH	2020005328	PROPERTY TRANSFER	100.0
WINOGRAD LESLEY J & SHELL	WINOGRAD FAMILY TRUST	235,600	01/30/2014	WD	09-FAMILY	1192P190	PROPERTY TRANSFER	100.0
WINOGRAD LESLEY J & SHELL	WINOGRAD LESLEY J & SHELL	0	12/18/2008	QC	09-FAMILY	2008 994/795QC	DEED	0.0

Property Address

40 HAWKS NEST

Owner's Name/Address

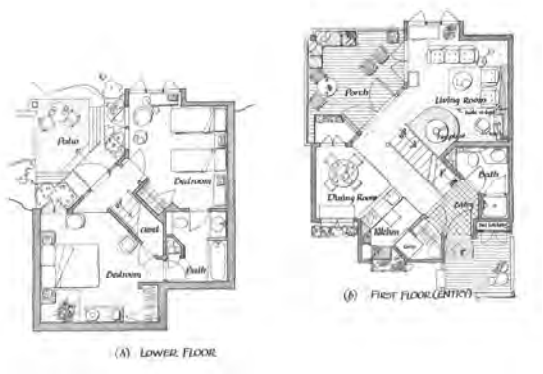
KUBICKI DALE & CONSTANCE L TRUST
2967 LINCOLN AVE
SAINT JOSEPH MI 49085

Tax Description

L443 P192 L553 P949/00 L553 P951/00 UNIT 40 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG L, LOWER MIDDLE, FOREST VIEW
2BED/2BATH
LOWER TWO LEVELS



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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 403,505 TCV/TFA: 496.93

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/25/2019	INSPECTED
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	101,800	201,800			112,721C
2024	60,000	103,900	163,900			109,332C
2023	40,000	106,900	146,900			104,126C
2022	25,000	78,200	103,200			99,168C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 20
Floor Area: 812
Total Base New : 133,880 E.C.F.
Total Depr Cost: 107,108 X 1.900
Estimated T.C.V: 203,505

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

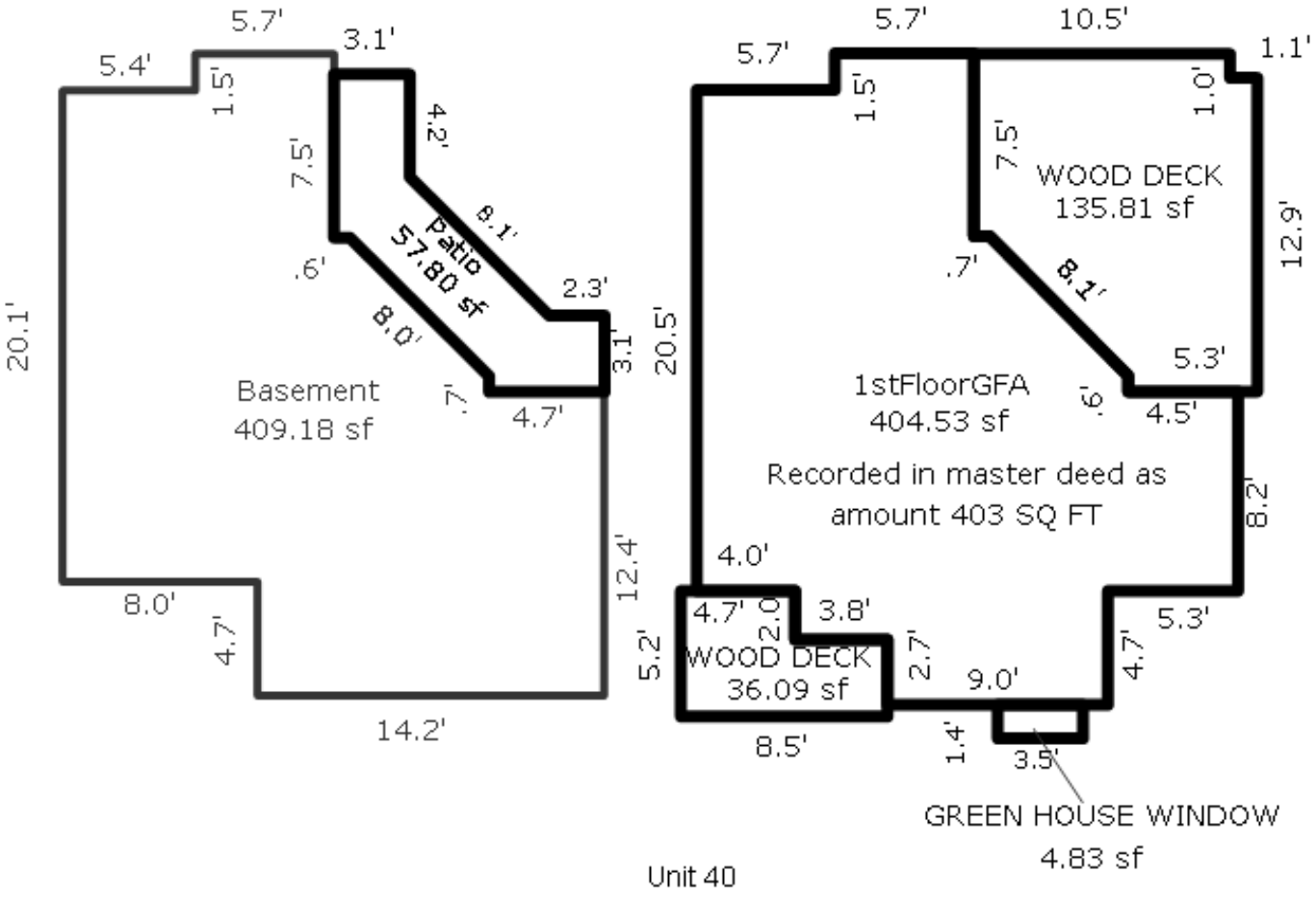
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	102,043	81,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
3 Fixture Bath			1	4,678	3,742
Porches					
WSEP (2 Story)			118	10,651	8,521
WSEP (1 Story)			118	6,656	5,325
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					
Wood Stove			1	2,570	2,056
			Totals:	133,880	107,108

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 203,505

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

BUILDING L



Unit 40

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

Parcel Number: 45-006-715-041-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THETARD THOMAS E & LISA L	COSTELLO TIMOTHY C & KIMB	381,500	08/05/2024	WD	03-ARM'S LENGTH	2024003551	PROPERTY TRANSFER	100.0
WEEMES WILLIAM DEAN & AND	THETARD THOMAS E & LISA L	190,000	10/16/2020	WD	03-ARM'S LENGTH	2020006950	PROPERTY TRANSFER	100.0
TUDAY THOMAS & TRACEY	WEEMES WILLIAM DEAN & AND	200,000	09/05/2007	WD	03-ARM'S LENGTH	952/585	DEED	100.0
TUDAY THOMAS & TRACEY	WEEMES WILLIAM DEAN & AND	200,000	09/04/2007	WD	03-ARM'S LENGTH	952:585	PROPERTY TRANSFER	100.0

Property Address

41 HAWKS NEST

Owner's Name/Address

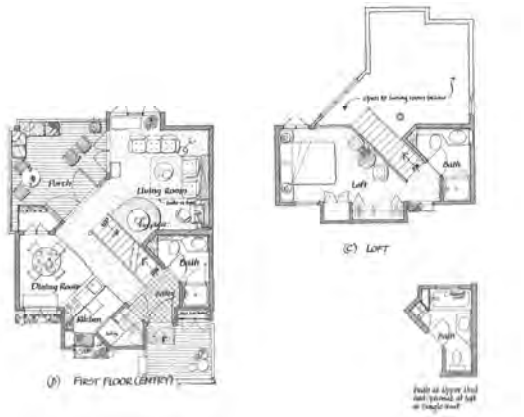
COSTELLO TIMOTHY C & KIMBERLY L
17215 HIDDEN TREASURE DR
WEST OLIVE MI 49460

Tax Description

L269 P106 L485 P670/98 L553 P223/00 UNIT 41 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG L, UPPER & LOFT, MIDDLE
1BED/2BATH
UPPER TWO LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 374,644 TCV/TFA: 608.19

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	06/14/2024	INSPECTED
TPC	06/20/2019	INSPECTED
TPC	08/03/2018	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	87,300	187,300			187,300S
2024	60,000	89,200	149,200			97,031C
2023	40,000	91,800	131,800			92,411C
2022	25,000	67,100	92,100			88,011C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 10
Floor Area: 616
Total Base New : 102,137 E.C.F.
Total Depr Cost: 91,918 X 1.900
Estimated T.C.V: 174,644

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

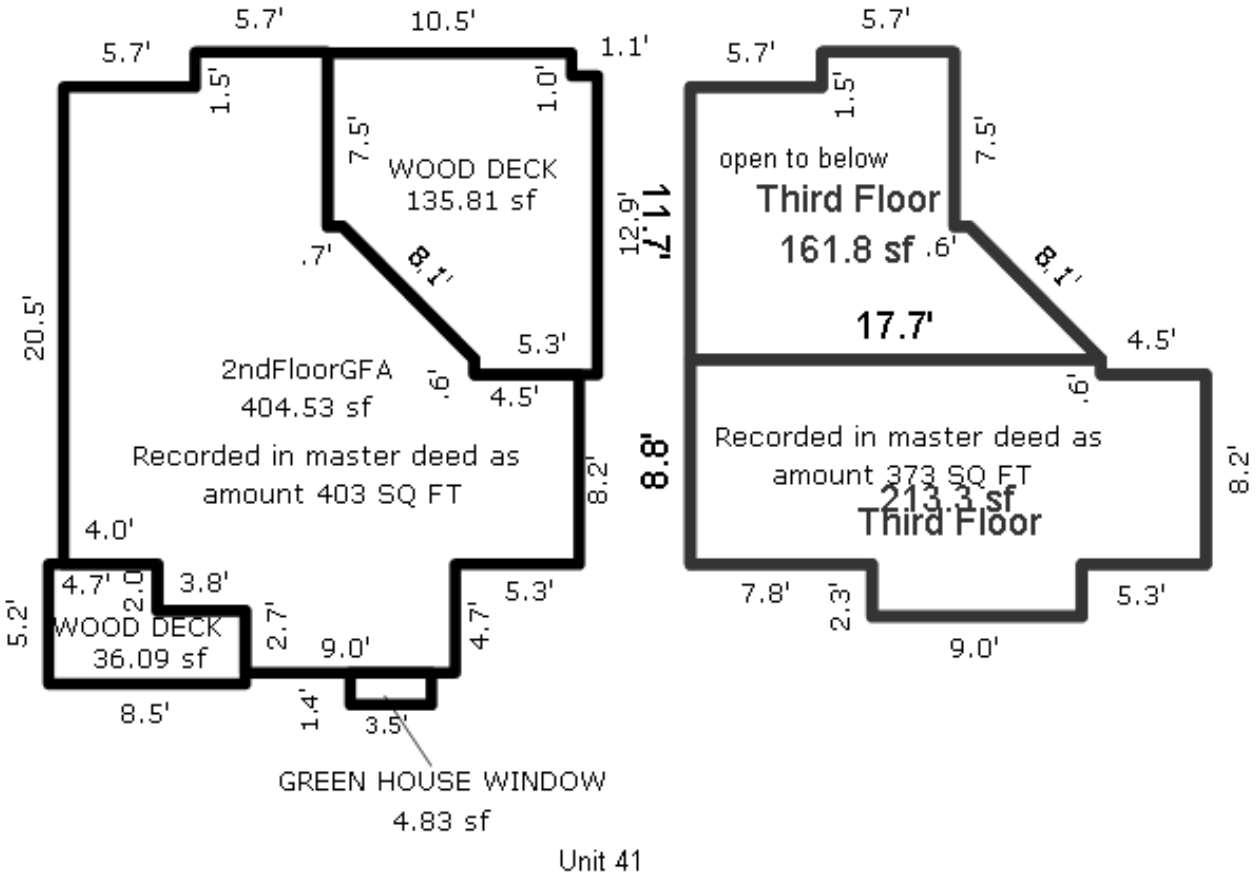
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	75,862	68,272
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,337
2 Fixture Bath			1	3,130	2,817
Porches					
WSEP (2 Story)			118	10,651	9,586
WCP (1 Story)			40	2,642	2,378
Water/Sewer					
Public Water			1	1,505	1,354
Public Sewer			1	1,505	1,354
Built-Ins					
Appliance Allow.			1	2,786	2,507
Fireplaces					
Wood Stove			1	2,570	2,313
			Totals:	102,137	91,918

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 174,644

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

BUILDING L



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

Parcel Number: 45-006-715-042-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCALL MARILYN	SCHMIDT ANDREW E & AMY B	180,000	04/14/2017	WD	03-ARM'S LENGTH	1293P88	PROPERTY TRANSFER	100.0
ALTERMAN IRWIN M TRUST	MCCALL MARILYN	0	04/13/2017	QC	09-FAMILY	1293P86	DEED	0.0
ALTERMAN IRWIN & MCCALL M	ALTERMAN IRWIN TRUST	0	02/20/2013	QC	09-FAMILY	1155P214	DEED	0.0
FRIED	ALTERMAN	105,000	01/17/1992	WD	03-ARM'S LENGTH	334:589	PROPERTY TRANSFER	0.0

Property Address

42 HAWKS NEST

Owner's Name/Address

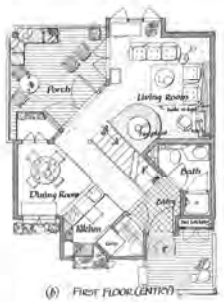
SCHMIDT ANDREW E & AMY B
6305 SCARBOROUGH DR SE
ADA MI 49301

Tax Description

L269 P245 L329 P946-947 L334 P589/92 L829 P333/04 UNIT 42 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG L, LOWER 2 FLOORS, WEST END
2BED/2BATH
LOWER TWO LEVELS



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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 399,595 TCV/TFA: 497.01

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/26/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	99,800	199,800			100,381C
2024	60,000	101,900	161,900			97,363C
2023	40,000	104,900	144,900			92,727C
2022	25,000	76,700	101,700			88,312C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 123,585 E.C.F.
Total Depr Cost: 105,050 X 1.900
Estimated T.C.V: 199,595

(16) Porches/Decks

Area	Type
131	WCP (2 Story)
36	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

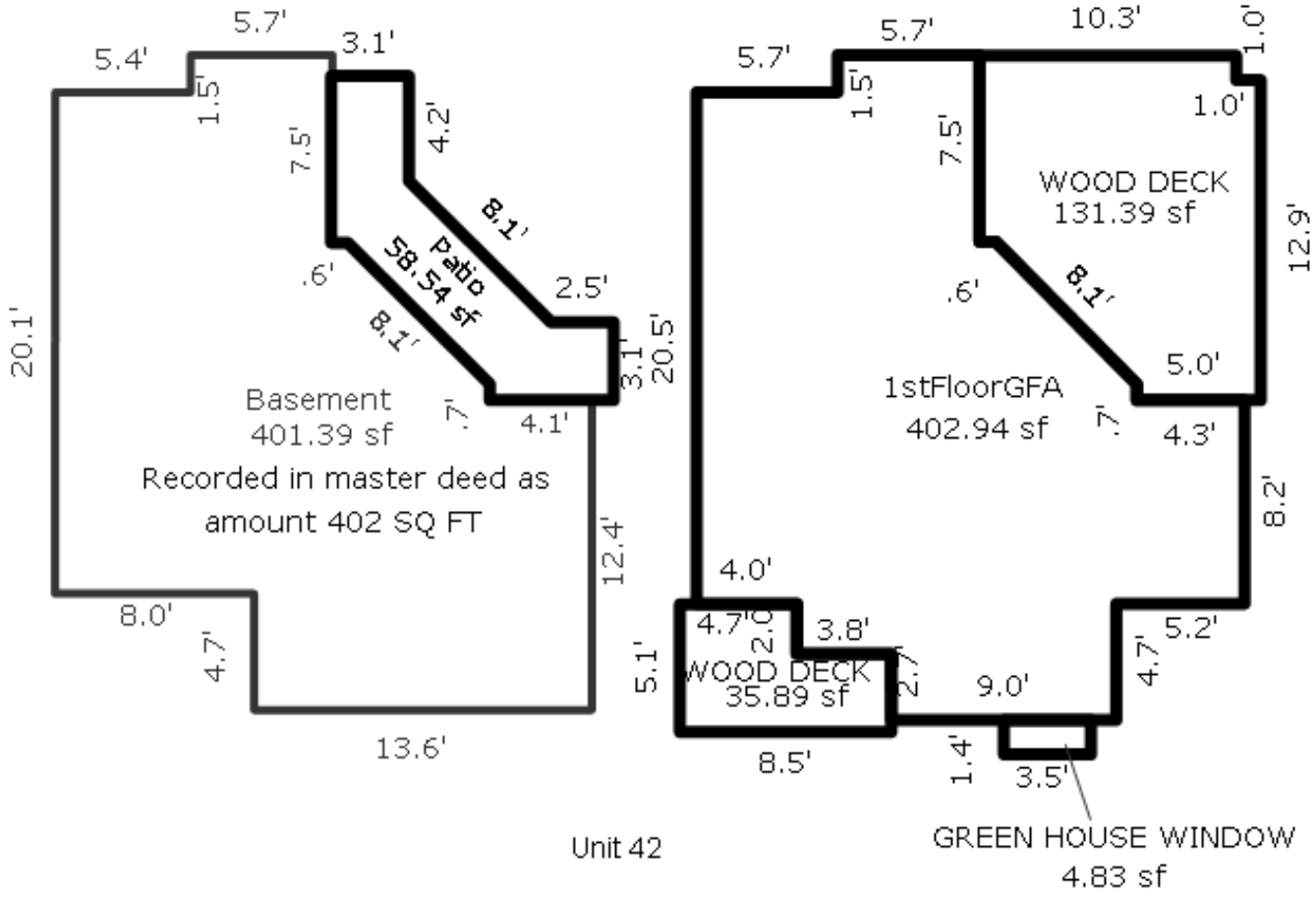
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	101,174	86,003
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WCP (2 Story)			131	6,959	5,915
WCP (1 Story)			36	2,470	2,099
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	123,585	105,050

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 199,595

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

BUILDING L



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

Parcel Number: 45-006-715-043-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIPWAY JEFFREY S & MCDON	MCDONALD RAYMOND ET AL	0	04/22/2021	QC	09-FAMILY	2021003825	DEED	0.0
MAKSYMOWICZ DANIEL J & AL	SHIPWAY JEFFREY S & MCDON	183,000	02/19/2008	WD	03-ARM'S LENGTH	968/695	DEED	100.0
MUSZYNSKI	MAKSYMOWICZ	80,000	07/13/1990	WD	03-ARM'S LENGTH	313:147	OTHER	0.0

Property Address

43 HAWKS NEST

Owner's Name/Address

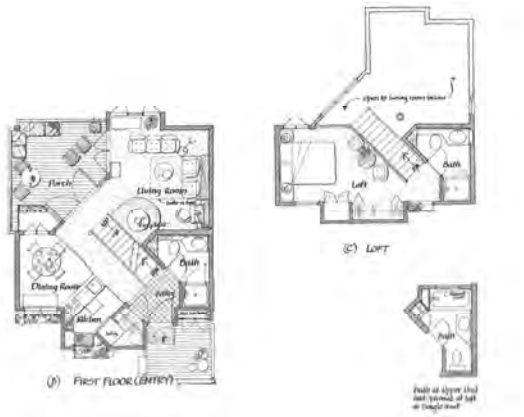
MCDONALD RAYMOND ET AL
8492 NEW HAVEN WAY
CANTON MI 48187

Tax Description

L271 P931/87 L290 P223/88 L313 P147/90
UNIT 43 HAWK'S NEST CONDOMINIUM REC L253
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT
L931P103

Comments/Influences

BLDG L, UPPER, WEST END
1BED/2BATH
UPPER TWO LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 366,900 TCV/TFA: 597.56

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/10/2018	INSPECTED
TPC	06/30/2010	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	83,500	183,500			82,737C
2024	60,000	85,200	145,200			80,250C
2023	40,000	87,700	127,700			76,429C
2022	25,000	64,200	89,200			72,790C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 103,350 E.C.F.
Total Depr Cost: 87,842 X 1.900
Estimated T.C.V: 166,900

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

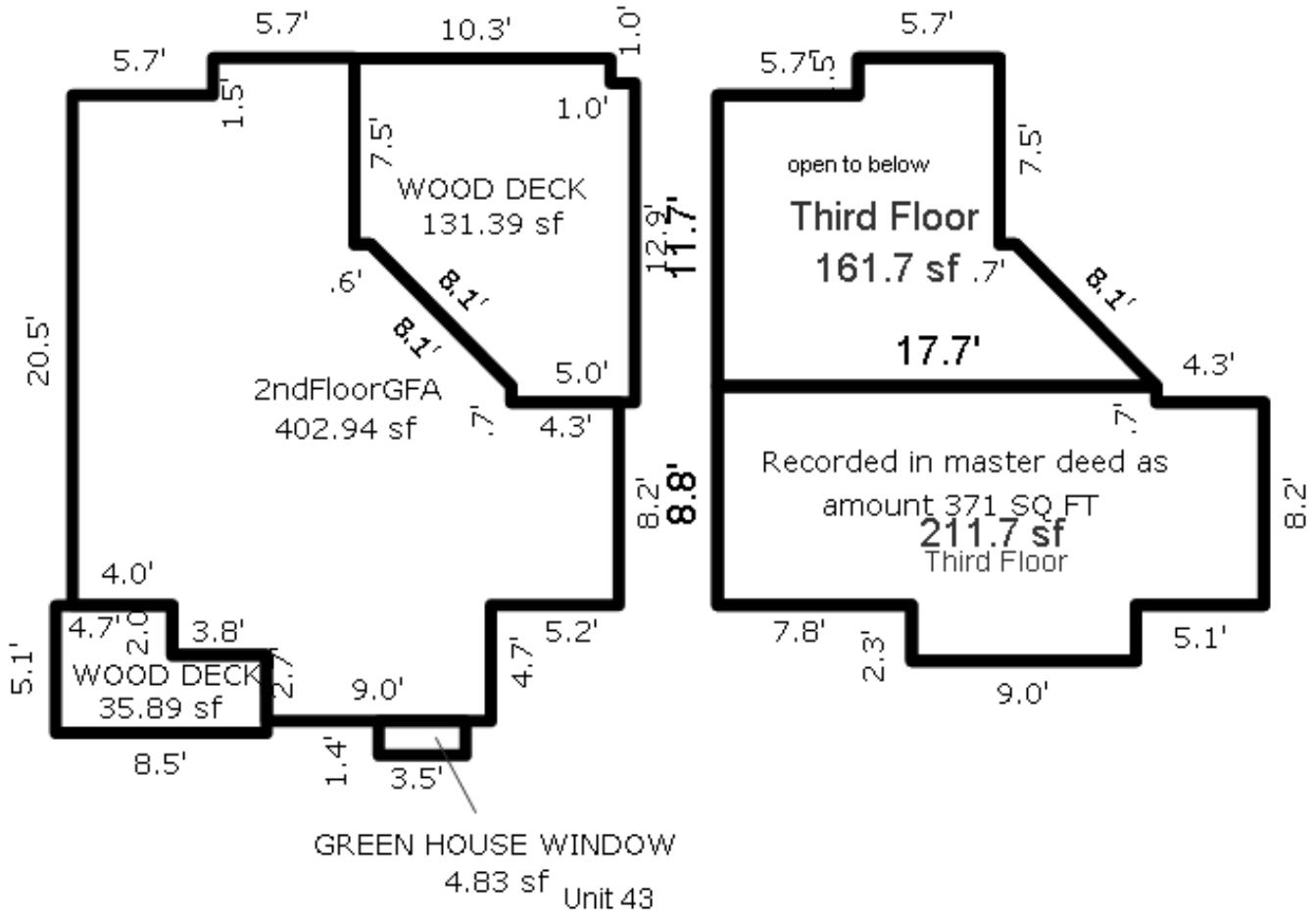
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	64,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,350	87,842

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,900

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

BUILDING L



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

Parcel Number: 45-006-715-044-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUELLER ROBYN L	JOHNSON DOUGLAS R & SUNST	240,000	10/23/2020	WD	03-ARM'S LENGTH	2020007183	PROPERTY TRANSFER	100.0
CATALPA SPEC EQUITY LLC	MUELLER ROBYN L	10	06/07/2018	QC	09-FAMILY	1332P54	OTHER	100.0
44 HAWKS NEST TRUST	CATALPA SPEC EQUITY LLC	235,000	11/30/2015	WD	16-LC PAYOFF	1288P32	PROPERTY TRANSFER	100.0
PERSHA KATHLEEN	44 HAWKS NEST TRUST	0	03/01/2014	QC	09-FAMILY	1192P637	OTHER	100.0

Property Address

44 HAWKS NEST

Owner's Name/Address

JOHNSON DOUGLAS R & SUNSTEIN JULIE
1425 W STADIUM BLVD
ANN ARBOR MI 48103

Tax Description

L1243P526 LIEN L272 P686 L310 P95 L354 P649/92 UNIT 44 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG M, SOUTH END 2.5S WINDOWS FACING W
3BED/3BATH
THREE LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 451,761 TCV/TFA: 440.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	03/14/2019	INSPECTED
TPC	08/03/2018	INSPECTED
TPC	06/30/2010	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	125,900	225,900			139,844C
2024	60,000	128,500	188,500			135,640C
2023	45,000	132,300	177,300			129,181C
2022	30,000	96,800	126,800			123,030C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 155,880 E.C.F.
Total Depr Cost: 132,506 X 1.900
Estimated T.C.V: 251,761

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WSEP (2 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

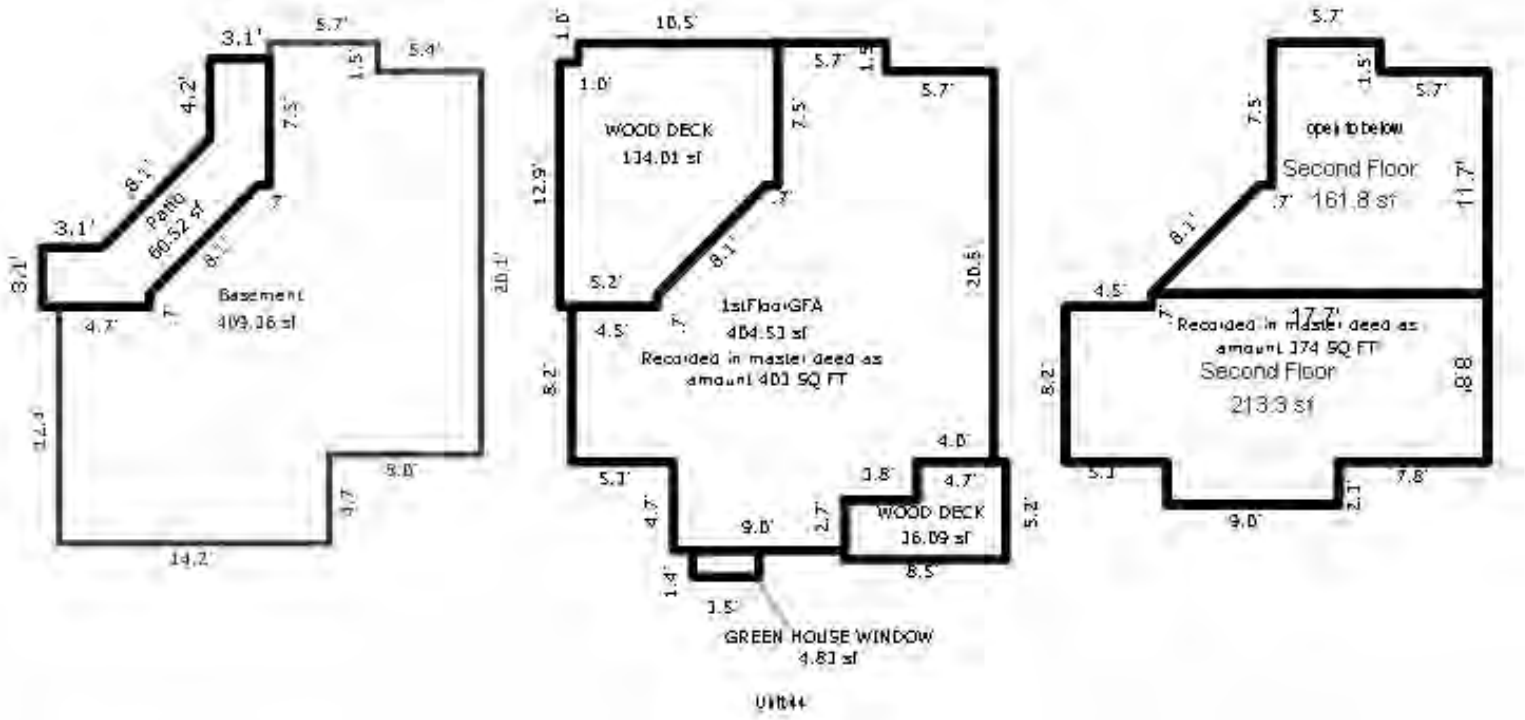
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			2	9,357	7,953
Porches					
WSEP (1 Story)			118	6,656	5,658
WSEP (2 Story)			118	10,651	9,053
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	155,880	132,506

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 251,761

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

BUILDING M



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

Parcel Number: 45-006-715-045-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEJA LESLIE D LIVING TRUS	THETARD LISA L & THOMAS E	481,500	07/12/2024	WD	03-ARM'S LENGTH	2024003233	PROPERTY TRANSFER	100.0
DEJA J PHILLIP & LESLIE C	DEJA LESLIE D LIVING TRUS	0	02/12/2007	QC	09-FAMILY	943:77	OTHER	0.0
GWINNELL	DEJA	125,000	02/24/1997	WD	03-ARM'S LENGTH	439:606	OTHER	0.0

Property Address

45 HAWKS NEST

Owner's Name/Address

THETARD LISA L & THOMAS E
909 IRONWOOD CC DR
NORMAL IL 61761

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 408,369 TCV/TFA: 507.92

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

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

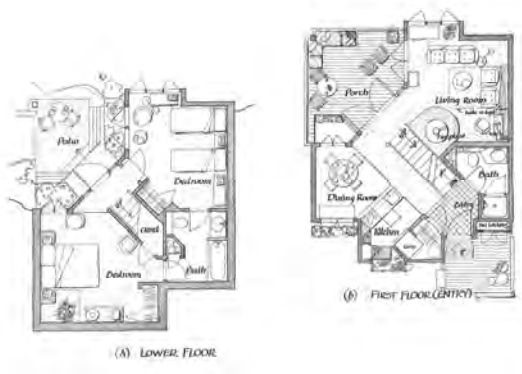
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

L270 P745 L412 P836 L439 P606 L706
P474/03 L931 P265/07 L943 P77/07 UNIT 45
HAWK'S NEST CONDOMINIUM REC L253 P934-993
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG M, LOWER, INTERIOR, FACING W
2BED/2BATH
LOWER TWO LEVELS
WINDOWS FACING WEST TOWARD UNIT 53



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	104,200	204,200			204,200S
2024	60,000	106,400	166,400			106,808C
2023	45,000	109,500	154,500			101,722C
2022	30,000	80,100	110,100			96,879C

Who	When	What
TPC	05/04/2024	INSPECTED
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 129,016 E.C.F.
Total Depr Cost: 109,668 X 1.900
Estimated T.C.V: 208,369

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

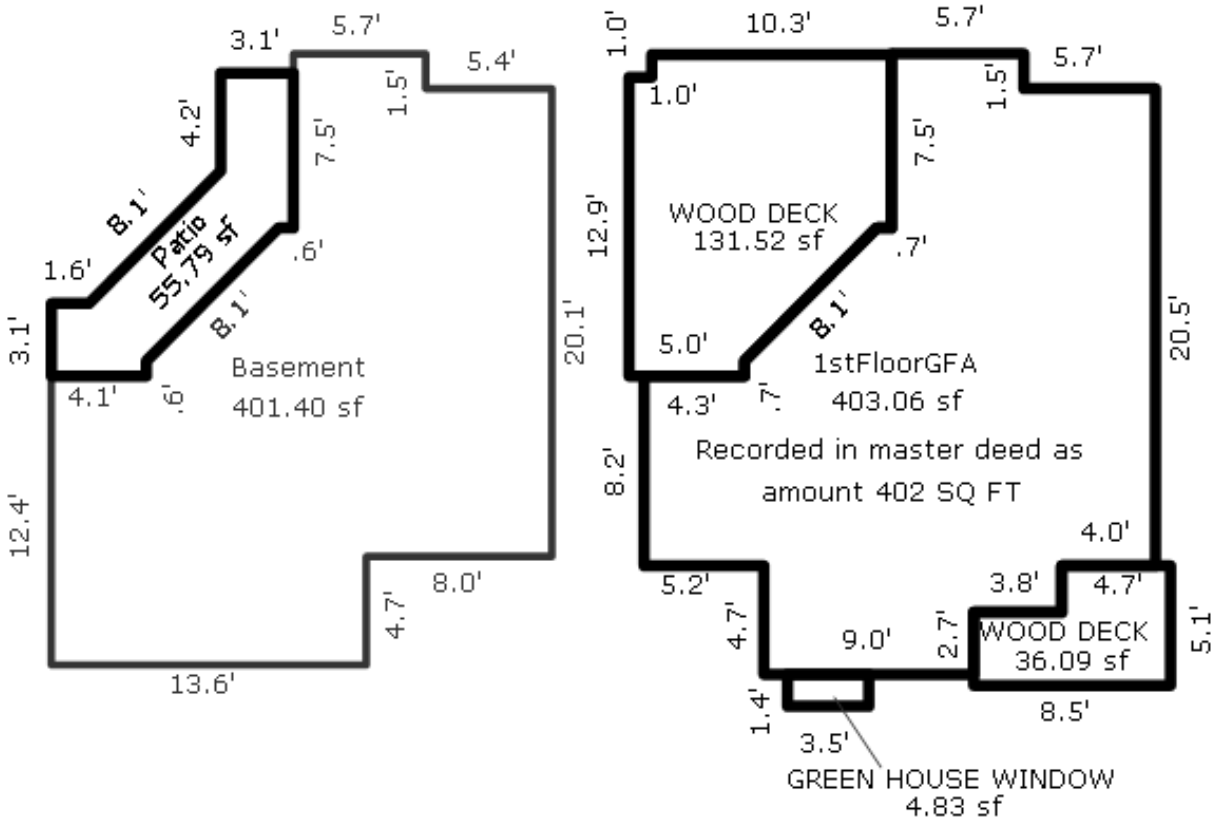
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	101,174	86,003
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (1 Story)			118	6,656	5,658
WSEP (1 Story)			118	6,656	5,658
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	129,016	109,668

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 208,369

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

BUILDING M



UNIT 42

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

Parcel Number: 45-006-715-046-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DZIEKAN RANDALL S & DARIN	MCGEHEE TREVOR & KAREN	172,000	07/21/2020	WD	03-ARM'S LENGTH	2020004363	PROPERTY TRANSFER	100.0
DZIEKAN RANDALL STEVEN	DZIEKAN RANDALL S &	0	01/20/2017	QC	09-FAMILY	1287P370	OTHER	0.0
ZDANEK	DZIEKAN	75,000	06/11/1993	WD	03-ARM'S LENGTH	364:617	OTHER	0.0

Property Address

46 HAWKS NEST

Owner's Name/Address

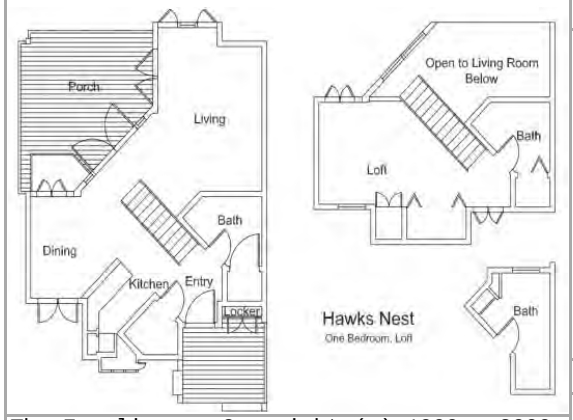
MCGEHEE TREVOR & KAREN
316 LEATHERWOOD DR
MOUNTAIN HOME AR 72653

Tax Description

L271 P80 L364 P516-517 L364 P617-618/93 UNIT 46 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG M, UPPER, INTERIOR FACING W
1BED/2BATH
UPPER TWO LEVELS



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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 366,900 TCV/TFA: 597.56

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	07/20/2020	INSPECTED
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	83,500	183,500			102,622C
2024	60,000	85,200	145,200			99,537C
2023	45,000	87,700	132,700			94,798C
2022	30,000	64,200	94,200			90,284C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 103,350 E.C.F.
Total Depr Cost: 87,842 X 1.900
Estimated T.C.V: 166,900

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

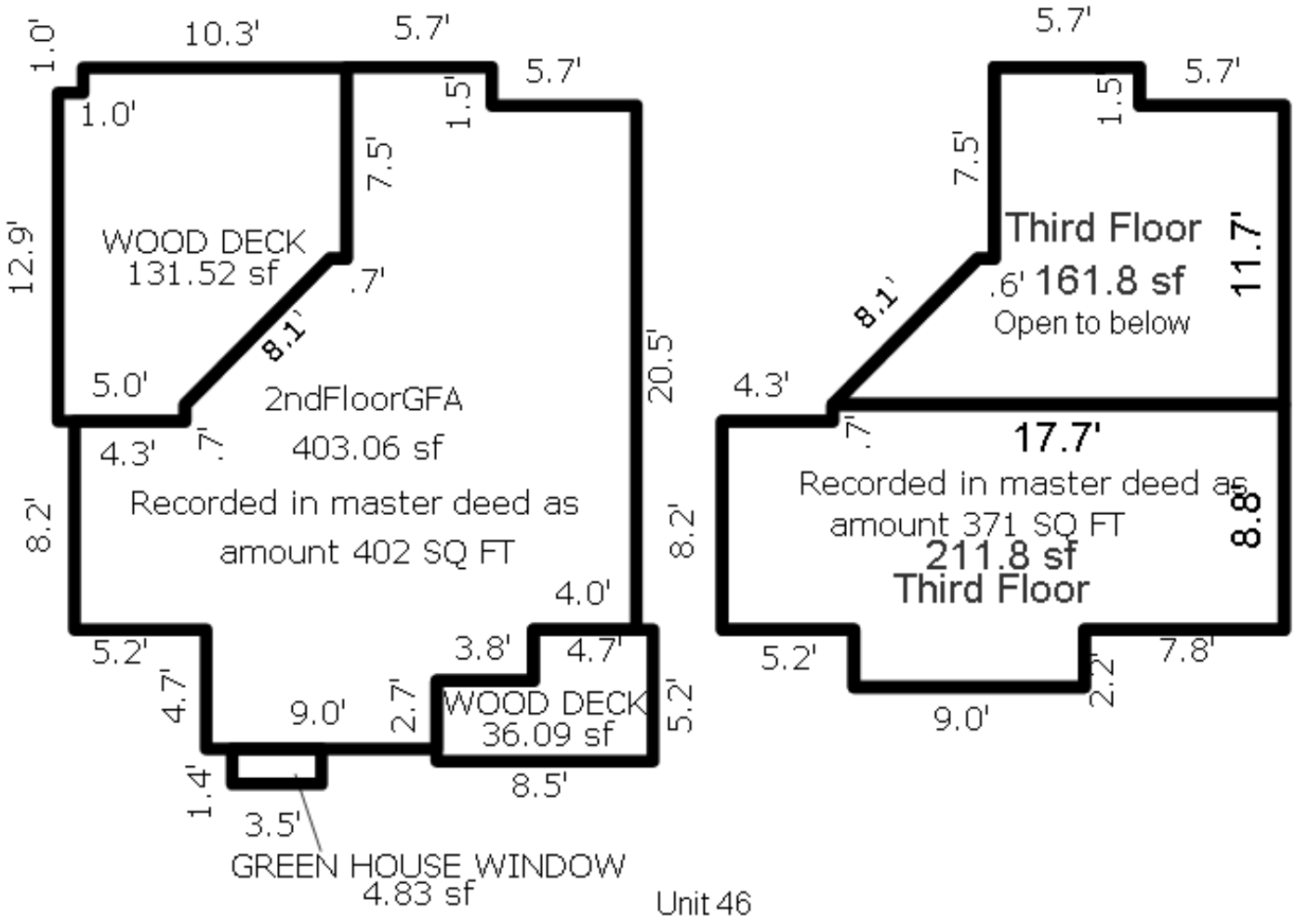
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	64,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,350	87,842

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,900

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

BUILDING M



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

Parcel Number: 45-006-715-047-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAWKS NEST HOLDING LLC	CAMPBELL CAROLINE	0	11/29/2023	CD	21-NOT USED/OTHER	2023005289	DEED	100.0
SAI XAVIER	HAWKS NEST HOLDING LLC	395,000	09/08/2023	WD	03-ARM'S LENGTH	2023003981	PROPERTY TRANSFER	100.0
STINEBAUGH NAOMI & SAI XA	SAI XAVIER	0	12/10/2021	QC	09-FAMILY	2022000255	DEED	0.0
HENDINGS HOLDINGS LLC	STINEBAUGH NAOMI & SAI XA	215,000	02/05/2021	WD	03-ARM'S LENGTH	2021001407	PROPERTY TRANSFER	100.0

Property Address
47 HAWKS NEST

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 406,650 TCV/TFA: 505.78

Building Permit(s)	Date	Number	Status

Owner's Name/Address
CAMPBELL CAROLINE
2252 HATTON
VIRGINIA BEACH VA 23451

X Improved Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Tax Description
L271 P110 L465 P750/98 UNIT 47 HAWK'S NEST CONDOMINIUM REC L253 P934-933 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

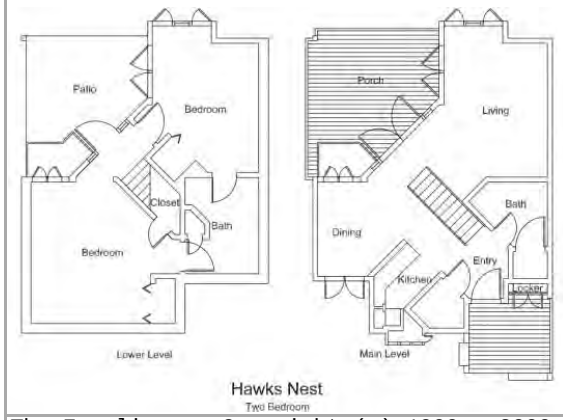
Public Improvements

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

Topography of Site

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

Comments/Influences
BLDG M, LOWER FACING W TO UNIT 53
2BED/2BATH
LOWER TWO LEVELS



Hawks Nest
Two Bedroom

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	103,300	203,300			170,630C
2024	60,000	105,500	165,500			165,500S
2023	45,000	104,100	149,100			111,510C
2022	30,000	76,200	106,200			106,200S

Who	When	What
TPC	05/23/2023	INSPECTED
TPC	08/03/2018	INSPECTED
TPC	04/19/2017	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 127,950 E.C.F.
Total Depr Cost: 108,763 X 1.900
Estimated T.C.V: 206,650

(16) Porches/Decks

Area	Type
134	WSEP (1 Story)
134	WSEP (1 Story)
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

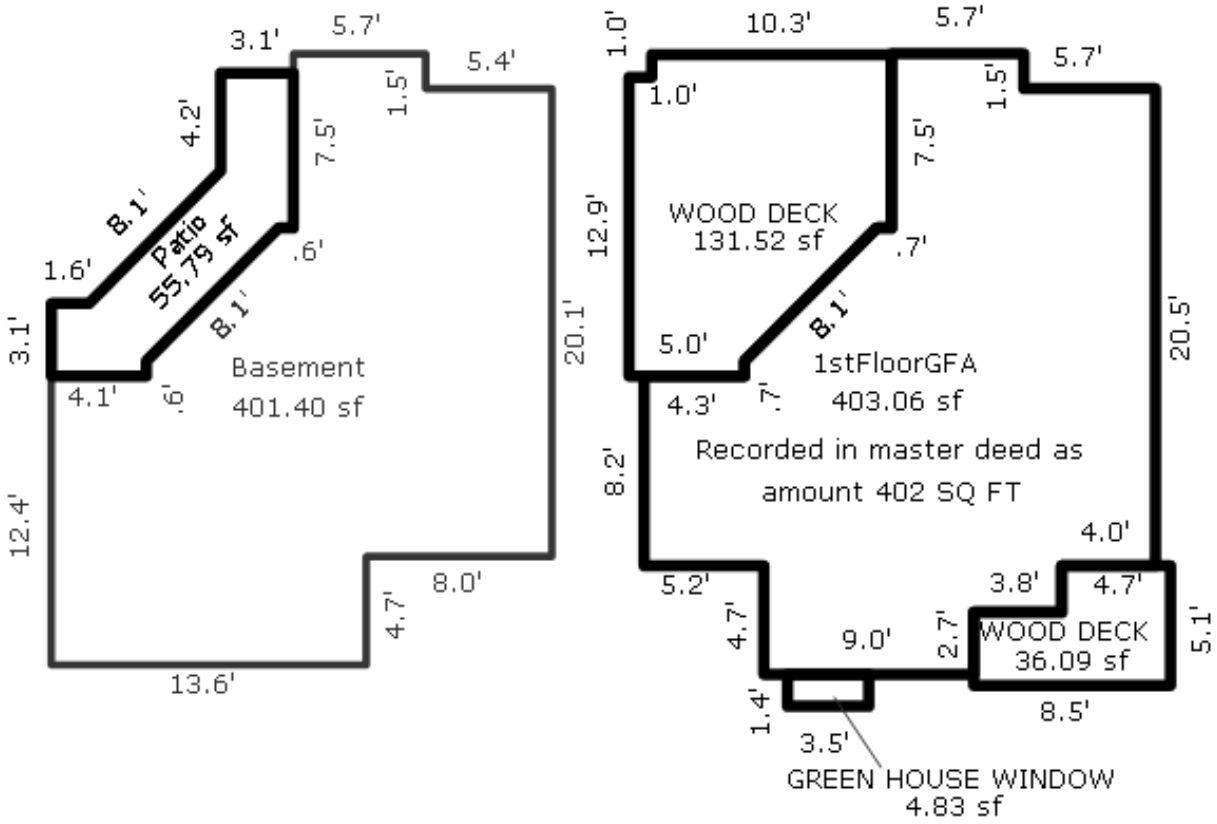
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	97,162	82,594
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (1 Story)			134	7,369	6,264
WSEP (1 Story)			134	7,369	6,264
Deck					
Treated Wood			36	1,520	1,292
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	127,950	108,763

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 206,650

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

BUILDING M



UNIT 47

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

Parcel Number: 45-006-715-048-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILKERSON STEPHEN F & DEB	ALEX FRANCIS & JANICE	310,000	03/31/2022	WD	03-ARM'S LENGTH	2022002227	PROPERTY TRANSFER	100.0
LAZARUS	WILKERSON	230,000	12/10/2002	WD	03-ARM'S LENGTH	690:683	PROPERTY TRANSFER	0.0
SEYMOUR	LAZARUS	191,000	04/24/2002	WD	03-ARM'S LENGTH	642:643	OTHER	0.0
MITCHELL	SEYMOUR	112,000	05/11/1998	WD	03-ARM'S LENGTH	475:687	PROPERTY TRANSFER	0.0

Property Address

48 HAWKS NEST

Owner's Name/Address

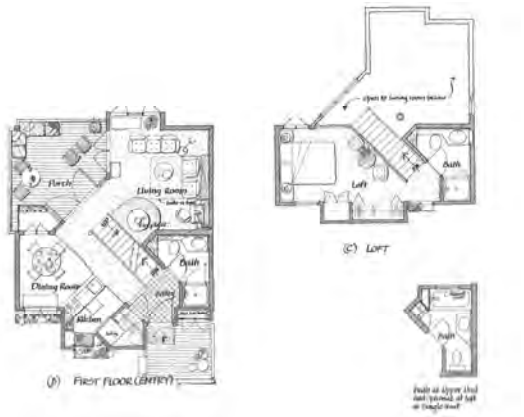
ALEX FRANCIS & JANICE
5230 GALLAGHER
WHITMORE LAKE MI 48189

Tax Description

L270 P763 L318 P689 L475 P687/98 L642 P643/02 L690 P68/02 UNIT 48 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG M, UPPER, END, FACING W
1BED/2BATH
UPPER TWO LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 376,719 TCV/TFA: 613.55

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	02/25/2022	INSPECTED
TPC	08/03/2018	INSPECTED
TPC	10/19/2016	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,0

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	88,400	188,400			149,283C
2024	60,000	90,200	150,200			144,795C
2023	45,000	92,900	137,900			137,900S
2022	30,000	63,200	93,200			74,322C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 10
Floor Area: 614
Total Base New : 103,350 E.C.F.
Total Depr Cost: 93,010 X 1.900
Estimated T.C.V: 176,719

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

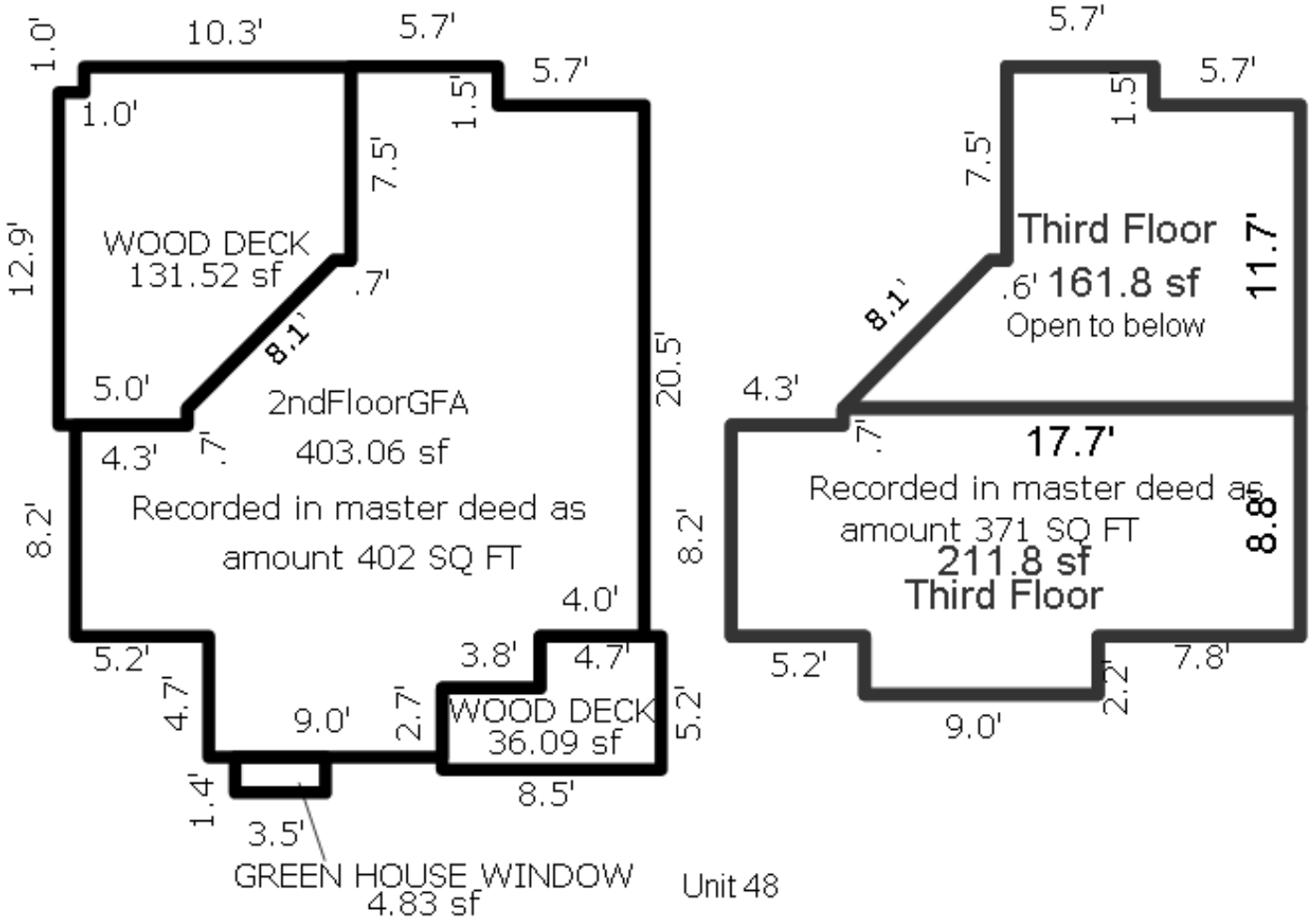
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	67,971
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,337
3 Fixture Bath			1	4,678	4,210
Porches					
WSEP (2 Story)			118	10,651	9,586
WCP (1 Story)			40	2,642	2,378
Water/Sewer					
Public Water			1	1,505	1,354
Public Sewer			1	1,505	1,354
Built-Ins					
Appliance Allow.			1	2,786	2,507
Fireplaces					
Wood Stove			1	2,570	2,313
			Totals:	103,350	93,010

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 176,719

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

BUILDING M



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

Parcel Number: 45-006-715-049-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OMNI DETROIT HOLDINGS LLC	OKEEFE MARY LYNNE & TOM	265,000	08/16/2019	WD	03-ARM'S LENGTH	2019004715	PROPERTY TRANSFER	100.0
POTESTIVO FABIENNE V & BR	OMNI DETROIT HOLDINGS LLC	233,000	04/10/2018	CD	09-FAMILY	L1327P568	PROPERTY TRANSFER	100.0
POTESTIVO BRIAN & FABIENN	POTESTIVO FABIENNE V & BR	0	01/13/2011	QC	09-FAMILY	2011 1076-997Q	PROPERTY TRANSFER	0.0
BILEK WILLIAM MARK TRUST	POTESTIVO BRIAN & FABIENN	345,000	02/03/2006	WD	03-ARM'S LENGTH	891:401	OTHER	100.0

Property Address

49 HAWKS NEST

Owner's Name/Address

OKEEFE MARY LYNNE & TOM
265 WESTWOOD DR
BLOOMFIELD TOWNSHIP MI 48301

Tax Description

L274 P688 L323 P15 L342 P926/92 L891 P401/06 UNIT 49 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, END UNIT 2.5S FACING W @ BLUFF
3BED/3BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 546,987 TCV/TFA: 533.65

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	123,500	273,500			149,472C
2024	130,000	126,100	256,100			144,978C
2023	70,000	129,800	199,800			138,075C
2022	40,000	94,900	134,900			131,500C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 152,924 E.C.F.
Total Depr Cost: 129,993 X 1.900
Estimated T.C.V: 246,987

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (2 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469

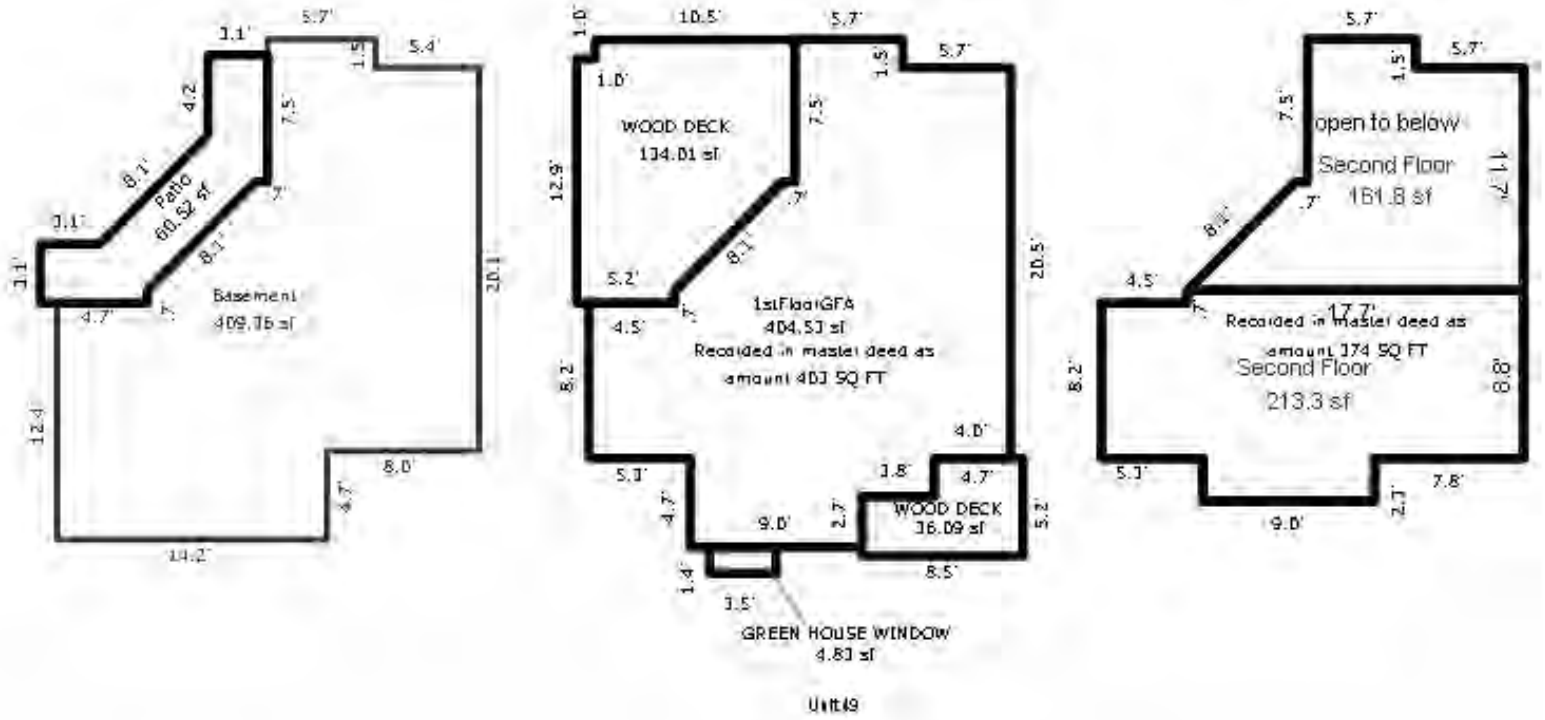
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,263
3 Fixture Bath	1	4,678	3,976
2 Fixture Bath	1	3,130	2,660
Porches			
WCP (1 Story)	118	5,249	4,462
WSEP (2 Story)	118	10,651	9,053
Water/Sewer			
Public Water	1	1,505	1,279
Public Sewer	1	1,505	1,279
Built-Ins			
Appliance Allow.	1	2,786	2,368
Fireplaces			
Wood Stove	1	2,570	2,184
	Totals:	152,924	129,993

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 246,987

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

BUILDING N



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

Parcel Number: 45-006-715-050-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HISCHKE WILLIAM & DIANE	HISCHKE WILLIAM & DIANE	1	05/19/2015	WD	03-ARM'S LENGTH	1232P1	PROPERTY TRANSFER	0.0
MORICAL JAMES M & JOANNE	HISCHKE WILLIAM & DIANE	300,500	06/03/2005	WD	03-ARM'S LENGTH	856P454	DEED	100.0
MORICAL JAMES M & JOANNE	HISCHKE WILLIAM & DIANE	300,500	06/01/2005	WD	03-ARM'S LENGTH	856:454	OTHER	100.0
SCHULTZ	MORICAL	140,000	05/01/1998	WD	03-ARM'S LENGTH	474:189	PROPERTY TRANSFER	0.0

Property Address

50 HAWKS NEST

Owner's Name/Address

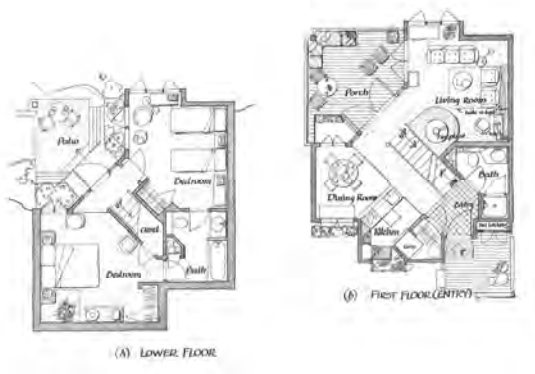
HISCHKE WILLIAM & DIANE
212 CANTERBURY TRL
ROCHESTER MI 48309

Tax Description

L272 P68 L384 P249 L407 P877 L474 P189 L856 P454/05 UNIT 50 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, LOWER, INTERIOR FACING W @ BLUFF
2BED/2BATH
LOWER TWO LEVELS



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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 507,602 TCV/TFA: 632.92

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT	1 Units		300000.00000	100				300,0
	0.00 Total Acres				Total Est. Land Value =			300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	103,800	253,800			128,581C
2024	130,000	106,000	236,000			124,715C
2023	70,000	109,100	179,100			118,777C
2022	40,000	79,800	119,800			113,121C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 128,545 E.C.F.
Total Depr Cost: 109,264 X 1.900
Estimated T.C.V: 207,602

(16) Porches/Decks

Area	Type
118	WCP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

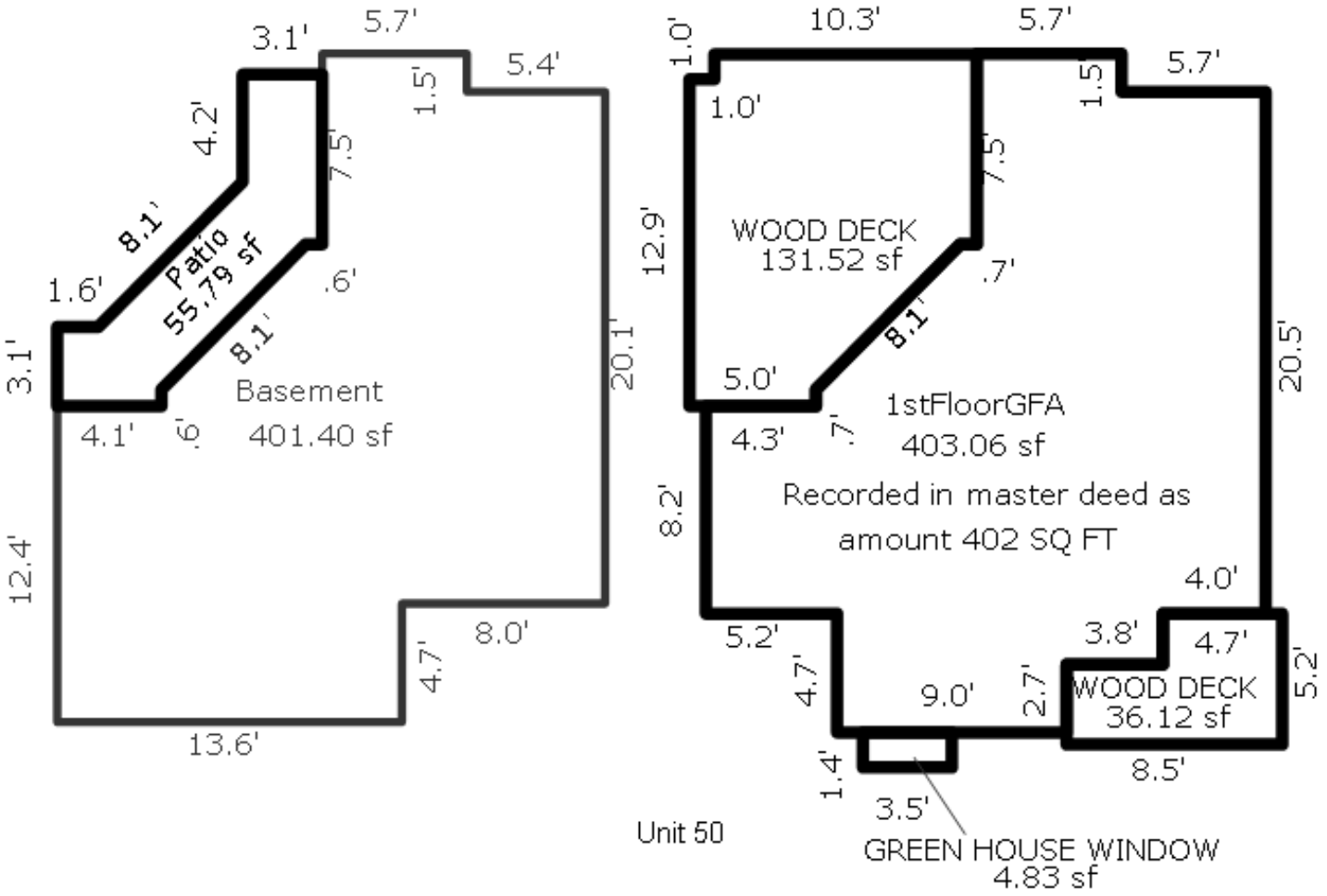
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	100,955	85,814
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WCP (2 Story)			118	6,404	5,443
WSEP (1 Story)			118	6,656	5,658
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	128,545	109,264

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 207,602

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

BUILDING N



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

Parcel Number: 45-006-715-051-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRATTON	CIOTTI	120,000	08/12/1999	WD	03-ARM'S LENGTH	520:727	OTHER	0.0
LEVINE	STRATTON	100,000	08/21/1997	WD	03-ARM'S LENGTH	451:313	OTHER	0.0

Property Address

51 HAWKS NEST

Owner's Name/Address

CIOTTI MARY
3463 STATE ST #475
SANTA BARBARA CA 93105

Tax Description

L300 P962 L417 P187 L451 P313 L520 P727 UNIT 51 HAWK'S NEST CONDOMINIUM REC L 253 P 934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, UPPER, INTERIOR FACING W @ BLUFF
1BED/2BATH
UPPER TWO LEVELS

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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 464,399 TCV/TFA: 756.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	82,200	232,200			97,627C
2024	130,000	83,900	213,900			94,692C
2023	70,000	86,400	156,400			90,183C
2022	40,000	63,200	103,200			85,889C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 101,802 E.C.F.
Total Depr Cost: 86,526 X 1.900
Estimated T.C.V: 164,399

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

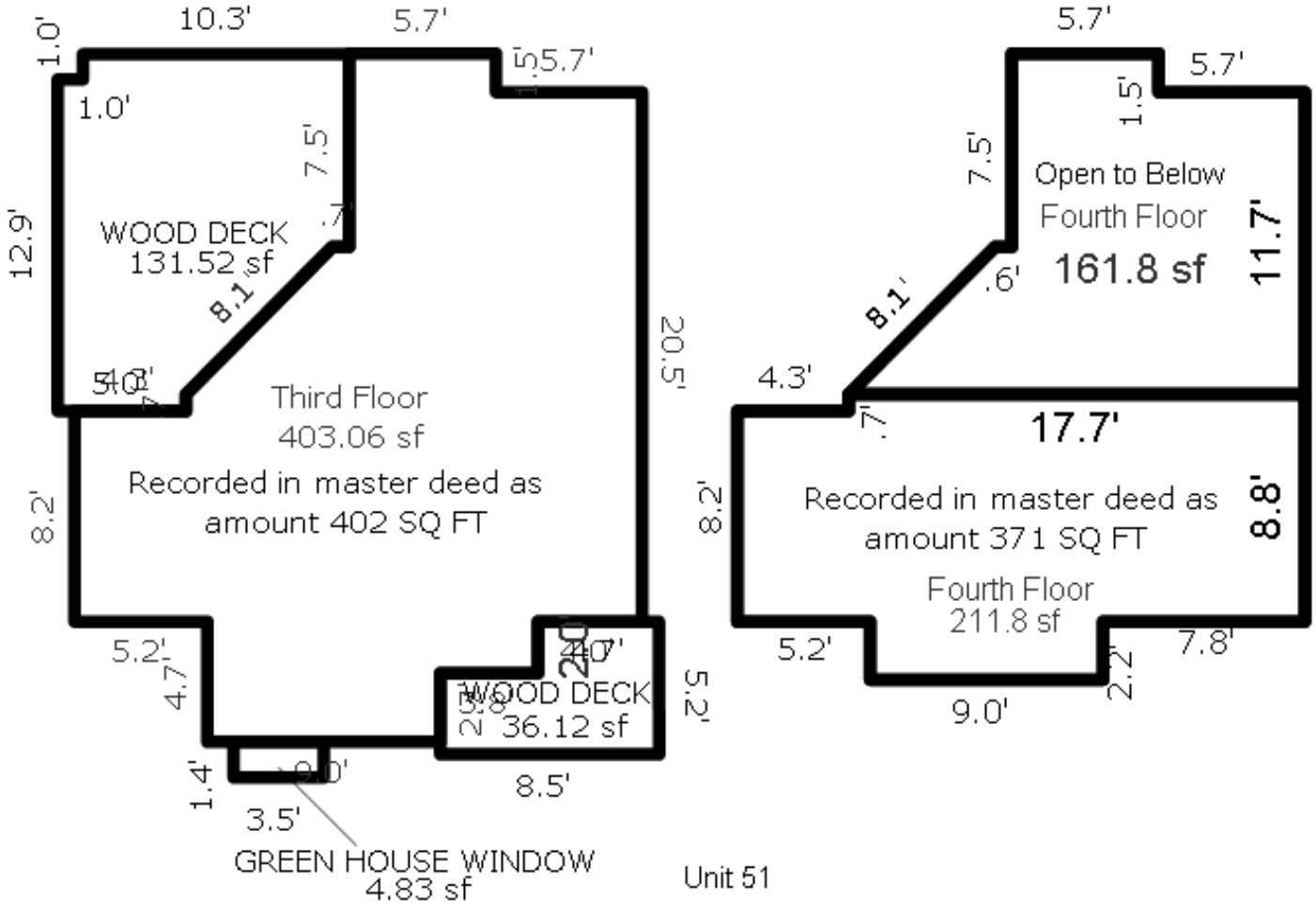
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	64,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	101,802	86,526

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 164,399

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

BUILDING N



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

Parcel Number: 45-006-715-052-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SULLIVAN DYLAN & HARDY SU	MI DWELLLINGS LLC	0	07/19/2023	WD	09-FAMILY	2023003155	DEED	0.0
LEAHY JOHN M & CATHY J	SULLIVAN DYLAN & HARDY SU	385,000	06/24/2022	WD	03-ARM'S LENGTH	2022003741	PROPERTY TRANSFER	100.0
BINDER CHARLES W TRUST	LEAHY JOHN M & CATHY J	228,000	10/04/2019	WD	03-ARM'S LENGTH	2019005795	PROPERTY TRANSFER	100.0

Property Address

52 HAWKS NEST

Owner's Name/Address

MI DWELLLINGS LLC
141 W 74TH ST APT 1B
NEW YORK NY 10023

Tax Description

L272 P57 L305 P916 L456 P223/97 UNIT 52
HAWK'S NEST CONDOMINIUM REC L253 P934-993
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, LOWER, END FACING W AT BLUFF
2BED/2BATH
LOWER TWO LEVELS

(A) Lower Floor

(B) First Floor (Entry)

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 507,484 TCV/TFA: 624.98

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Who	When	What
TPC	05/20/2022	INSPECTED
TPC	06/01/2019	INSPECTED
TPC	08/03/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	103,700	253,700			193,776C
2024	130,000	105,900	235,900			187,950C
2023	70,000	109,000	179,000			179,000S
2022	40,000	78,800	118,800			115,282C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 812
Total Base New : 128,478 E.C.F.
Total Depr Cost: 109,202 X 1.900
Estimated T.C.V: 207,484

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

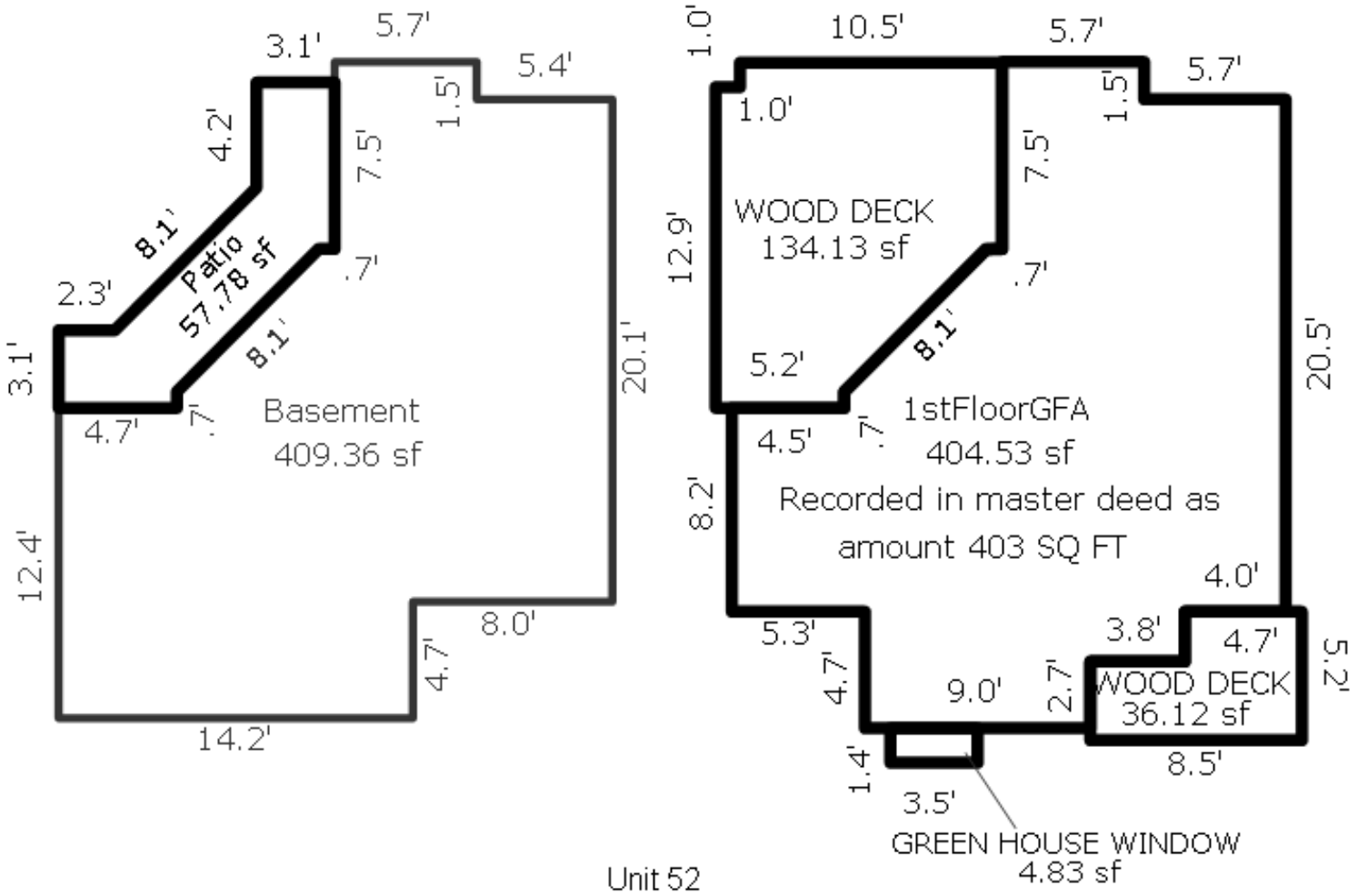
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	102,043	86,733
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (1 Story)			118	6,656	5,658
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	128,478	109,202

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 207,484

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

BUILDING N



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

Parcel Number: 45-006-715-053-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTS	GULA	100,000	03/20/1996	WD	03-ARM'S LENGTH	419:926	OTHER	0.0

Property Address

53 HAWKS NEST

Owner's Name/Address

GULA ROBERT J & CONSTANCE L
5703 ALBER RD
SALINE MI 48176

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 476,478 TCV/TFA: 773.50

Building Permit(s)	Date	Number	Status
Commercial/Residential	05/17/2018	PB18-0238	100% FINIS
Mechanical	02/26/2014	PM14-0106	
Plumbing	02/24/2014	PP14-0024	
Electrical	02/12/2014	PE14-0042	

Tax Description

L274 P197 L360 P426 L419 P925-927/96 UNIT 53 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, UPPER, END FACING W AT BLUFF
1BED/2BATH
UPPER TWO LEVELS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	05/29/2014	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT	1 Units		300000.00000	100				300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	88,200	238,200			117,090C
2024	130,000	103,200	233,200			113,570C
2023	70,000	106,300	176,300			108,162C
2022	40,000	77,800	117,800			103,012C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1,000

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 10
Floor Area: 616
Total Base New : 103,209 E.C.F.
Total Depr Cost: 92,883 X 1.900
Estimated T.C.V: 176,478

(16) Porches/Decks

Area	Type
119	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

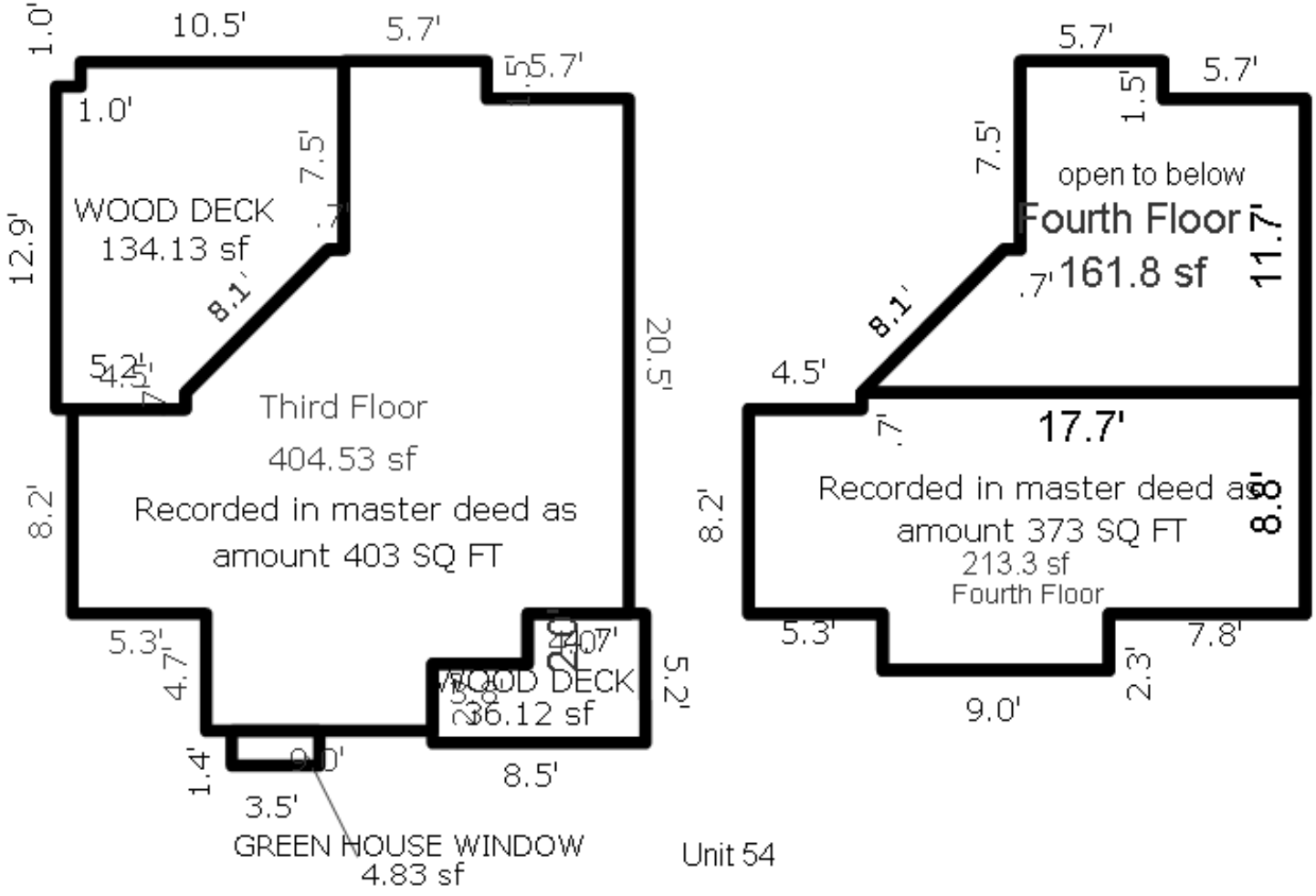
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	75,862	68,272
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,337
2 Fixture Bath			1	3,130	2,817
Porches					
WSEP (2 Story)			119	10,723	9,651
WCP (1 Story)			40	2,642	2,378
Water/Sewer					
Public Water			1	1,505	1,354
Public Sewer			1	1,505	1,354
Built-Ins					
Appliance Allow.			1	2,786	2,507
Fireplaces					
Wood Stove			1	2,570	2,313
Lump Sum Items					
LIFT				1,000	900
			Totals:	103,209	92,883

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 176,478

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

BUILDING N



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

Parcel Number: 45-006-715-054-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LACKEY THOMAS W & JEANNET	HNC #2 LLC	320,000	12/03/2015	WD	03-ARM'S LENGTH	1248P210	PROPERTY TRANSFER	100.0
LACKEY THOMAS W & JEANNET	LACKEY THOMAS W & JEANNET	1	04/01/2013	QC	09-FAMILY	1159P685	OTHER	0.0
LACKEY LIVING TRUST	LACKEY THOMAS W & JEANNET	0	12/17/2012	QC	09-FAMILY	1157P174	DEED	0.0
LACKEY THOMAS & JEANNETTE	LACKEY LIVING TRUST	0	02/18/2008	WD	03-ARM'S LENGTH	968/638	DEED	0.0

Property Address
54 HAWKS NEST

Owner's Name/Address
HNC #2 LLC
151 S OLD WOODWARD AVE SUITE 400
BIRMINGHAM MI 48009

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 651,165 TCV/TFA: 635.28

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000		100		400,0

0.00 Total Acres Total Est. Land Value = 400,000

Tax Description
L380 P854 L494 P795/98 L637 P523/02 UNIT 54 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG O, END 2.5S
3BED/3BATH
THREE LEVEL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	125,600	325,600			182,997C
2024	150,000	128,200	278,200			177,495C
2023	100,000	132,000	232,000			169,043C
2022	70,000	96,500	166,500			160,994C

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	12/10/2015	INSPECTED
TPC	10/14/2013	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	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

	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)
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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 155,511 E.C.F.
Total Depr Cost: 132,192 X 1.900
Estimated T.C.V: 251,165

(16) Porches/Decks

Area	Type
134	WSEP (2 Story)
36	WPP
60	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

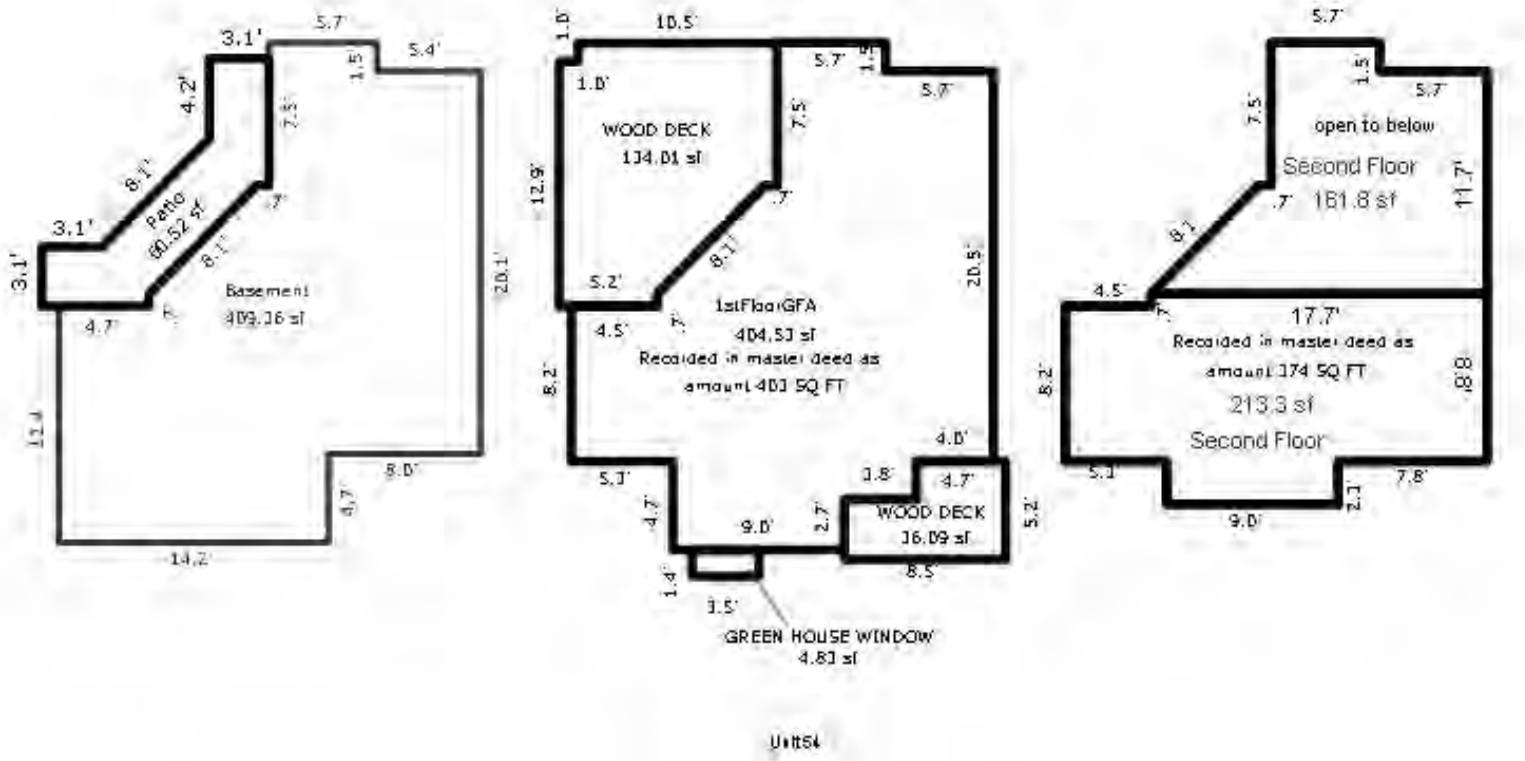
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			2	9,357	7,953
Porches					
WSEP (2 Story)			134	11,789	10,021
WPP			36	1,738	1,477
WCP (1 Story)			60	3,411	2,899
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	155,511	132,192

Notes: 3LEVEL 3BDRM, 3BATH
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 251,165

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

BUILDING O



Unit54

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

Parcel Number: 45-006-715-055-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASTIGNOLA DAVID S & JANE	HAWKS NEST 55 LLC	275,000	07/01/2011	WD	03-ARM'S LENGTH	1090-132	PROPERTY TRANSFER	100.0
LYSAGHT LEON J JR & PAMEL	CASTIGNOLA DAVID S & JANE	321,000	09/08/2004	WD	03-ARM'S LENGTH	822:425	OTHER	100.0
OCONNELL	LYSAGHT	135,500	07/05/1994	WD	03-ARM'S LENGTH	389:374	OTHER	0.0

Property Address

55 HAWKS NEST

Owner's Name/Address

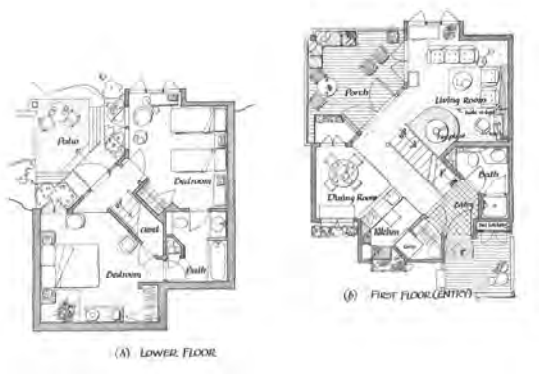
HAWKS NEST 55 LLC
421 CHICAGO
BRITTON MI 49229

Tax Description

L274 P638/87 L306 P67/89 L389 P374/94
L822 P425/04 UNIT 55 HAWK'S NEST
CONDOMINIUM REC L253 P934-993 SEC 14 T29N
R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG O, LOWER, INTERIOR
2BED/2BATH
LOWER TWO LEVELS



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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 505,510 TCV/TFA: 630.31

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	06/30/2010	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	102,800	252,800			127,836C
2024	130,000	104,900	234,900			123,993C
2023	70,000	108,000	178,000			118,089C
2022	40,000	79,000	119,000			112,466C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 127,249 E.C.F.
Total Depr Cost: 108,163 X 1.900
Estimated T.C.V: 205,510

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

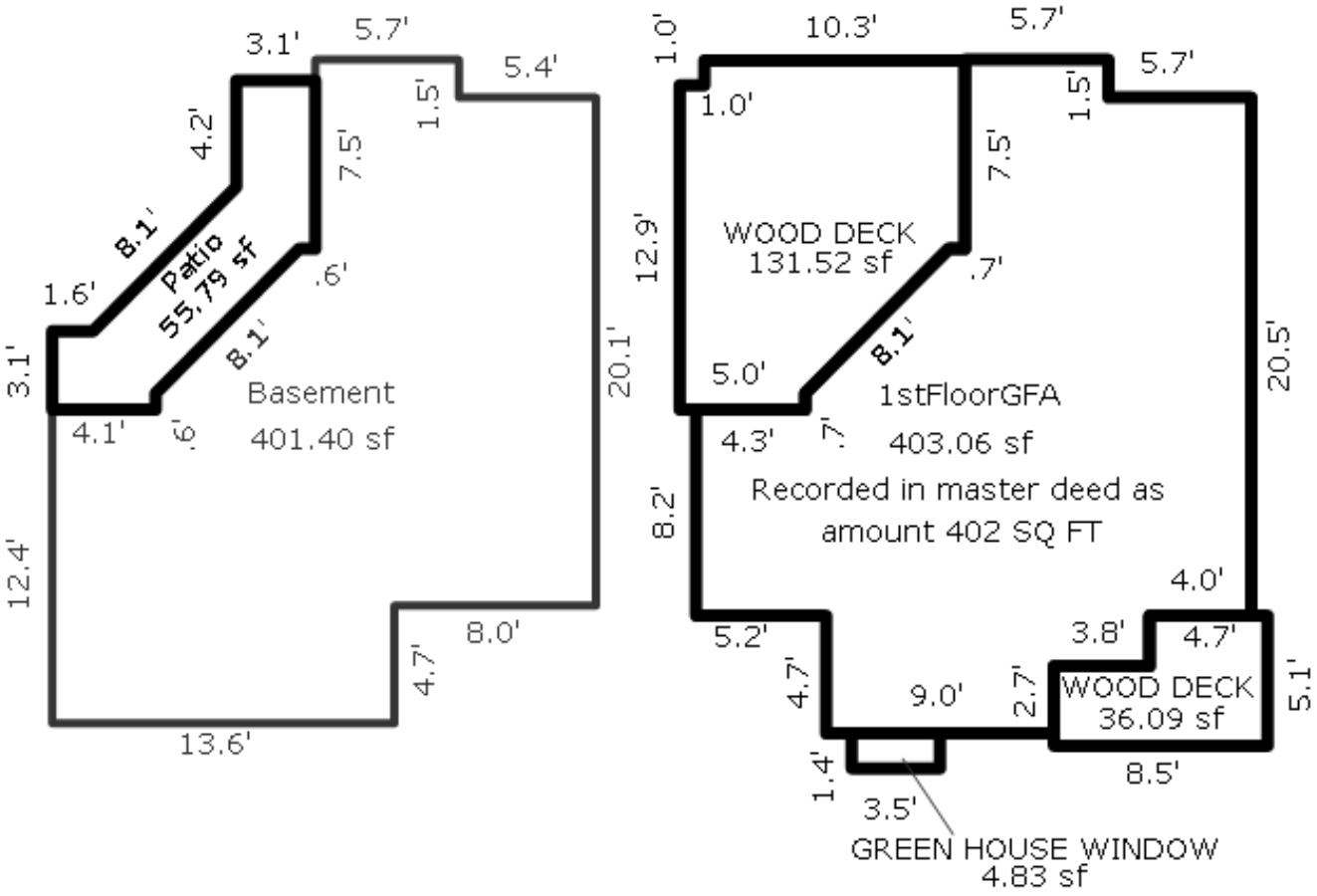
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	100,955	85,814
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (1 Story)			118	6,656	5,658
WSEP (1 Story)			118	6,656	5,658
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	127,249	108,163

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 205,510

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

BUILDING O



UNIT 50

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

Parcel Number: 45-006-715-056-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MASTROIANNI REMO & FACCHI	FACCHINI ANNA M TRUST	0	09/16/2021	QC	09-FAMILY	2021007957	PROPERTY TRANSFER	0.0
CASTIGNOLA DAVID S & JANE	MASTROIANNI REMO & FACCHI	175,000	01/09/2015	WD	03-ARM'S LENGTH	1219P88	PROPERTY TRANSFER	100.0
BLOCHER KENYON R & CAROLE	CASTIGNOLA DAVID S & JANE	265,000	09/07/2004	WD	03-ARM'S LENGTH	821:843	OTHER	100.0
FREEMAN	BLOCHER	128,000	08/30/1996	WD	03-ARM'S LENGTH	429:270	PROPERTY TRANSFER	0.0

Property Address

56 HAWKS NEST

Owner's Name/Address

FACCHINI ANNA M TRUST
2740 GLOUCHESTER RD
ROCHESTER MI 48309

Tax Description

L275 P171/87 L429 P270/96 L563 P492/00
L821 P843/04 UNIT 56 HAWK'S NEST
CONDOMINIUM MASTER DEED REC L253 P934/993
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG O, UPPER, INTERIOR, 1BDRM
1BED/2BATH
UPPER TWO LEVELS

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 466,900 TCV/TFA: 760.42

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	06/30/2010	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	83,500	233,500			104,107C
2024	130,000	85,200	215,200			100,977C
2023	70,000	87,700	157,700			96,169C
2022	40,000	64,200	104,200			91,590C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 103,350 E.C.F.
Total Depr Cost: 87,842 X 1.900
Estimated T.C.V: 166,900

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

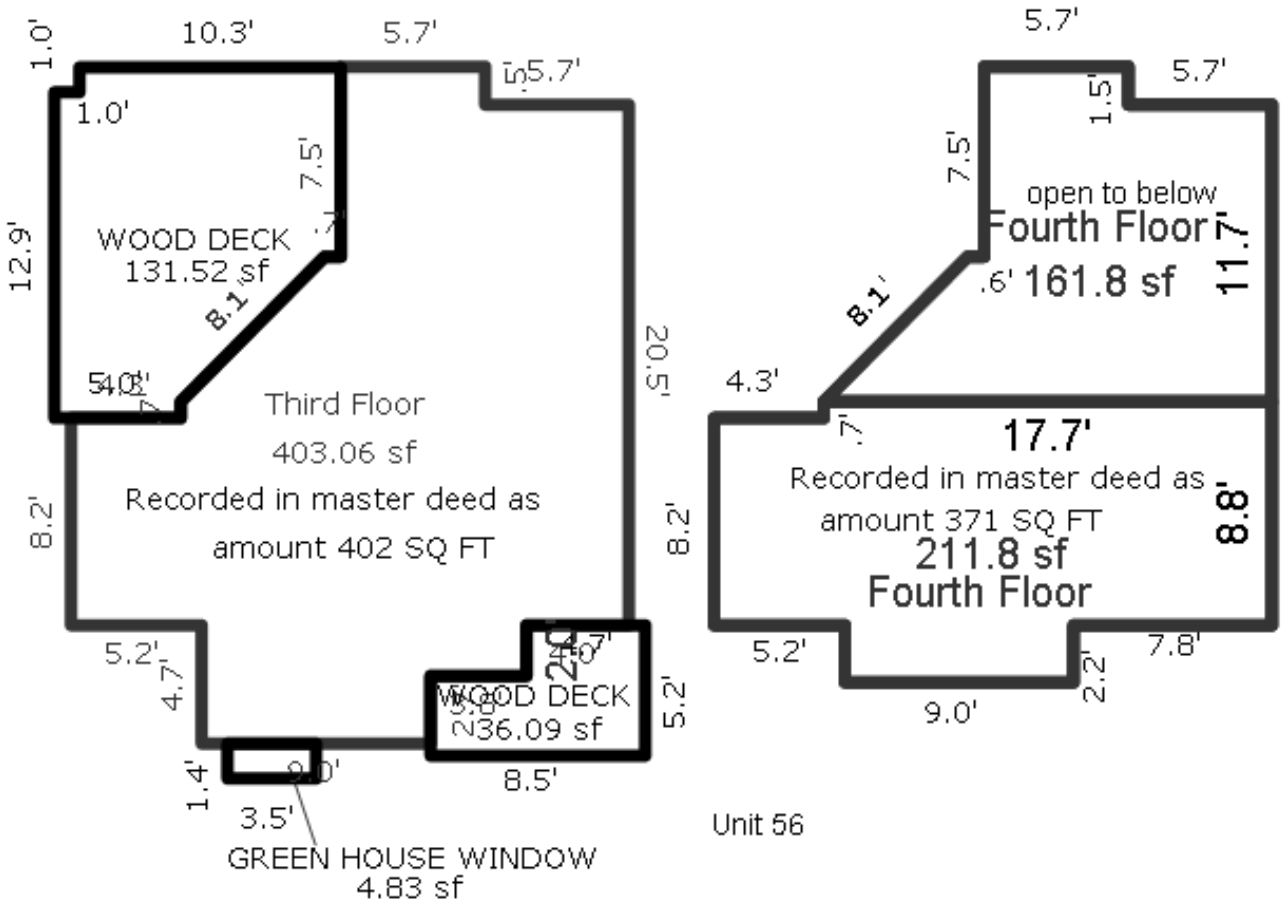
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	64,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,350	87,842

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,900

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

BUILDING O



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

Parcel Number: 45-006-715-057-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRENAN MICHAEL & JOAN	BRENNAN MICHAEL J & JOAN	0	03/20/2015	WD	09-FAMILY	1230P662	PROPERTY TRANSFER	0.0
JENCKA CHRISTOPHER G & JA	BRENAN MICHAEL & JOAN	275,000	03/02/2012	WD	03-ARM'S LENGTH	1116P521	PROPERTY TRANSFER	100.0
YOUNG	JENCKA	112,000	08/31/1993	WD	03-ARM'S LENGTH	369:844	OTHER	0.0

Property Address
57 HAWKS NEST

Owner's Name/Address
BRENNAN MICHAEL J & JOAN E TRUST
1378 CAROL AVE
PLYMOUTH MI 48170

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 503,596 TCV/TFA: 626.36

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

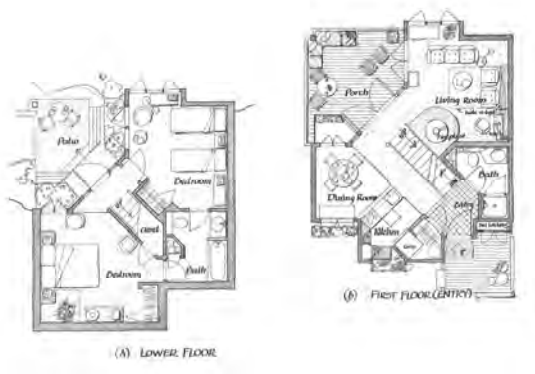
Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Tax Description
L276 P500 L369 P844/93 UNIT 57 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG O LOWER END
2BED/2BATH
LOWER TWO LEVELS



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	101,800	251,800			126,470C
2024	130,000	103,900	233,900			122,668C
2023	70,000	107,000	177,000			116,827C
2022	40,000	78,200	118,200			111,264C

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2010

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 126,061 E.C.F.
Total Depr Cost: 107,156 X 1.900
Estimated T.C.V: 203,596

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	101,174	86,003
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (1 Story)			118	6,656	5,658
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	126,061	107,156

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 203,596

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

Parcel Number: 45-006-715-058-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEDBETTER	WELLER	117,000	12/12/1994	WD	03-ARM'S LENGTH	397:957	OTHER	0.0

Property Address

58 HAWKS NEST

Owner's Name/Address

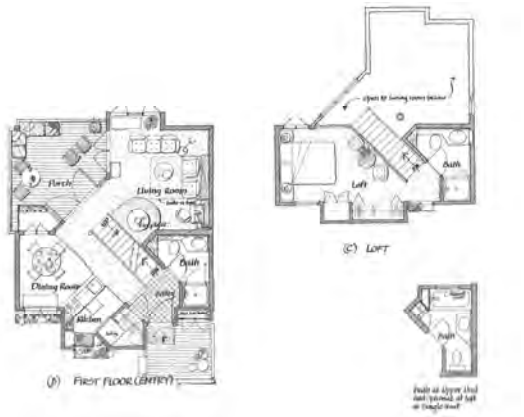
WELLER DEREK & ANNA
2119 VICTORIA CR
ANN ARBOR MI 48103

Tax Description

L274 P443 L397 P957 L412 P198-200/95 UNIT 58 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG O, UPPER, END, 1BDRM
1BED/2BATH
UPPER TWO LEVELS



Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 464,399 TCV/TFA: 756.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/14/2013	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000	100			300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	82,200	232,200			97,483C
2024	130,000	83,900	213,900			94,552C
2023	70,000	86,400	156,400			90,050C
2022	40,000	63,200	103,200			85,762C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 101,802 E.C.F.
Total Depr Cost: 86,526 X 1.900
Estimated T.C.V: 164,399

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

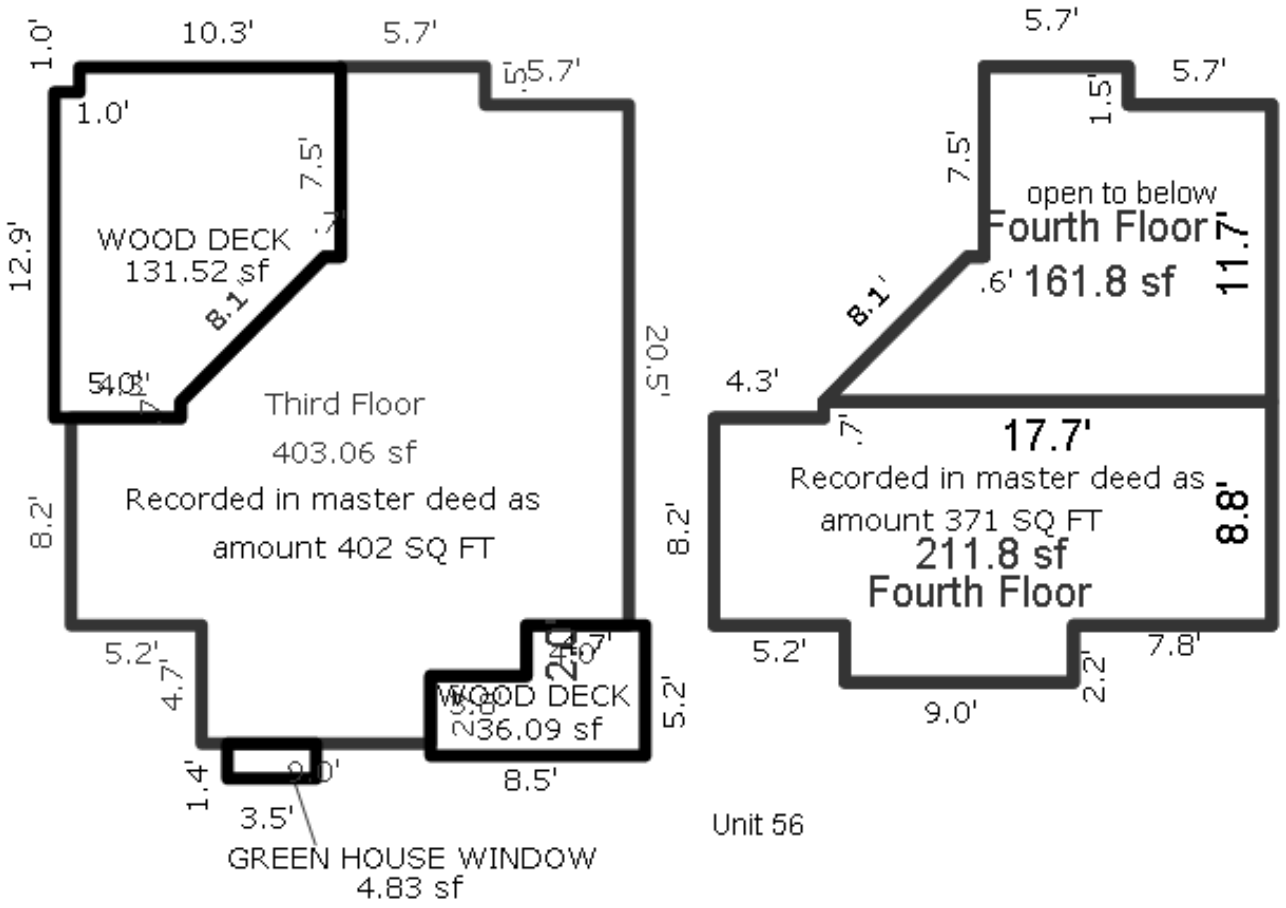
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	64,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	101,802	86,526

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 164,399

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

BUILDING O



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

Parcel Number: 45-006-715-059-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTHARDT FREDERICK W & NA	HNC #1 LLC	340,000	12/03/2015	WD	03-ARM'S LENGTH	1247P316	PROPERTY TRANSFER	100.0
KUSHNER	LUTHARDT	375,000	09/13/2002	WD	03-ARM'S LENGTH	666:323	OTHER	0.0

Property Address

59 HAWKS NEST

Owner's Name/Address

HNC #1 LLC
151 S OLD WOODWARD AVE STE 400
BIRMINGHAM MI 48009

Tax Description

L279 P935/87 L637 P554/02 L666 P323/02
UNIT 59 HAWK'S NEST CONDOMINIUM REC L253
P934-993 SEC 14 T29N R14W. 2ND AMENDMENT
L931P103

Comments/Influences

BLDG P, END, 2.5S
3BED/3BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 646,987 TCV/TFA: 631.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000		100		400,0

0.00 Total Acres Total Est. Land Value = 400,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	123,500	323,500			181,630C
2024	150,000	126,100	276,100			176,169C
2023	100,000	129,800	229,800			167,780C
2022	70,000	94,900	164,900			159,791C

Who	When	What
TPC	08/07/2018	INSPECTED
TPC	12/09/2015	INSPECTED
TPC	10/14/2013	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 152,924 E.C.F.
Total Depr Cost: 129,993 X 1.900
Estimated T.C.V: 246,987

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

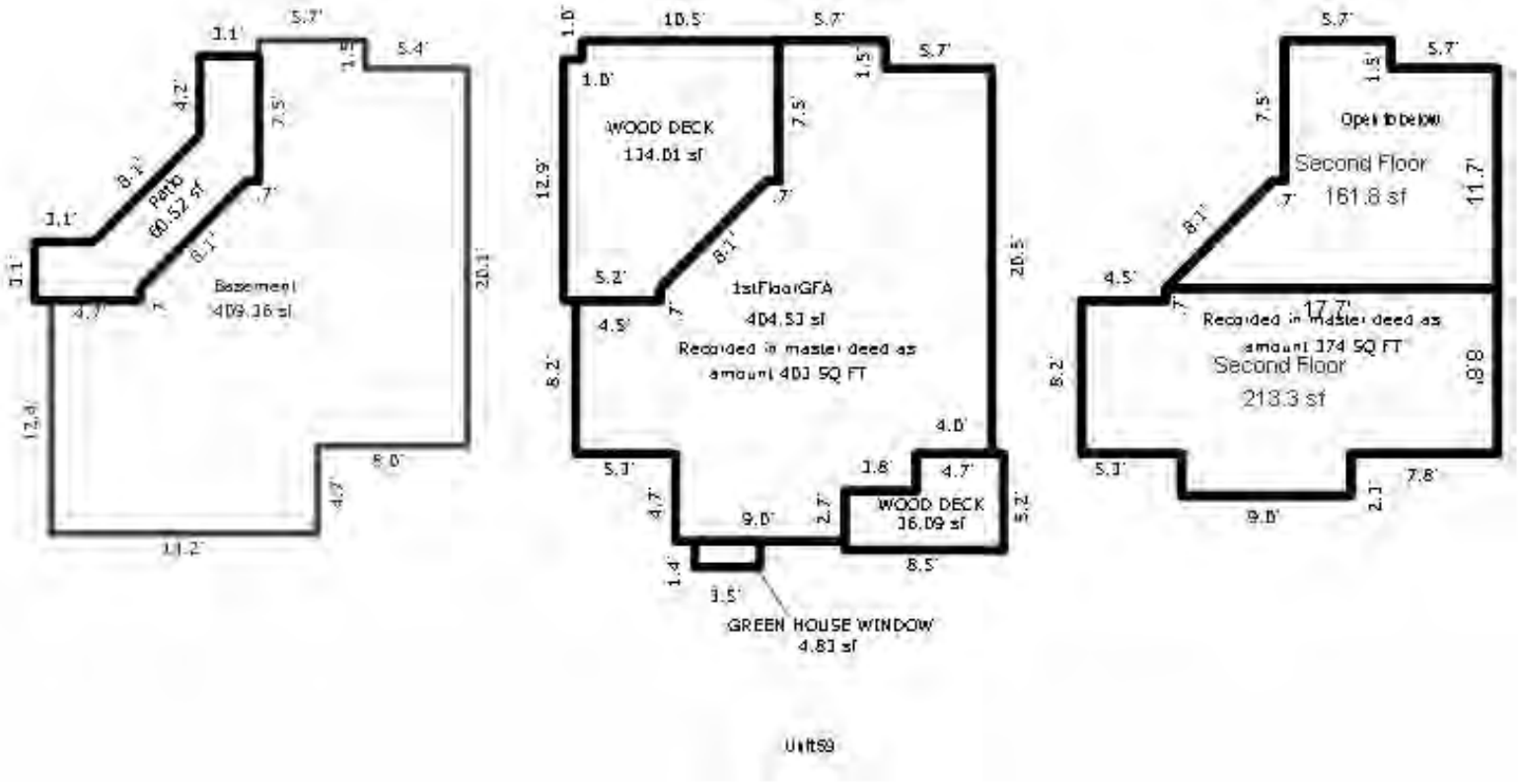
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	152,924	129,993

Notes: 3BDRM 3 BATH 3 LEVELS
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 246,987

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

BUILDING P



Unit59

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

Parcel Number: 45-006-715-060-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEUMEISTER GARY C & CAROL	HNC #3 LLC	230,000	05/31/2018	WD	03-ARM'S LENGTH	1330P578	PROPERTY TRANSFER	100.0
WILKE RONALD & CAROL	NEUMEISTER GARY C & CAROL	349,900	09/30/2005	WD	03-ARM'S LENGTH	874:339	OTHER	100.0
LOVE TRUST	WILKE	310,000	04/08/2002	WD	03-ARM'S LENGTH	639:841	OTHER	0.0
DOBBS	LOVE	148,000	10/04/1995	WD	03-ARM'S LENGTH	411:473	OTHER	0.0

Property Address

60 HAWKS NEST

Owner's Name/Address

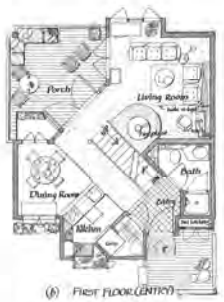
HNC #3 LLC
151 S OLD WOODWARD AVE STE 400
BIRMINGHAM MI 48009

Tax Description

L333 P25 L411 P473 L485 P39 L639 P841
L874 P339/05 UNIT 60 HAWK'S NEST
CONDOMINIUM REC L253 P934-993 SEC 14 T29N
R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG P, LOWER, INTERIOR
2BED/2BATH
LOWER TWO LEVELS



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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 502,323 TCV/TFA: 626.34

Building Permit(s)	Date	Number	Status
Electrical	12/20/2021	PE21-0888	100% FINIS

X Improved ☐ Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000	100			300,0

0.00 Total Acres Total Est. Land Value = 300,000

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/19/2016	INSPECTED
TPC	10/14/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	101,200	251,200			130,215C
2024	130,000	103,300	233,300			126,300C
2023	70,000	106,300	176,300			120,286C
2022	40,000	78,100	118,100			114,559C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2022

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 125,277 E.C.F.
Total Depr Cost: 106,486 X 1.900
Estimated T.C.V: 202,323

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

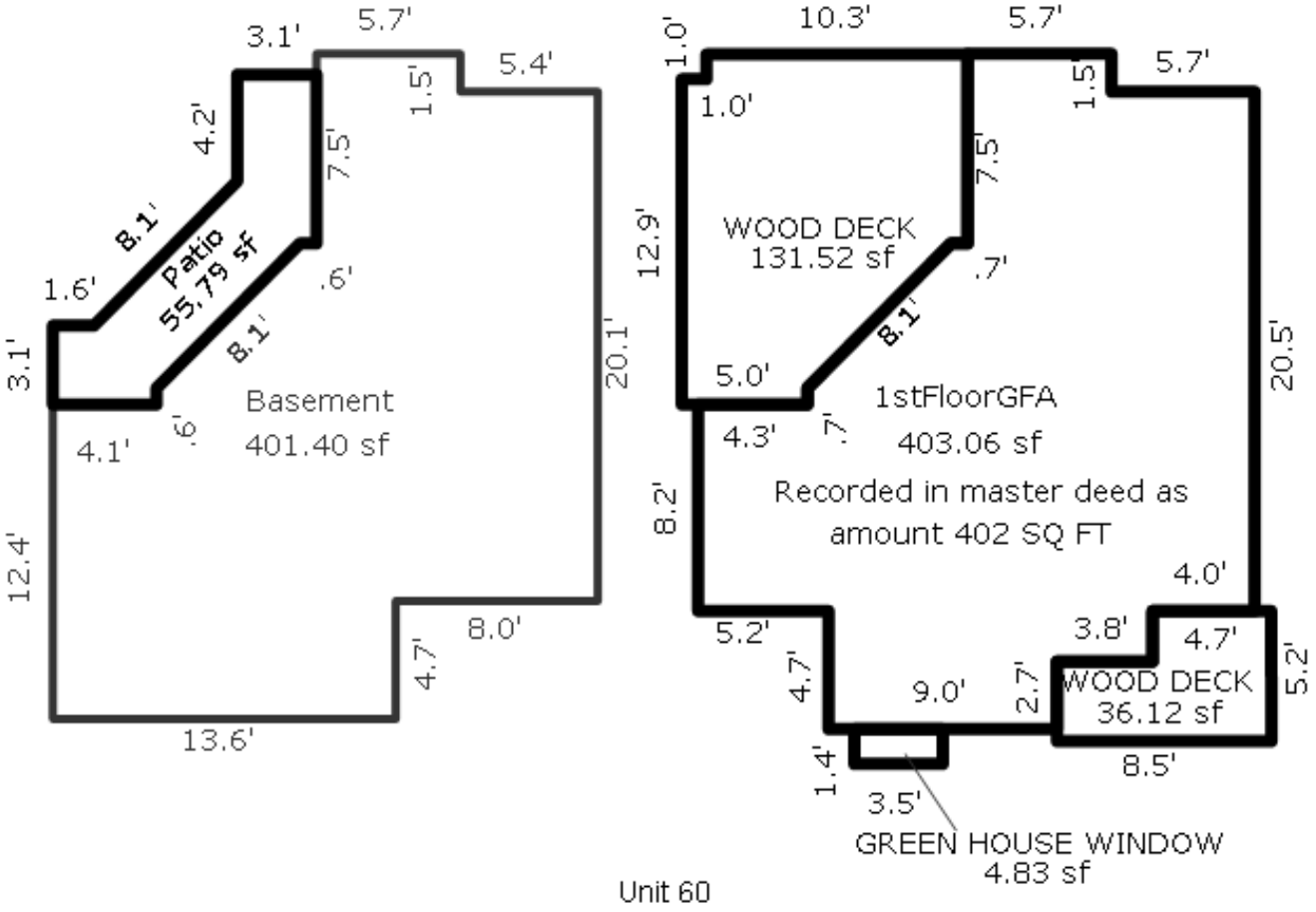
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	100,390	85,333
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
2 Fixture Bath			1	3,130	2,660
Porches					
WSEP (1 Story)			118	6,656	5,658
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	125,277	106,486

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 202,323

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

BUILDING P



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

Parcel Number: 45-006-715-061-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEORGE C KEVIN TRUST	HOLOWEIKO KAREN	0	09/29/2016	WD	09-FAMILY	1274P590	OTHER	50.0
HOLOWEIKO KAREN	HOLOWEIKO KAREN & JIRAK J	0	09/29/2016	QC	09-FAMILY	12274P593	OTHER	0.0
HOLOWEIKO KAREN & JIRAK J	HOLOWEIKO JIRAK JOINT TRU	0	09/29/2016	QC	09-FAMILY	1274P612	OTHER	0.0
HOLOWEIKO KAREN L SINGLE	HOLOWEIKO KAREN L	0	03/12/2015	QC	09-FAMILY	1223P710	PROPERTY TRANSFER	0.0

Property Address

61 HAWKS NEST

Owner's Name/Address

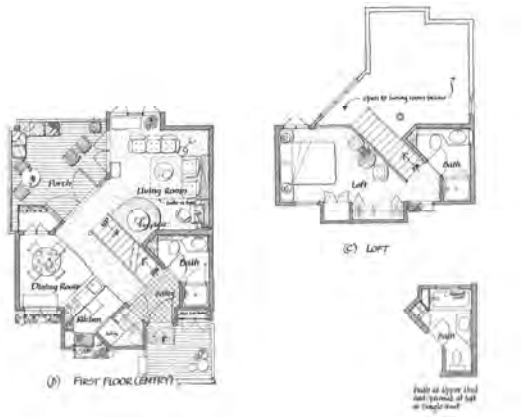
HOLOWEIKO JIRAK JOINT TRUST
PO BOX 483
GLEN ARBOR MI 49636

Tax Description

L276 P218 L297 P396 L389 P824 L493 P815 L794 P871/04 UNIT 61 HAWK'S NEST CONDOMINIUM REC L253 P934-993 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG P, UPPER, INTERIOR, 1BDRM
1BED/2BATH
UPPER TWO LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/08/2018
MAP #: 15
2025 Est TCV 466,900 TCV/TFA: 760.42

Building Permit(s)	Date	Number	Status
Mechanical	10/03/2019	PM19-0760	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/14/2013	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	83,500	233,500			103,982C
2024	130,000	85,200	215,200			100,856C
2023	70,000	87,700	157,700			96,054C
2022	40,000	64,200	104,200			91,480C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 103,350 E.C.F.
Total Depr Cost: 87,842 X 1.900
Estimated T.C.V: 166,900

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

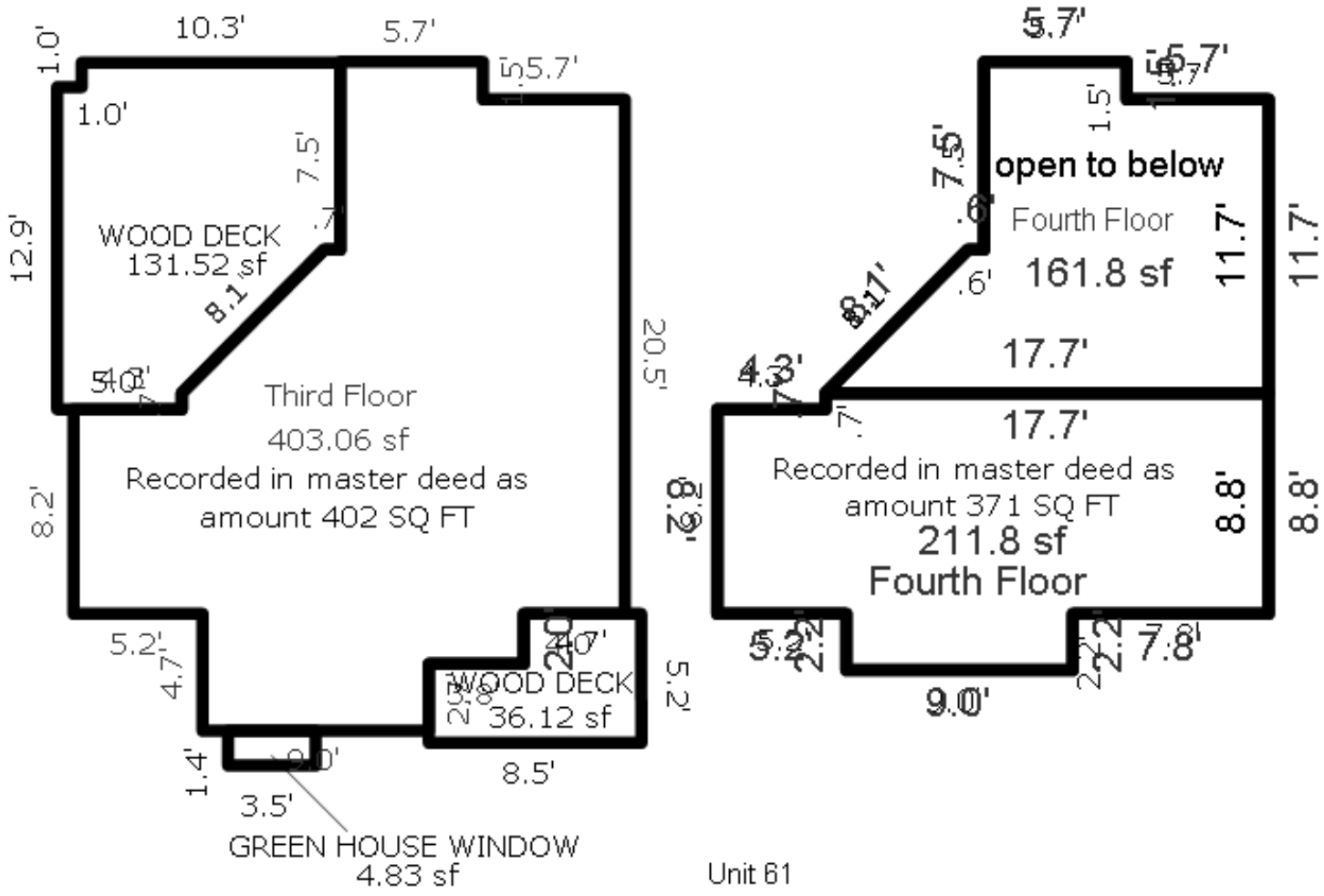
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	75,527	64,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,350	87,842

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,900

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

BUILDING P



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

Parcel Number: 45-006-715-062-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

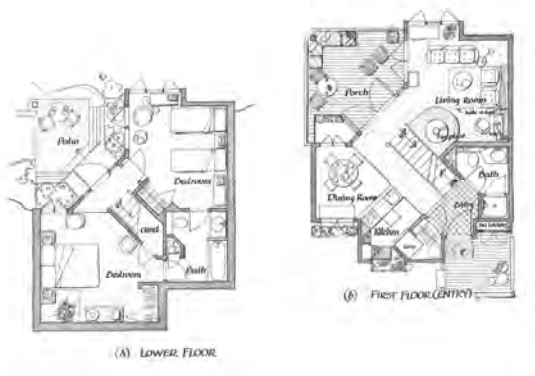
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTHARDT FREDERICK W & NA	GULA ROBERT J & CONNIE	275,000	06/15/2012	WD	03-ARM'S LENGTH	1126P844	PROPERTY TRANSFER	100.0
VANDERWALL	LUTHARDT	172,500	08/07/1998	WD	03-ARM'S LENGTH	483:811	PROPERTY TRANSFER	0.0
WARMOLTS	VANDERWALL	160,000	07/17/1997	WD	03-ARM'S LENGTH	449:102	OTHER	0.0

Property Address
62 HAWKS NEST

Owner's Name/Address
GULA ROBERT J & CONSTANCE L
5703 ALBER RD
SALINE MI 48176-9711

Tax Description
L276 P234 L410 P647 L449 P102 L483 P811
UNIT 62 HAWK'S NEST CONDOMINIUM REC L258
P1-27 SEC 14 T29N R14W. 2ND AMENDMENT
L931P103

Comments/Influences
BLDG P, LOWER, END
2BED/2BATH
LOWER TWO LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 520,622 TCV/TFA: 647.54

Building Permit(s)	Date	Number	Status
Commercial/Residential	06/10/2013	PB13-0160	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/19/2016	INSPECTED
TPC	10/14/2013	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000	100			300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	110,300	260,300			146,844C
2024	130,000	128,800	258,800			142,429C
2023	70,000	132,500	202,500			135,647C
2022	40,000	96,900	136,900			129,188C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2013

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 9
Floor Area: 804
Total Base New : 127,609 E.C.F.
Total Depr Cost: 116,117 X 1.900
Estimated T.C.V: 220,622

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	101,174	92,060

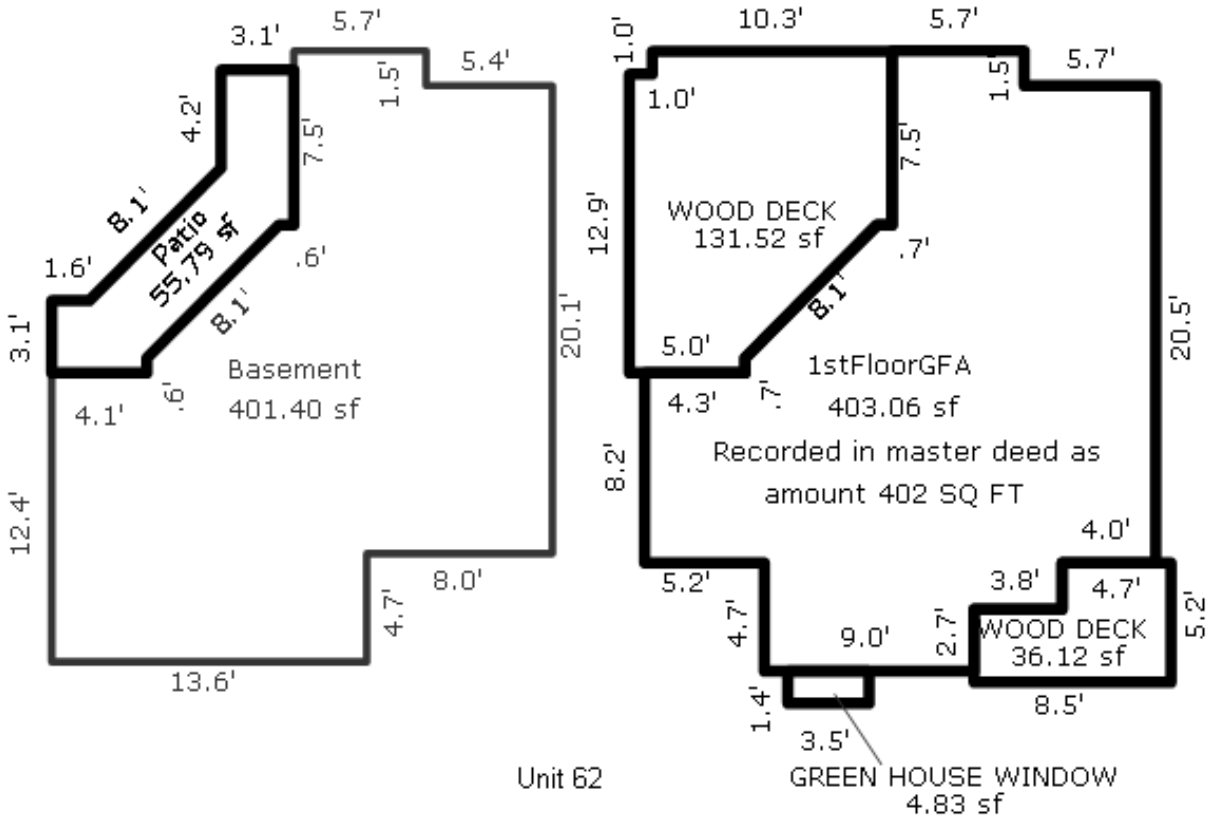
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,352
3 Fixture Bath	1	4,678	4,257
Porches			
WSEP (1 Story)	118	6,656	6,057
WCP (1 Story)	118	5,249	4,777
Water/Sewer			
Public Water	1	1,505	1,370
Public Sewer	1	1,505	1,370
Built-Ins			
Appliance Allow.	1	2,786	2,535
Fireplaces			
Wood Stove	1	2,570	2,339
	Totals:	127,609	116,117

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 220,622

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

BUILDING P



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

Parcel Number: 45-006-715-063-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARSON WILLIAM MARK & ELA	HAWKS NEST 63 LLC	215,000	07/27/2011	WD	03-ARM'S LENGTH	1090/134	PROPERTY TRANSFER	100.0
MOYAD MARK A	PARSON WILLIAM MARK & ELA	265,000	10/31/2003	WD	03-ARM'S LENGTH	773:585	OTHER	100.0
PORTER	MOYAD	240,000	05/20/2002	WD	03-ARM'S LENGTH	645:651	OTHER	0.0
NIELSEN	PORTER	117,000	11/03/1994	WD	03-ARM'S LENGTH	396:469	OTHER	0.0

Property Address
63 HAWKS NEST

Owner's Name/Address
HAWKS NEST 63 LLC
421 CHICAGO
BRITTON MI 49229

Tax Description
L275 P930 L396 P469/94 L645 P651/02 L773 P585/03 UNIT 63 HAWK'S NEST CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG P, UPPER, END, 1BDRM
1BED/2BATH
UPPER TWO LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 466,537 TCV/TFA: 762.32

Building Permit(s)	Date	Number	Status
Commercial/Residential	06/10/2013	PB13-0161	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/14/2013	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	83,300	233,300			104,107C
2024	130,000	85,000	215,000			100,977C
2023	70,000	87,500	157,500			96,169C
2022	40,000	64,000	104,000			91,590C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 612
Total Base New : 103,128 E.C.F.
Total Depr Cost: 87,651 X 1.900
Estimated T.C.V: 166,537

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

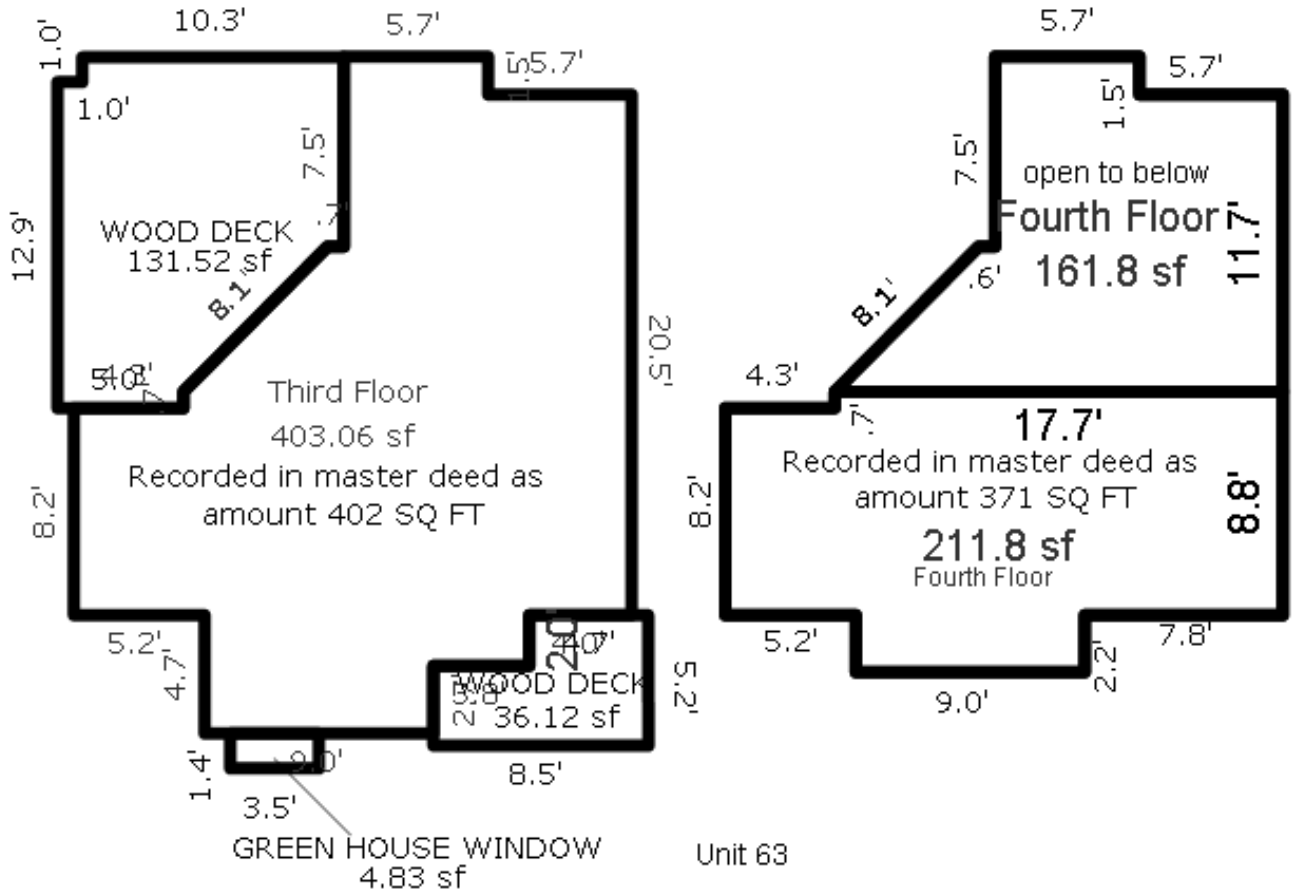
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	75,305	64,003
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,128	87,651

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,537

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

BUILDING P



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

Parcel Number: 45-006-715-064-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUFFY JOHN M & RACHAEL A	LABARGE TRUST	680,000	10/07/2022	WD	03-ARM'S LENGTH	2022006046	PROPERTY TRANSFER	100.0
DUFFY JOHN& RACHAEL & DUF	DUFFY JOHN M & RACHAEL A	0	06/07/2018	QC	09-FAMILY	1334P641	OTHER	0.0
DUFFY MARTIN JR A SINGLE	DUFFY JOHN & DUFFY MAUREE	0	02/18/2014	QC	09-FAMILY	1191P599	DEED	0.0
FLYNN JOSEPH M & MARY P H	DUFFY MAUREEN & DUFFY JOH	145,000	02/25/1993	WD	03-ARM'S LENGTH	359P424	OTHER	0.0

Property Address

64 HAWKS NEST

Owner's Name/Address

LABARGE TRUST
7264 TORY DR
HUDSONVILLE MI 49426

Tax Description

L277 P377 L359 P422-425/93 L745 P312/03 DC L745 P346/03 UNIT 64 HAWK'S NEST CONDOMINIUM REC L258 P1-27 UND 1/2 INT TO DUFFY MAUREEN UND 1/4 INT TO DUFFY JOHN UND 1/4 INT TO DUFFY MARTIN SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG Q, END 2.5S
3BED/3BATH
THREE LEVELS

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

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 649,489 TCV/TFA: 633.65

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who When What

TPC 08/03/2018 INSPECTED
WAS 12/24/2007 INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000	100			400,0

0.00 Total Acres Total Est. Land Value = 400,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	124,700	324,700			250,177C
2024	150,000	127,400	277,400			242,655C
2023	100,000	131,100	231,100			231,100S
2022	70,000	95,900	165,900			117,401C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986 NEW	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 154,473 E.C.F.
Total Depr Cost: 131,310 X 1.900
Estimated T.C.V: 249,489

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

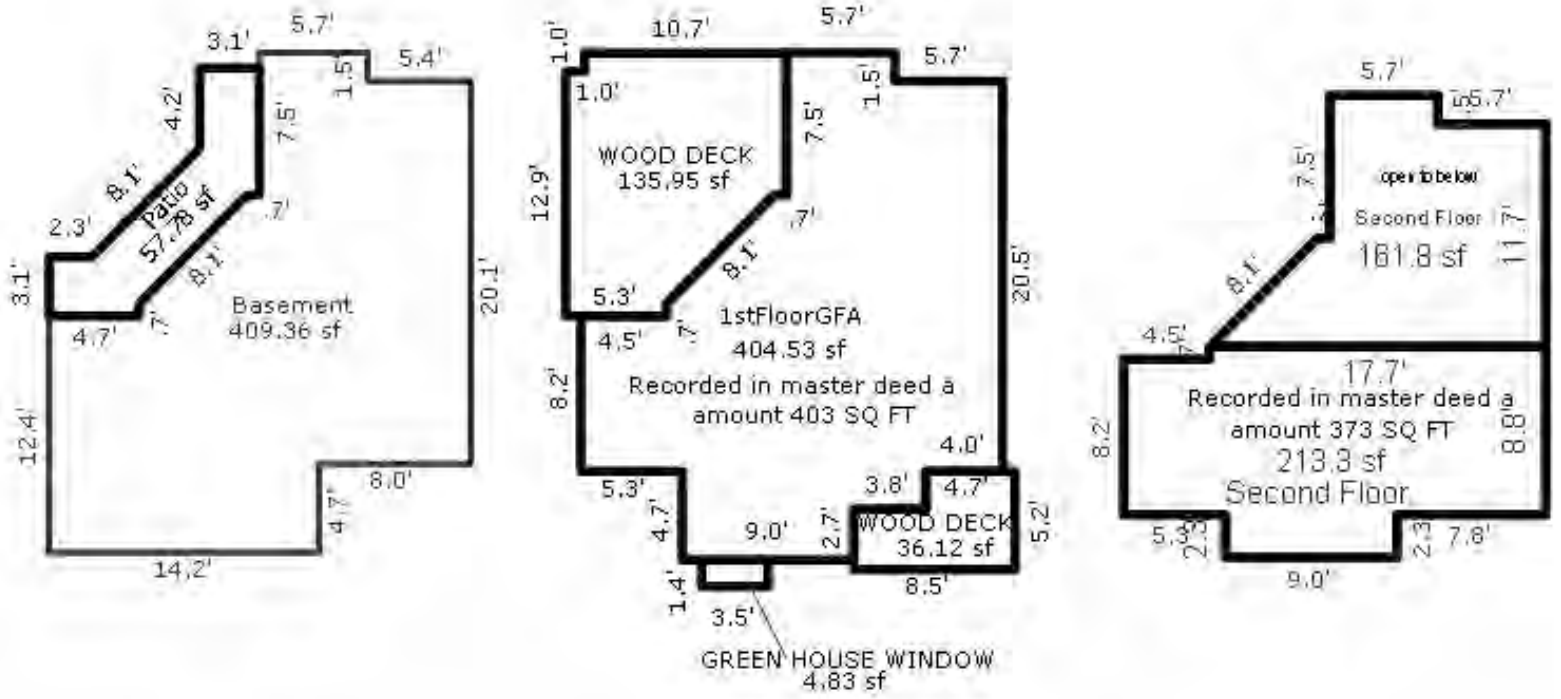
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	119,364	101,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			2	9,357	7,953
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			118	5,249	4,462
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	154,473	131,310

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 249,489

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

BUILDING Q



Unit 64

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

Parcel Number: 45-006-715-065-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON MARK STEVEN & MAR	MEESA INDU REKHA	267,000	10/20/2014	WD	03-ARM'S LENGTH	1212P246	PROPERTY TRANSFER	100.0
FOX LEO E & DIANNA L	JOHNSON MARK STEVEN & MAR	329,900	08/31/2004	WD	03-ARM'S LENGTH	820:500	OTHER	100.0
NODEN	FOX	190,000	01/03/2000	WD	03-ARM'S LENGTH	533:260	OTHER	0.0
SPENCER	NODEN	136,900	06/01/1991	WD	03-ARM'S LENGTH	324:724	PROPERTY TRANSFER	0.0

Property Address
65 HAWKS NEST

Owner's Name/Address
MEESA INDU REKHA
12109 CROSSWAY DR
FORT WAYNE IN 46815

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 506,097 TCV/TFA: 629.47

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who When What
WAS 12/24/2007 INSPECTED

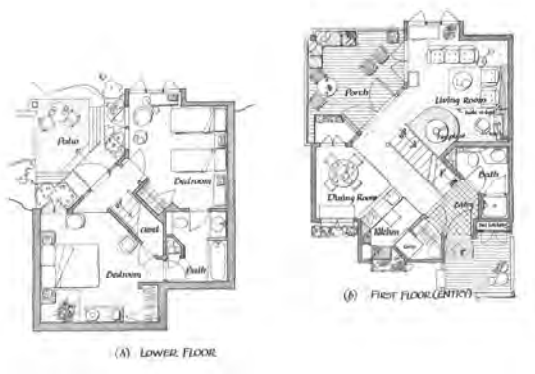
Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Tax Description
L278 P21 L305 P381 L324 P724 L533 P260 L820 P500/04 UNIT 65 HAWK'S NEST CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG Q, LOWER 2 FLOORS, INTERIOR
2BED/2BATH
LOWER TWO LEVELS



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	103,000	253,000			128,084C
2024	130,000	105,200	235,200			124,233C
2023	70,000	108,300	178,300			118,318C
2022	40,000	79,200	119,200			112,684C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 127,609 E.C.F.
Total Depr Cost: 108,472 X 1.900
Estimated T.C.V: 206,097

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

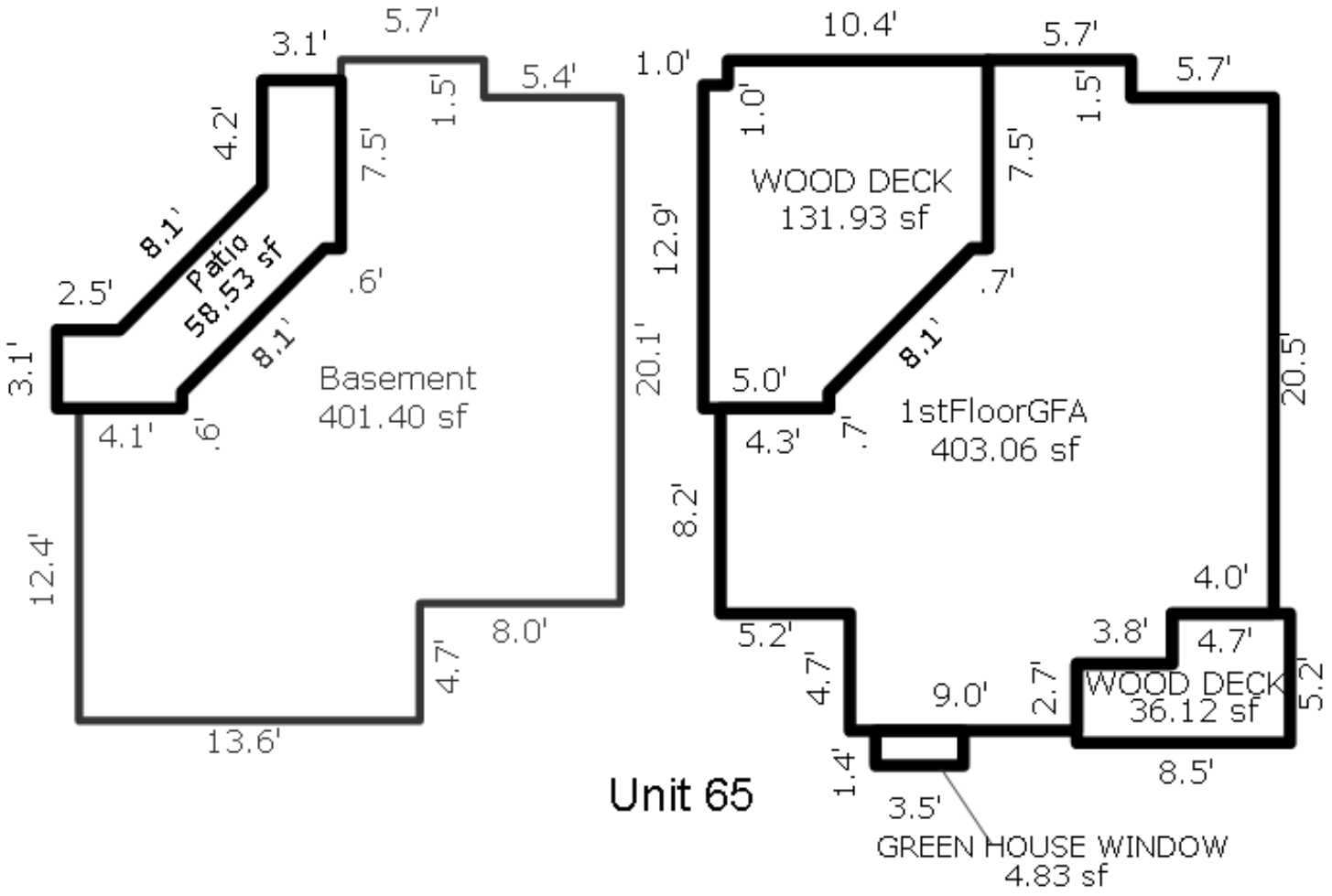
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	101,174	86,003
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WCP (1 Story)			118	5,249	4,462
WSEP (1 Story)			118	6,656	5,658
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	127,609	108,472

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 206,097

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

BUILDING Q



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

Parcel Number: 45-006-715-066-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

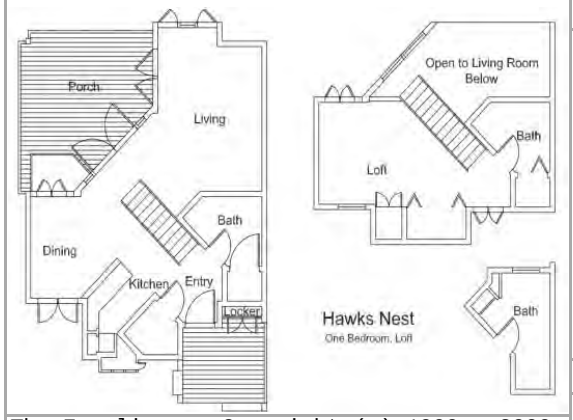
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALM WILLIAM P & KIMBERLY	LEAHY JOHN M & CATHY J	520,000	07/01/2022	WD	03-ARM'S LENGTH	2022003879	PROPERTY TRANSFER	100.0
MORICAL JAMES M & JOANN H	ALM WILLIAM P & KIMBERLY	215,000	06/10/2011	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
DRASBA	MORICAL	162,500	06/18/1999	WD	03-ARM'S LENGTH	516:70	PROPERTY TRANSFER	0.0

Property Address
66 HAWKS NEST

Owner's Name/Address
LEAHY JOHN M & CATHY J
2222 W MARKET ST
LIMA OH 45805

Tax Description
L277 P241 L285 P887 L516 P070/99 UNIT 66
HAWK'S NEST CONDOMINIUM REC L258 P1-27
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG Q, UPPER & LOFT, INTERIOR, 1BDRM
1BED/2BATH
UPPER TWO LEVELS



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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 566,537 TCV/TFA: 925.71

Building Permit(s)	Date	Number	Status
Mechanical	03/26/2012	PM12-0094	
Electrical	03/15/2012	PE12-0068	
Mechanical	03/15/2012	PM12-0089	
Plumbing	03/15/2012	PP12-0050	

X Improved Vacant

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

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

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	01/02/2013	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 400K			1 Units	400000.00000	100			400,0

0.00 Total Acres Total Est. Land Value = 400,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	200,000	83,300	283,300			201,462C
2024	130,000	112,900	242,900			195,405C
2023	70,000	116,100	186,100			186,100S
2022	40,000	76,600	116,600			102,410C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2012

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 15
Floor Area: 612
Total Base New : 103,128 E.C.F.
Total Depr Cost: 87,651 X 1.900
Estimated T.C.V: 166,537

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

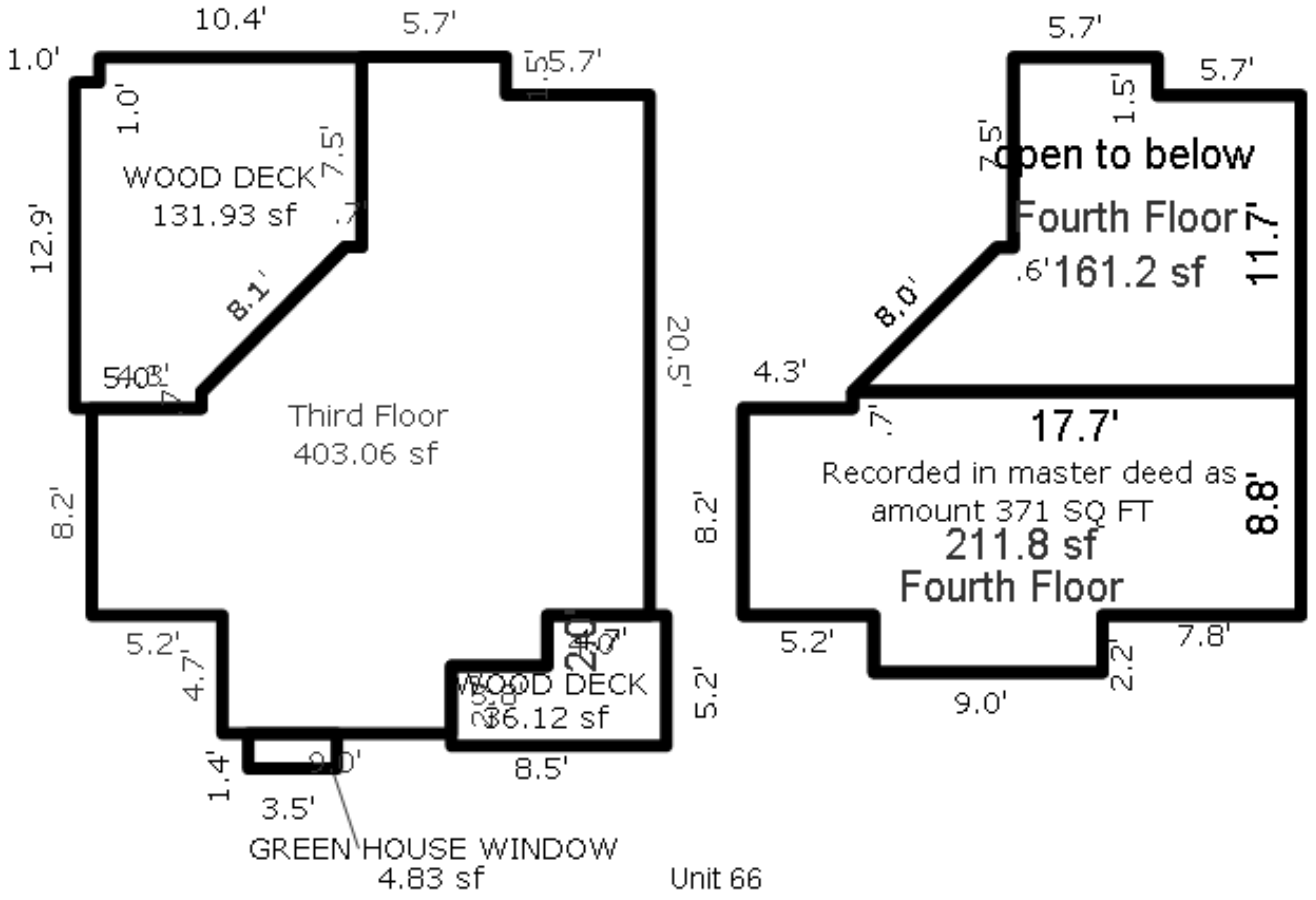
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	75,305	64,003
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WSEP (2 Story)			118	10,651	9,053
WCP (1 Story)			40	2,642	2,246
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Wood Stove			1	2,570	2,184
			Totals:	103,128	87,651

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 166,537

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

BUILDING Q



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

Parcel Number: 45-006-715-067-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAWKS NEST 67 LLC	GULA ROBERT J & & CONSTAN	275,000	11/30/2012	WD	03-ARM'S LENGTH	1146P428	PROPERTY TRANSFER	100.0
BALAZOVIC ALBERT M & DEBR	HAWKS NEST 67 LLC	252,000	06/27/2011	WD	03-ARM'S LENGTH	1089-499	PROPERTY TRANSFER	100.0
BOWMAN	BALAZOVIC	320,000	12/02/2002	WD	03-ARM'S LENGTH	687:251	PROPERTY TRANSFER	0.0
VANCLEAVE & CLOWERS	BOWMAN	160,000	09/26/1997	WD	03-ARM'S LENGTH	454:123	PROPERTY TRANSFER	0.0

Property Address
67 HAWKS NEST

Owner's Name/Address
GULA ROBERT J & CONSTANCE L
5703 ALBER RD
SALINE MI 48176

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 520,622 TCV/TFA: 647.54

Building Permit(s)	Date	Number	Status
Commercial/Residential	06/10/2013	PB13-0162	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

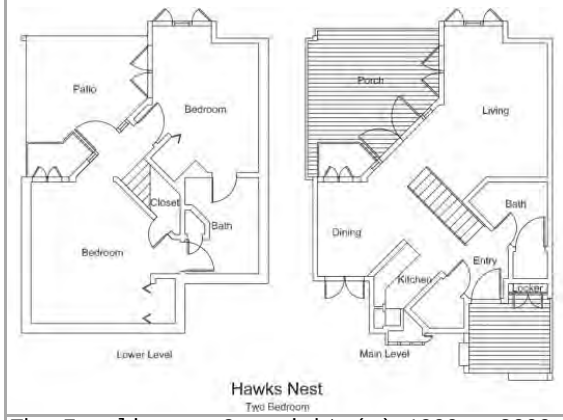
0.00 Total Acres Total Est. Land Value = 300,000

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

Tax Description
L276 P850 L314 P276 L454 P123/97 L687 P251/02 UNIT 67 HAWK'S NEST CONDOMINIUM REC IN L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences
BLDG Q, LOWER 2 FLOORS, END LAKE VIEW
2BED/2BATH
LOWER TWO LEVELS



Hawks Nest
Two Bedroom

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	110,300	260,300			146,844C
2024	130,000	128,800	258,800			142,429C
2023	70,000	132,500	202,500			135,647C
2022	40,000	96,900	136,900			129,188C

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986 200	2013

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 9
Floor Area: 804
Total Base New : 127,609 E.C.F.
Total Depr Cost: 116,117 X 1.900
Estimated T.C.V: 220,622

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

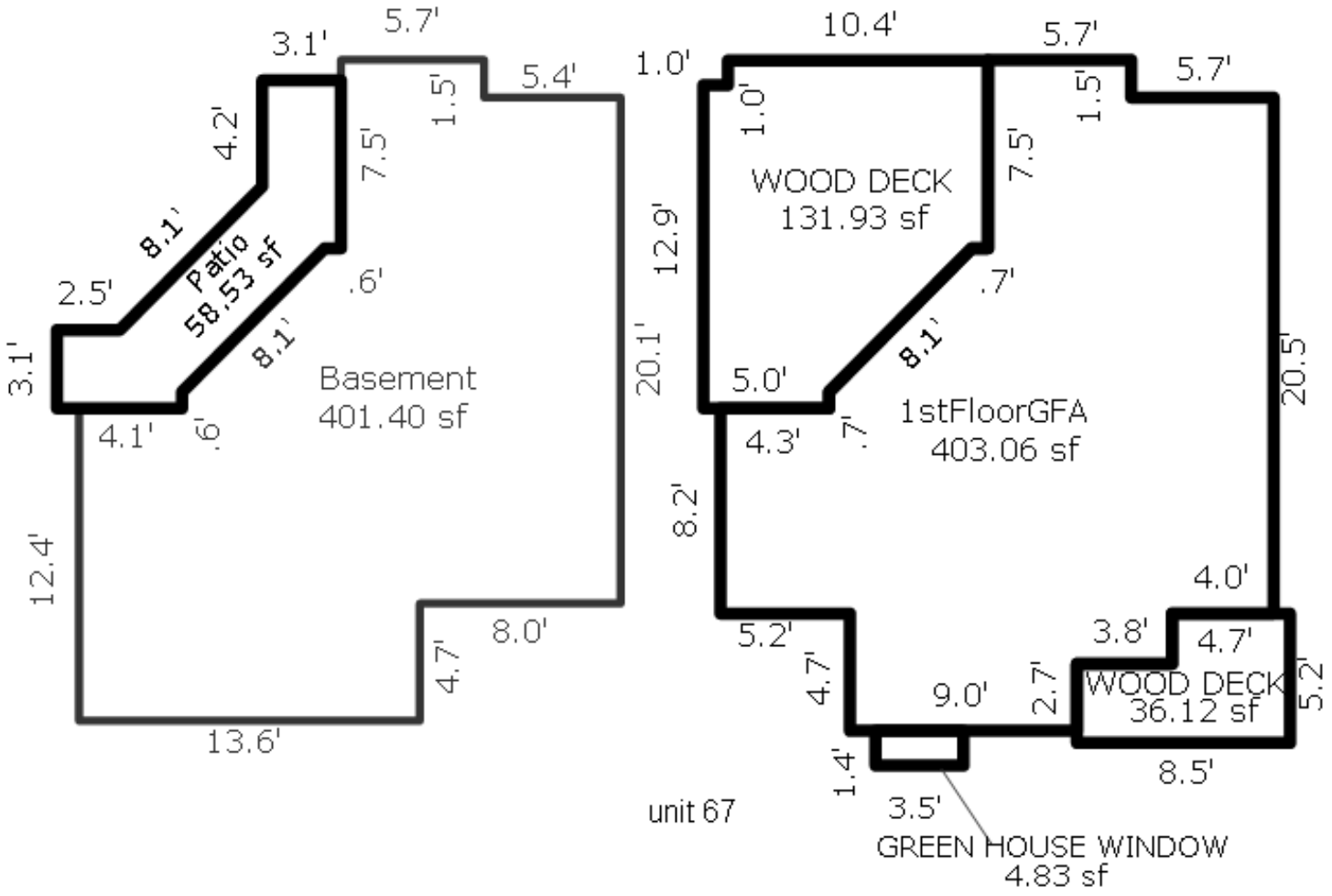
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	101,174	92,060
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,352
3 Fixture Bath			1	4,678	4,257
Porches					
WCP (1 Story)			118	5,249	4,777
WSEP (1 Story)			118	6,656	6,057
Water/Sewer					
Public Water			1	1,505	1,370
Public Sewer			1	1,505	1,370
Built-Ins					
Appliance Allow.			1	2,786	2,535
Fireplaces					
Wood Stove			1	2,570	2,339
			Totals:	127,609	116,117

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 220,622

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

BUILDING Q



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

Parcel Number: 45-006-715-068-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WORMAN GARY L & MARK K	GULA ROBERT J & CONSTANCE	260,000	01/09/2014	WD	03-ARM'S LENGTH	1189P166	PROPERTY TRANSFER	100.0
CAMPANA THOMAS L & MARTHA	WORMAN GARY L & MARK K	258,000	09/10/2008	WD	03-ARM'S LENGTH	2008 987/717WD	DEED	100.0
SCHULD MARY JO &	CAMPANA THOMAS L & MARTHA	279,000	10/15/2004	WD	03-ARM'S LENGTH	827:701	OTHER	100.0
ZIMMERMAN	SCHULD	225,000	10/29/2001	WD	03-ARM'S LENGTH	608:689	PROPERTY TRANSFER	0.0

Property Address

68 HAWKS NEST

Owner's Name/Address

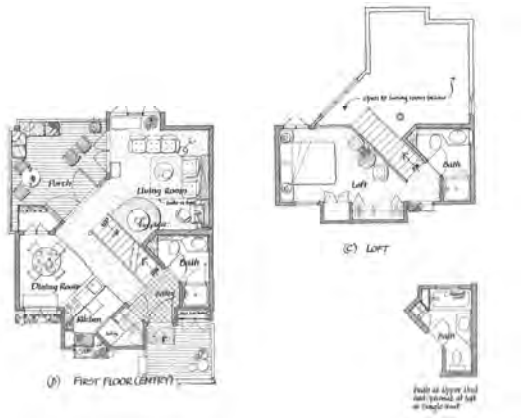
GULA ROBERT J & CONSTANCE L
5703 ALBER RD
SALINE MI 48176

Tax Description

L276 P623 L355 P492 L390 P808/94 L608 P689/01 L639 P570/02 L827 P701/04 UNIT 68 HAWK'S NEST CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG Q, UPPER&LOFT, END 1BDRM2BATH
1BED/2BATH
UPPER TWO LEVELS



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 478,731 TCV/TFA: 774.65

Building Permit(s)	Date	Number	Status
Plumbing	06/02/2014	PP14-0113	
Mechanical	05/29/2014	PM14-0226	
Electrical	05/22/2014	PE14-0183	
Commercial/Residential	03/12/2014	PB14-0034	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	09/23/2014	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,0

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	150,000	89,400	239,400			120,631C
2024	130,000	108,500	238,500			117,004C
2023	70,000	111,600	181,600			111,433C
2022	40,000	81,700	121,700			106,127C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 412 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	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

	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)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	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

Class: C +10
Effec. Age: 8
Floor Area: 618
Total Base New : 102,250 E.C.F.
Total Depr Cost: 94,069 X 1.900
Estimated T.C.V: 178,731

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 412 SF Floor Area = 618 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	412		
			Total:	75,975	69,895

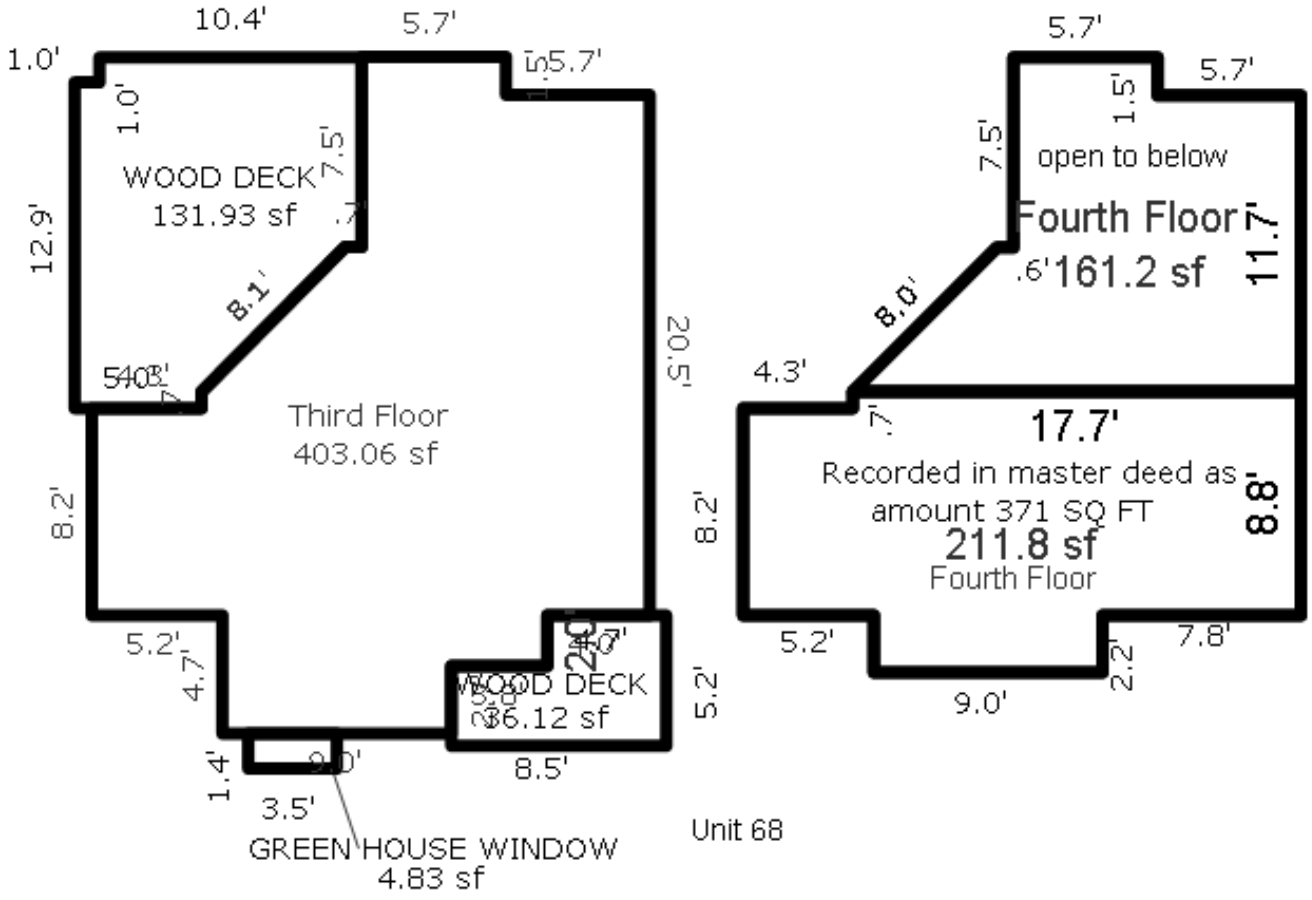
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,367
2 Fixture Bath	1	3,130	2,880
Porches			
WSEP (2 Story)	118	10,651	9,799
WCP (1 Story)	40	2,642	2,431
Water/Sewer			
Public Water	1	1,505	1,385
Public Sewer	1	1,505	1,385
Built-Ins			
Appliance Allow.	1	2,786	2,563
Fireplaces			
Wood Stove	1	2,570	2,364
	Totals:	102,250	94,069

Notes: LOFT
EXTENSIVE REMOD
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,731

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

BUILDING Q



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

Parcel Number: 45-006-720-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACKUS JOSEPH B & BARBARA	BACKUS JOSEPH B & BARBARA	1	04/03/2019	QC	09-FAMILY	1354P988	PROPERTY TRANSFER	0.0
CHMIEL IZME TRUST	BACKUS JOSEPH B & BARBARA	0	08/23/1988	MLC	03-ARM'S LENGTH	291P42	DEED	0.0

Property Address

6154 S TAMARACK LN

Owner's Name/Address

BACKUS JOSEPH B & BARBARA L
985 LAKE RIDGE DR UNIT #5
TRAVERSE CITY MI 49684

Tax Description

L291 P42/88 L386 P367/94 GA 797 VINCENT STOCKS PLAT OF LOT 1 HILL CREEK SUBDIVISION LIBER 3 OF PLATS SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2025 Est TCV 1,291,601 TCV/TFA: 1307.2

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Who	When	What
TPC	04/03/2019	INSPECTED
TPC	04/18/2013	INSPECTED
WAS	11/03/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	53.00	1047.91	1.0000	1.1061	20000	100		1,172,498
53 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	1,172,498

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.48	70	50	1,067

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,567

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	586,200	59,600	645,800			221,141C
2024	605,800	58,600	664,400			214,492C
2023	510,200	44,400	554,600			204,279C
2022	407,500	36,700	444,200			194,552C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1965	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 988 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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

Class: CD
Effec. Age: 40
Floor Area: 988
Total Base New : 142,639 E.C.F.
Total Depr Cost: 42,791 X 2.700
Estimated T.C.V: 115,536

(16) Porches/Decks

Area	Type
304	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/50/100/100/30
Building Areas

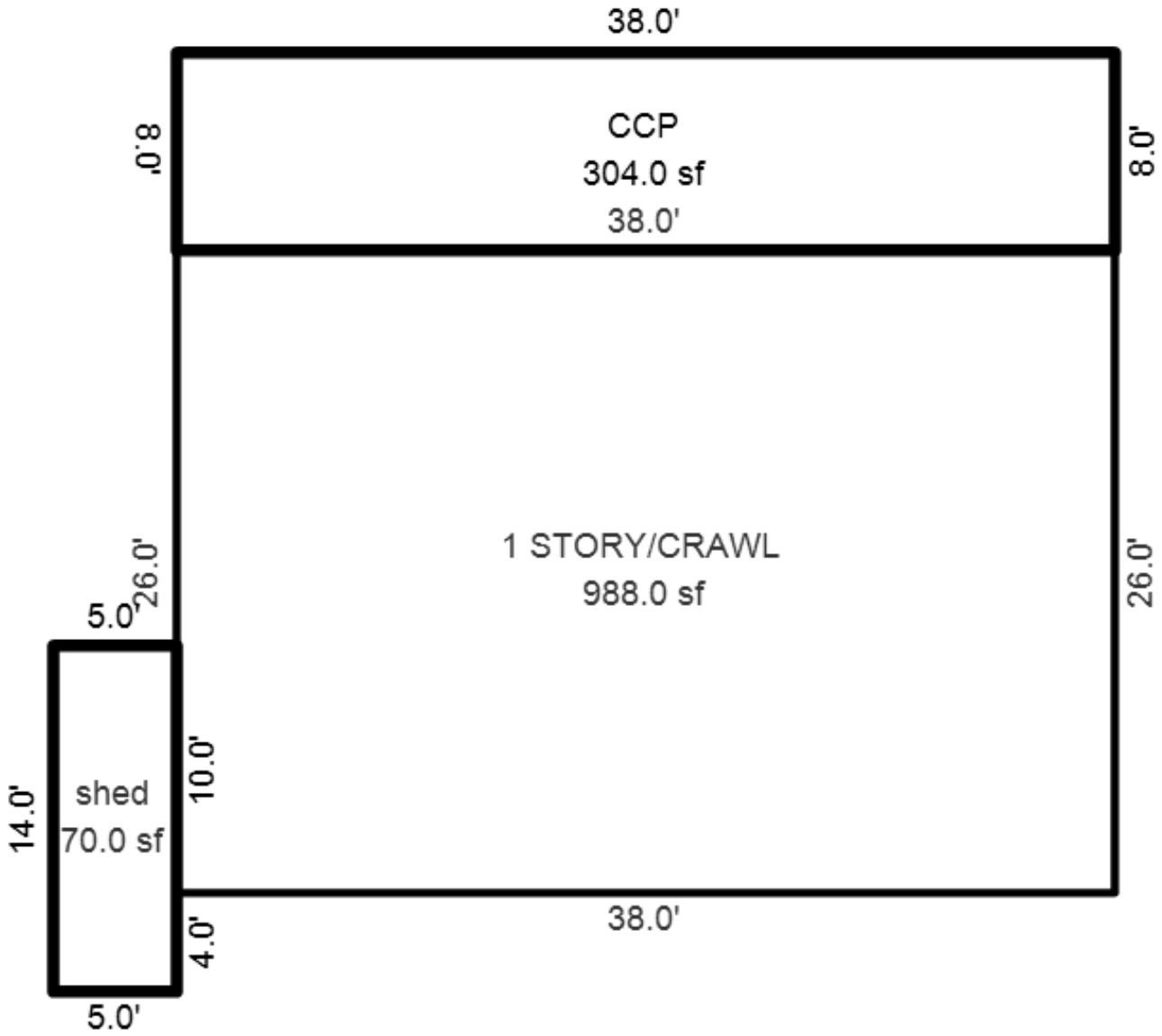
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	988		
			Total:	117,549	35,265

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,238	371
2 Fixture Bath	1	2,614	784
Water/Sewer			
1000 Gal Septic	1	4,582	1,375
Water Well, 100 Feet	1	5,680	1,704
Porches			
CCP (1 Story)	304	6,825	2,047
Built-Ins			
Appliance Allow.	1	1,947	584
Fireplaces			
Prefab 1 Story	1	2,204	661
	Totals:	142,639	42,791

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 115,536

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



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

Parcel Number: 45-006-720-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHICK LOIS ANN TRUST	CHICK LYLE E	0	09/16/2022	QC	09-FAMILY	2022005601	PROPERTY TRANSFER	0.0
CHICK ANN ESTATE	CHICK LOIS ANN TRUST	0	09/09/2022	QC	08-ESTATE	2022005600	PROPERTY TRANSFER	0.0
CHICK LYLE E & CHICK LOIS	CHICK LYLE E TRUST	0	09/09/2022	WD	09-FAMILY	2022005602	PROPERTY TRANSFER	0.0

Property Address

6156 S TAMARACK LN

Owner's Name/Address

CHICK LYLE E TRUST &
CHICK LOIS ANN TRUST
1643 RIDGEWOOD DR
EAST LANSING MI 48823

Tax Description

L519 P639/99 LOT 2 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2025 Est TCV 2,089,708 TCV/TFA: 932.91

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	250.00	1.0000	0.7731	20000	100		1,546,110
100 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	1,546,110

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

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

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

Who	When	What
TPC	04/18/2013	INSPECTED
WAS	11/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	773,100	271,800	1,044,900			447,495C
2024	798,900	267,300	1,066,200			434,040C
2023	672,700	201,600	874,300			413,372C
2022	461,700	165,400	627,100			393,688C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1967	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1280 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 2,240
Total Base New : 332,467 E.C.F.
Total Depr Cost: 199,481 X 2.700
Estimated T.C.V: 538,598

(16) Porches/Decks

Area	Type
396	Treated Wood

(17) Garage

Year Built: 1989
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: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1967
(11) Heating System: Electric Baseboard
Ground Area = 1280 SF Floor Area = 2240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Overhang	960		
			Total:	250,573	150,345

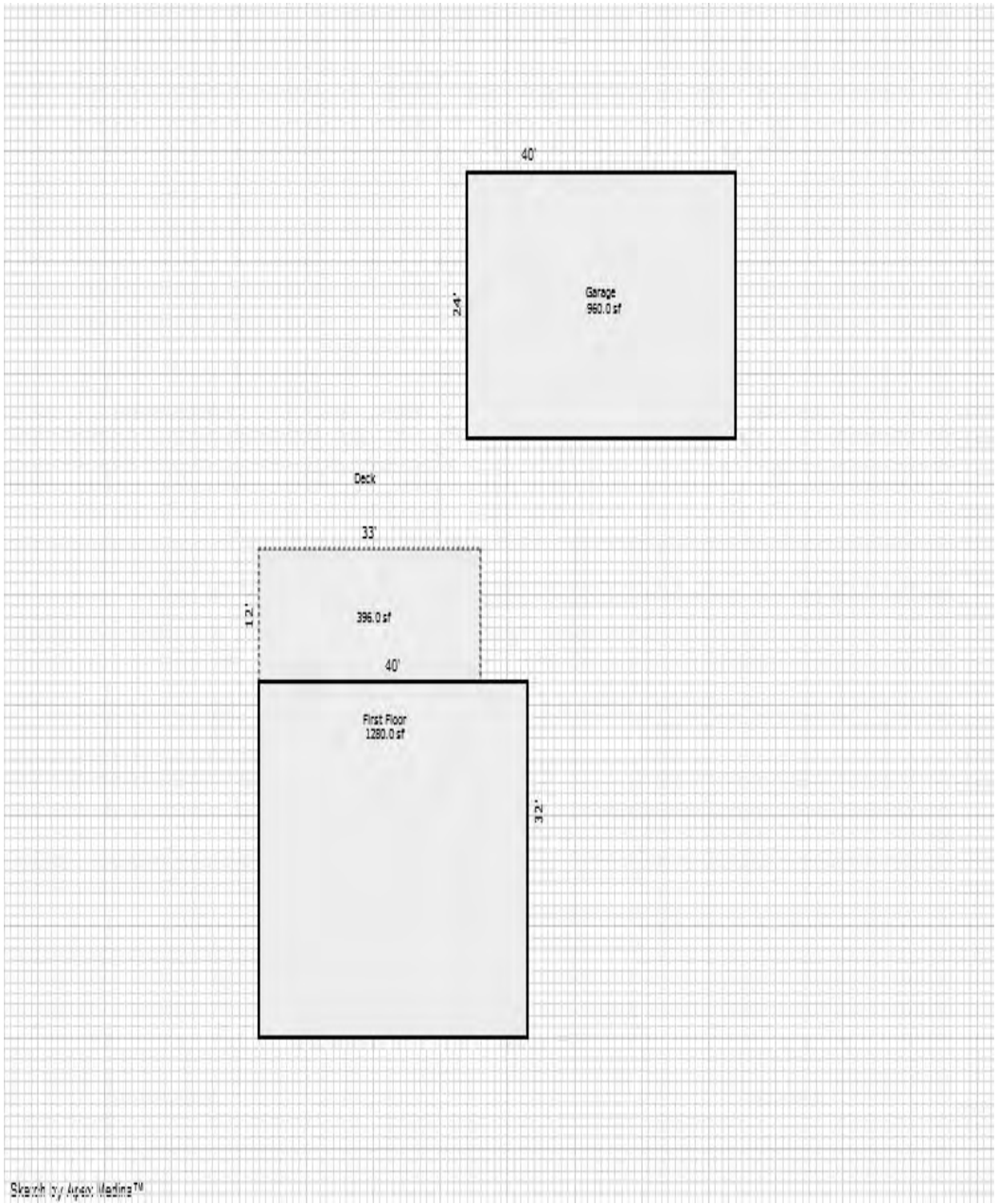
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	892
3 Fixture Bath	2	9,357	5,614
Water/Sewer			
1000 Gal Septic	1	4,899	2,939
Water Well, 100 Feet	1	5,849	3,509
Deck			
Treated Wood	396	6,526	3,916
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	960	43,882	26,329
Door Opener	1	550	330
Built-Ins			
Appliance Allow.	1	2,786	1,672
Fireplaces			
Exterior 1 Story	1	6,559	3,935
	Totals:	332,467	199,481

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 538,598

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

Parcel Number: 45-006-720-002-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-720-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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
6158 S TAMARACK LN	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/12/2021	PM21-0396	100% FINIS
	P.R.E. 100% 05/10/1994					
Owner's Name/Address	MAP #: 48					
EGAN THOMAS M & ROSEMARY W 6158 S TAMARACK LN MAPLE CITY MI 49664	2025 Est TCV 2,083,071 TCV/TFA: 1017.1					

Tax Description

L298 P849/89 LOT 3 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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

X	Improved		Vacant						

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

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

Who	When	What
TPC	04/17/2013	INSPECTED
WAS	11/16/2009	INSPECTED
WAS	11/03/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	248.00	1.0000	0.7715	20000	100		1,543,009
100 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	1,543,009

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.23	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	771,500	270,000	1,041,500			380,223C
2024	797,200	265,600	1,062,800			368,791C
2023	671,400	200,300	871,700			351,230C
2022	461,200	164,200	625,400			334,505C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: A-FRAME

Yr Built	Remodeled
1970	1989

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Ceramic Til
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1024 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: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	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

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 35
Floor Area: 2,048
Total Base New : 304,880 E.C.F.
Total Depr Cost: 198,171 X 2.700
Estimated T.C.V: 535,062

(16) Porches/Decks

Area	Type
1024	WPP
248	WPP
52	Wood Balcony
24	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage: 3 Car

Carport Area:
Roof:

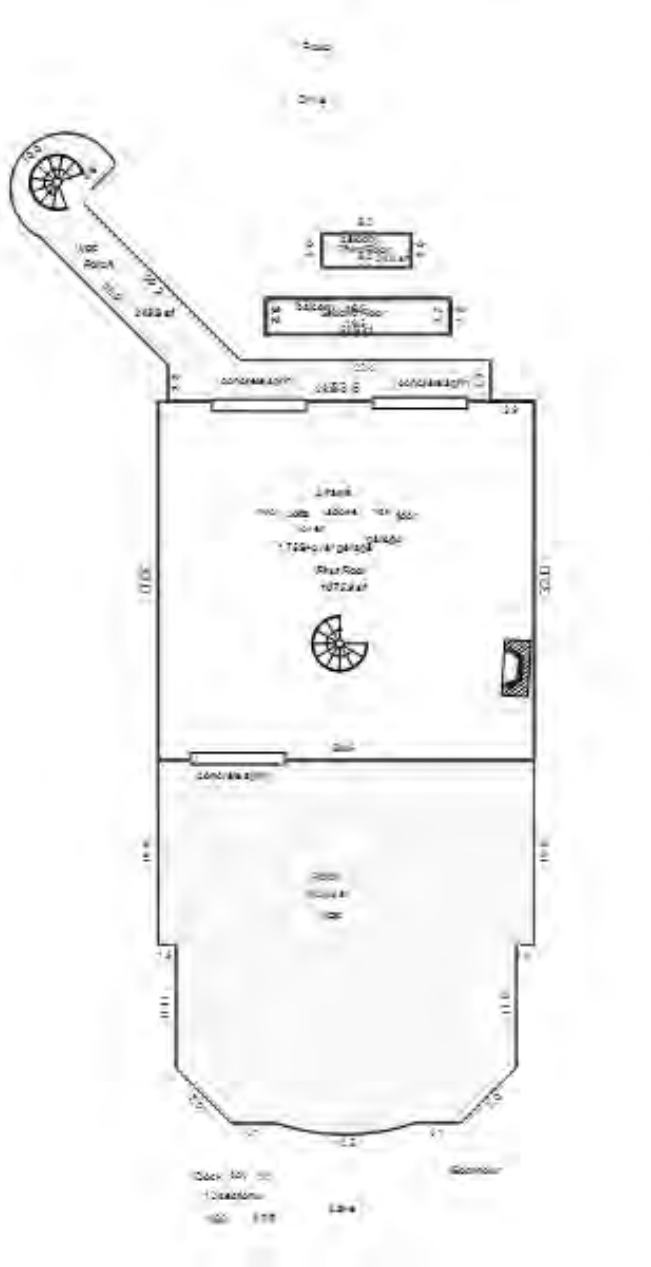
Cost Est. for Res. Bldg: 1 Single Family A-FRAME Cls C -5 Blt 1970
(11) Heating System: Forced Hot Water
Ground Area = 1024 SF Floor Area = 2048 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,024		
1 Story	Siding	Overhang	256		
1 Story	Siding	Overhang	256		
			Total:	236,778	153,906

Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade	1	2,578	1,676
Plumbing			
Average Fixture(s)	1	1,486	966
3 Fixture Bath	2	9,357	6,082
2 Fixture Bath	1	3,130	2,034
Water/Sewer			
1000 Gal Septic	1	4,899	3,184
Water Well, 100 Feet	1	5,849	3,802
Porches			
WPP	248	4,977	3,235
WPP	1024	16,343	10,623
Balcony			
Wood Balcony	52	2,134	1,387
Wood Balcony	24	985	640
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 3 Car	1	4,948	3,216
Door Opener	1	550	357
Built-Ins			

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

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



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

Parcel Number: 45-006-720-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OWLS NEST OF TAMARACK COV	OWLS NEST OF TAMARACK COV	140,000	10/15/2011	PTA	09-FAMILY		PROPERTY TRANSFER	0.0
HERINGHAUS JOHN R ET AL	OWLS NEST OF TAMARACK COV	0	11/28/2008	QC	09-FAMILY	2008 998-641QC	DEED	0.0

Property Address
6160 S TAMARACK LN

Owner's Name/Address
OWLS NEST OF TAMARACK COVE LLC
316 WESTGATE DR
MANSFIELD OH 44906

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2025 Est TCV 1,969,698 TCV/TFA: 1211.3

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	08/31/1987	1987-1516	100% FINIS

Tax Description
L998P641 SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN,
AND BEING LOTS 4 AND 4A, OF VINCENT STOCK'S PLAT OF HI11 CREEK SUBDIVISION OF PARTS OF GOVERNMENT LOTS 4 AND 5, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGES 4 AND 5, LEELANAU COUNTY RECORDS, WITH FULL RIPARIAN RIGHTS. TOGETHER WITH AN EASEMENT TO USE AS A RIGHT-OF-WAY FOR

X Improved Vacant

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

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	220.00	1.0000	0.7487	20000	100		1,497,480
100 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	1,497,480

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	39.52	25	50	494
Wood Frame	39.52	25	50	494

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,488

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	748,700	236,100	984,800			446,495C
2024	773,700	232,300	1,006,000			433,070C
2023	651,600	174,900	826,500			412,448C
2022	453,000	143,200	596,200			392,808C

Who	When	What
TPC	04/18/2013	INSPECTED
WAS	11/03/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1968	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		
X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1626 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 35
Floor Area: 1,626
Total Base New : 267,686 E.C.F.
Total Depr Cost: 173,974 X 2.700
Estimated T.C.V: 469,730

(16) Porches/Decks

Area	Type
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 252
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1968
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1626 SF Floor Area = 1626 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

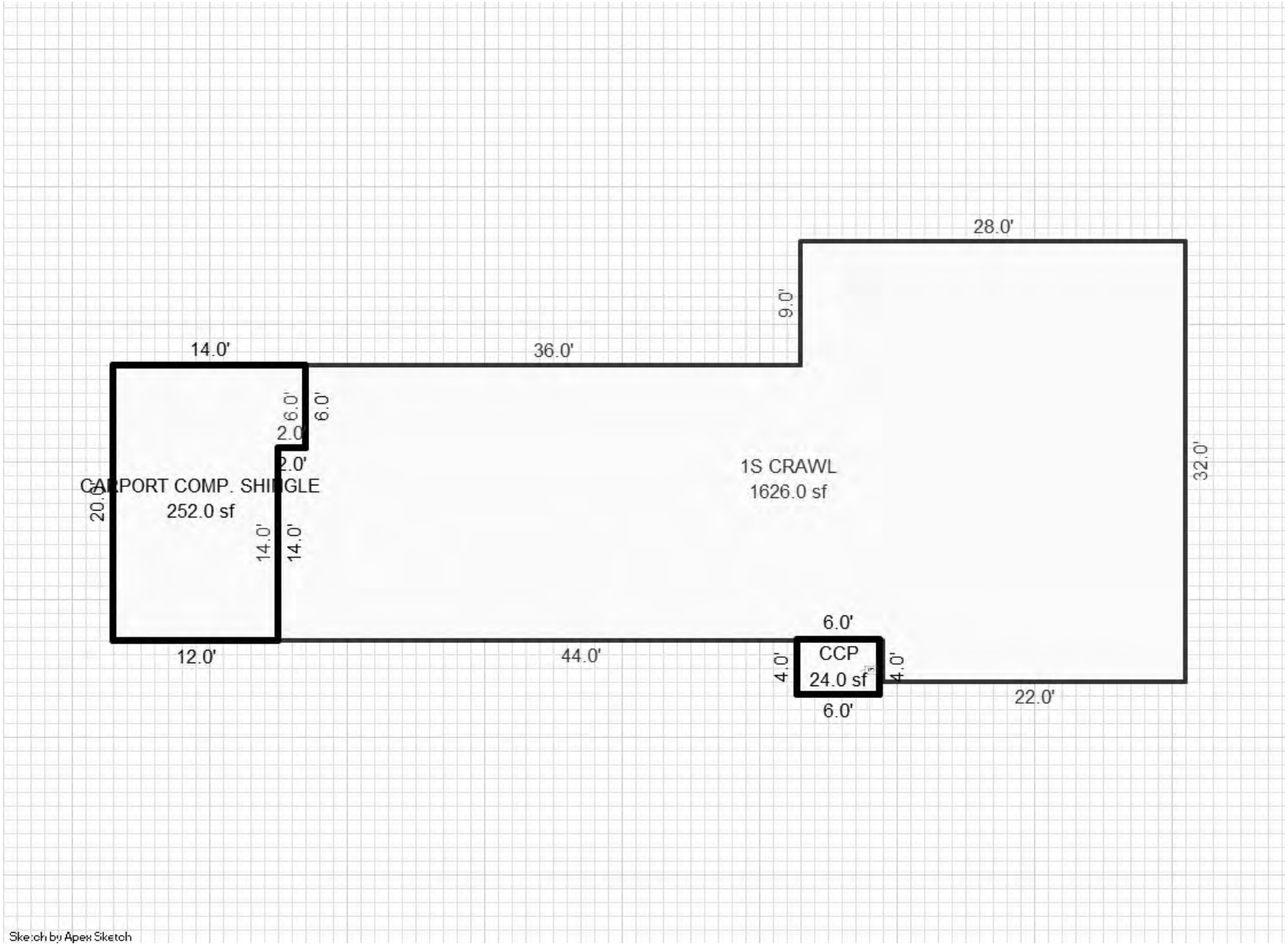
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,626		
			Total:	227,081	147,580

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	966
3 Fixture Bath	2	9,357	6,082
Water/Sewer			
2000 Gal Septic	1	9,735	6,328
Water Well, 100 Feet	1	5,849	3,802
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Exterior 1 Story	1	6,559	4,263
Porches			
CPP	24	675	439
Carports			
Comp.Shingle	252	4,158	2,703
	Totals:	267,686	173,974

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 469,730

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

Parcel Number: 45-006-720-004-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-720-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

6162 S TAMARACK LN

Owner's Name/Address

GOODELL-GLEN LAKE FAMILY
PARTNERSHIP
PO BOX 156
GRAND LEDGE MI 48837-0156

Tax Description

L292 P712/88 LOTS 5 & 5A & WLY 40 FT OF LOTS 6 & 6A DESC AS BEG AT SW COR LT 6 TH N16 DEG 23' 30" E 167.50 FT TH S 70 DEG 35' E 43.41 FT TH S 17 DEG 29' 40" W 167.66 FT TH N 70 DEG19' W 40.00 FT FT TO P.O.B. ALSO BEG AT SW COR LT 6A TH N 16 DEG 23' 30" E 160.14 FT TH N 89 DEG 58' E 50 FT TH S 17 DEG 29' 40" W 184 FT TH N 70 DEG 35' W 44.07 FT TO POB HILL CREEK SUBDIVISION. SEC 25 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2025 Est TCV 2,464,471 TCV/TFA: 1368.3

Building Permit(s)	Date	Number	Status
Mechanical	12/14/2007	PM07-0613	
Electrical	12/04/2007	PE07-0667	
Mechanical	10/23/2007	PM07-0492	
Electrical	10/15/2007	PE07-0562	

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/18/2013	INSPECTED
WAS	01/10/2009	INSPECTED
WAS	12/22/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	300.00	0.9759	0.8091	20000	100		1,579,264
GROUP A 20000	40.00	300.00	0.9759	0.8091	20000	50	SURPLUS: ZONING 100 ft	31

140 Actual Front Feet, 0.96 Total Acres Total Est. Land Value = 1,895,117

Land Improvement Cost Estimates

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	947,600	284,600	1,232,200			433,850C
2024	922,400	279,900	1,202,300			420,806C
2023	776,700	211,200	987,900			400,768C
2022	514,800	173,100	687,900			381,684C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1955	2008

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1801 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 35
Floor Area: 1,801
Total Base New : 321,568 E.C.F.
Total Depr Cost: 209,020 X 2.700
Estimated T.C.V: 564,354

(16) Porches/Decks

Area	Type
69	WCP (1 Story)
53	WCP (1 Story)
52	Treated Wood
140	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1955
(11) Heating System: Electric Baseboard
Ground Area = 1801 SF Floor Area = 1801 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

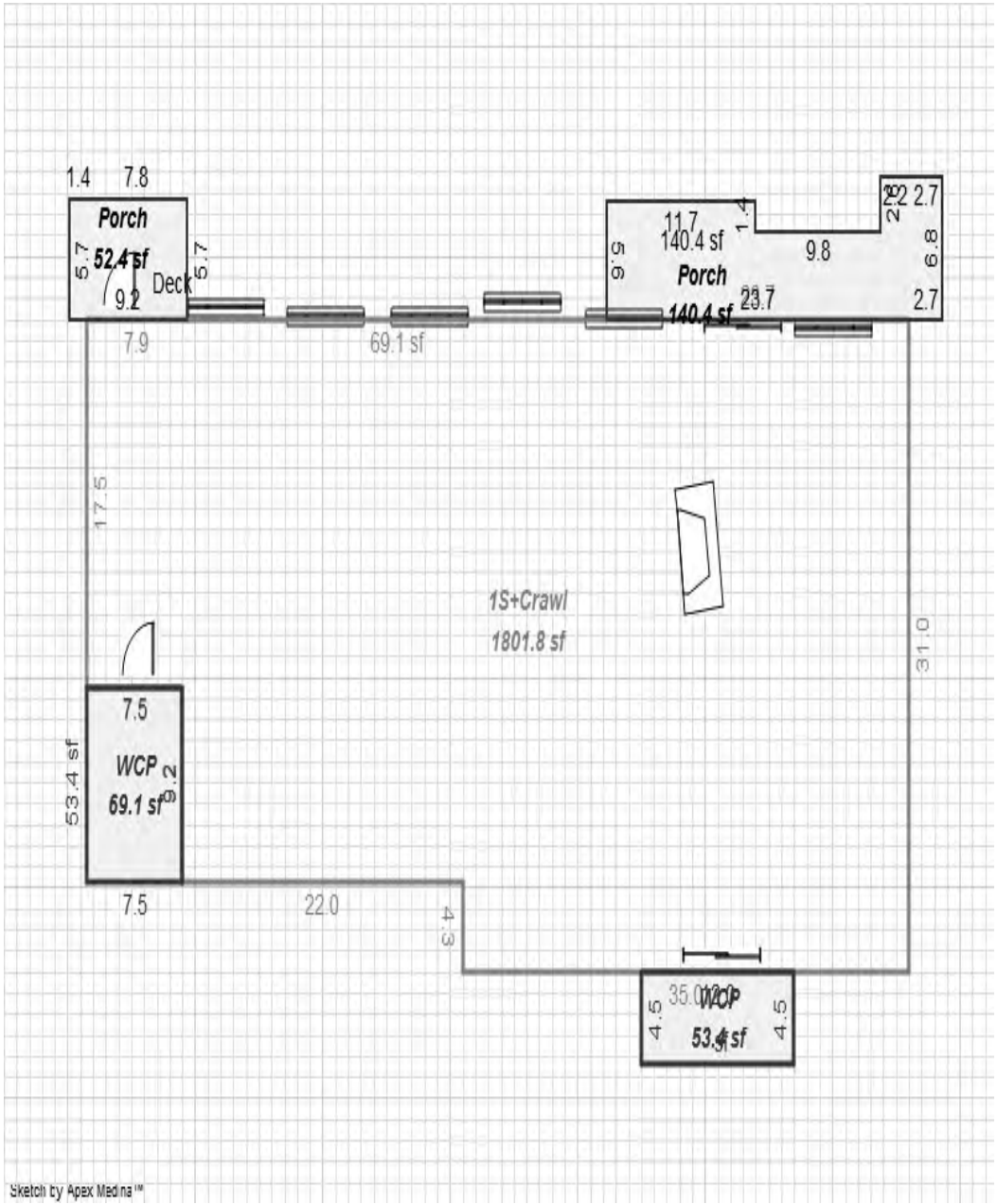
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,801		
			Total:	281,963	183,277

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,422
Water/Sewer			
1000 Gal Septic	1	5,676	3,689
Water Well, 100 Feet	1	6,289	4,088
Porches			
WCP (1 Story)	69	4,962	3,225
WCP (1 Story)	53	4,107	2,670
Deck			
Treated Wood	52	1,918	1,247
Treated Wood	140	3,497	2,273
Built-Ins			
Appliance Allow.	1	4,003	2,602
Fireplaces			
Interior 1 Story	1	6,965	4,527
	Totals:	321,568	209,020

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 564,354

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



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

Parcel Number: 45-006-720-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOAGLAND CAROLYN T & JOHN	TAMARACK REAL ESTATE LLC	1	12/08/2010	WD	03-ARM'S LENGTH	1074-259WD	PROPERTY TRANSFER	0.0

Property Address
6166 S TAMARACK LN

Owner's Name/Address
TAMARACK REAL ESTATE LLC
HOAGLAND NANCY
8460 S DUNNS FARM RD
MAPLE CITY MI 49664

Tax Description
L235 P578/83 PRT OF LOTS 6 6A 7 & 7A BEG AT PT ON SHORE GLEN LK AT SE COR LT 6 TH N 70 DEG 19' W ON SHORE LT 6 60 FT TH N 17 DEG 29' 40" E 167.66 FT TO NLY LN LTS 6 & 7 TH S 70 DEG 35' E 66.14 FT TO ELY LN LT 6 TH CONT S 70 DEG 35' E ON NLY LN LT 7 64.20 FT TH S 20 DEG 32' 25" W 168.33 FTTO SHORE IN LT 7 TH N 70 DEG 19' W 60 FTTO P.O.B. ALSO PARTS LT 6A & 7A BEG AT COMMON COR SLY LN LTS 6A & 7A TH N 70 DEG 35' W ON SLY LN 67.36 FT TH N 17 DEG29' 40" E 184 FT TO NLY LN LOTS TH N 89 DEG 58' E ON NLY LN 150 FT TH S 20 DEG

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

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2025 Est TCV 2,938,904 TCV/TFA: 788.33

Building Permit(s)	Date	Number	Status
Plumbing	09/22/2023	PP23-0302	100% FINIS
HOUSE	/ /	L05-156	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	04/18/2013	INSPECTED
WAS	11/03/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

LOT 6/6A & PRT OF LOT7/7A

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	100.00	400.00	1.0000	0.8694	20000	100		1,738,883
GROUP A 20000	20.00	400.00	1.0000	0.8694	20000	50	SURPLUS: ZONING 100 ft 17	

120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 1,912,772

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	956,400	513,100	1,469,500			461,813C
2024	944,300	504,500	1,448,800			447,928C
2023	795,200	379,700	1,174,900			426,599C
2022	516,000	310,700	826,700			406,285C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1960	1980

Condition: Average

Room List

	Basement
8	1st Floor
4	2nd Floor
7	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
2	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Slate/Stone
Other: Carpeted

(6) Ceilings

X	Suspende		

(7) Excavation

Basement: 0 S.F.
Crawl: 2485 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

5	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
2	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 35
Floor Area: 3,728
Total Base New : 583,263 E.C.F.
Total Depr Cost: 379,123 X 2.700
Estimated T.C.V: 1,023,632

(16) Porches/Decks

Area	Type
30	CPP
270	Treated Wood

(17) Garage

Year Built: 1975
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

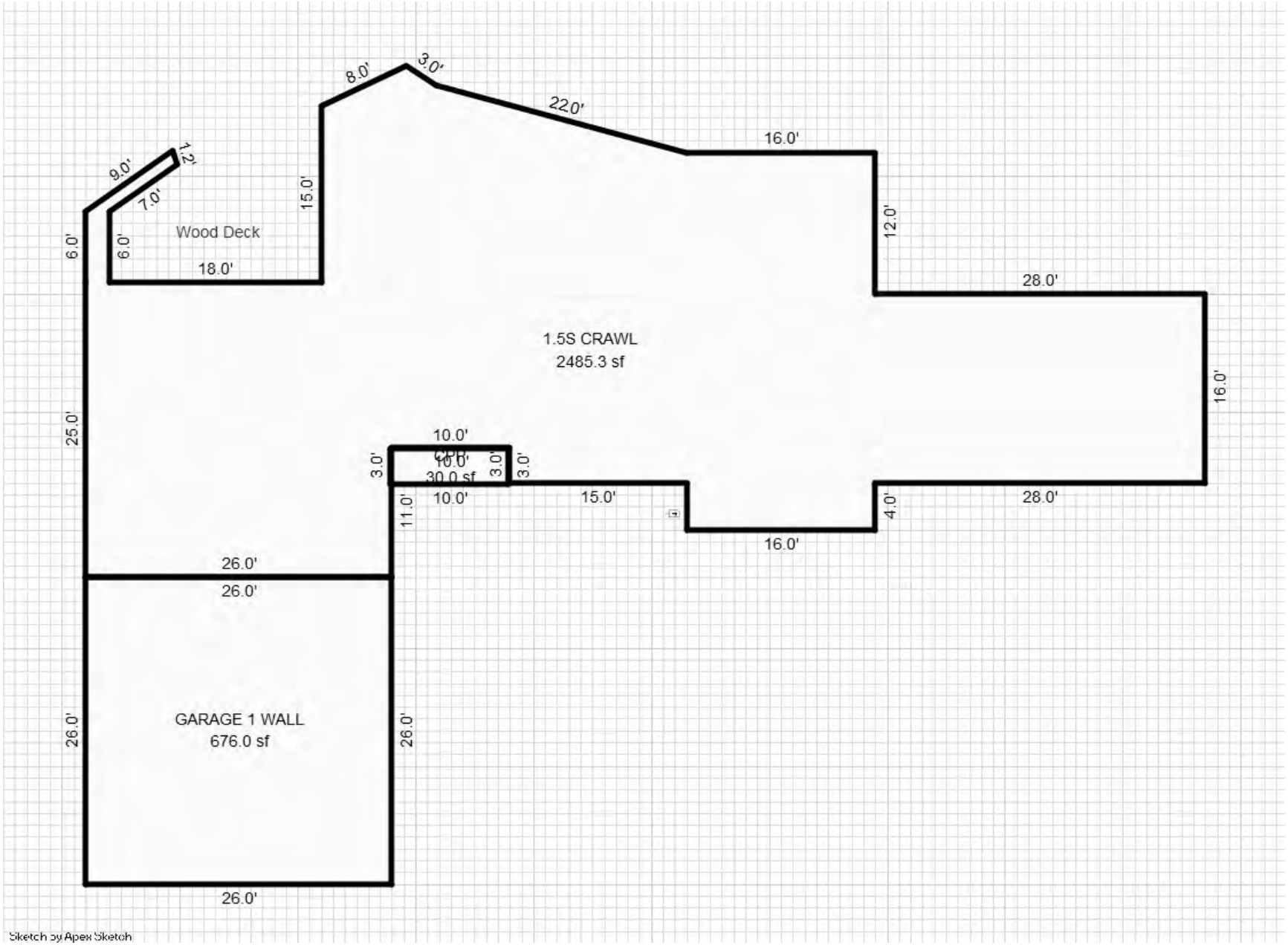
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2485 SF Floor Area = 3728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,485		
			Total:	480,663	312,432
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			4	27,521	17,889
Water/Sewer					
1000 Gal Septic			1	5,676	3,689
Water Well, 100 Feet			1	6,289	4,088
Porches					
CPP			30	959	623
Deck					
Treated Wood			270	5,387	3,502
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			676	33,232	21,601
Common Wall: 1 Wall			1	-2,670	-1,735
Door Opener			2	1,376	894
Built-Ins					
Appliance Allow.			1	4,003	2,602
Fireplaces					
Exterior 2 Story			2	20,827	13,538
			Totals:	583,263	379,123

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 1,023,632

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

Parcel Number: 45-006-720-006-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-720-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 48					
	2025 Est TCV 151,389					

MILLER NATHALENE M TRUST
SALZWEDEL RICHARD
1290 S CHESTNUT
OWOSSO MI 48867

Tax Description

L625 P671/02 LOTS 9 10 & PRT LOT 8 COM AT NW COR LOT 8 TH N 89 DEG 58' E 269.59 FT TO POB TH S 27 DEG 12' 20" W 296.74 FT TO S LN LOT 8 TH S 68 DEG 26' E 110.70 FT TH N 27 DEG 18' 35" E 277.70 FT TH N 89 DEG58' E 45.55 FT TH N 14 DEG 21' 30" E 54.30 FT TH S 89 DEG 58' W 124.37 FT TO POB HILL CREEK SUBDIVISION. SEC 25 T29N R14W.

Comments/Influences

	Improved	X	Vacant

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

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/04/2017	INSPECTED
PSC	01/16/2016	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	400.00	235.02	0.6944	0.8755	600	100		145,917
A 100' @ 600/FF	30.00	235.02	0.6944	0.8755	600	50	SURPLUS: ZONING 100'	5,
430 Actual Front Feet, 2.32 Total Acres							Total Est. Land Value =	151,389

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,700	0	75,700			6,271C
2024	111,900	0	111,900			6,083C
2023	89,900	0	89,900			5,794C
2022	72,600	0	72,600			5,519C

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

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

Parcel Number: 45-006-720-008-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAESAR MARTHA J TRUST	SIETSEMA BENJAMIN & JENNA	2,400,000	06/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022003444	PROPERTY TRANSFER	100.0
CAESAR MARTHA J	CAESAR MARTHA J TRUST	0	01/29/2007	QC	09-FAMILY	930:138	OTHER	0.0

Property Address

S DUNNS FARM RD

Class: RESIDENTIAL-VACAN Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2025 Est TCV 124,903

Building Permit(s)	Date	Number	Status

Owner's Name/Address

SIETSEMA BENJAMIN & JENNA
460 ADA DR SUITE 221
ADA MI 49301

	Improved	X	Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	353.00	170.78	0.7296	0.8083	600	100		124,903
353 Actual Front Feet, 1.38 Total Acres							Total Est. Land Value =	124,903

Tax Description

L498 P295-297 L503 P580/99 COM AT NW COR LOT 8 TH S 21 DEG 34' W 196.01 FT TO SW COR LOT 8 TH S 68 DEG 26' E ALG SLY LN LOT 8 221.50 FT TH N 27 DEG 12' 20" E 296.74 FT TO N LN LOT 8 THS 89 DEG 58' W 269.59 FT TO POB HILL CREEK SUBDIVISION. SEC 25 T29N R14W.

Comments/Influences

	Public Improvements
	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
	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
2025	62,500	0	62,500			62,500S
2024	95,000	0	95,000			78,330C
2023	74,600	0	74,600			74,600S
2022	45,000	0	45,000			1,154C

Who	When	What
TPC	04/30/2021	INSPECTED
PSC	01/16/2016	INSPECTED
TPC	04/17/2013	INSPECTED

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

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

Parcel Number: 45-006-720-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 48					
TAMARACK COVE ASSOC BACKUS J 985 LAKE RIDGE DR UNIT 5 TRAVERSE CITY MI 49684	2025 Est TCV 449,287					

Tax Description

LOT 11 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

ASSOC DOES NOT HAVE A DRAINFIELD

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

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	1000.00	1.0000	L0.7488	6000	100	STREAM	449,287
		2.30 Total Acres			Total Est. Land Value =			449,287

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
PSC	01/16/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	224,600	0	224,600			7,071C
2024	122,700	0	122,700			6,859C
2023	92,900	0	92,900			6,533C
2022	78,800	0	78,800			6,222C

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

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

Parcel Number: 45-006-720-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POOT JOSEPH	MCGREAL JOSEPH & SHEILA	520,000	10/14/2022	WD	03-ARM'S LENGTH	2022005959	PROPERTY TRANSFER	100.0
PLAM CHARLES R & ZIEHM JA	POOT JOSEPH	265,000	04/17/2020	WD	03-ARM'S LENGTH	2020002395	PROPERTY TRANSFER	100.0
BRUDER KARL FRITZ & MARIL	PLAM CHARLES R & ZIEHM JA	265,000	01/05/2018	WD	03-ARM'S LENGTH	1323P611	PROPERTY TRANSFER	100.0

Property Address

S HILL CREEK RD

Owner's Name/Address

MCGREAL JOSEPH & SHEILA
7656 SECRETARIOT DR
SALINE MI 48176

Tax Description

L251 P998/85 L866 P946/05 LOT 12 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-VACAN | Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2025 Est TCV 600,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
PSC	01/16/2016	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	1000.00	1.0000	1.0000	6000	100		600,000
100 Actual Front Feet, 2.30 Total Acres							Total Est. Land Value =	600,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	300,000	0	300,000			193,126C
2024	237,800	0	237,800			187,320C
2023	178,400	0	178,400			178,400S
2022	150,000	0	150,000			129,125C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KROPF WILLIAM G & SHELLEY	PIERCE DANIEL &ZARKOWSKI	550,000	08/16/2013	WD	03-ARM'S LENGTH	1176P640	PROPERTY TRANSFER	100.0
WSK FAMILY LIMITED PARTNE	KROPF WILLIAM G & SHELLEY	0	08/07/2009	QC	13-GOVERNMENT	2009 1024-210Q	DEED	0.0
KROPF WILLIAM G & SHELLEY	WSK FAMILY LIMITED PARTNE	0	01/30/2009	QC	09-FAMILY	2009 1000_160Q	DEED	0.0
KROPF WILLIAM G REVOCABLE	KROPF WILLIAM G & SHELLEY	0	09/15/2005	QC	09-FAMILY	917:783	OTHER	0.0

Property Address

6096 S HILL CREEK RD

Owner's Name/Address

PIERCE DANIEL &ZARKOWSKI PAMELA
1221 HARVARD RD
GROSSE POINTE MI 48230

Tax Description

L251 P91 L281 P764 L397 P269/94 L909 P648/06 L917 P783/06 LOT 13 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2025 Est TCV 1,125,084 TCV/TFA: 764.32

Building Permit(s)	Date	Number	Status
Res. Porch/Deck	08/03/2016	PB16-0303	100% FINIS
DECK/PORCH	07/30/2016	LU16-19	100% FINIS
Res. Porch/Deck	08/04/2015	PB15-0260	100% FINIS
DECK/PORCH	07/24/2015	LU15-18	100% FINIS

X Improved Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/26/2017	INSPECTED
TPC	10/07/2015	INSPECTED
WAS	11/16/2009	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	1015.49	1.0000	1.0015	6000	100		600,923
100 Actual Front Feet, 2.33 Total Acres							Total Est. Land Value =	600,923

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	17.10	19	50	162
Dock: Light posts	47.90	64	50	1,533
Wood Frame	45.45	63	50	1,431

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,626

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	300,500	262,000	562,500			328,968C
2024	238,800	257,700	496,500			319,077C
2023	179,100	194,400	373,500			303,883C
2022	150,000	159,300	309,300			289,413C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1995	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 978 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,472
Total Base New : 256,066 E.C.F.
Total Depr Cost: 192,050 X 2.700
Estimated T.C.V: 518,535

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
510	Treated Wood
331	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 978 SF Floor Area = 1472 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

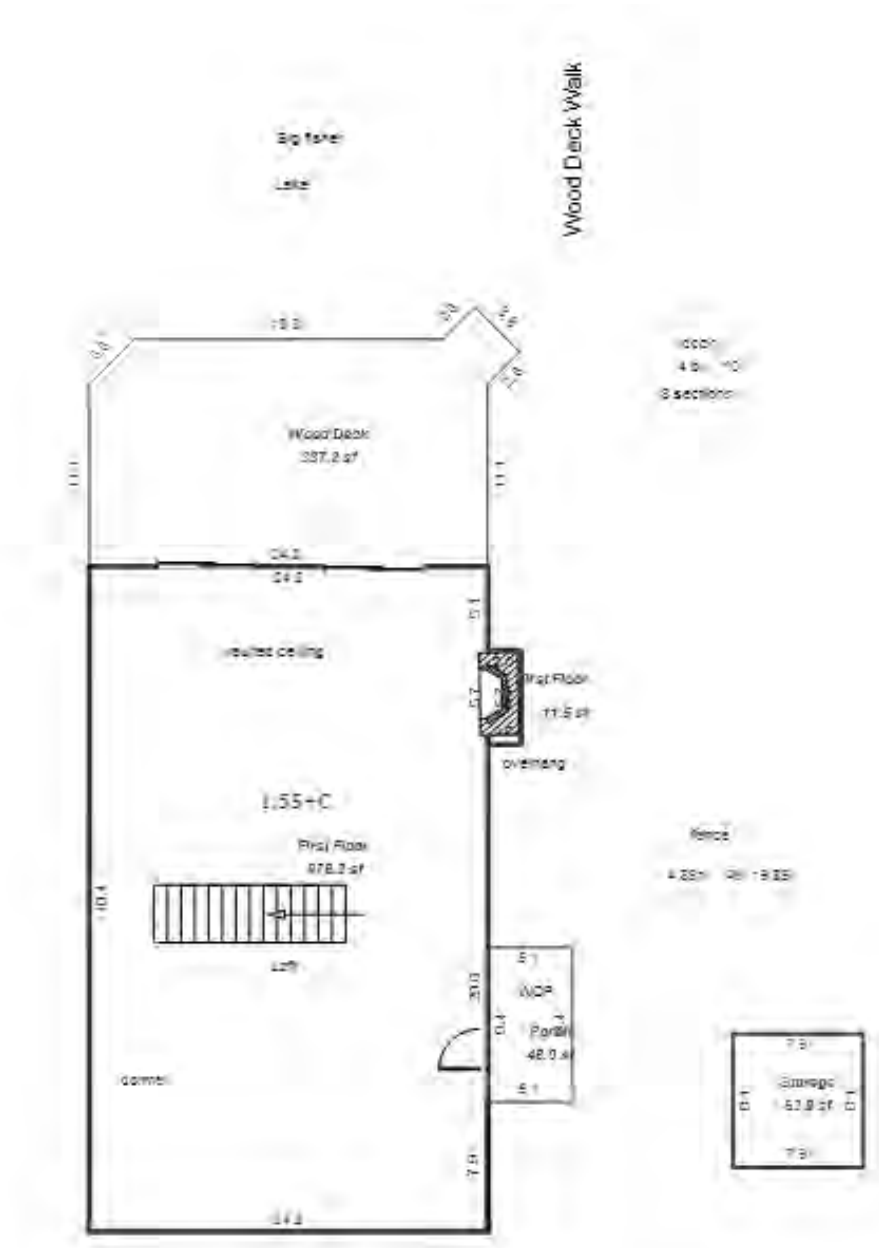
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	978		
0.5 Story	Siding	Overhang	11		
		Total:		208,328	156,246

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	1	6,880	5,160
Water/Sewer			
1000 Gal Septic	1	5,676	4,257
Water Well, 100 Feet	1	6,289	4,717
Porches			
WCP (1 Story)	48	3,820	2,865
Deck			
Treated Wood	510	8,165	6,124
Treated Wood	331	6,153	4,615
Built-Ins			
Appliance Allow.	1	4,003	3,002
Fireplaces			
Prefab 2 Story	1	4,564	3,423
	Totals:	256,066	192,050

Notes:
ECF (4082 FISHER LAKE) 2.700 => TCV: 518,535

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIEGFRIED KURT S	ALGER BRADLEY H & KATHARI	250,000	08/29/2019	WD	03-ARM'S LENGTH	2019005063	PROPERTY TRANSFER	100.0
WHEELER BRUCE E	SIEGFRIED KURT S	0	08/20/2019	WD	16-LC PAYOFF	2019005062	DEED	0.0
WHEELER BRUCE E	SIEGFRIED KURT S	30,000	08/11/1986	LC	03-ARM'S LENGTH	266P672	DEED	0.0

Property Address
6090 S HILL CREEK RD

Owner's Name/Address
ALGER BRADLEY H & KATHARINE A
615 RED SPRUCE DR
LITTLETON CO 80126

Tax Description
L266 P672/86 LOT 14 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2025 Est TCV 1,444,894 TCV/TFA: 668.62

Building Permit(s)	Date	Number	Status
DECK/PORCH	07/18/2024	LU24-34	100% FINIS
Mechanical	05/24/2021	PM21-0433	100% FINIS
Electrical	05/11/2020	PE20-0172	100% FINIS
Mechanical	02/20/2020	PM20-0143	100% FINIS

X Improved Vacant

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
X	Low
	High
	Landscaped
X	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
X	Wetland
X	Flood Plain

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	11/16/2021	INSPECTED
TPC	05/05/2021	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	900.00	1.0000	0.9895	6000	100		593,712
100 Actual Front Feet, 2.07 Total Acres							Total Est. Land Value =	593,712

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.17	192	50	2,416

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	50	750
Total Estimated Land Improvements True Cash Value =				3,166

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	296,900	425,500	722,400			452,328C
2024	231,700	423,800	655,500			433,296C
2023	173,700	319,300	493,000			412,663C
2022	150,000	264,200	414,200			393,013C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2021	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
2	Direct-Vented Ga

Class: C +5
Effec. Age: 4
Floor Area: 2,161
Total Base New : 327,186 E.C.F.
Total Depr Cost: 314,080 X 2.700
Estimated T.C.V: 848,016

(16) Porches/Decks

Area	Type
301	WSEP (1 Story)
500	Treated Wood
300	Treated Wood
143	Treated Wood
126	Treated Wood

(17) Garage

Year Built: 2020
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: 257
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2021
(11) Heating System: Forced Heat & Cool
Ground Area = 952 SF Floor Area = 2161 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

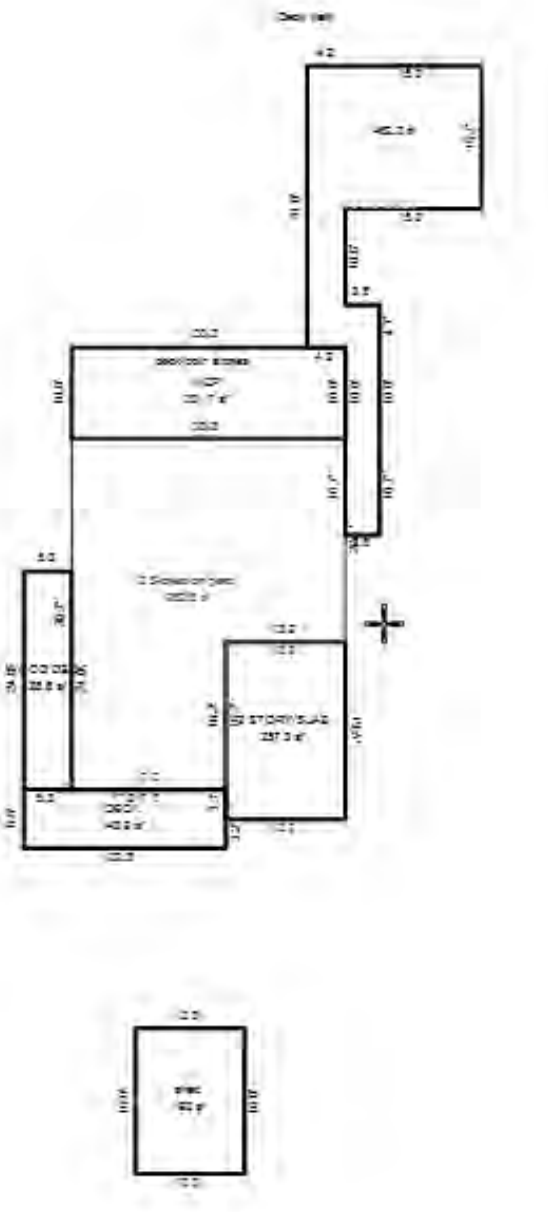
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Piers	952		
1 Story	Siding	Overhang	257		
			Total:	250,723	240,674

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	1,427
3 Fixture Bath	2	9,357	8,983
Water/Sewer			
1000 Gal Septic	1	4,899	4,703
Water Well, 50 Feet	1	2,705	2,597
Porches			
WSEP (1 Story)	301	13,774	13,223
Deck			
Treated Wood	500	7,605	7,301
Treated Wood	300	5,436	5,219
Treated Wood	143	3,348	3,214
Treated Wood	126	3,077	2,954
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	257	17,571	16,868
Common Wall: 2 Wall	1	-5,409	-5,193
Door Opener	1	550	528
Built-Ins			
Appliance Allow.	1	2,786	2,675

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-014-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROE VINCENT M & SUZANNE M	FORGIONE SUZANNE M & RAYM	0	02/02/2019	QC	09-FAMILY	1350P966	DEED	0.0
ROE VINCENT M & SUZANNE M	ROE VINCENT M & SUZANNE M	0	07/26/2004	QC	09-FAMILY	816:200	OTHER	0.0

Property Address
6084 S HILL CREEK RD

Owner's Name/Address
FORGIONE SUZANNE M & RAYMOND H
6084 S HILL CREEK RD
MAPLE CITY MI 49664

Tax Description
L246 P466/84 L299 P418/89 L816 P200/04
LOT 15 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 07/24/2014
MAP #: 48
2025 Est TCV 1,195,597 TCV/TFA: 616.92

Building Permit(s)	Date	Number	Status
Mechanical	12/09/2015	PM15-0665	
GARAGE	10/15/1991	1991-0385	100% FINIS
WELL/SEPTIC	06/27/1989	1989-1777	100% FINIS

X	Improved		Vacant

	Public Improvements
	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
	Rolling
X	Low
	High
	Landscaped
X	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/26/2017	INSPECTED
TPC	07/24/2014	INSPECTED
WAS	11/03/2007	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	806.00	1.0000	0.9787	6000	100		587,198
100 Actual Front Feet, 1.85 Total Acres							Total Est. Land Value =	587,198

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	293,600	304,200	597,800			202,185C
2024	225,400	320,300	545,700			196,106C
2023	169,000	241,500	410,500			186,768C
2022	150,000	197,900	347,900			177,875C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1989	1992

Condition: Average

Room List

	Basement
4	1st Floor
2	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(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)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	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

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,938
Total Base New : 319,260 E.C.F.
Total Depr Cost: 223,481 X 2.700
Estimated T.C.V: 603,399

(16) Porches/Decks

Area	Type
176	WPP
308	Treated Wood
66	Treated Wood

(17) Garage

Year Built: 1991
Car Capacity:
Class: C
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: 834
% Good: 0
Storage Area: 417
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1989
(11) Heating System: Forced Hot Water
Ground Area = 1008 SF Floor Area = 1938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Overhang	426		
			Total:	238,224	166,756

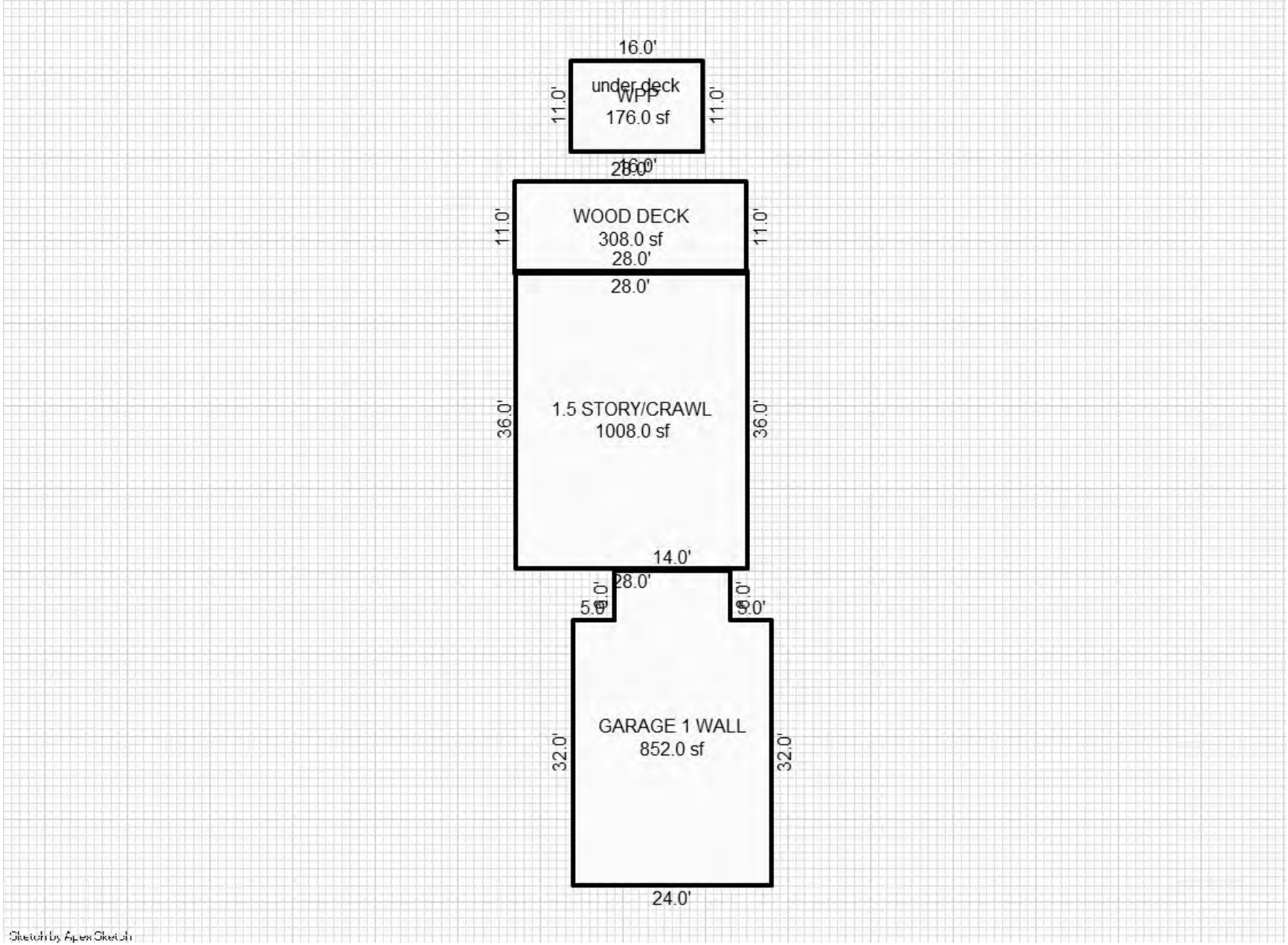
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	2	9,357	6,550
Water/Sewer			
1000 Gal Septic	1	4,899	3,429
Water Well, 100 Feet	1	5,849	4,094
Porches			
WPP	176	4,284	2,999
Deck			
Treated Wood	308	5,535	3,874
Treated Wood	66	2,072	1,450
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	834	39,248	27,474
Storage Over Garage	417	5,771	4,040
Common Wall: 1/2 Wall	1	-1,352	-946
Door Opener	2	1,101	771
Built-Ins			
Appliance Allow.	1	2,786	1,950
Totals:		319,260	223,481

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-015-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LATTIMORE	LATTIMORE	35,000	08/07/1995	WD	03-ARM'S LENGTH	408:664	OTHER	0.0

Property Address

S HILL CREEK RD

Owner's Name/Address

LATTIMORE FAMILY REVOC TRUST
C/O LATTIMORE SCOTT
6042 S HILL CREEK RD
MAPLE CITY MI 49664

Tax Description

L251 P91 L301 P119 L408 P664-665/95 LOT 16 HILL CREEK SUBDIVISION SEC 25 529N R14W.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 07/31/2013

MAP #: 48

2025 Est TCV 581,888

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
X	Low
	High
	Landscaped
X	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
PSC	01/16/2016	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	736.00	1.0000	0.9698	6000	100		581,888
100 Actual Front Feet, 1.69 Total Acres					Total Est. Land Value =			581,888

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	290,900	0	290,900			46,949C
2024	220,300	0	220,300			45,538C
2023	165,200	0	165,200			43,370C
2022	150,000	0	150,000			41,305C

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LATTIMORE SCOTT & JULIE H	LATTIMORE FAMILY REVOC TR	0	06/24/1992	QC	09-FAMILY	344P129	DEED	0.0

Property Address
6042 S HILL CREEK RD

Owner's Name/Address
LATTIMORE FAMILY REVOC TRUST
C/O LATTIMORE SCOTT
6042 S HILL CREEK RD
MAPLE CITY MI 49664

Tax Description
L251 P91 L254 P102 L301 P119 L344 P129
LOT 17 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 07/31/2013
MAP #: 48
2025 Est TCV 1,305,212 TCV/TFA: 706.28

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	04/25/2012	L12 -049	100% FINIS
GARAGE	05/10/1996	96003578	100% FINIS

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
WAS	11/27/2007	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	700.00	1.0000	0.9650	6000	100		578,977
100 Actual Front Feet, 1.61 Total Acres							Total Est. Land Value =	578,977

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	289,500	363,100	652,600			182,080C
2024	217,600	380,800	598,400			176,606C
2023	163,200	286,600	449,800			168,197C
2022	150,000	234,600	384,600			160,188C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: LOG

Yr Built	Remodeled
1988	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
1	Front Overhang
1	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Wood		

(7) Excavation

Basement: 0 S.F.
Crawl: 1232 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 25
Floor Area: 1,848
Total Base New : 357,419 E.C.F.
Total Depr Cost: 268,050 X 2.700
Estimated T.C.V: 723,735

(16) Porches/Decks

Area	Type
208	WCP (1 Story)
90	WCP (1 Story)
280	CCP (1 Story)

(17) Garage

Year Built: 1995
Car Capacity: 2.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 1
Area: 952
% Good: 0
Storage Area: 476
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1988
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

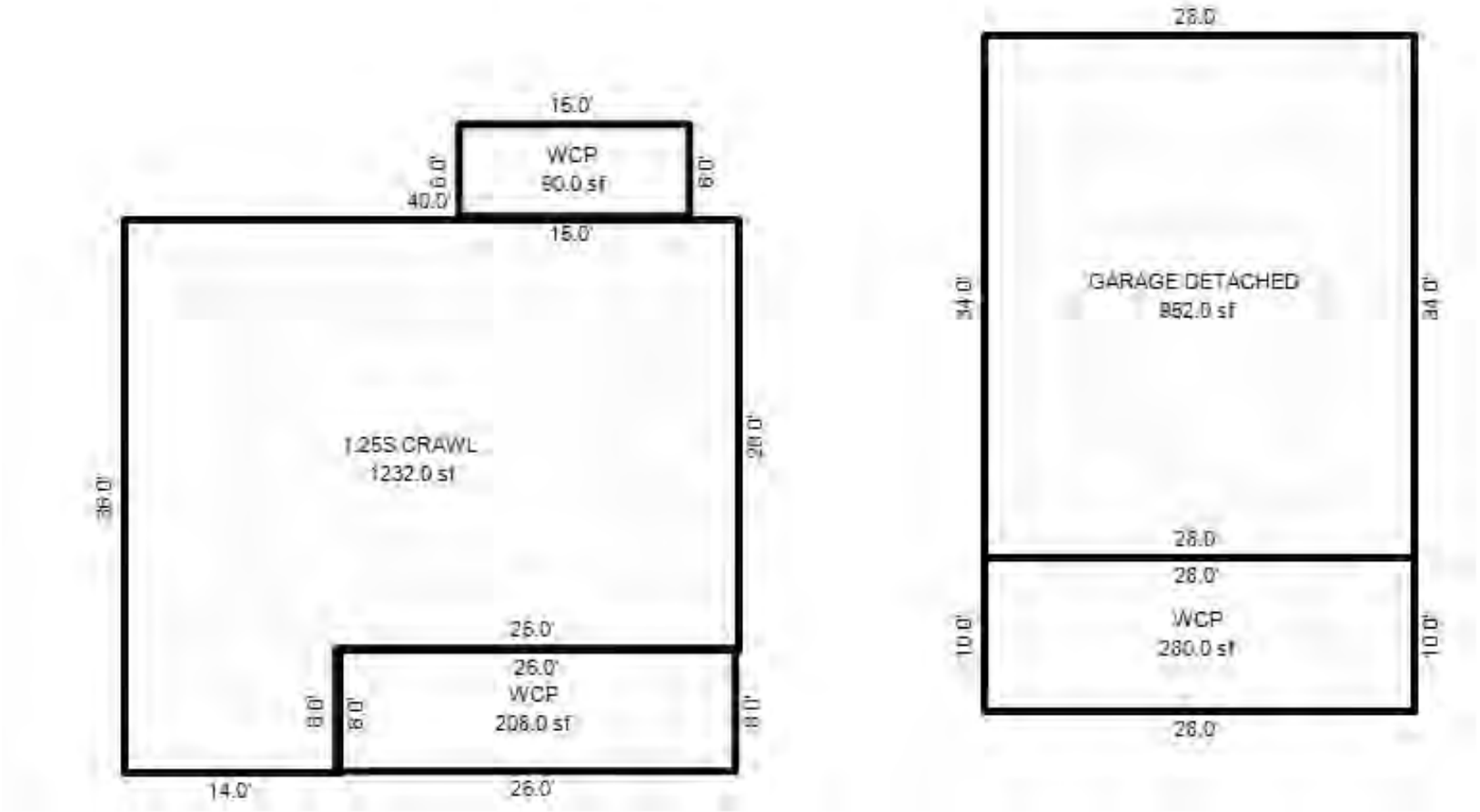
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	1,232		
			Total:	233,829	175,359

Other Additions/Adjustments

Exterior			
Stone Veneer	150	5,735	4,301
Plumbing			
Average Fixture(s)	1	1,486	1,114
3 Fixture Bath	1	4,678	3,508
Water/Sewer			
2000 Gal Septic	1	9,735	7,301
Water Well, 100 Feet	1	5,849	4,387
Porches			
WCP (1 Story)	208	8,285	6,214
WCP (1 Story)	90	4,557	3,418
CCP (1 Story)	280	7,017	5,263
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	952	54,845	41,134
Storage Over Garage	476	10,382	7,786
Door Opener	2	1,541	1,156
Built-Ins			
Appliance Allow.	1	2,786	2,089
Fireplaces			
Interior 2 Story	1	6,694	5,020

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LATTIMORE SCOTT & JULIE H	LATTIMORE FAMILY REVOC TR	0	06/24/1992	QC	09-FAMILY	344P129	DEED	0.0

Property Address

S HILL CREEK RD

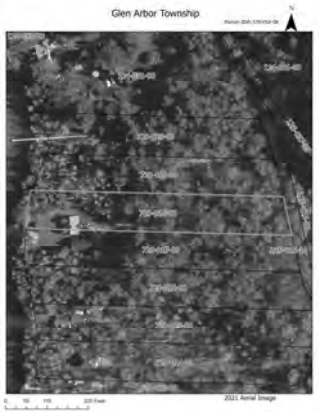
Owner's Name/Address

LATTIMORE FAMILY REVOC TRUST
C/O LATTIMORE SCOTT
6042 S HILL CREEK RD
MAPLE CITY MI 49664

Tax Description

L225 P156 L344 P129/92 LOT 18 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-VACAN | Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 07/31/2013

MAP #: 48

2025 Est TCV 577,046

Building Permit(s)	Date	Number	Status

	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
X	Low
	High
	Landscaped
X	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
X	Wetland
X	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
PSC	01/16/2016	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	677.00	1.0000	0.9617	6000	100		577,046
100 Actual Front Feet, 1.55 Total Acres							Total Est. Land Value =	577,046

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	288,500	0	288,500			61,632C
2024	215,700	0	215,700			59,779C
2023	161,800	0	161,800			56,933C
2022	150,000	0	150,000			54,222C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAMMER TRUST	LATTIMORE TRUST	217,500	10/21/1999	WD	03-ARM'S LENGTH	526:942	OTHER	0.0

Property Address
6026 S HILL CREEK RD

Owner's Name/Address
LATTIMORE FAMILY REVOC TRUST
C/O LATTIMORE SCOTT
6042 S HILL CREEK RD
MAPLE CITY MI 49664

Tax Description
L258 P859 L510 P124 L526 P942 L543 P435 LOT 19 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences
11/21/12 SEE WELL PERMIT ON LOT 17

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 07/31/2013
MAP #: 48
2025 Est TCV 632,732 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Electrical	12/28/2012	PE12-0564	
Post Frame Building	11/27/2012	PB12-0353	100% FINIS
GARAGE	11/08/2012	LU12-2259	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	626.00	1.0000	0.9542	6000	100		572,544
100 Actual Front Feet, 1.44 Total Acres						Total Est. Land Value =		572,544

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
X	Wetland
X	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
TPC	01/02/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	286,300	30,100	316,400			84,879C
2024	211,600	31,200	242,800			82,327C
2023	158,700	23,500	182,200			78,407C
2022	150,000	19,200	169,200			74,674C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2012	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 10
Floor Area: 0
Total Base New : 24,769 E.C.F.
Total Depr Cost: 22,292 X 2.700
Estimated T.C.V: 60,188

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2012
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 974
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2012
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

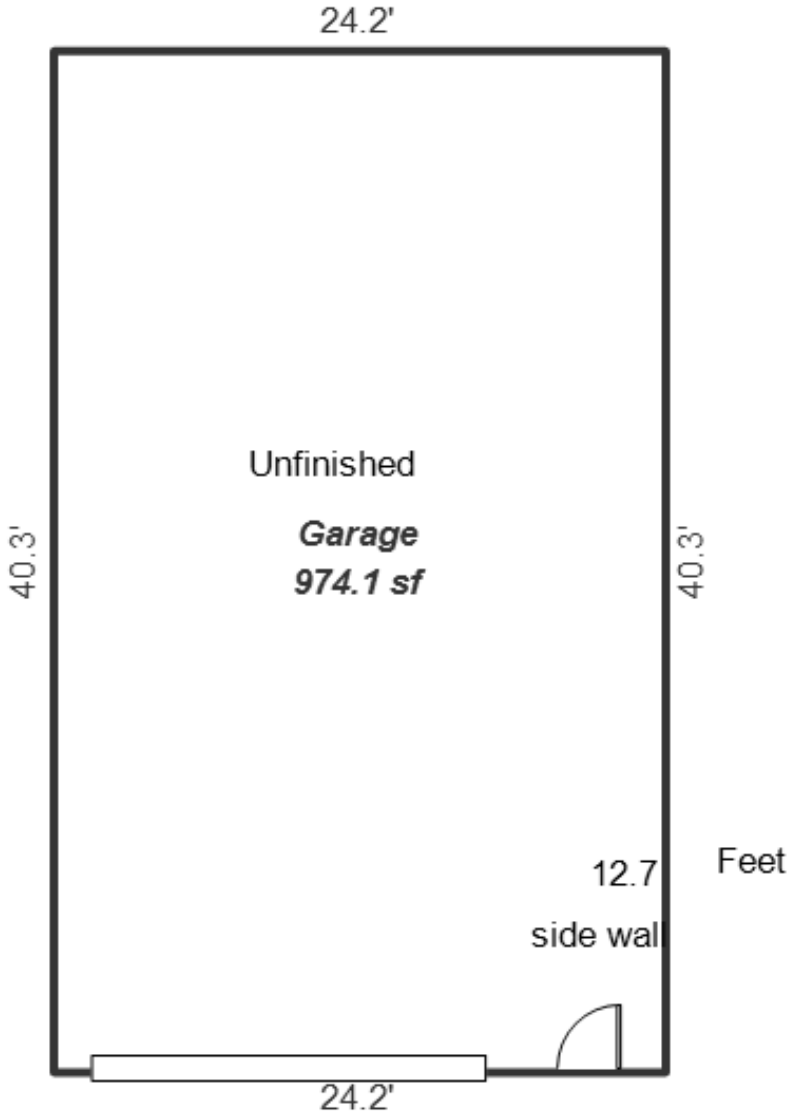
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Other Additions/Adjustments
Garages
Class: C Exterior: Pole (Unfinished)

Base Cost	974	24,769	22,292
Totals:		24,769	22,292

Notes:
ECF (4082 FISHER LAKE) 2.700 => TCV: 60,188

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVILBISS ELIZABETH A	DEVILBISS PAUL	0	07/01/2022	QC	09-FAMILY	2022004585	PROPERTY TRANSFER	0.0
DEVILBISS PAUL	DEVILBISS ELIZABETH A	1	01/18/2019	QC	09-FAMILY	1351P729	OTHER	0.0
SPELDE BONNIE L FKA BRAME	DEVILBISS PAUL	345,937	12/23/2015	WD	03-ARM'S LENGTH	1249P485	PROPERTY TRANSFER	100.0
BRAMMER DORIS V	BRAMMER BONNIE L	0	09/17/2010	CD	07-DEATH CERTIFICATE	1203P761	OTHER	0.0

Property Address

6000 S HILL CREEK RD

Owner's Name/Address

DEVILBISS PAUL
31136 BEAVER DAM RD
FRANKFORD DE 19945

Tax Description

L258 P859 L543 P435/00 LOT 20 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2025 Est TCV 1,062,134 TCV/TFA: 617.88

Building Permit(s)	Date	Number	Status
DECK/PORCH	07/06/2000	20000351	
GARAGE	05/03/2000	20000169	
HOUSE	04/10/2000	20000130	

X Improved Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
TPC	11/21/2012	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 6000/	100.00	595.00	1.0000	0.9494	6000	100		569,643
100 Actual Front Feet, 1.37 Total Acres							Total Est. Land Value =	569,643

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	39.01	320	50	6,241

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 =				16,241

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	284,800	246,300	531,100			235,747C
2024	208,900	257,900	466,800			228,659C
2023	156,700	186,800	343,500			217,771C
2022	150,000	161,300	311,300			207,401C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MODULAR

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
1	Front Overhang
1	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1719 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 25
Floor Area: 1,719
Total Base New : 235,188 E.C.F.
Total Depr Cost: 176,389 X 2.700
Estimated T.C.V: 476,250

(16) Porches/Decks

Area	Type
300	Treated Wood
36	Treated Wood
36	Treated Wood
288	Brzwy, FW

(17) Garage

Year Built: 2000
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

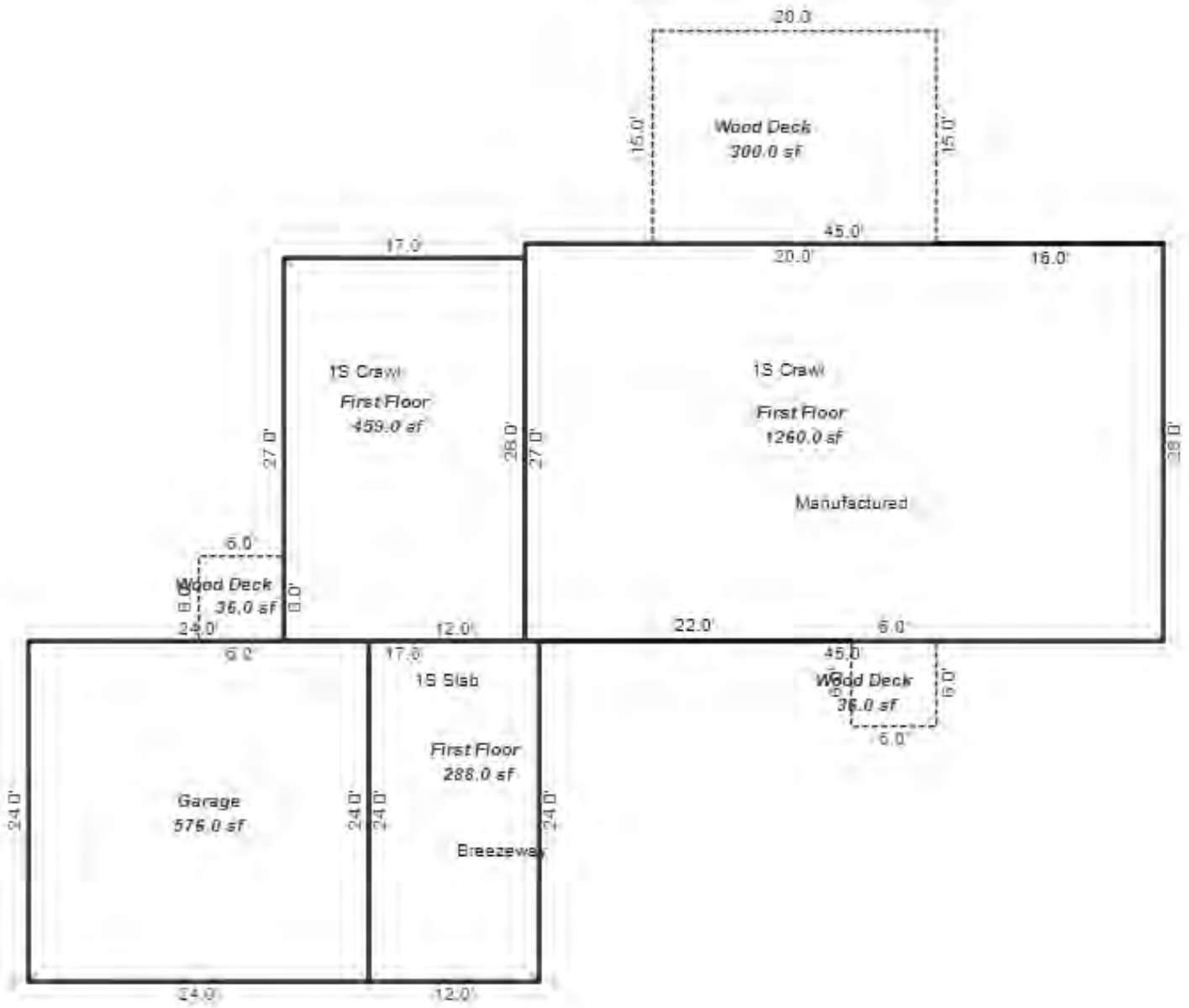
Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls D Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 1719 SF Floor Area = 1719 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,260		
1 Story	Siding	Crawl Space	459		
			Total:	175,997	131,995

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,032	774
3 Fixture Bath	1	3,268	2,451
Water/Sewer			
1000 Gal Septic	1	4,293	3,220
Water Well, 100 Feet	1	5,545	4,159
Deck			
Treated Wood	300	5,193	3,895
Treated Wood	36	1,457	1,093
Treated Wood	36	1,457	1,093
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	19,498	14,623
Door Opener	1	433	325
Built-Ins			
Appliance Allow.	1	1,650	1,237
Breezeways			
Frame Wall	288	15,365	11,524
	Totals:	235,188	176,389

Notes: MANUFACTURED
ECF (4082 FISHER LAKE) 2.700 => TCV: 476,250

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON WILLIAM C & VICK	OSSENMACHER CHRISTINE L T	175,000	10/15/2023	WD	03-ARM'S LENGTH	2023004579	PROPERTY TRANSFER	100.0
ANDERSON WILLIAM C & VICK	ANDERSON WILLIAM C & VICK	0	12/13/2022	WD	09-FAMILY	2023000173	PROPERTY TRANSFER	0.0
CHERNEY EDWARD &	ANDERSON WILLIAM C & VICK	115,000	05/25/2007	WD	03-ARM'S LENGTH	942:377	PROPERTY TRANSFER	0.0
CHERNEY EDWARD &		0	04/25/2007	PTA	03-ARM'S LENGTH		DEED	0.0

Property Address

4 THE INN A

Owner's Name/Address

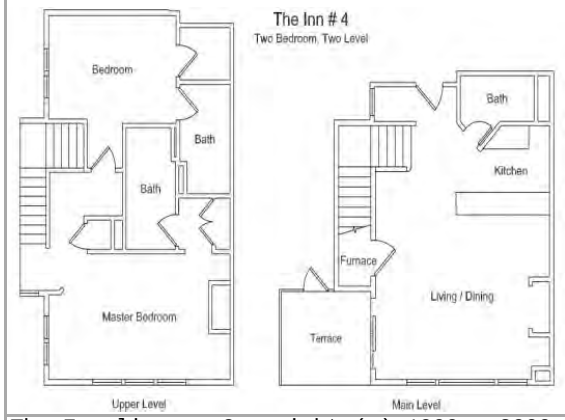
OSSENMACHER CHRISTINE L TRUST
18750 HONEY TREE LN
NORTHVILLE MI 48168

Tax Description

L579 P841/01 L586 P859 L586 P860/01 L942 P377/07 UNIT 4-A THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 174,592 TCV/TFA: 148.21

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/19/2024	INSPECTED
TPC	09/16/2023	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,0

0.00 Total Acres Total Est. Land Value = 128,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	64,000	23,300	87,300			69,489C
2024	40,000	27,400	67,400			67,400S
2023	30,000	25,500	55,500			47,250C
2022	23,000	22,000	45,000			45,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,178
Total Base New : 215,710 E.C.F.
Total Depr Cost: 23,296 X 2.000
Estimated T.C.V: 46,592

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	179,689	19,406

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
2 Fixture Bath	1	4,610	498
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	215,710	23,296

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 46,592

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAHLBERG CURTIS & PATTI K	OSSENMACHER CHRISTINE L T	180,000	03/21/2024	WD	03-ARM'S LENGTH	2024001454	PROPERTY TRANSFER	100.0
FAHLBERG CURTIS & PATTI T	FAHLBERG CURTIS & PATTI K	1	09/29/2021	WD	09-FAMILY	2022003616	PROPERTY TRANSFER	0.0
PHILBIN DOUGLAS L & KOCHA	FAHLBERG CURTIS & PATTI T	96,000	05/02/2016	WD	03-ARM'S LENGTH	1259P590	PROPERTY TRANSFER	100.0
BAYBERRY GROUP INC	BAKER HALL LLC	1	11/23/2001	WD	09-FAMILY	614P567	DEED	0.0

Property Address

4 THE INN B

Owner's Name/Address

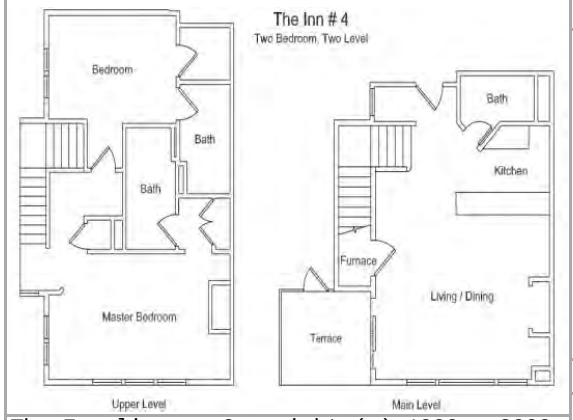
OSSENMACHER CHRISTINE L TRUST
18750 HONEY TREE LN
NORTHVILLE MI 48168

Tax Description

L613 P422 L614 P567/01 L620 P578/01 L614 P568/01 UNIT 4-B THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 174,592 TCV/TFA: 148.21

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,0

0.00 Total Acres Total Est. Land Value = 128,000

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/19/2024	INSPECTED
TPC	09/16/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	64,000	23,300	87,300			87,300S
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C
2022	23,000	22,000	45,000			45,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,178
Total Base New : 215,710 E.C.F.
Total Depr Cost: 23,296 X 2.000
Estimated T.C.V: 46,592

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	179,689	19,406

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
2 Fixture Bath	1	4,610	498
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	215,710	23,296

Notes: 2 LEVEL UNIT
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 46,592

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRIDER MICHAEL K TRUST	MILLER FEY TRUST	180,000	11/08/2024	WD	03-ARM'S LENGTH	2024005529	PROPERTY TRANSFER	100.0
CRIDER MICHAEL K	CRIDER MICHAEL K TRUST	0	10/08/2009	WD	03-ARM'S LENGTH	2009 1031-365W	DEED	0.0
FOSTER MARY A	CRIDER MICHAEL K	0	07/30/2009	QC	09-FAMILY	2009 1023-915Q	DEED	0.0
BAKER HALL	CRIDER & FOSTER	129,900	07/11/2001	WD	03-ARM'S LENGTH	591:458	OTHER	0.0

Property Address

4 THE INN C

Owner's Name/Address

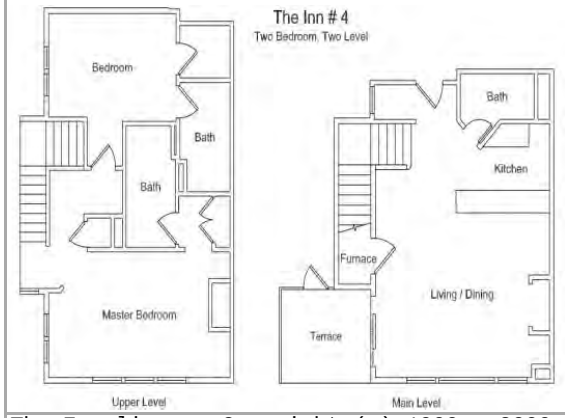
MILLER FEY TRUST
544 BROOKSIDE AVE
BIRMINGHAM MI 48009

Tax Description

L579 P841/01 L591 P457 L591 P458/01 UNIT 4-C THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 174,592 TCV/TFA: 148.21

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,0
			0.00 Total Acres		Total Est. Land Value =			128,000

Public Improvements

- ☐ Dirt Road
- ☐ Gravel Road
- ☐ Paved Road
- ☐ Storm Sewer
- ☐ Sidewalk
- ☐ Water
- ☐ Sewer
- ☐ Electric
- ☐ Gas
- ☐ Curb
- ☐ Street Lights
- ☐ Standard Utilities
- ☐ Underground Utils.

Topography of Site

- ☐ Level
- ☐ Rolling
- ☐ Low
- ☐ High
- ☐ Landscaped
- ☐ Swamp
- ☐ Wooded
- ☐ Pond
- ☐ Waterfront
- ☐ Ravine
- ☐ Wetland
- ☐ Flood Plain

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/19/2024	INSPECTED
TPC	09/16/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	64,000	23,300	87,300			87,300S
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C
2022	23,000	22,000	45,000			45,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,178
Total Base New : 215,710 E.C.F.
Total Depr Cost: 23,296 X 2.000
Estimated T.C.V: 46,592

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	179,689	19,406
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	215,710	23,296

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 46,592

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER HALL LLC	BECKER	129,900	10/10/2001	WD	03-ARM'S LENGTH	608:412	PROPERTY TRANSFER	0.0

Property Address

4 THE INN D

Owner's Name/Address

BECKER GARY W & AIMEE J
5256 OAK HILL TR
COMMERCE MI 48382

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 174,592 TCV/TFA: 148.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1	Units	128000.00000	100		128,0
			0.00	Total Acres		Total Est. Land Value =		128,000

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

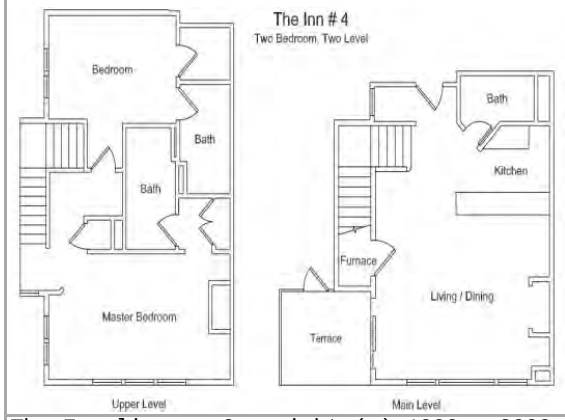
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

L579 P841/01 L608 P411/01 L608 P412/01 UNIT 4-D THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	64,000	23,300	87,300			51,149C
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C
2022	23,000	22,000	45,000			45,000S

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/20/2024	INSPECTED
TPC	09/16/2023	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,178
Total Base New : 215,710 E.C.F.
Total Depr Cost: 23,296 X 2.000
Estimated T.C.V: 46,592

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	179,689	19,406
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	215,710	23,296

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 46,592

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

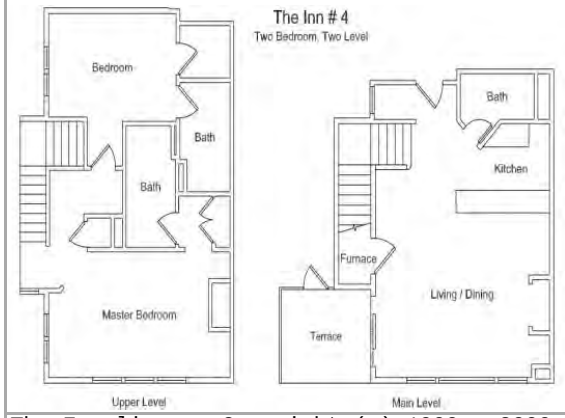
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BETZ CHAD E & MERCEDES L	BETZ FAMILY TRUST	0	11/19/2024	QC	14-INTO/OUT OF TRUST	2024005704	PROPERTY TRANSFER	0.0
MCEWAN CRAIG A & JANE B	BETZ CHAD E & MERCEDES L	90,000	09/18/2020	WD	03-ARM'S LENGTH	2020006230	PROPERTY TRANSFER	100.0
BAKER HALL LLC	MCEWAN	129,900	06/01/2001	WD	03-ARM'S LENGTH	585:151	OTHER	0.0

Property Address
4 THE INN E

Owner's Name/Address
BETZ FAMILY TRUST
48227 MANORWOOD DR
NORTHVILLE MI 48168

Tax Description
L579 P841/01 L585 P150 L585 P151/01 UNIT 4-E THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences
2BED 2BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 174,592 TCV/TFA: 148.21

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,0
			0.00 Total Acres		Total Est. Land Value =			128,000

Public Improvements
- ☐ Dirt Road
- ☐ Gravel Road
- ☐ Paved Road
- ☐ Storm Sewer
- ☐ Sidewalk
- ☐ Water
- ☐ Sewer
- ☐ Electric
- ☐ Gas
- ☐ Curb
- ☐ Street Lights
- ☐ Standard Utilities
- ☐ Underground Utils.

Topography of Site
- ☐ Level
- ☐ Rolling
- ☐ Low
- ☐ High
- ☐ Landscaped
- ☐ Swamp
- ☐ Wooded
- ☐ Pond
- ☐ Waterfront
- ☐ Ravine
- ☐ Wetland
- ☐ Flood Plain

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/19/2024	INSPECTED
TPC	06/01/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	64,000	23,300	87,300			51,149C
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C
2022	23,000	22,000	45,000			45,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,178
Total Base New : 215,710 E.C.F.
Total Depr Cost: 23,296 X 2.000
Estimated T.C.V: 46,592

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	179,689	19,406

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
2 Fixture Bath	1	4,610	498
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	215,710	23,296

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 46,592

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONE KEVIN S & BESSIE M	BONE BESSIE MARIKIS TRUST	0	10/11/2005	WD	09-FAMILY	884:602	OTHER	0.0
BAKER HALL LLC	BONE	129,900	09/10/2001	WD	03-ARM'S LENGTH	602:82	OTHER	0.0

Property Address

4 THE INN F

Owner's Name/Address

BONE BESSIE MARIKIS TRUST AGREEMENT
3642 LAWNDALE RD
SAGINAW MI 48603

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 174,592 TCV/TFA: 148.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,0
			0.00 Total Acres		Total Est. Land Value =			128,000

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

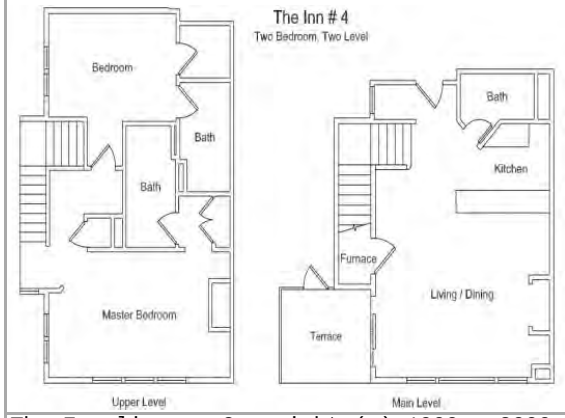
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L579 P841/01 L602 P81/01 L602 P82/01 L884 P602/05 UNIT 4-F THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



Who	When	What
TPC	11/06/2024	INSPECTED
TPC	06/01/2017	INSPECTED
TPC	06/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	64,000	23,300	87,300			51,149C
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C
2022	23,000	22,000	45,000			45,000S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,178
Total Base New : 215,710 E.C.F.
Total Depr Cost: 23,296 X 2.000
Estimated T.C.V: 46,592

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	179,689	19,406
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	215,710	23,296

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 46,592

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN NORMAN & MARI	MILLER JOHN NORMAN & MARI	1	09/21/2022	WD	09-FAMILY	2023001055	PROPERTY TRANSFER	0.0
SWEET REALTY LLC	MILLER JOHN NORMAN & MARI	93,000	04/09/2021	WD	03-ARM'S LENGTH	2021003035	PROPERTY TRANSFER	100.0
BAKER HALL	SWEET REALTY	129,900	06/29/2001	WD	03-ARM'S LENGTH	591:456	OTHER	0.0

Property Address

4 THE INN G

Owner's Name/Address

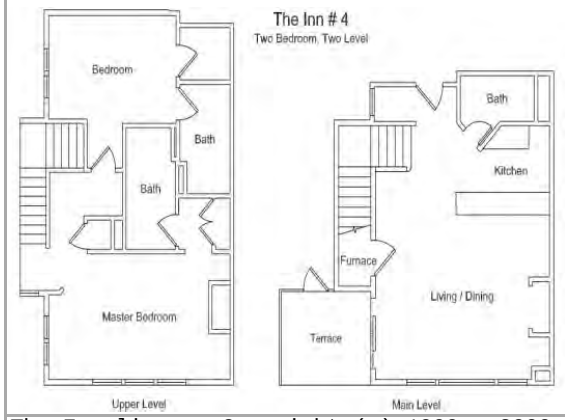
MILLER JOHN NORMAN & MARIANNE FEY
544 BROOKSIDE AVE
BIRMINGHAM MI 48009

Tax Description

L579 P841/01 L591 P455 L591 P456/01 UNIT 4-G THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 174,592 TCV/TFA: 148.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,0
			0.00 Total Acres		Total Est. Land Value =			128,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	06/01/2017	INSPECTED
TPC	06/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	64,000	23,300	87,300			51,149C
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C
2022	23,000	22,000	45,000			45,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,178
Total Base New : 215,710 E.C.F.
Total Depr Cost: 23,296 X 2.000
Estimated T.C.V: 46,592

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	179,689	19,406
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	215,710	23,296

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 46,592

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEARDSLEE DANIEL B & SUSA	WATSON SAM & CORRIGAN-WAT	93,600	02/25/2021	WD	03-ARM'S LENGTH	2021001785	PROPERTY TRANSFER	100.0
CHERNEY EDWARD & JOANNE G	BEARDSLEE DANIEL B & SUSA	112,000	05/19/2008	WD	03-ARM'S LENGTH	978/896	DEED	100.0
BAKER HALL LLC	CHERNEY	0	05/20/2001	WD	03-ARM'S LENGTH	586:860	OTHER	0.0

Property Address

4 THE INN H

Owner's Name/Address

WATSON SAM & CORRIGAN-WATSON COLLEE
1240 E MILL ST
HASTINGS MI 49058

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 174,592 TCV/TFA: 148.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,0

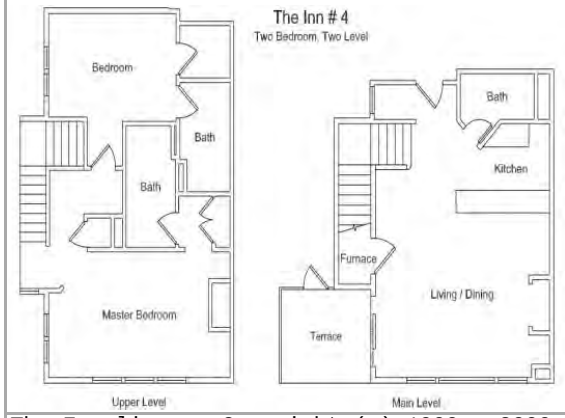
0.00 Total Acres Total Est. Land Value = 128,000

Tax Description

UNIT 4-H THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	06/01/2017	INSPECTED
TPC	06/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	64,000	23,300	87,300			51,149C
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C
2022	23,000	22,000	45,000			45,000S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,178
Total Base New : 215,710 E.C.F.
Total Depr Cost: 23,296 X 2.000
Estimated T.C.V: 46,592

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	179,689	19,406

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
2 Fixture Bath	1	4,610	498
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	215,710	23,296

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 46,592

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS JAMES A	LUCAS JAMES A TRUST	0	05/30/2024	WD	09-FAMILY	2024002581	PROPERTY TRANSFER	0.0
BEATTIE KEITH R & ELIZABE	LUCAS JAMES A	150,000	09/29/2023	WD	03-ARM'S LENGTH	2023004289	PROPERTY TRANSFER	100.0
MURPHY DANIEL R & DEBORAH	BEATTIE KEITH R & ELIZABE	73,500	10/06/2021	WD	03-ARM'S LENGTH	2021007880	PROPERTY TRANSFER	100.0
LING DAVID A & KATHLEEN L	MURPHY DANIEL R & DEBORAH	62,500	05/27/2020	WD	03-ARM'S LENGTH	2020003099	PROPERTY TRANSFER	100.0

Property Address

10 THE INN

Owner's Name/Address

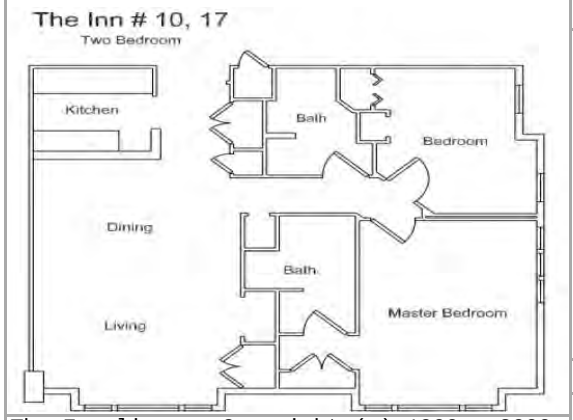
LUCAS JAMES A TRUST
820 LIVINGSTON AVE NE
GRAND RAPIDS MI 49503

Tax Description

L557 P414/00 L559 P461 L559 P462/00 L855 P576/05 UNIT 10-A THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 149,519 TCV/TFA: 155.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units	110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	19,800	74,800			65,159C
2024	40,000	23,200	63,200			63,200S
2023	15,000	21,600	36,600			32,760C
2022	12,500	18,700	31,200			31,200S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 962
Total Base New : 182,970 E.C.F.
Total Depr Cost: 19,760 X 2.000
Estimated T.C.V: 39,519

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	151,559	16,368

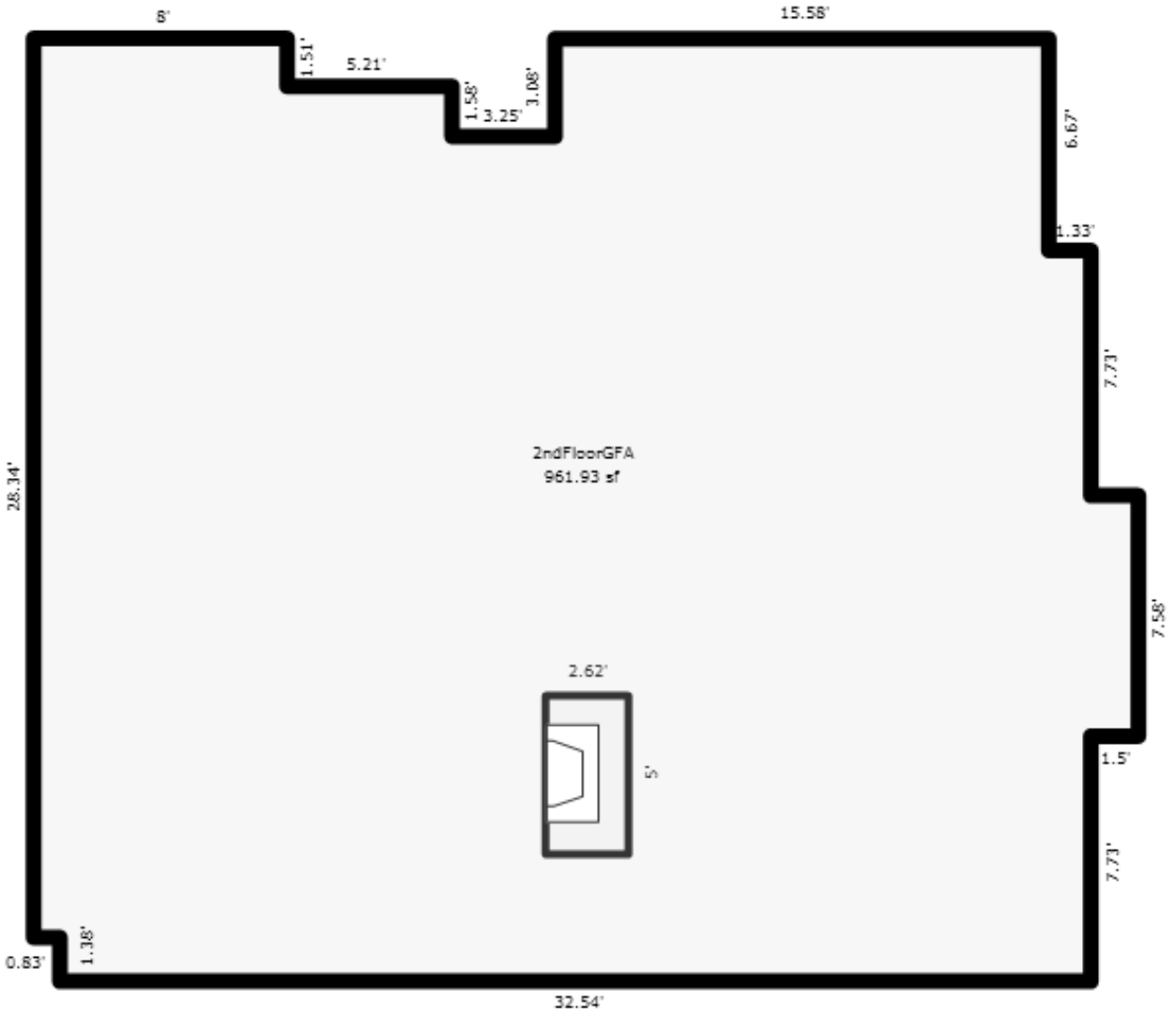
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	182,970	19,760

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 39,519

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUUTTILA ELIZABETH J & SZ	MANDIJA BRELANDA	115,000	06/28/2023	WD	03-ARM'S LENGTH	2023002877	PROPERTY TRANSFER	100.0
KREBS FRANC J & MARY ANN	KUUTTILA ELIZABETH J & SZ	110,000	09/16/2022	WD	03-ARM'S LENGTH	2022005564	PROPERTY TRANSFER	100.0
BAKER HALL LLC	KREBS	104,900	11/10/2000	WD	03-ARM'S LENGTH	562:730	OTHER	0.0

Property Address

10 THE INN

Owner's Name/Address

MANDIJA BRELANDA
711 PARKLAND DR
ROCHESTER MI 48307

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 149,519 TCV/TFA: 155.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

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

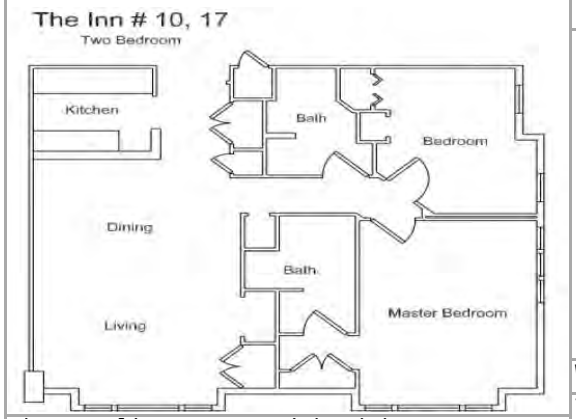
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

L562 P729/00 L562 P730/00 UNIT 10-B THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	19,800	74,800			65,159C
2024	40,000	23,200	63,200			63,200S
2023	15,000	21,600	36,600			36,600S
2022	12,500	18,700	31,200			31,200S

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 962
Total Base New : 182,970 E.C.F.
Total Depr Cost: 19,760 X 2.000
Estimated T.C.V: 39,519

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	151,559	16,368

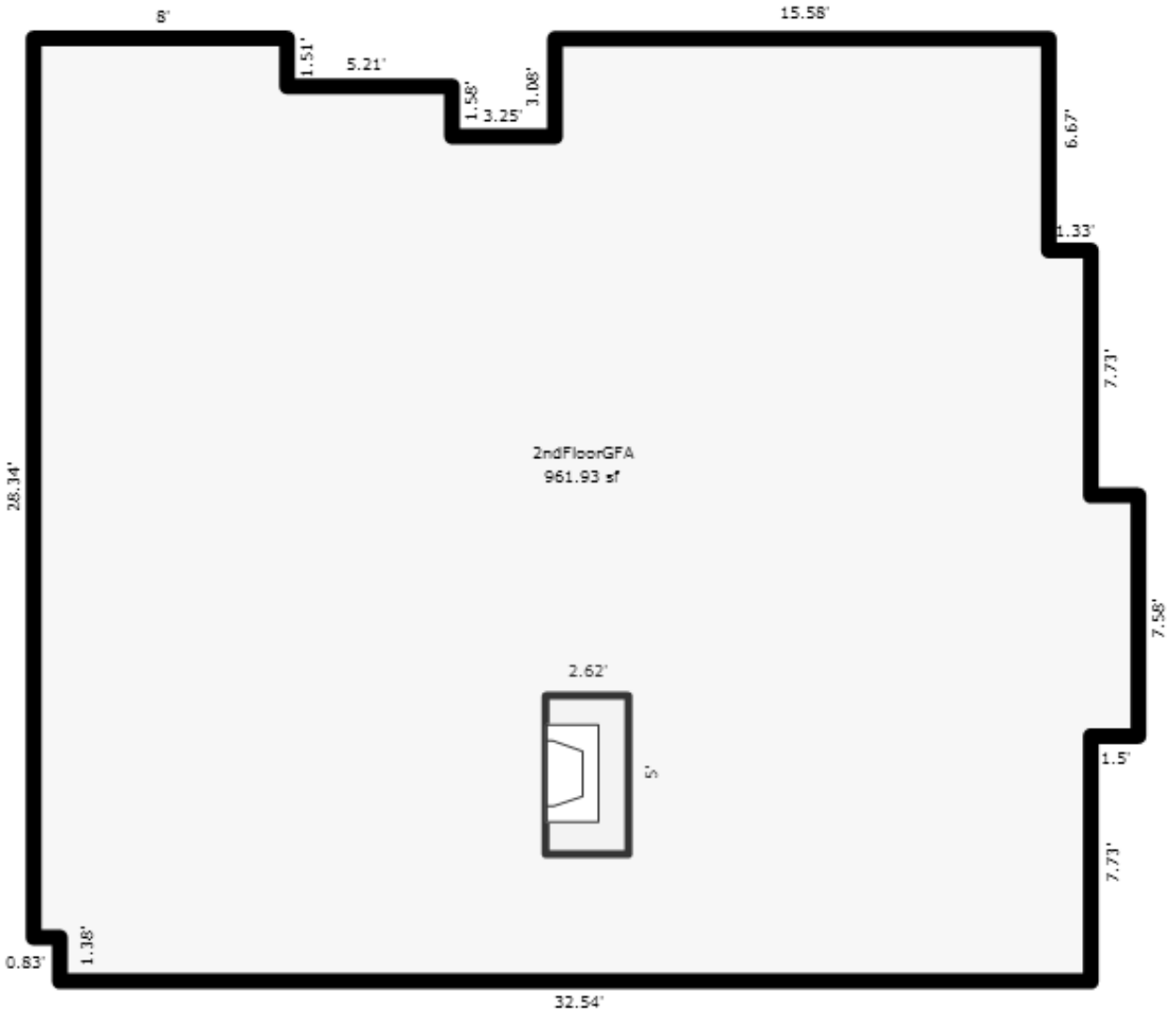
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	182,970	19,760

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 39,519

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER HALL LLC	HABEREK	104,900	03/23/2001	WD	03-ARM'S LENGTH	574:181	OTHER	0.0

Property Address
10 THE INN

Owner's Name/Address
HABEREK DONALD R LIVING TRUST
6951 CROSS CREEK DR
WASHINGTON MI 48094

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 149,519 TCV/TFA: 155.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

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

Tax Description
L574 P180 L574 P181/01 L659 P584&585/02 UNIT 10-C THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences
2BED 2BATH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	19,800	74,800			35,464C
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C
2022	12,500	18,700	31,200			31,200S

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 962
Total Base New : 182,970 E.C.F.
Total Depr Cost: 19,760 X 2.000
Estimated T.C.V: 39,519

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	151,559	16,368

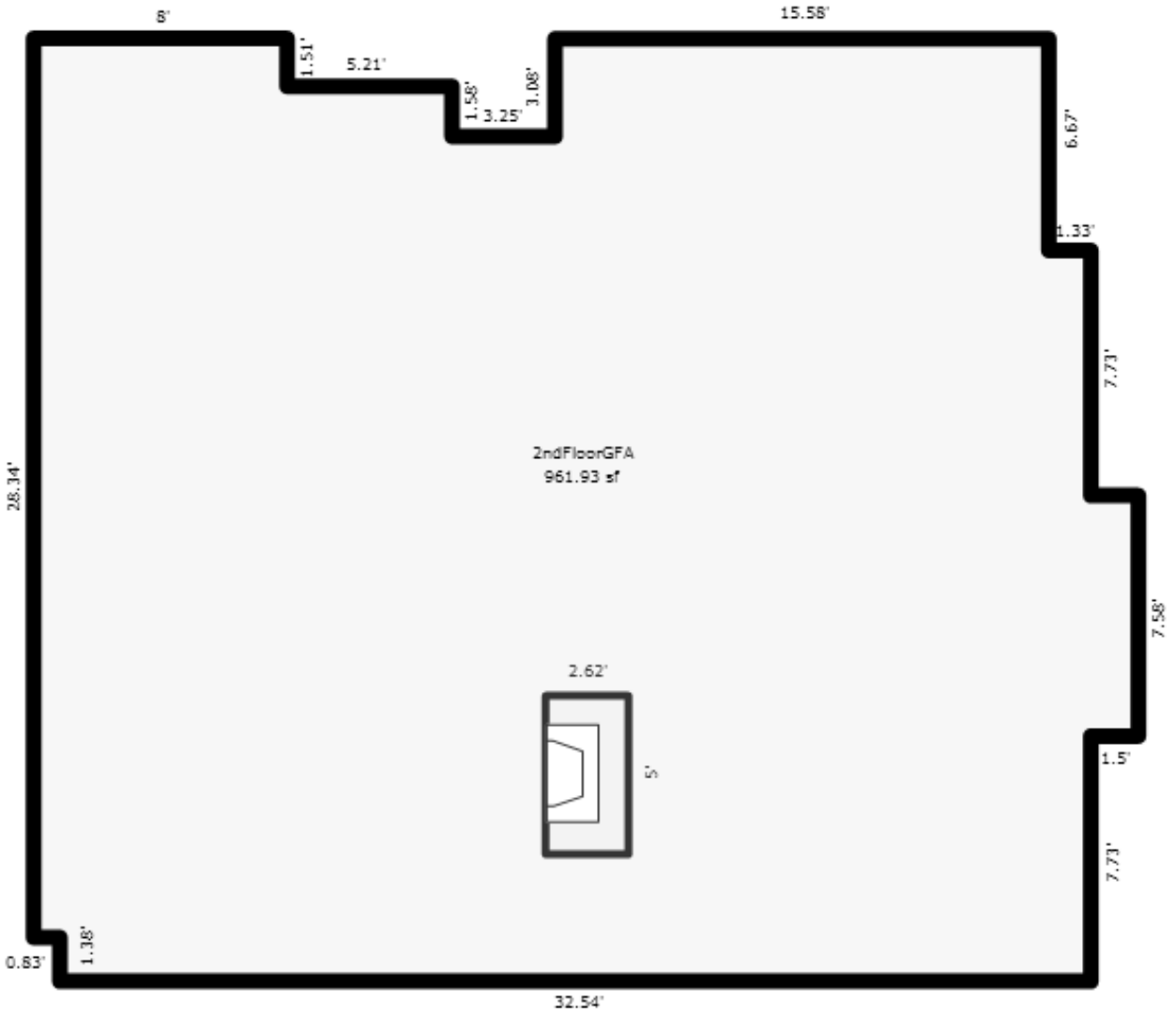
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	182,970	19,760

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 39,519

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LING DAVID A & KATHLEEN L	SCHAEFER CAMERON & KAYLA	155,000	04/19/2024	WD	03-ARM'S LENGTH	2024001997	PROPERTY TRANSFER	100.0
BAKER HALL LLC	LING	104,900	04/23/2001	WD	03-ARM'S LENGTH	580:938	PROPERTY TRANSFER	0.0

Property Address
10 THE INN

Owner's Name/Address
SCHAEFER CAMERON & KAYLA TRUST
1776 WEST ST
CORNWALL VT 05753

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 149,519 TCV/TFA: 155.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Tax Description
L580 P937 L580 P938/01 UNIT 10-D THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences
2BED 2BATH

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	55,000	19,800	74,800			74,800S
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C
2022	12,500	18,700	31,200			31,200S

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 962
Total Base New : 182,970 E.C.F.
Total Depr Cost: 19,760 X 2.000
Estimated T.C.V: 39,519

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	151,559	16,368

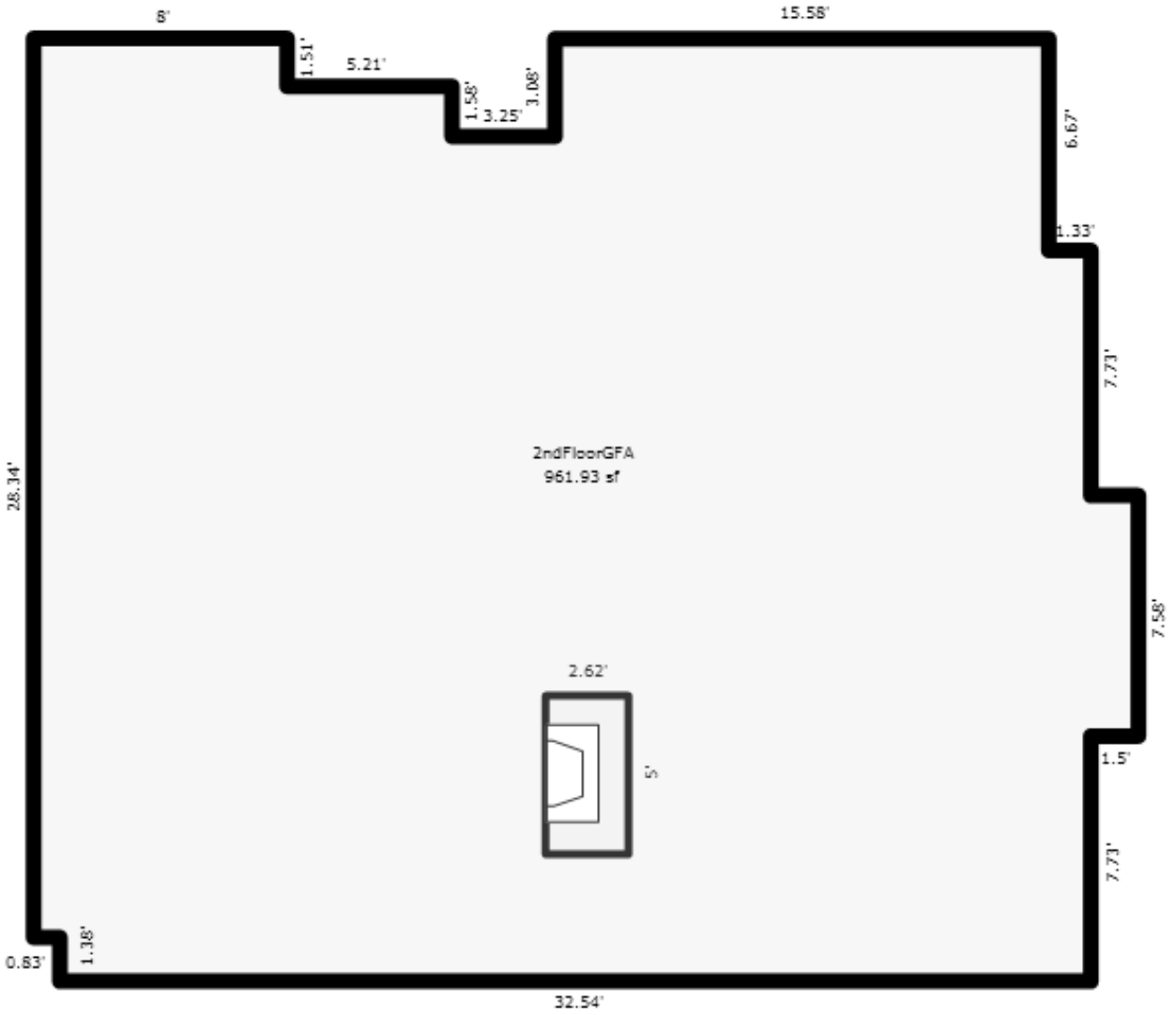
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	182,970	19,760

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 39,519

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEASKE FREDERICK G & CHAR	TOROK FAMILY TRUST	150,000	06/11/2024	WD	03-ARM'S LENGTH	2024002848	PROPERTY TRANSFER	100.0
LEASKE FREDERICK G & CHAR	LEASKE FREDERICK G & CHAR	1	07/19/2011	WD	18-LIFE ESTATE		OTHER	0.0
BAKER HALL LLC	LEASKE	104,900	11/17/2000	WD	03-ARM'S LENGTH	560:310	OTHER	0.0

Property Address
10 THE INN E

Owner's Name/Address
TOROK FAMILY TRUST
1011 WESTWOOD DR
BIRMINGHAM MI 48009

Tax Description
L560 P309 L560 P310/00 UNIT 10-E THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences
2BED 2BATH

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 149,519 TCV/TFA: 155.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	19,800	74,800			74,800S
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C
2022	12,500	18,700	31,200			31,200S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 962
Total Base New : 182,970 E.C.F.
Total Depr Cost: 19,760 X 2.000
Estimated T.C.V: 39,519

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	151,559	16,368

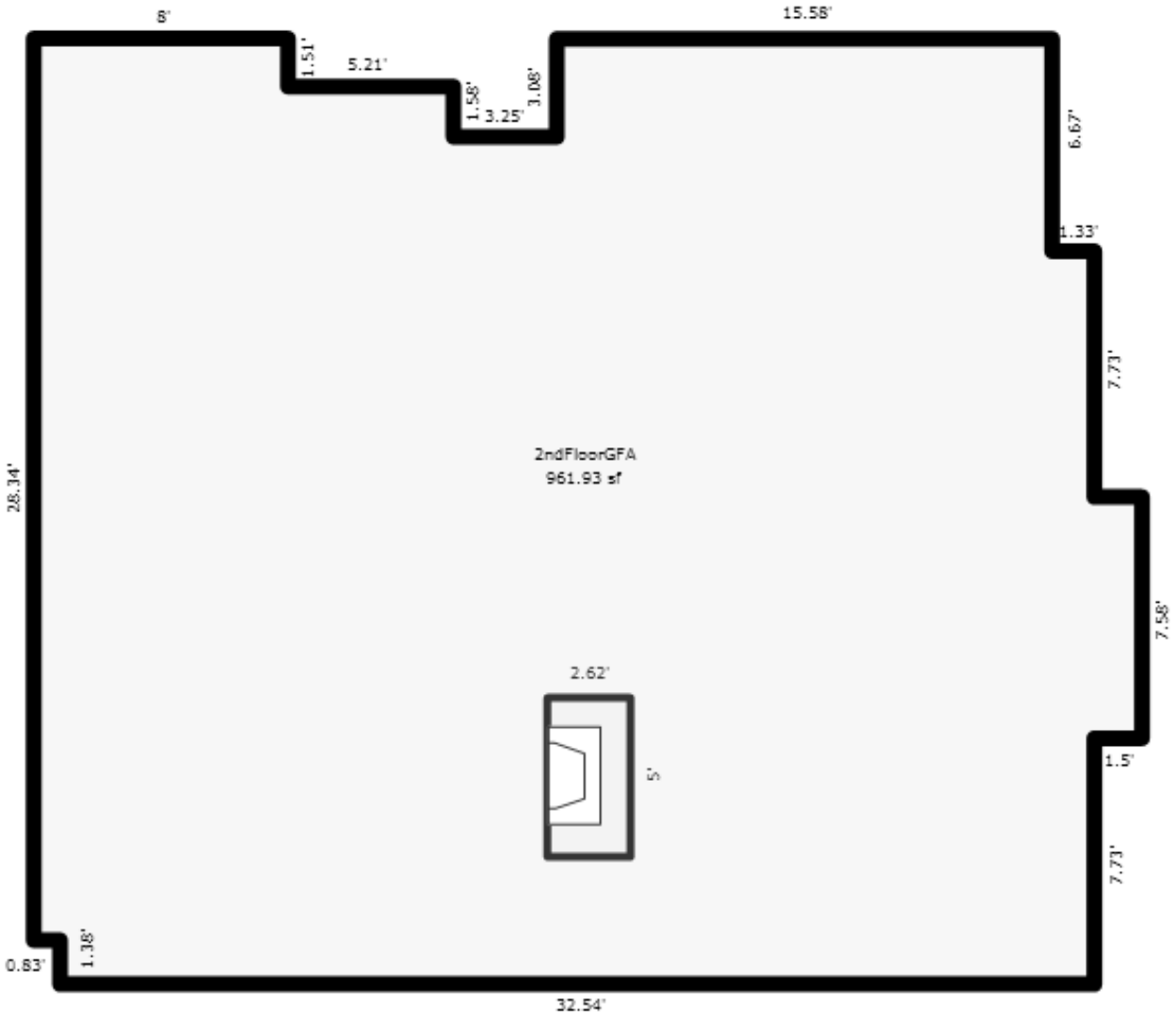
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	182,970	19,760

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 39,519

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONTEITH SCOTT A & KATHRY	NEUMANN THERESA M	104,500	06/30/2022	WD	03-ARM'S LENGTH	2022003853	PROPERTY TRANSFER	100.0
MORAN CHERYL S	MONTEITH SCOTT A & KATHRY	60,000	05/24/2011	WD	03-ARM'S LENGTH	1086-894	PROPERTY TRANSFER	100.0
MORAN THOMAS & CHERYL S	MORAN CHERYL S	0	02/03/2010	QC	09-FAMILY	2010 1040-849	DEED	0.0
BAKER HALL LLC	MORAN	104,900	03/23/2001	WD	03-ARM'S LENGTH	574:183	OTHER	0.0

Property Address

10 THE INN F

Owner's Name/Address

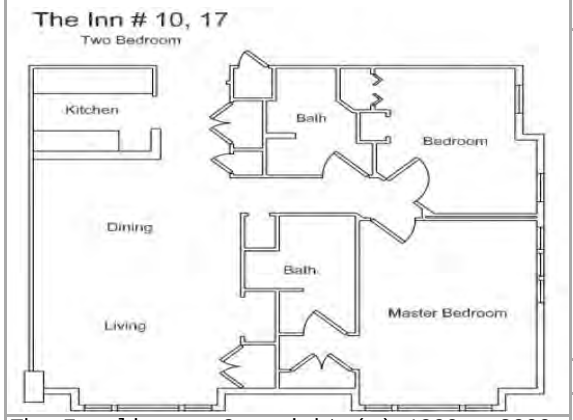
NEUMANN THERESA M
5940 PORTERFIELD DR
EVANSVILLE IN 47711

Tax Description

L574 P182 L574 P183/01 UNIT 10-F THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 149,519 TCV/TFA: 155.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	19,800	74,800			39,621C
2024	40,000	23,200	63,200			38,430C
2023	15,000	21,600	36,600			36,600S
2022	12,500	18,700	31,200			31,200S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 962
Total Base New : 182,970 E.C.F.
Total Depr Cost: 19,760 X 2.000
Estimated T.C.V: 39,519

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	151,559	16,368

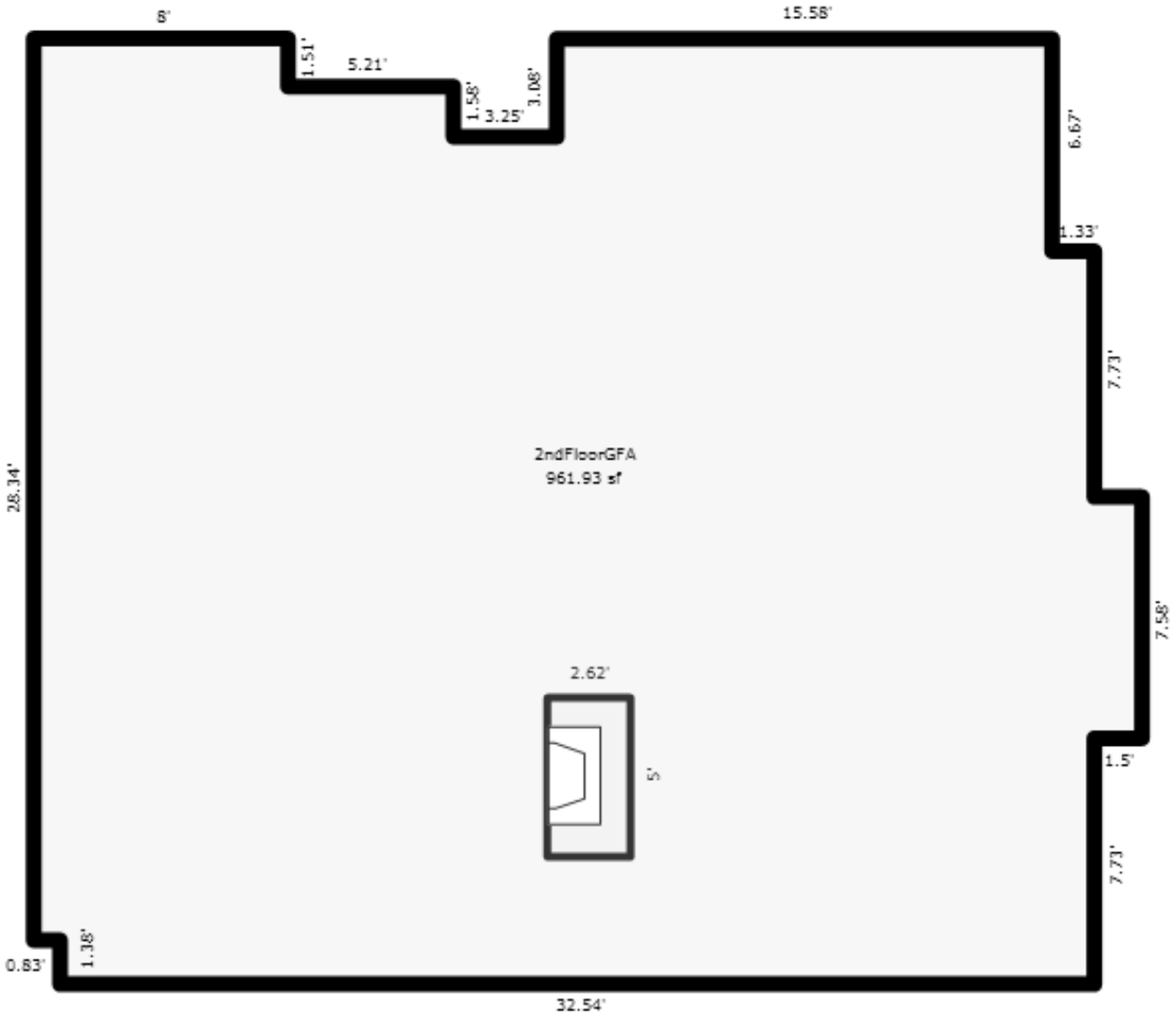
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	182,970	19,760

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 39,519

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOOGLAND LIVING TRUST	KUNSELMAN SCOTT G & DENIS	62,500	06/24/2020	WD	03-ARM'S LENGTH	2020003925	PROPERTY TRANSFER	100.0
HOOGLAND JOHN T & ESTER M	HOOGLAND LIVING TRUST	0	05/15/2019	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
HOOGLAND JOHN T	HOOGLAND JOHN T & ESTER M	0	06/10/2013	WD	03-ARM'S LENGTH	1168P808	PROPERTY TRANSFER	0.0
HOOGLAND JOHN T & ESTHER	HOOGLAND JOHN T	0	06/03/2010	WD	03-ARM'S LENGTH	2010-982WD	DEED	0.0

Property Address

10 THE INN

Owner's Name/Address

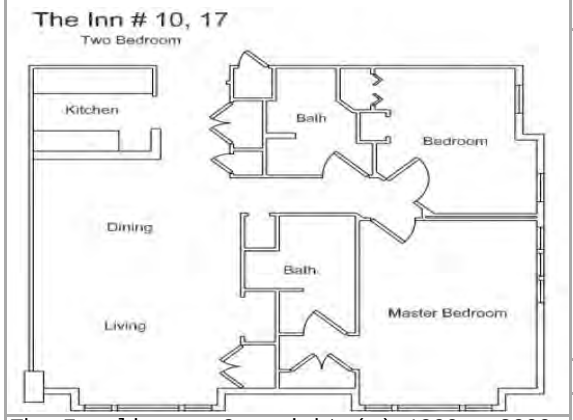
KUNSELMAN SCOTT G & DENISE M
6956 COOLEY LAKE RD
WHITE LAKE MI 48383

Tax Description

L562 P727/00 L562 P728/00 UNIT 10-G THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 149,519 TCV/TFA: 155.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units	110000.00000		100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	19,800	74,800			35,464C
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C
2022	12,500	18,700	31,200			31,200S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 962
Total Base New : 182,970 E.C.F.
Total Depr Cost: 19,760 X 2.000
Estimated T.C.V: 39,519

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	151,559	16,368

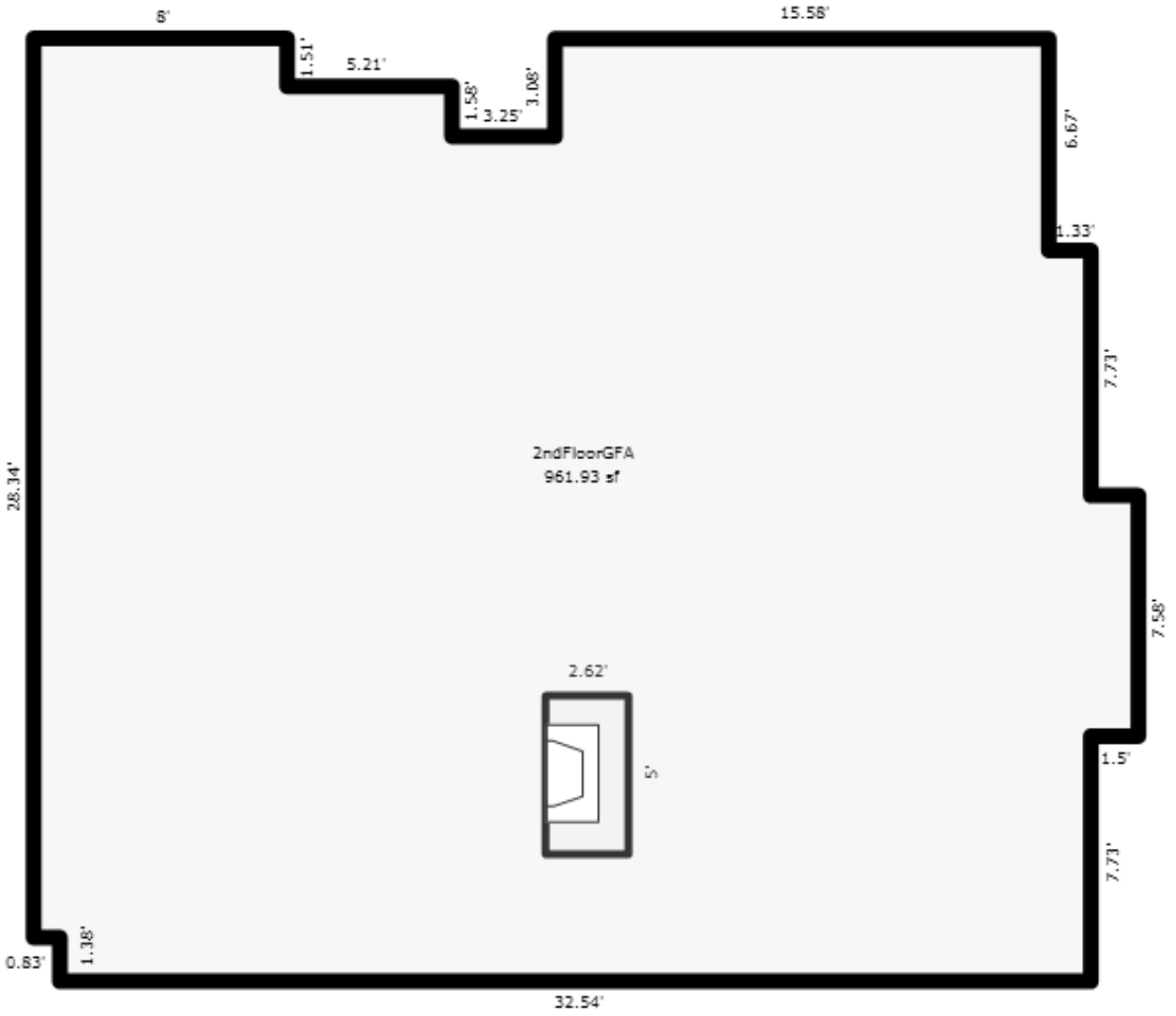
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	182,970	19,760

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 39,519

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MURPHY DANIEL R & DEBORAH	JOVANOVSKI DAVOR & MAJA	72,000	09/01/2021	WD	03-ARM'S LENGTH	2021007172	PROPERTY TRANSFER	100.0
GIRMAN MATTHEW & CARRIE	MURPHY DANIEL R & DEBORAH	62,000	10/14/2020	WD	03-ARM'S LENGTH	2020006869	PROPERTY TRANSFER	100.0
WEEMES JEFFREY M TRUST	GIRMAN MATTHEW & CARRIE	62,000	11/06/2015	WD	03-ARM'S LENGTH	1245P222	PROPERTY TRANSFER	100.0
BAKER HALL LLC	WEEMES	104,900	02/27/2001	WD	03-ARM'S LENGTH	572:25	PROPERTY TRANSFER	0.0

Property Address

10 THE INN

Owner's Name/Address

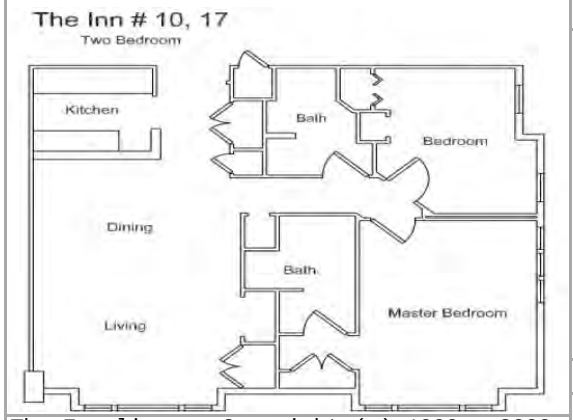
JOVANOVSKI DAVOR & MAJA
47041 7 MILE RD
NORTHVILLE MI 48167

Tax Description

L572 P024 L572 P025/01 UNIT 10-H THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 149,519 TCV/TFA: 155.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	08/13/2021	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	19,800	74,800			35,464C
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C
2022	12,500	18,700	31,200			31,200S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 962
Total Base New : 182,970 E.C.F.
Total Depr Cost: 19,760 X 2.000
Estimated T.C.V: 39,519

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	151,559	16,368

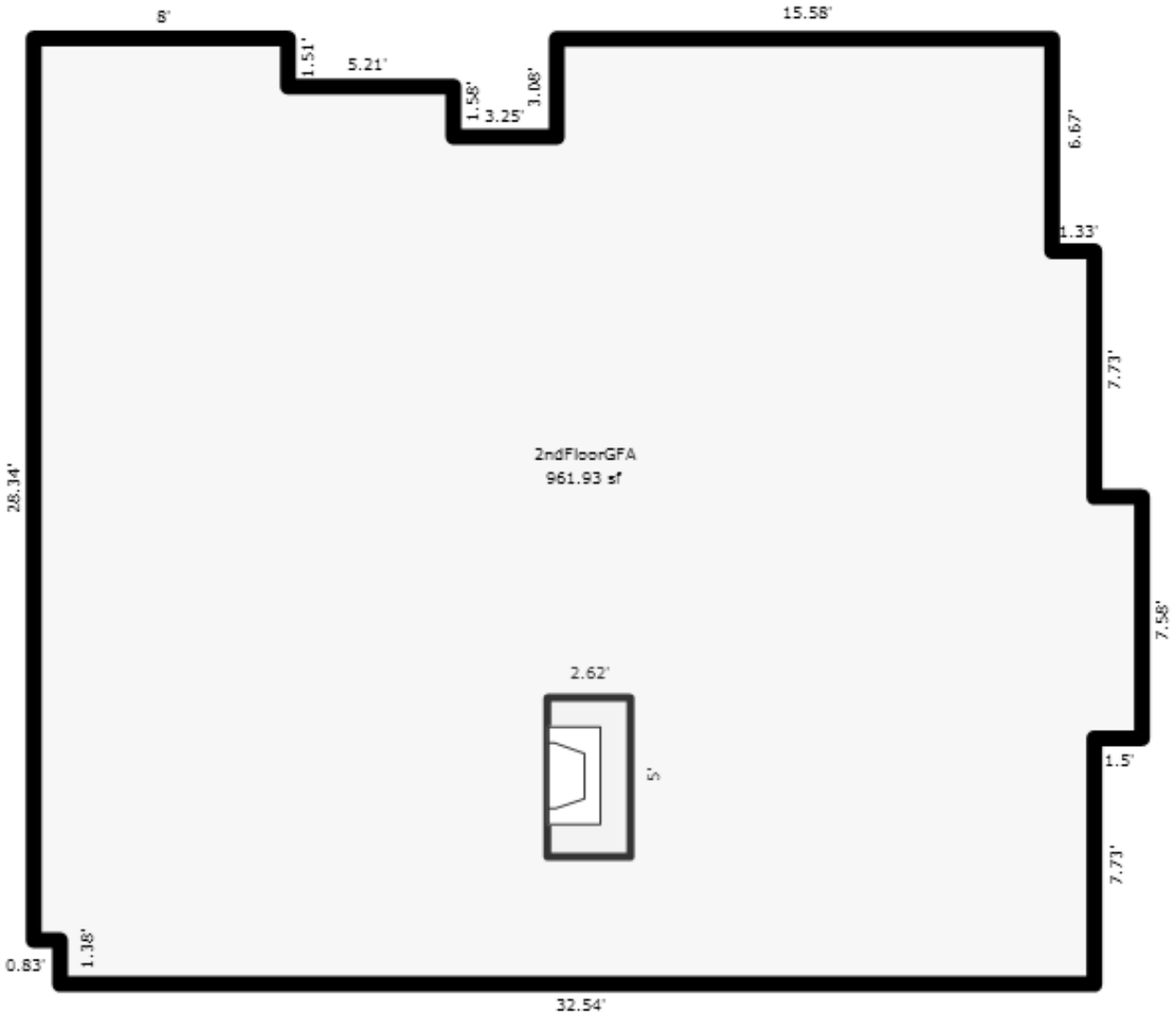
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	182,970	19,760

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 39,519

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREAT LAKES VENTURE	BRADLEY PHILIP & ERIN ALA	139,000	09/20/2023	WD	03-ARM'S LENGTH	2023004097	PROPERTY TRANSFER	100.0
BAKER HALL LLC	GREAT LAKES VEN	89,900	12/15/2000	WD	03-ARM'S LENGTH	564:341	OTHER	0.0

Property Address

16 THE INN A

Owner's Name/Address

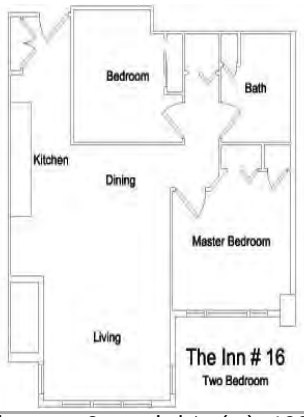
BRADLEY PHILIP & ERIN ALAINE
5435 URBANA DR
BRIGHTON MI 48116

Tax Description

L557 P414/00 L564 P340/00 L564 P341/00
UNIT 16-A THE INN CONDOMINIUM REC IN L465
P618-683 SEC 14 T29N R14W.

Comments/Influences

2010 HOMESTEAD PRICING: $75,000 TO $83K
2BED 1 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 145,020 TCV/TFA: 177.72

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	17,500	72,500			62,478C
2024	40,000	20,600	60,600			60,600S
2023	15,000	19,100	34,100			28,091C
2022	12,500	16,500	29,000			26,754C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 816
Total Base New : 162,133 E.C.F.
Total Depr Cost: 17,510 X 2.000
Estimated T.C.V: 35,020

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	137,602	14,861

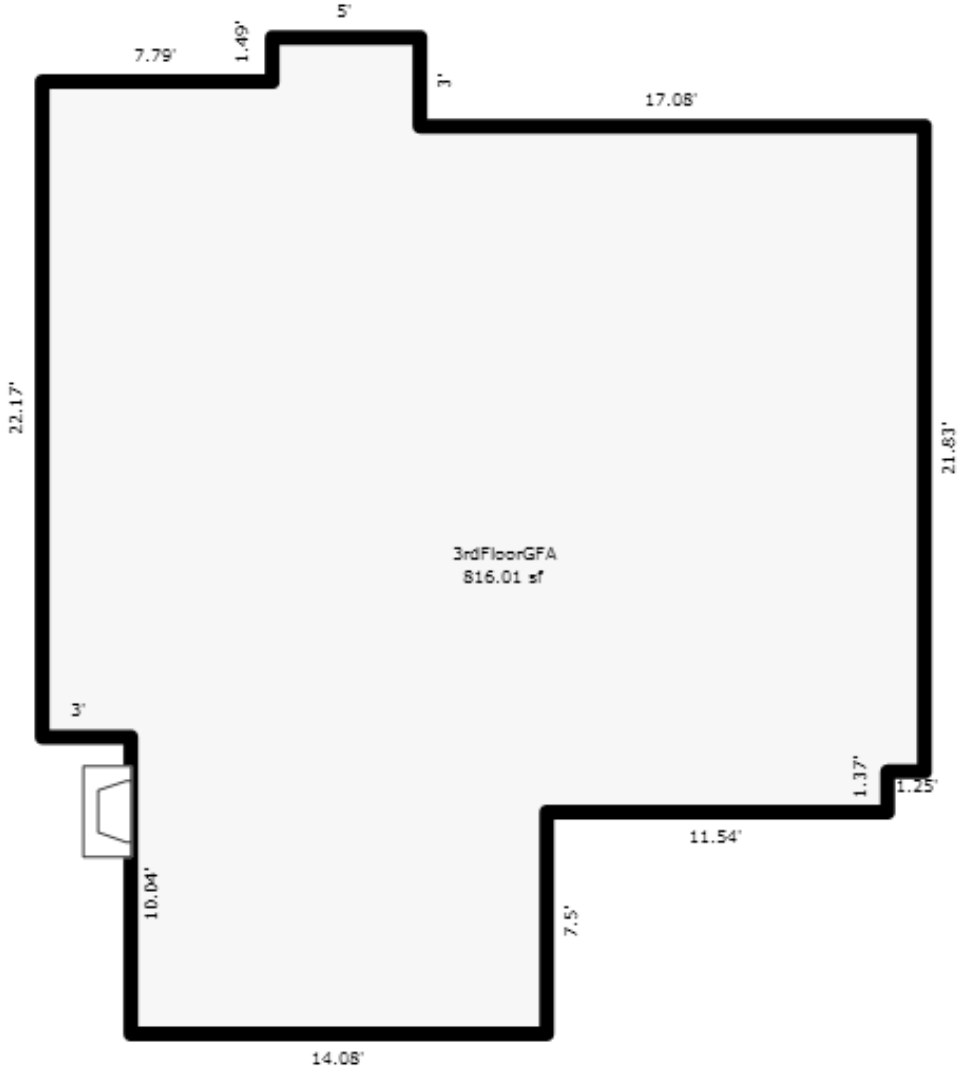
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	162,133	17,510

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 35,020

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANE JON M & BARBARA A	LANE JON M & BARBARA A	0	04/11/2022	WD	09-FAMILY	2022002709	PROPERTY TRANSFER	0.0

Property Address

16 THE INN B

Owner's Name/Address

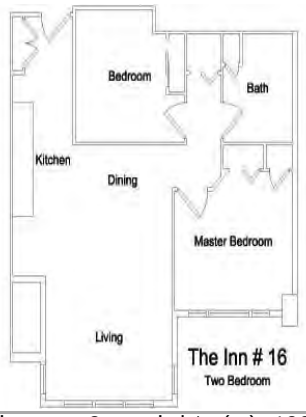
LANE JON M & BARBARA A
9863 WINDING CREEK BLVD
CENTERVILLE OH 45458

Tax Description

L557 P414/00 L576 P422 L576 P423/01 UNIT 16-B THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 145,020 TCV/TFA: 177.72

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C
2022	12,500	16,500	29,000			26,754C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 816
Total Base New : 162,133 E.C.F.
Total Depr Cost: 17,510 X 2.000
Estimated T.C.V: 35,020

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

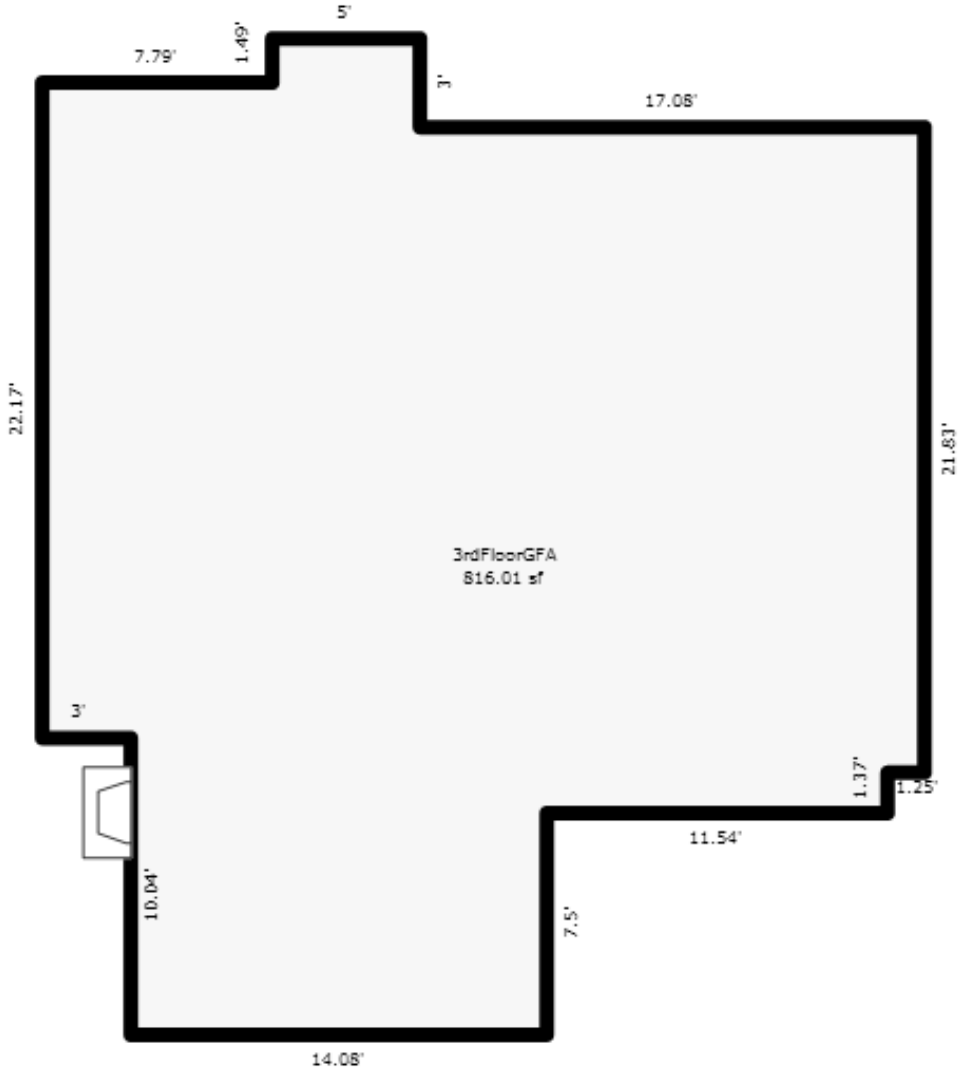
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	137,602	14,861
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	162,133	17,510

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 35,020

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCPHARLIN JAMES M & DIANN	MCPHARLIN FAMILY TRUST	0	04/13/2008	QC	03-ARM'S LENGTH	976/559	DEED	0.0
BAKER HALL	MCPHARLIN	91,900	05/20/2002	WD	03-ARM'S LENGTH	645:768	OTHER	0.0

Property Address

16 THE INN C

Owner's Name/Address

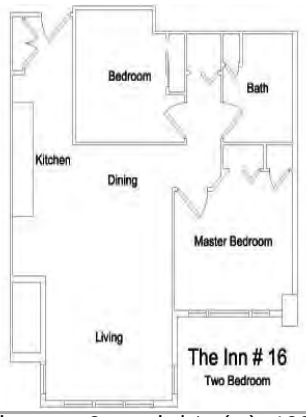
MCPHARLIN FAMILY TRUST
1360 NORTH LAKE SHORE DR APT 714
CHICAGO IL 60610-8448

Tax Description

L557 P414 L613 P424/01 L645 P767/02 L645 P768/02 UNIT 16-C THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 145,020 TCV/TFA: 177.72

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C
2022	12,500	16,500	29,000			26,754C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 816
Total Base New : 162,133 E.C.F.
Total Depr Cost: 17,510 X 2.000
Estimated T.C.V: 35,020

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

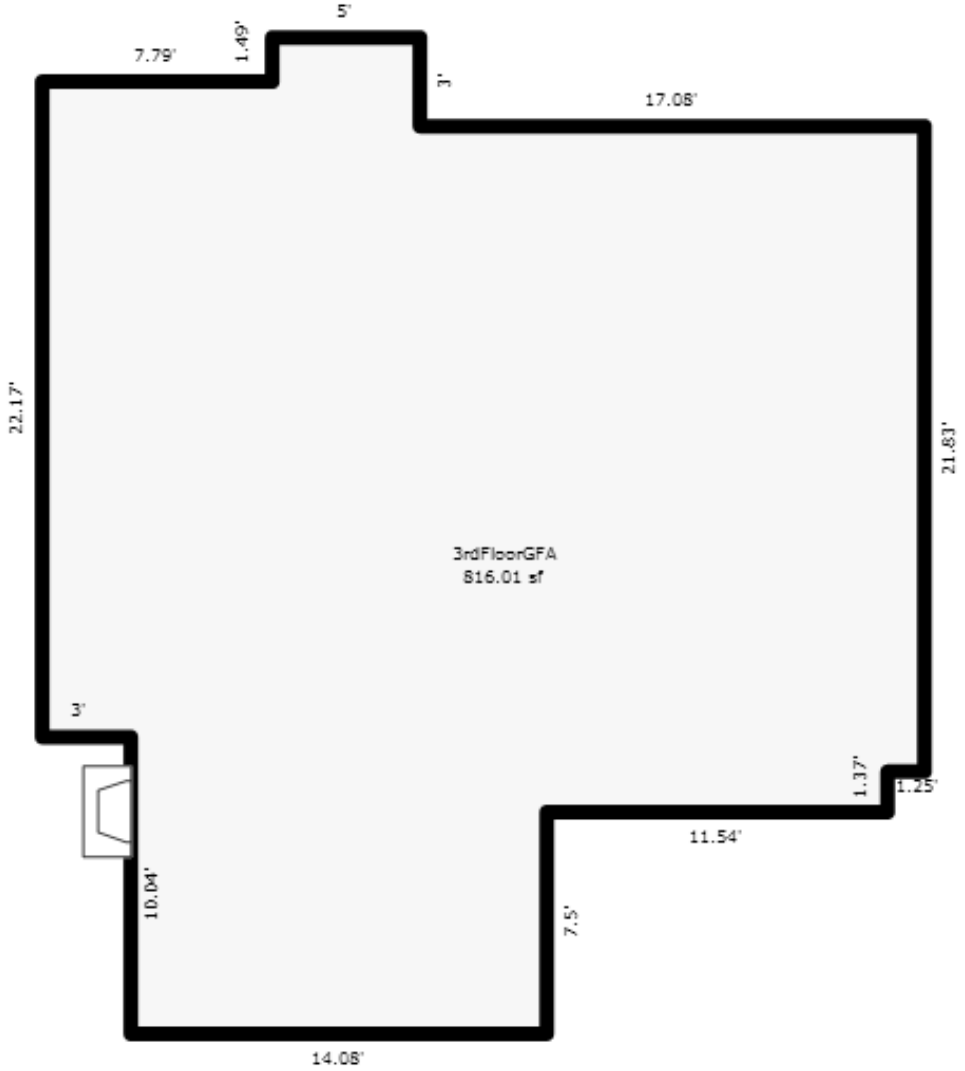
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	137,602	14,861
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	162,133	17,510

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 35,020

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUNCAN BRUCE & LEEANN	MCLOUGHLIN JOHN & ANGELA	60,000	04/08/2021	WD	03-ARM'S LENGTH	2021003042	PROPERTY TRANSFER	100.0
AML HOLDINGS LLC	DUNCAN BRUCE & LEEANN	60,000	09/02/2016	WD	03-ARM'S LENGTH	1272P28	PROPERTY TRANSFER	100.0
BAKER HALL LLC	AML HOLDINGS LLC	1	08/27/2016	QC	09-FAMILY	1272P26	DEED	0.0

Property Address

16 THE INN D

Owner's Name/Address

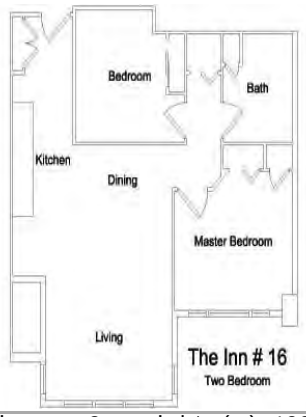
MCLOUGHLIN JOHN & ANGELA
33925 OAKLAND
FARMINGTON MI 48335

Tax Description

L557 P414 L613 P424/01 UNIT 16-D THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 145,020 TCV/TFA: 177.72

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED
TPC	06/01/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	17,500	72,500			32,963C
2024	40,000	20,600	60,600			31,972C
2023	15,000	19,100	34,100			30,450C
2022	12,500	16,500	29,000			29,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 816
Total Base New : 162,133 E.C.F.
Total Depr Cost: 17,510 X 2.000
Estimated T.C.V: 35,020

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	137,602	14,861

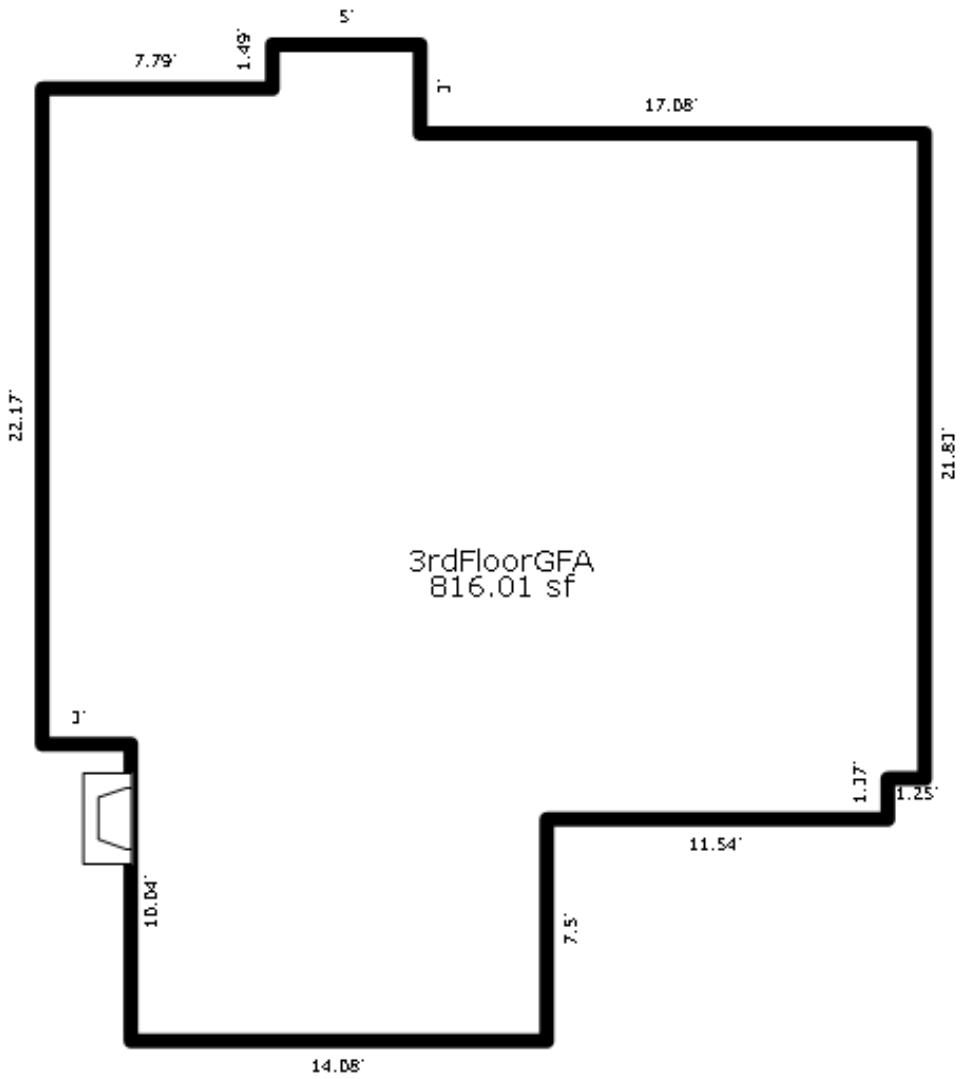
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	162,133	17,510

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 35,020

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOPER ANN C	RUHRUP FAMILY TRUST	64,000	05/29/2014	WD	03-ARM'S LENGTH	1199P703	PROPERTY TRANSFER	100.0
COOPER SAUL COD	COOPER ANN C	0	09/09/2008	AFF	07-DEATH CERTIFICATE	2008 990/362 D	DEED	0.0
BAKER HALL LLC	COOPER SAUL & ANN C	96,000	05/21/2004	WD	03-ARM'S LENGTH	805:267	OTHER	100.0

Property Address
16 THE INN E

Owner's Name/Address
RUHRUP FAMILY TRUST
7616 S 10TH ST
KALAMAZOO MI 49009

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 145,020 TCV/TFA: 177.72

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	110000.00000		100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Public Improvements

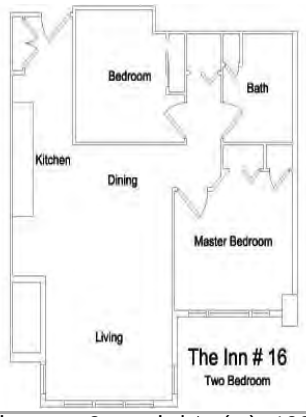
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description
L557 P414 L613 P424/01 L805 P267/04 UNIT 16-E THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences
2BED 1 BATH



Who	When	What
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED
TPC	06/01/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C
2022	12,500	16,500	29,000			26,754C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 816
Total Base New : 162,133 E.C.F.
Total Depr Cost: 17,510 X 2.000
Estimated T.C.V: 35,020

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

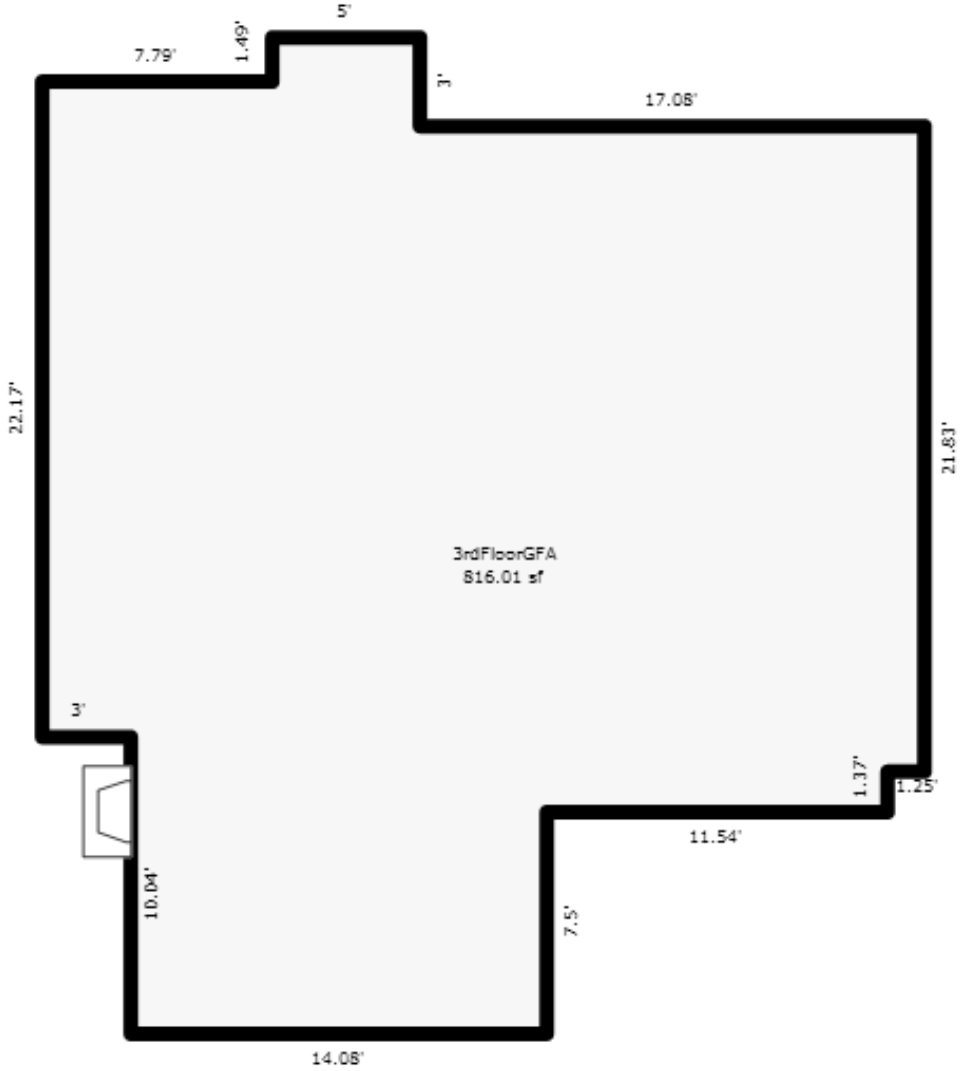
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	137,602	14,861
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	162,133	17,510

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 35,020

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURMANN RICHARD E & TRUDY	BURMANN RICHARD E & TRUDY	0	10/29/2015	WD	09-FAMILY	1246P7	PROPERTY TRANSFER	0.0
BAKER FRANCES ENGS	BURMANN RICHARD E	64,000	05/29/2015	WD	03-ARM'S LENGTH	1230P305	PROPERTY TRANSFER	100.0
BAKER GEOFFREY L & FRANCE	BAKER FRANCES ENGS	0	04/07/2010	OTH	06-COURT JUDGEMENT	1046P509	DEED	0.0
BAKER HALL LLC	BAKER	91,900	12/21/2001	WD	03-ARM'S LENGTH	623:875	OTHER	0.0

Property Address

16 THE INN F

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 145,020 TCV/TFA: 177.72

Building Permit(s)	Date	Number	Status

Owner's Name/Address

BURMANN RICHARD E & TRUDY ANN
4767 FOX CHAPEL
DRYDEN MI 48428

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1	Units110000.00000		100		110,0
			0.00	Total Acres		Total Est. Land Value =		110,000

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

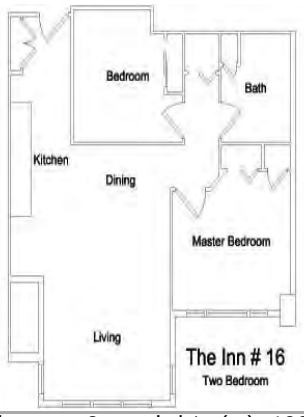
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

L557 P414 L613 P424/01 L623 P874/02 L623 P875/02 UNIT 16-F THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences

2011 HOMESTEAD REALTY $75K
2BED 1 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C
2022	12,500	16,500	29,000			26,754C

Who	When	What
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED
TPC	06/01/2017	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 816
Total Base New : 162,133 E.C.F.
Total Depr Cost: 17,510 X 2.000
Estimated T.C.V: 35,020

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

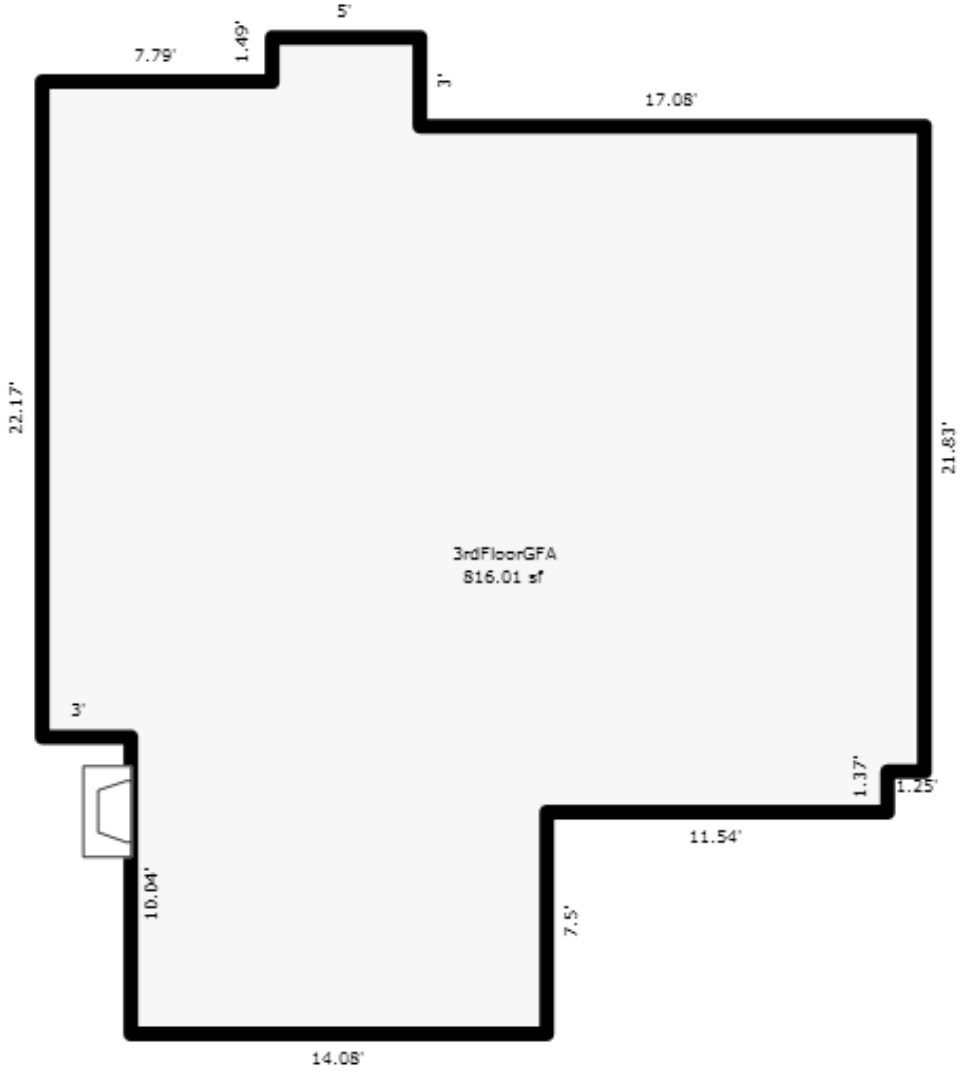
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	137,602	14,861
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	162,133	17,510

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 35,020

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACOBS JANET S	JACOBS JANET S TRUST	0	06/06/2017	WD	09-FAMILY	1315P254	PROPERTY TRANSFER	0.0
JACOBS WINIFRED M	JACOBS JANET	0	04/17/2016	AFF	07-DEATH CERTIFICATE	2020006754	OTHER	0.0
JACOBS JANET S	JACOBS JANET S & JACOBS W	0	06/06/2002	QC	09-FAMILY	630P132	DEED	0.0
BAKER HALL	JACOBS	89,900	06/29/2001	WD	03-ARM'S LENGTH	591:792	OTHER	0.0

Property Address

16 THE INN G

Owner's Name/Address

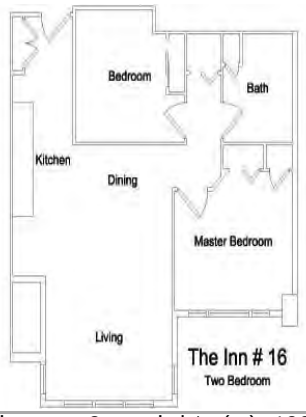
JACOBS JANET S TRUST
PO BOX 67
GRAND LEDGE MI 48837

Tax Description

L557 P414 L591 P791 L591 P792/01 L650 P132/02 UNIT 16-G THE INN CONDOMINIUM REC IN L 465 P618-683/L556 P261-266 AS JOINT TENANTS SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 145,020 TCV/TFA: 177.72

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1	Units110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C
2022	12,500	16,500	29,000			26,754C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 816
Total Base New : 162,133 E.C.F.
Total Depr Cost: 17,510 X 2.000
Estimated T.C.V: 35,020

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	137,602	14,861

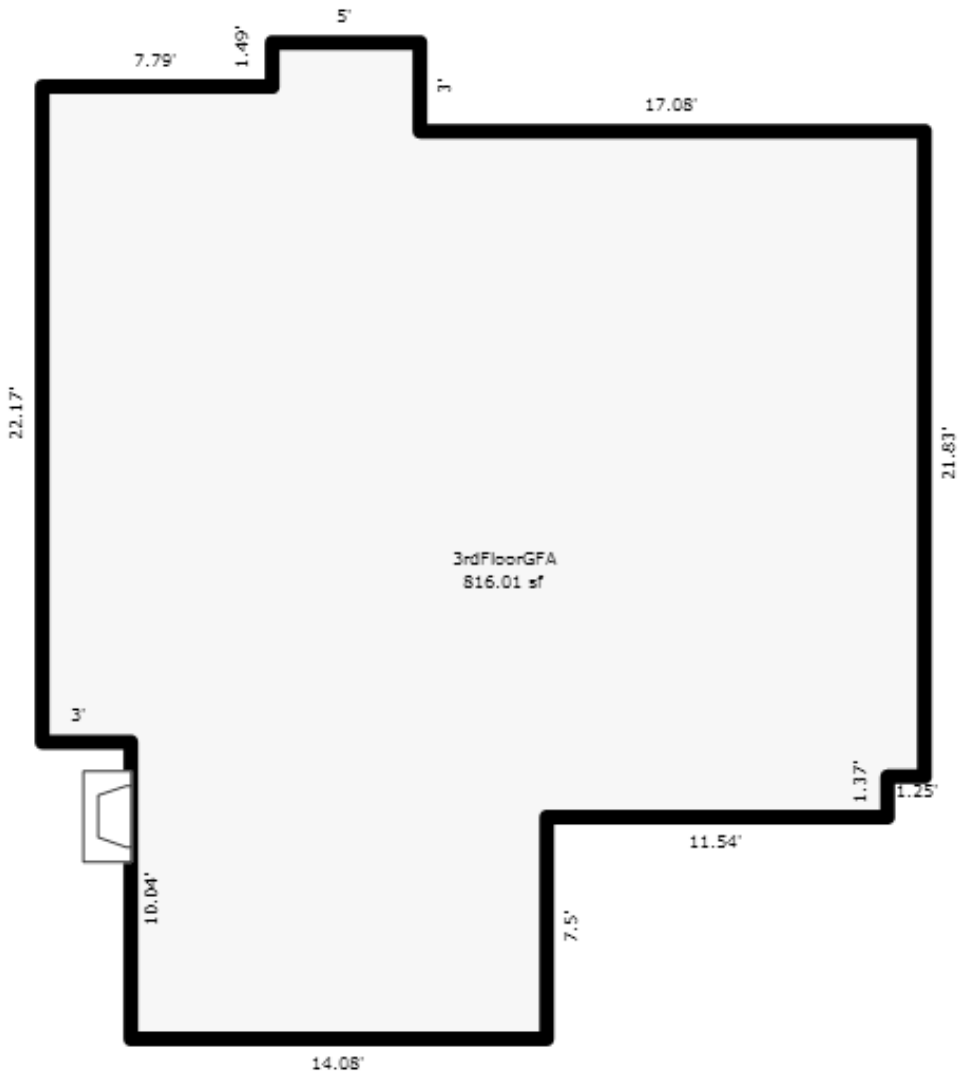
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	162,133	17,510

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 35,020

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER HALL LLC	MAJCHER&TYNAN	89,900	10/20/2000	WD	03-ARM'S LENGTH	558:896	OTHER	0.0

Property Address

16 THE INN H

Owner's Name/Address

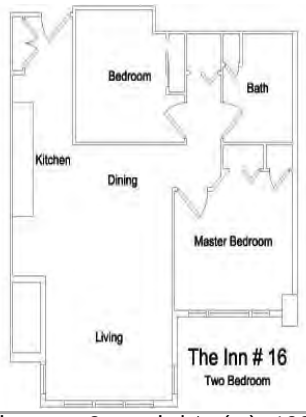
PASSERI JULIUS & MAJCHER GAIL D &
TYNAN JOSHUA JON
39769 VILLAGE RUN
NORTHVILLE MI 48167

Tax Description

L557 P414/00 L558 P895/00 L558 P896/00 L566 P287/01 UNIT 16-H THE INN CONDOMINIUM REC IN L465 P618-683/L556 P263-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 145,020 TCV/TFA: 177.72

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1	Units	110000.00000	100		110,0
			0.00	Total Acres		Total Est. Land Value =		110,000

Public Improvements

- ☐ Dirt Road
- ☐ Gravel Road
- ☐ Paved Road
- ☐ Storm Sewer
- ☐ Sidewalk
- ☐ Water
- ☐ Sewer
- ☐ Electric
- ☐ Gas
- ☐ Curb
- ☐ Street Lights
- ☐ Standard Utilities
- ☐ Underground Utils.

Topography of Site

- ☐ Level
- ☐ Rolling
- ☐ Low
- ☐ High
- ☐ Landscaped
- ☐ Swamp
- ☐ Wooded
- ☐ Pond
- ☐ Waterfront
- ☐ Ravine
- ☐ Wetland
- ☐ Flood Plain

Who	When	What
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED
TPC	06/01/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C
2022	12,500	16,500	29,000			26,754C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 816
Total Base New : 162,133 E.C.F.
Total Depr Cost: 17,510 X 2.000
Estimated T.C.V: 35,020

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	137,602	14,861

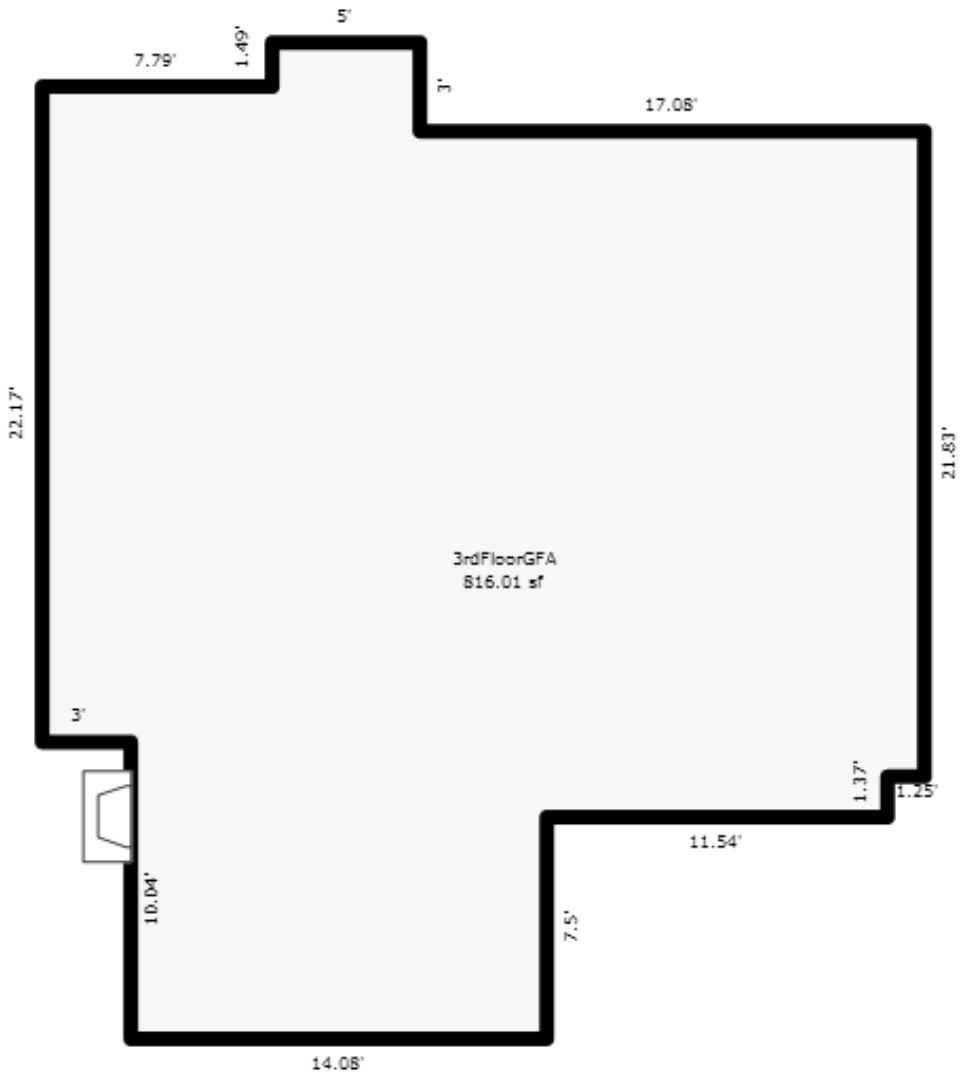
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	162,133	17,510

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 35,020

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

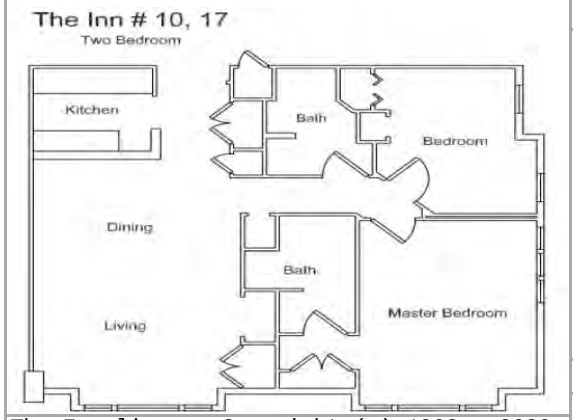
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COSTELLO NANCY A REVOC TR	SCHARFF KENTON G & MAUREE	78,000	05/16/2014	WD	03-ARM'S LENGTH	1198P233	PROPERTY TRANSFER	100.0
BAKER HALL LLC	COSTELLO TRUST	109,900	10/01/2001	WD	03-ARM'S LENGTH	605:168	OTHER	0.0

Property Address
17 THE INN A

Owner's Name/Address
SCHARFF KENTON G & MAUREEN DOYLE &
DOYLE PHILLIP T & MARY ANN
4848 VELEY RD
DELAWARE OH 43015

Tax Description
L579 P841/01 L605 P167 L605 P168/01 UNIT
17-A THE INN CONDOMINIUM REC IN L465
P618-683 SEC 14 T29N R14W.

Comments/Influences
2011 HOMESTEAD $90,000
2BED 2 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 152,240 TCV/TFA: 155.66

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C
2022	12,500	20,000	32,500			32,500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 978
Total Base New : 195,564 E.C.F.
Total Depr Cost: 21,120 X 2.000
Estimated T.C.V: 42,240

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

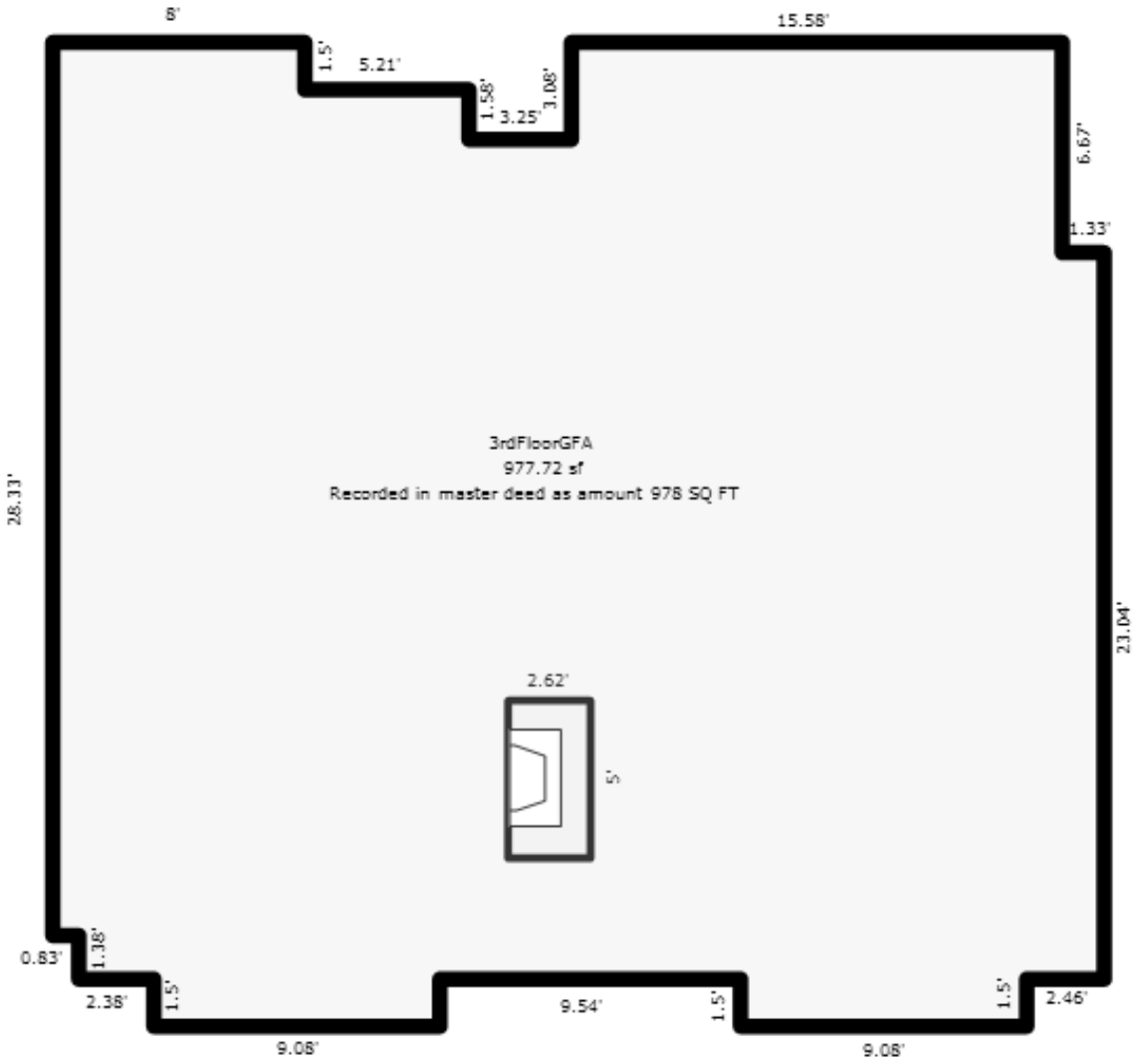
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	164,153	17,728
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	195,564	21,120

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 42,240

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

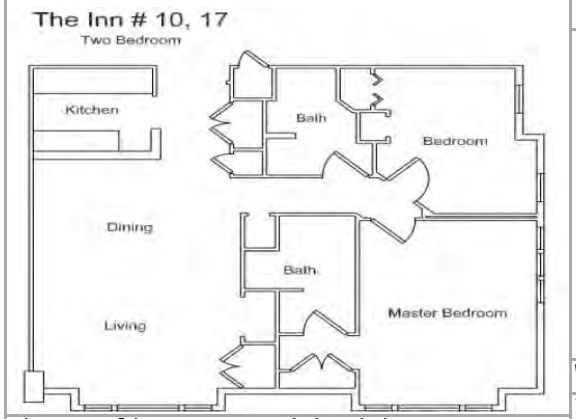
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MURPHY DANIEL R & DEBORAH	RICHEY MEAGHAN E	70,000	06/30/2022	WD	03-ARM'S LENGTH	2022003835	PROPERTY TRANSFER	100.0
RICHEY MICHAEL A & MEAGHA	MURPHY DANIEL R & DEBORAH	70,000	07/30/2021	WD	03-ARM'S LENGTH	2021006581	PROPERTY TRANSFER	100.0
RILKO LARRY F & MARCIA W	RICHEY MICHAEL A & MEAGHA	61,000	05/22/2020	WD	03-ARM'S LENGTH	2020003019	PROPERTY TRANSFER	100.0
BAKER HALL LLC	RILKO	111,900	07/31/2002	WD	03-ARM'S LENGTH	658:24	OTHER	0.0

Property Address
17 THE INN B

Owner's Name/Address
RICHEY MEAGHAN E
1850 THESY DR
MELBOURNE FL 32940

Tax Description
L579 P841/01 L613 P422/01 L658 P23/02 L658 P24/02 L660 P491/02 UNIT 17-B THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences
2BED 2 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 152,240 TCV/TFA: 155.66

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	21,100	76,100			41,245C
2024	40,000	24,800	64,800			40,005C
2023	15,000	23,100	38,100			38,100S
2022	12,500	20,000	32,500			32,500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 978
Total Base New : 195,564 E.C.F.
Total Depr Cost: 21,120 X 2.000
Estimated T.C.V: 42,240

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

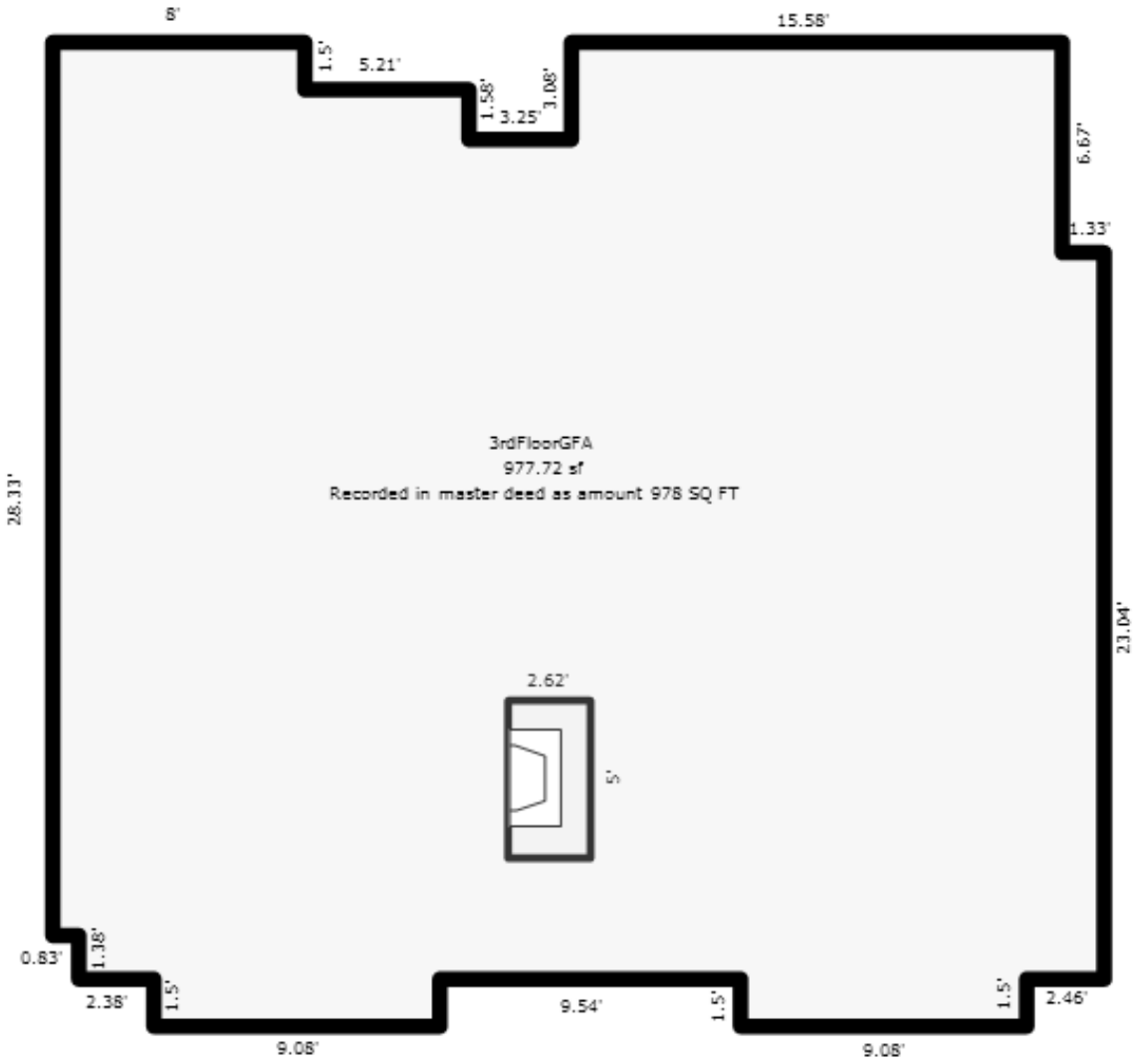
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	164,153	17,728

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	195,564	21,120

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 42,240

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAUT ROBERT A & SUSAN G	RUDZINSKI KARYN & MARYBET	69,500	10/12/2018	WD	03-ARM'S LENGTH	1343P588	PROPERTY TRANSFER	100.0
BAKER HALL	FAUT	109,900	08/10/2001	WD	03-ARM'S LENGTH	596:480	OTHER	0.0

Property Address

17 THE INN C

Owner's Name/Address

RUDZINSKI KARYN & MARYBETH
11418 GREENDALE DR
STERLING HEIGHTS MI 48312

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 152,240 TCV/TFA: 155.66

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units		110000.00000	100		110,0

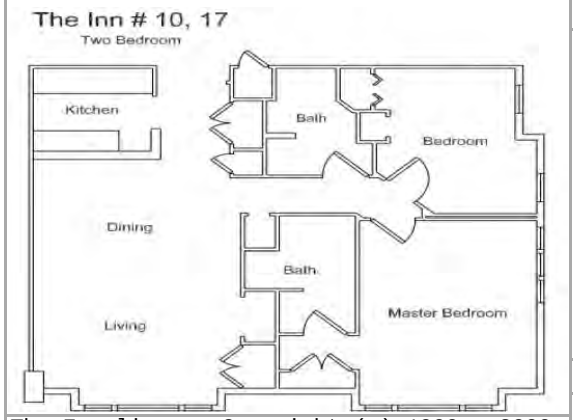
0.00 Total Acres Total Est. Land Value = 110,000

Tax Description

L579 P841/01 L596 P479 L596 P480/01 UNIT 17-C THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C
2022	12,500	20,000	32,500			32,500S

Who	When	What
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED
TPC	06/01/2017	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 978
Total Base New : 195,564 E.C.F.
Total Depr Cost: 21,120 X 2.000
Estimated T.C.V: 42,240

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

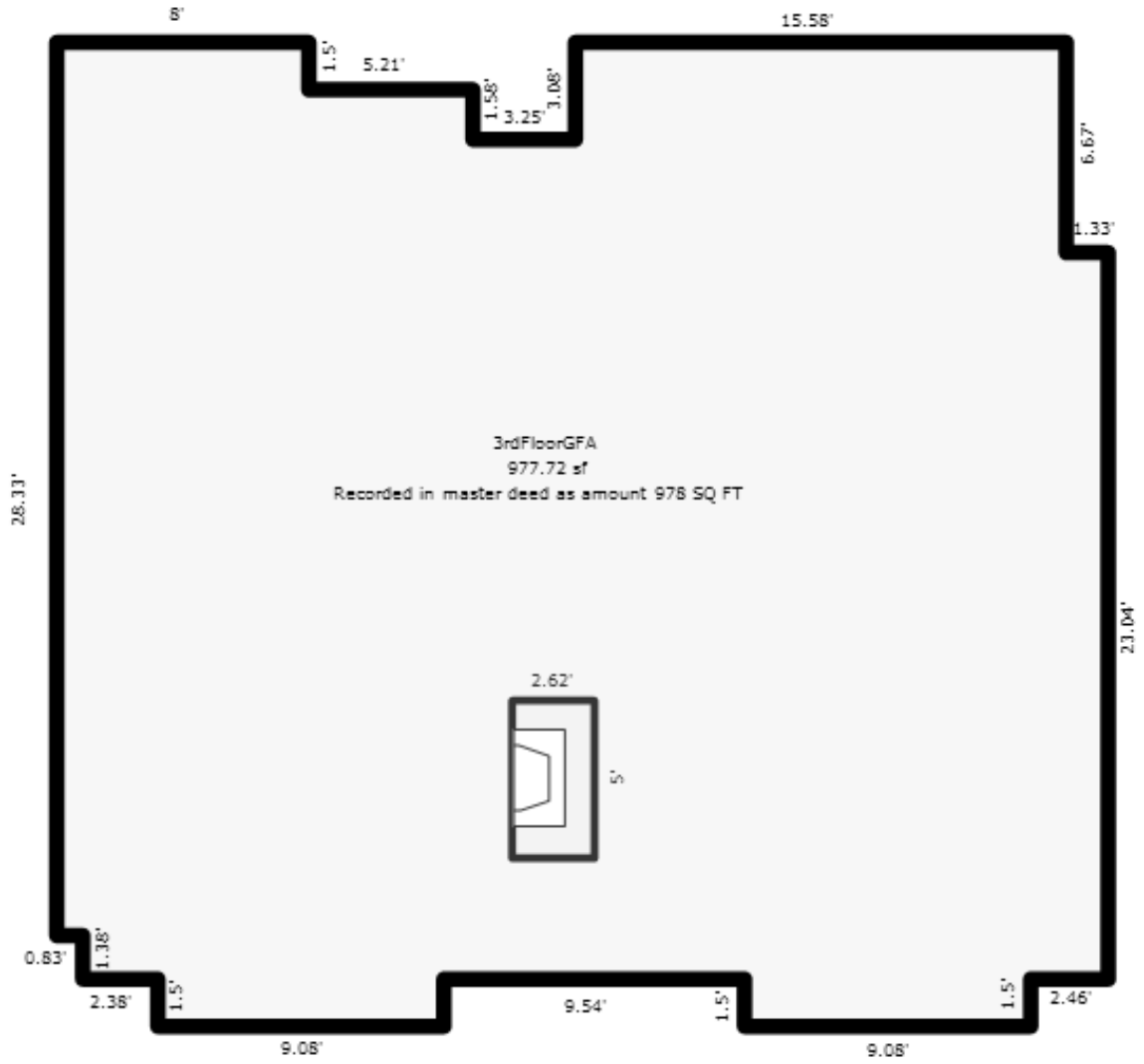
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	164,153	17,728

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	195,564	21,120

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 42,240

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHEPPARD STEVEN L LIVING	MCGOWAN JOHN & SUSAN	70,000	04/23/2021	WD	03-ARM'S LENGTH	2021003437	PROPERTY TRANSFER	100.0
SHEPPARD STEVEN L & CYNTH	SHEPPARD STEVEN L LIVING	1	02/10/2014	WD	09-FAMILY	1192P410	PROPERTY TRANSFER	0.0
BAKER HALL LLC	SHEPPARD	116,900	09/24/2002	WD	03-ARM'S LENGTH	674:190	OTHER	0.0

Property Address
17 THE INN D

Owner's Name/Address
MCGOWAN JOHN & SUSAN
23095 NOTTINGHAM DR
FRANKLIN MI 48025

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 152,240 TCV/TFA: 155.66

Building Permit(s)	Date	Number	Status

X Improved Vacant

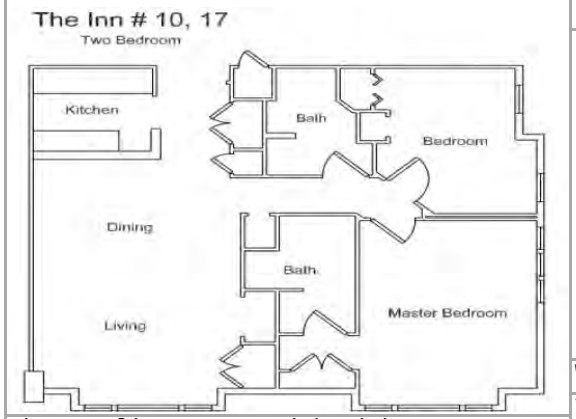
Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Tax Description
L579 P841/01 L613 P422/01 L674 P189/02 L674 P190/02 UNIT 17-D THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences
2BED 2 BATH



Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED
TPC	06/01/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C
2022	12,500	20,000	32,500			32,500S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 978
Total Base New : 195,564 E.C.F.
Total Depr Cost: 21,120 X 2.000
Estimated T.C.V: 42,240

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

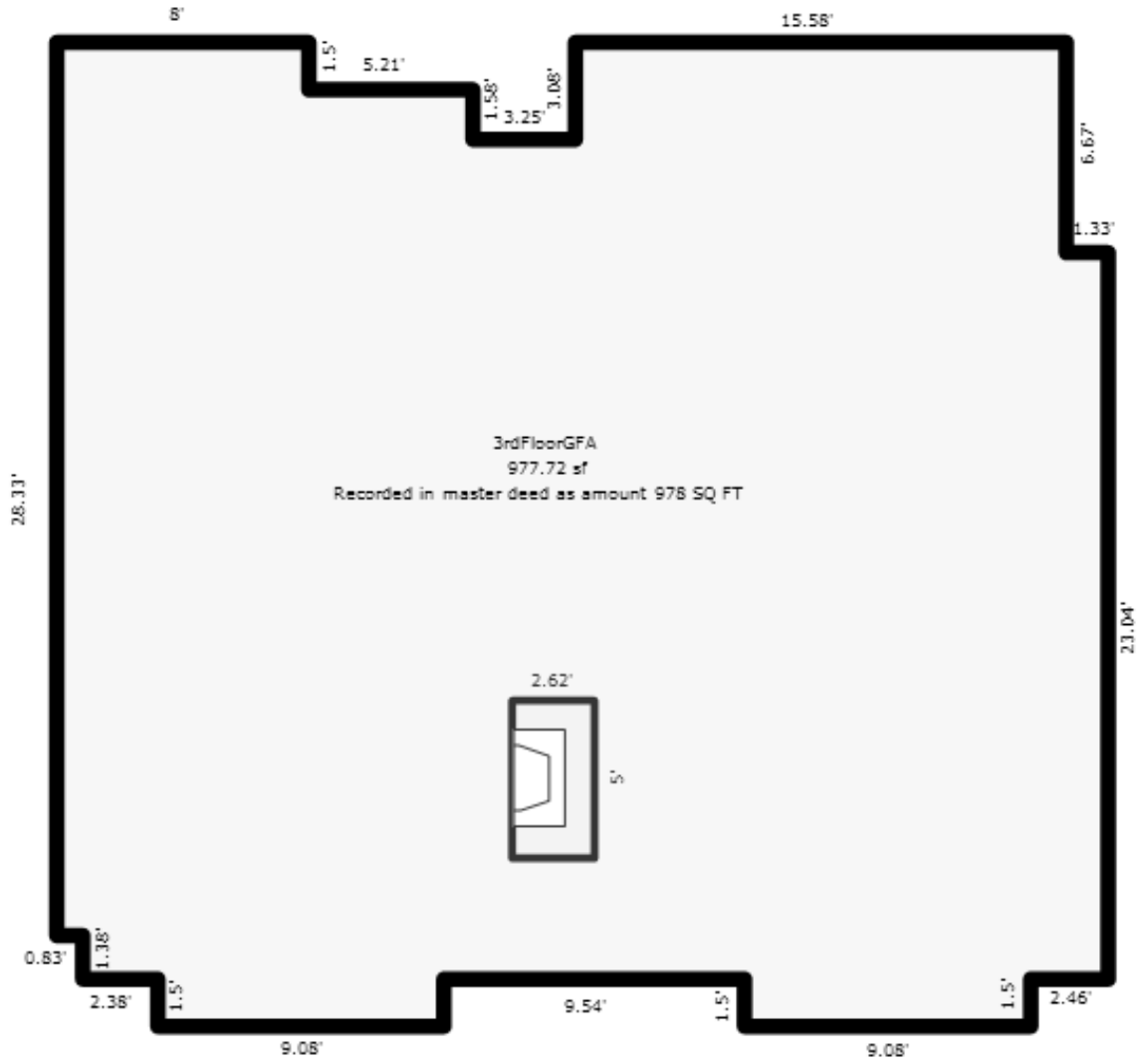
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	164,153	17,728
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	195,564	21,120

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 42,240

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUHRUP JOHN P & JOYCE A	RUHRUP FAMILY TRUST	0	07/13/2010	QC	09-FAMILY	1212P805	PROPERTY TRANSFER	0.0

Property Address

17 THE INN E

Owner's Name/Address

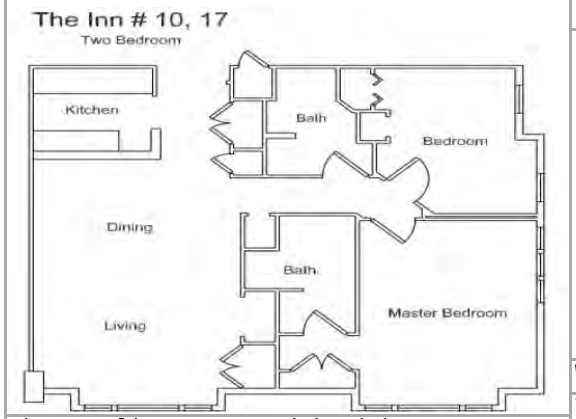
RUHRUP JOHN P & JOYCE A
7616 S 10TH ST
KALAMAZOO MI 49009

Tax Description

L579 P841/01 L613 P422/01 L686 P920 L686 P921/02 UNIT 17-E THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 152,240 TCV/TFA: 155.66

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED
TPC	06/01/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C
2022	12,500	20,000	32,500			32,500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 978
Total Base New : 195,564 E.C.F.
Total Depr Cost: 21,120 X 2.000
Estimated T.C.V: 42,240

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

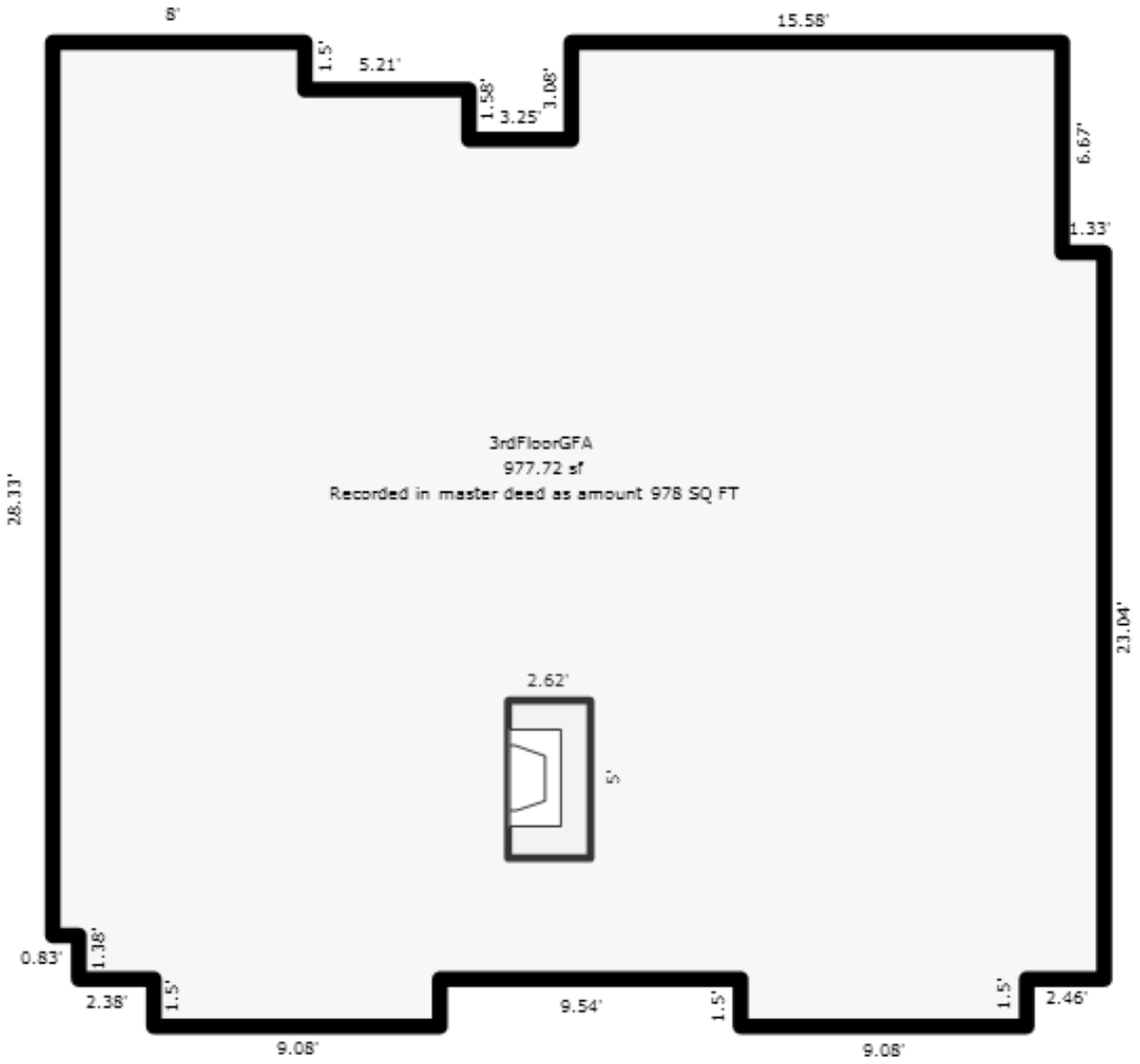
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	164,153	17,728
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	195,564	21,120

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 42,240

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LABADIE JAMES A	SCHOFNER KEITH A & DAWN K	64,875	05/14/2021	WD	03-ARM'S LENGTH	2021004206	PROPERTY TRANSFER	100.0
EQUITY TRUST CUSTODIAN FB	LABADIE JAMES A	0	03/17/2014	QC	09-FAMILY	1772P632	OTHER	0.0
BAKER GEOFFREY L & FRANCE	EQUITY TRUST CUSTODIAN FB	78,000	02/26/2010	WD	03-ARM'S LENGTH	2010 PTA	PROPERTY TRANSFER	100.0
BAKER HALL LLC	BAKER	111,900	12/21/2001	WD	03-ARM'S LENGTH	623:877	OTHER	0.0

Property Address

17 THE INN F

Owner's Name/Address

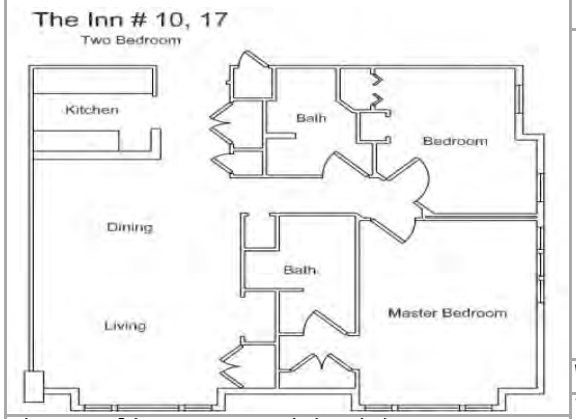
SCHOFNER KEITH A & DAWN K
1849 PINE
BIRMINGHAM MI 48009

Tax Description

L579 P841/01 L613 P422/01 L623 P876/02 L623 P877/02 UNIT 17-F THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 152,240 TCV/TFA: 155.66

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C
2022	12,500	20,000	32,500			32,500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 978
Total Base New : 195,564 E.C.F.
Total Depr Cost: 21,120 X 2.000
Estimated T.C.V: 42,240

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	164,153	17,728

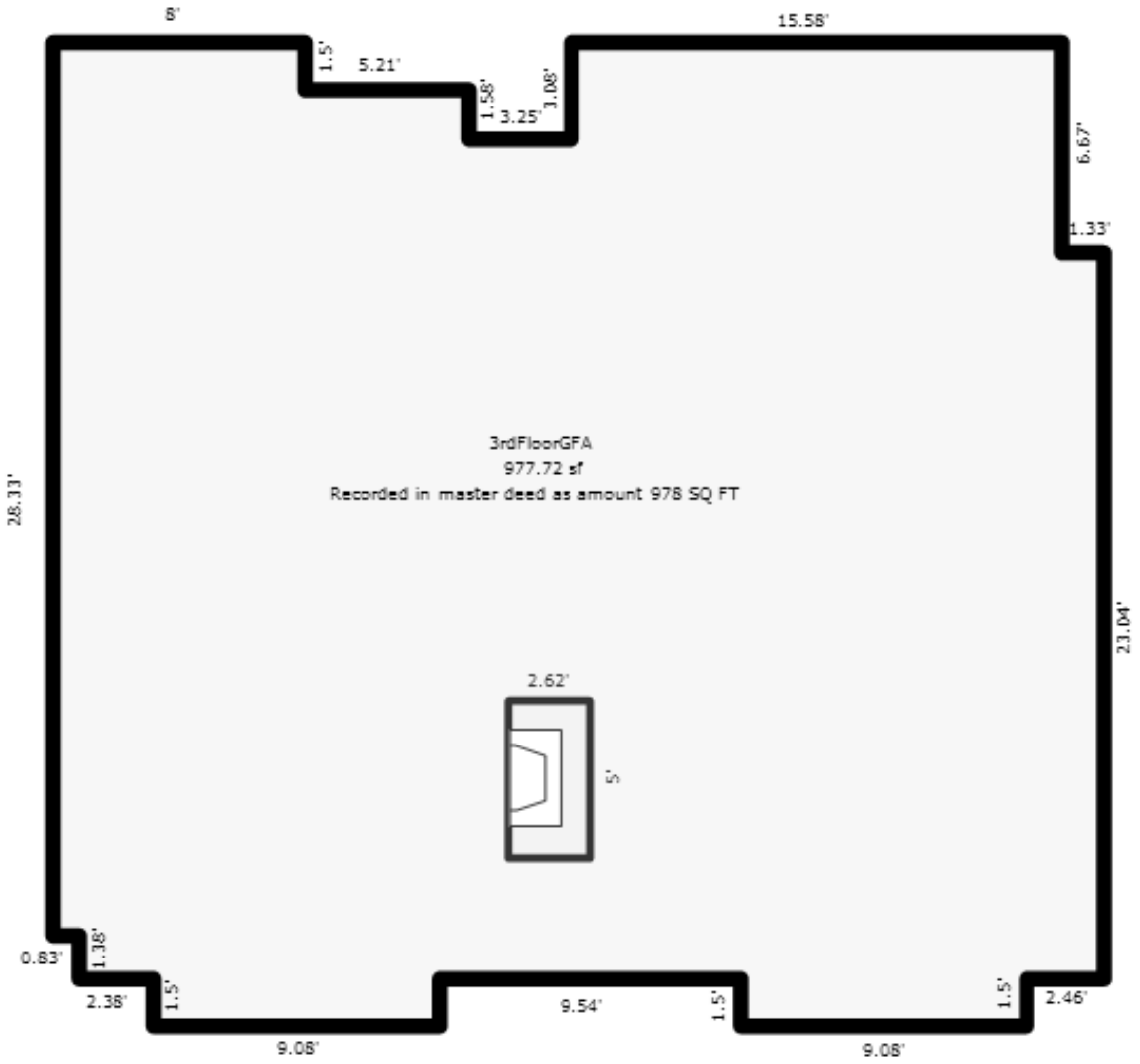
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	195,564	21,120

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 42,240

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOBBS ROBERT C & DIANE E	KURLAND MARK & LAURIE	152,500	10/03/2024	WD	03-ARM'S LENGTH	2024004708	REALTOR	100.0
HOBBS ROBERT C & DIANE E	HOBBS ROBERT C & DIANE E	1	06/02/2021	WD	09-FAMILY	2021005076	PROPERTY TRANSFER	0.0
SMITH W DALE & MARY JO	HOBBS ROBERT C & DIANE E	60,000	09/12/2019	WD	03-ARM'S LENGTH	2019005163	PROPERTY TRANSFER	100.0
BAKER HALL LLC	SMITH	109,900	08/10/2001	WD	03-ARM'S LENGTH	595:416	OTHER	0.0

Property Address

17 THE INN G

Owner's Name/Address

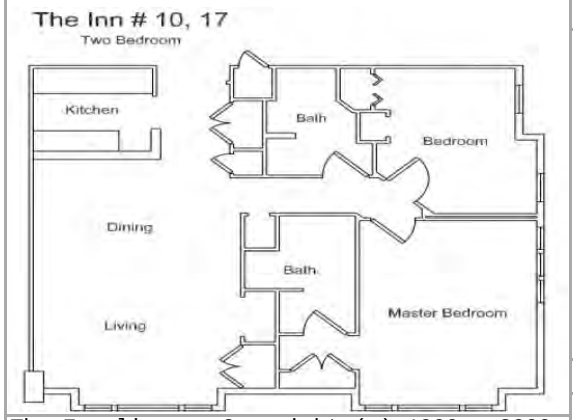
KURLAND MARK & LAURIE
1237 SUFFOLK ST
NAPERVILLE IL 60563

Tax Description

L579 P841/01 L595 P415 L595 P416/01 UNIT 17-G THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R214W.

Comments/Influences

2BED 2 BATH



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 152,240 TCV/TFA: 155.66

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	21,100	76,100			76,100S
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C
2022	12,500	20,000	32,500			32,500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 978
Total Base New : 195,564 E.C.F.
Total Depr Cost: 21,120 X 2.000
Estimated T.C.V: 42,240

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	164,153	17,728

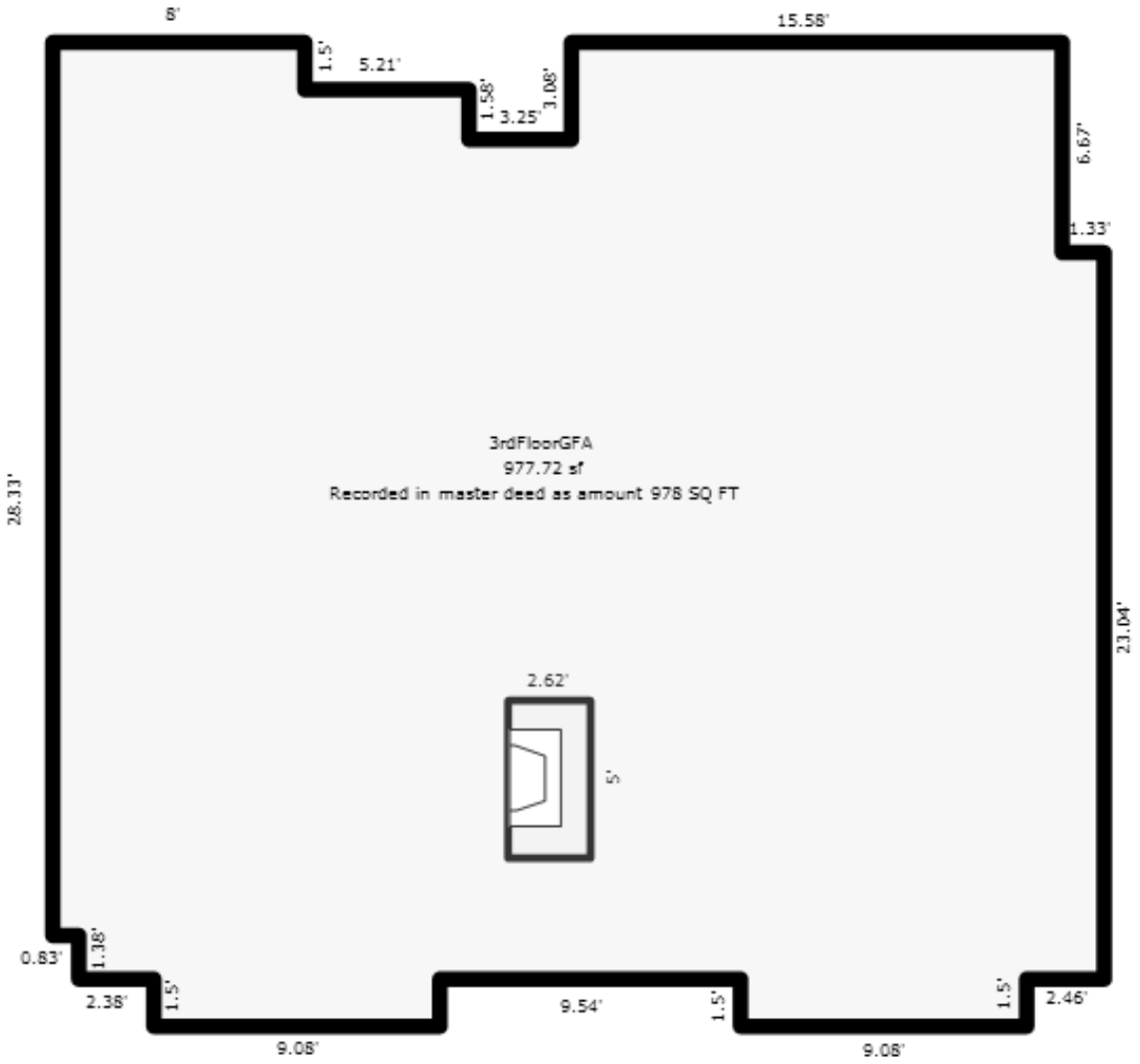
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	236
3 Fixture Bath	1	6,880	743
Balcony			
Wood Balcony, Roof	80	5,932	641
Water/Sewer			
Public Water	1	1,927	208
Public Sewer	1	1,927	208
Built-Ins			
Appliance Allow.	1	4,003	432
Fireplaces			
Interior 2 Story	1	8,554	924
	Totals:	195,564	21,120

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 42,240

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	BAKER HALL LLC	0	12/01/2017	WD	09-FAMILY	1315P355	OTHER	100.0
BAKER HALL LLC	AML HOLDINGS LLC	0	12/01/2017	WD	09-FAMILY	1315P357	OTHER	100.0
AML HOLDINGS LLC	TICHON SARA J TRUST	69,900	12/01/2017	WD	03-ARM'S LENGTH	1315P359	PROPERTY TRANSFER	100.0

Property Address
17 THE INN H

Owner's Name/Address
TICHON SARA J TRUST
5009 REDFERN CIR
MIDLAND MI 48642

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 152,240 TCV/TFA: 155.66

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Public Improvements

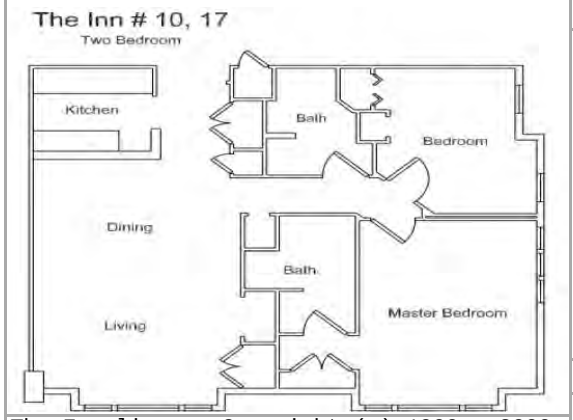
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description
L579 P841/01 L613 P422/01 UNIT 17-H THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences
2BED 2 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C
2022	12,500	20,000	32,500			32,500S

Who	When	What
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED
TPC	06/01/2017	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

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

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 978
Total Base New : 195,564 E.C.F.
Total Depr Cost: 21,120 X 2.000
Estimated T.C.V: 42,240

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

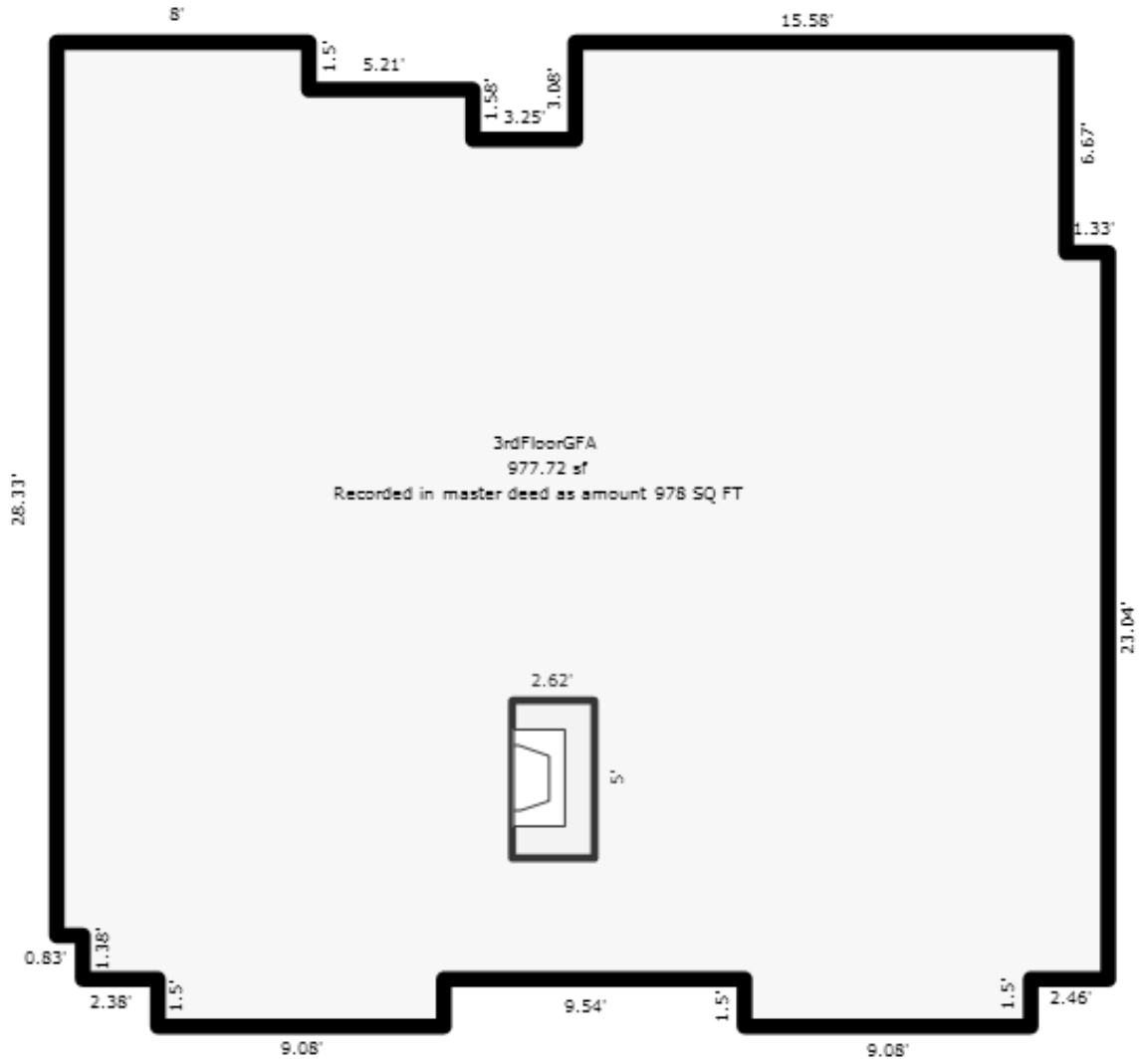
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	164,153	17,728
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
Balcony					
Wood Balcony, Roof			80	5,932	641
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	195,564	21,120

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.000 => TCV: 42,240

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-722-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT PHILLIP C & MARCIA	HAYES JEROME B & KELLY	430,000	09/25/2020	WD	03-ARM'S LENGTH	2020006743	PROPERTY TRANSFER	100.0
MILLER LAURENCE R & MELIS	WRIGHT PHILLIP C & MARCIA	390,000	09/23/2016	WD	03-ARM'S LENGTH	1273P978	PROPERTY TRANSFER	100.0
SLEEPING BEAR LLC	MILLER LAURENCE R & MELIS	0	09/16/2016	QC	09-FAMILY	1273P976	OTHER	100.0
MILLER LAURENCE RAYMOND &	SLEEPING BEAR LLC	1	02/04/2012	QC	09-FAMILY	1112P417	PROPERTY TRANSFER	0.0

Property Address

5833 S LAKE ST A

Owner's Name/Address

HAYES JEROME B & KELLY
7784 EAST LAKEWOOD DR
ROANOKE IN 46783

Tax Description

LAKE STREET CONDO 1-A END UNIT NEAR WESTERN AVE L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Comments/Influences

Split/Comb. on 07/10/2007 completed

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2025 Est TCV 589,443 TCV/TFA: 362.96

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	09/27/2020	INSPECTED
TPC	10/13/2016	INSPECTED
WAS	03/15/2012	INSPECTED

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

4 UNITS ON SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE 1624SF TOWNHOME			1 Units	100000.00000	110	END DR		110,0

* denotes lines that do not contribute to the total acreage calculation.

110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.00	150	100	2,850

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000

Total Estimated Land Improvements True Cash Value = 7,850

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	239,700	294,700			242,115C
2024	55,000	244,000	299,000			234,836C
2023	44,000	215,500	259,500			223,654C
2022	41,300	173,100	214,400			213,004C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,624
Total Base New : 274,524 E.C.F.
Total Depr Cost: 248,207 X 1.900
Estimated T.C.V: 471,593

(16) Porches/Decks

Area	Type
45	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity: 1
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 184
% Good: 100
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

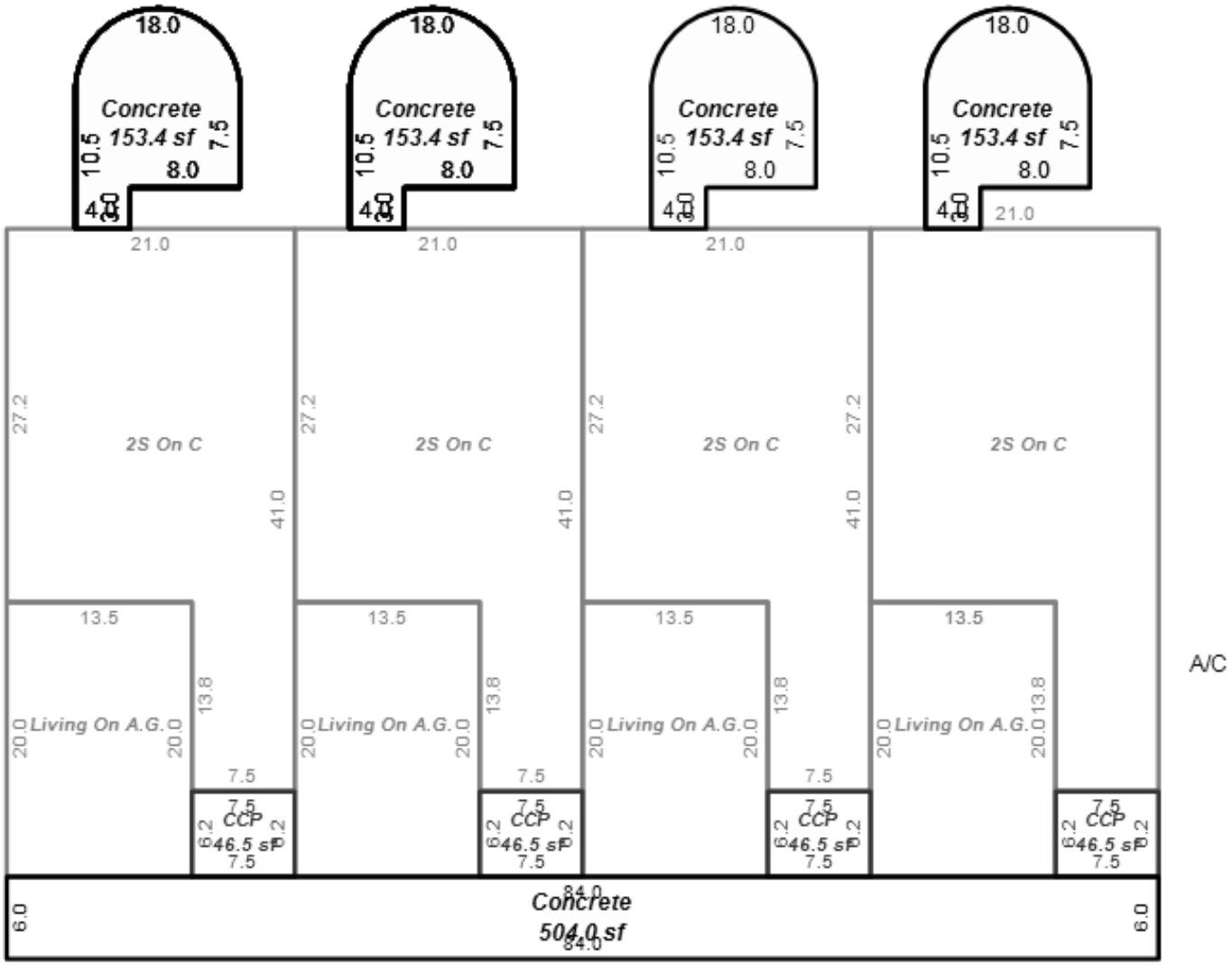
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Overhang	184			
			Total:	235,629	212,066	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	2,188	1,969	
3 Fixture Bath			1	6,880	6,192	
2 Fixture Bath			1	4,610	4,149	
Porches						
CCP (1 Story)			45	1,736	1,736	*
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Common Wall: 2 Wall			1	-5,332	-5,332	
Door Opener			1	688	688	
Base Cost			184	14,271	14,271	*
Water/Sewer						
Public Water			1	1,927	1,734	
Public Sewer			1	1,927	1,734	
Lump Sum Items						
END UNIT				10,000	9,000	
			Totals:	274,524	248,207	

Notes:
ECF (4922 LAKE STREET CONDO - 4 UNITS) 1.900 => TCV: 471,593

*** Information herein deemed reliable but not guaranteed***

5833 South Lake st



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-722-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALTZ EVELYN & GLANVILLE	MILLER REED P & MILLER SU	395,000	10/17/2017	WD	03-ARM'S LENGTH	1310P18	PROPERTY TRANSFER	100.0
LAKE ST LLC	WALTZ EVELYN & GLANVILLE	295,000	11/30/2010	WD	03-ARM'S LENGTH	2010 1072-77WD	PROPERTY TRANSFER	100.0
KLINGAMAN JOHN T	LAKE ST LLC	0	10/09/2006	QC	09-FAMILY	917:289	OTHER	100.0

Property Address
5833 S LAKE ST B

Owner's Name/Address
MILLER REED P & MILLER SUSAN J
2404 SYCAMORE HILLS DR
FORT WAYNE IN 46814

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 35
2025 Est TCV 562,343 TCV/TFA: 346.27

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

4 UNITS ON SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE	1624SF TOWNHOME		1 Units	100000.00000	100	CONDO		100,0

* denotes lines that do not contribute to the total acreage calculation.
110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.00	150	100	2,850

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000

Total Estimated Land Improvements True Cash Value = 7,850

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

Tax Description
LAKE STREET CONDO 2-B L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Comments/Influences

Who	When	What
TPC	11/02/2017	INSPECTED
WAS	03/21/2012	INSPECTED
WAS	01/10/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	231,200	281,200			203,823C
2024	50,000	235,400	285,400			197,695C
2023	40,000	207,400	247,400			188,281C
2022	37,500	166,000	203,500			179,316C

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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,624
Total Base New : 264,524 E.C.F.
Total Depr Cost: 239,207 X 1.900
Estimated T.C.V: 454,493

(16) Porches/Decks

Area	Type
45	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity: 1
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 184
% Good: 100
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

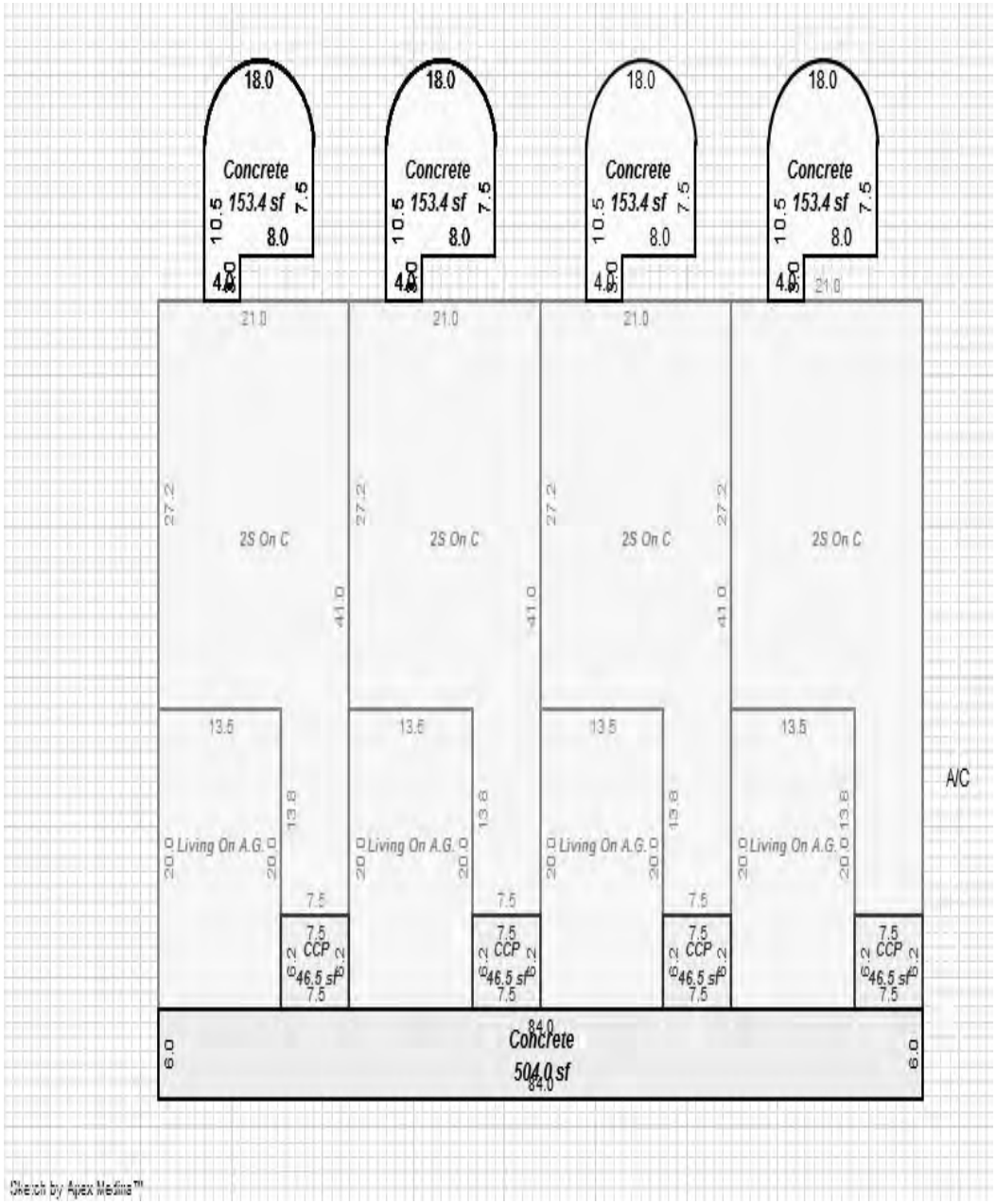
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Overhang	184			
			Total:	235,629	212,066	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	2,188	1,969	
3 Fixture Bath			1	6,880	6,192	
2 Fixture Bath			1	4,610	4,149	
Porches						
CCP (1 Story)			45	1,736	1,736	*
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Common Wall: 2 Wall			1	-5,332	-5,332	
Door Opener			1	688	688	
Base Cost			184	14,271	14,271	*
Water/Sewer						
Public Water			1	1,927	1,734	
Public Sewer			1	1,927	1,734	
			Totals:	264,524	239,207	

Notes:
ECF (4922 LAKE STREET CONDO - 4 UNITS) 1.900 => TCV: 454,493

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-722-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE ST LLC	DALY RICHARD J	290,000	12/03/2010	WD	03-ARM'S LENGTH	2010 1072-201W	PROPERTY TRANSFER	100.0
KLINGAMAN JOHN T	LAKE ST LLC	0	10/09/2006	QC	09-FAMILY	917:289	OTHER	100.0

Property Address
5833 S LAKE ST C

Owner's Name/Address
DALY RICHARD J & MARY C
2106 LINWOOD
ROYAL OAK MI 48073

Tax Description
LAKE STREET CONDO 3-C L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 35
2025 Est TCV 562,343 TCV/TFA: 346.27

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
WAS	03/21/2012	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/08/2009	INSPECTED

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	4 UNITS ON SITE Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE	1624SF TOWNHOME		1 Units	100000.00000	100	CONDO		100,0

* denotes lines that do not contribute to the total acreage calculation.
110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.00	150	100	2,850

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000
Total Estimated Land Improvements True Cash Value =				7,850

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	231,200	281,200			184,450C
2024	50,000	235,400	285,400			178,904C
2023	40,000	207,400	247,400			170,385C
2022	37,500	166,000	203,500			162,272C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,624
Total Base New : 264,524 E.C.F.
Total Depr Cost: 239,207 X 1.900
Estimated T.C.V: 454,493

(16) Porches/Decks

Area	Type
45	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity: 1
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 184
% Good: 100
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

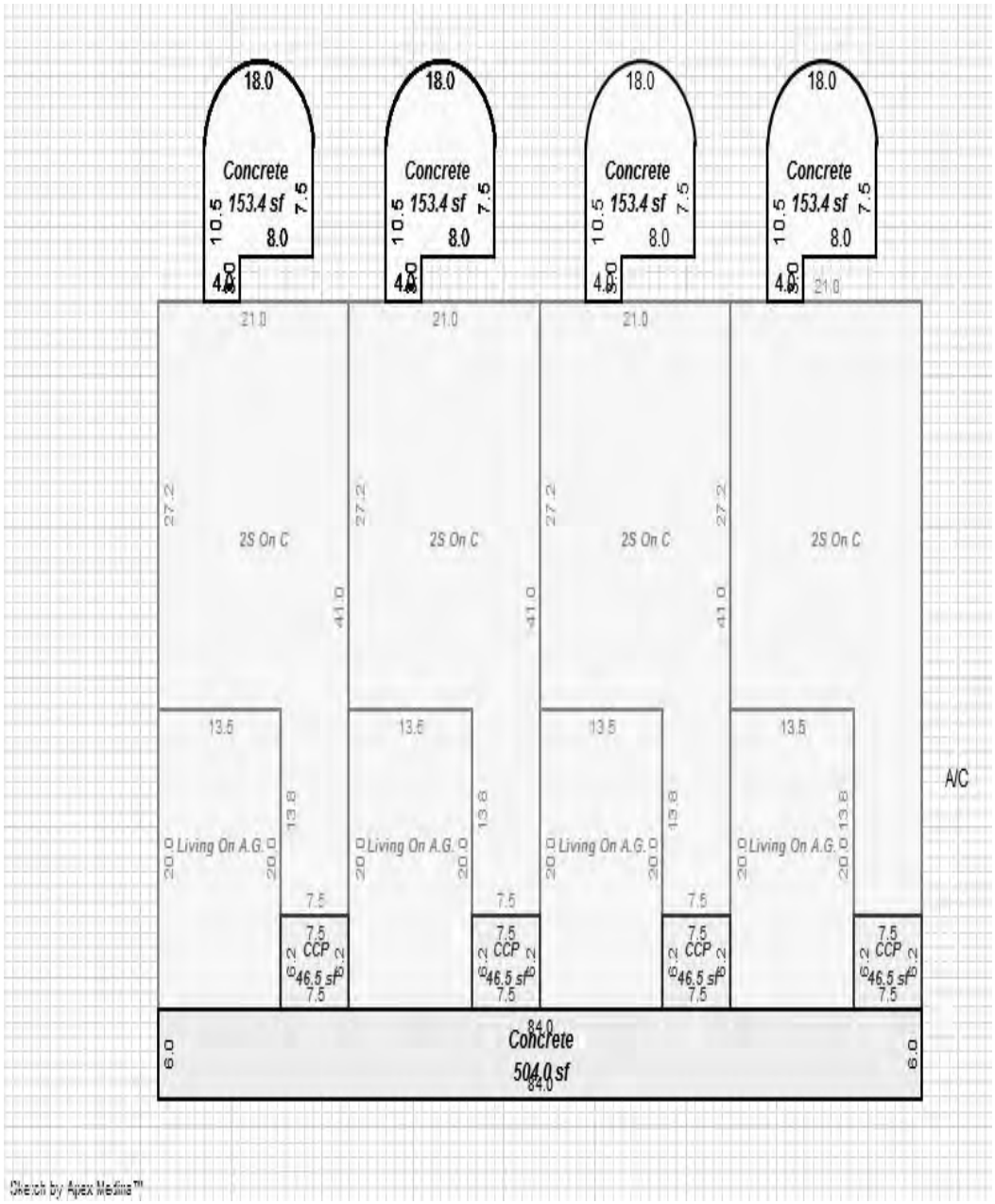
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Overhang	184			
			Total:	235,629	212,066	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	2,188	1,969	
3 Fixture Bath			1	6,880	6,192	
2 Fixture Bath			1	4,610	4,149	
Porches						
CCP (1 Story)			45	1,736	1,736	*
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Common Wall: 2 Wall			1	-5,332	-5,332	
Door Opener			1	688	688	
Base Cost			184	14,271	14,271	*
Water/Sewer						
Public Water			1	1,927	1,734	
Public Sewer			1	1,927	1,734	
			Totals:	264,524	239,207	

Notes:
ECF (4922 LAKE STREET CONDO - 4 UNITS) 1.900 => TCV: 454,493

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-722-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SORACI ROCCO ROBERT & JIL	LAKE STREET RETREAT LLC	0	11/30/2018	QC	03-ARM'S LENGTH	1347P781	PROPERTY TRANSFER	0.0
CRISPELL KATHLEE J	SORACI ROCCO ROBERT & JIL	400,000	10/29/2018	WD	03-ARM'S LENGTH	1345P902	PROPERTY TRANSFER	100.0
CHEUNG LIVING TRUST	CRISPELL KATHLEE J	395,000	07/13/2018	WD	03-ARM'S LENGTH	1334P875	PROPERTY TRANSFER	100.0
CHEUNG LAURENCE & LI-MON	CHEUNG LIVING TRUST	0	12/12/2013	QC	09-FAMILY	1187P771	PROPERTY TRANSFER	0.0

Property Address
5833 S LAKE ST D

Owner's Name/Address
LAKE STREET RETREAT LLC
12799 MISTY CREEK LN
FAIRFAX VA 22033

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 35
2025 Est TCV 589,443 TCV/TFA: 362.96

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	4 UNITS ON SITE Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE	1624SF TOWNHOME		1 Units	100000.00000	110	END LOCATION		110,0

* denotes lines that do not contribute to the total acreage calculation.
110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.00	150	100	2,850

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000
Total Estimated Land Improvements True Cash Value =				7,850

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

Tax Description
LAKE STREET CONDO 4-D END UNIT - NEAR WATER L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Comments/Influences
LAKE STREET CONDOS

007 completed
NDO - 4 UNITS;
122-072-00;
006-122-072-01 to

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	239,700	294,700			234,032C
2024	55,000	244,000	299,000			226,996C
2023	44,000	215,500	259,500			216,187C
2022	41,300	173,100	214,400			205,893C

Who	When	What
WAS	03/15/2012	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/08/2009	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

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 10
Floor Area: 1,624
Total Base New : 274,524 E.C.F.
Total Depr Cost: 248,207 X 1.900
Estimated T.C.V: 471,593

(16) Porches/Decks

Area	Type
45	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity: 1
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 184
% Good: 100
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

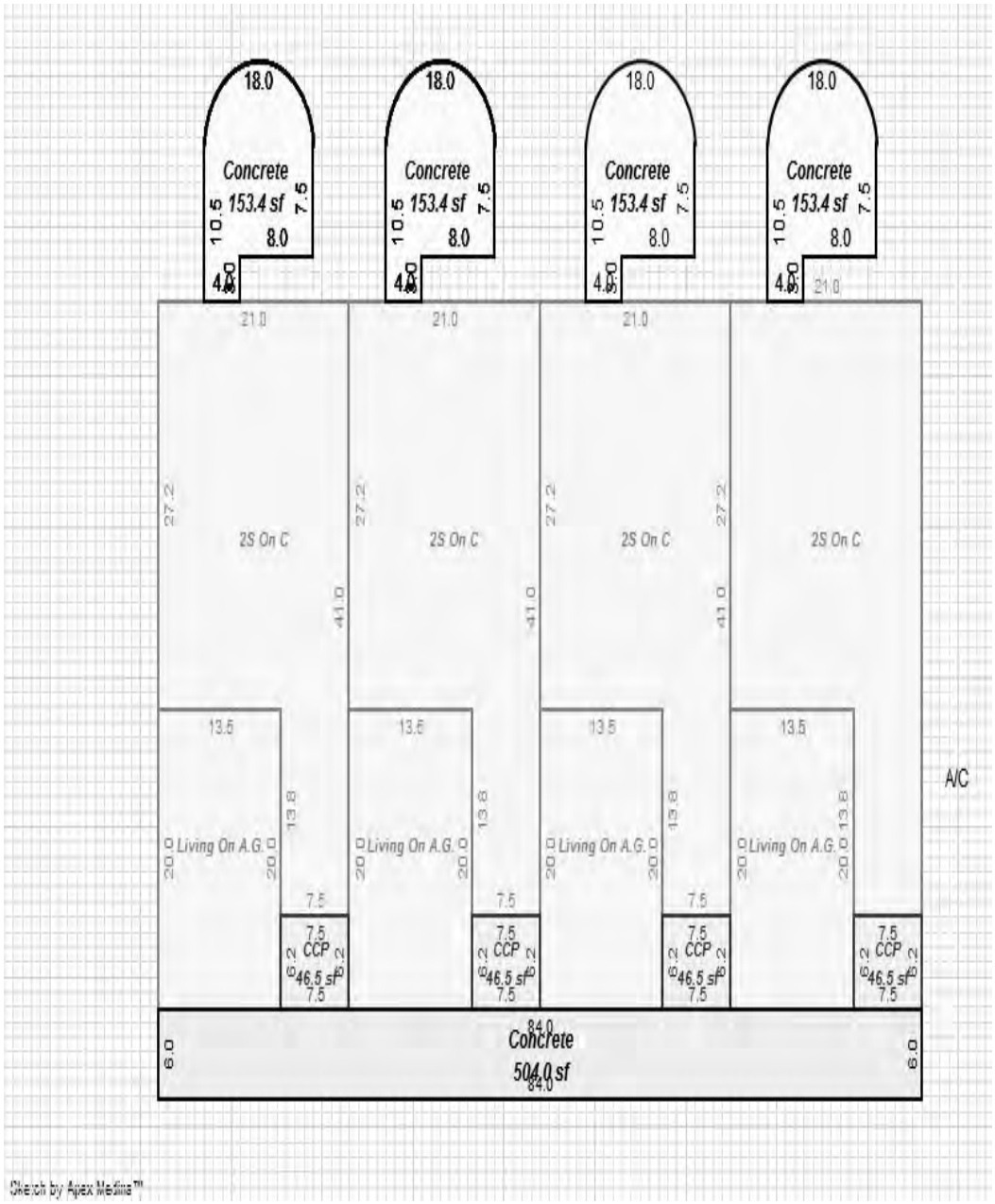
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Overhang	184			
			Total:	235,629	212,066	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	2,188	1,969	
3 Fixture Bath			1	6,880	6,192	
2 Fixture Bath			1	4,610	4,149	
Porches						
CCP (1 Story)			45	1,736	1,736	*
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Common Wall: 2 Wall			1	-5,332	-5,332	
Door Opener			1	688	688	
Base Cost			184	14,271	14,271	*
Water/Sewer						
Public Water			1	1,927	1,734	
Public Sewer			1	1,927	1,734	
Lump Sum Items						
END UNIT				10,000	9,000	
			Totals:	274,524	248,207	

Notes:
ECF (4922 LAKE STREET CONDO - 4 UNITS) 1.900 => TCV: 471,593

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR ART ASSOCIATIO	GLEN ARBOR ARTS CENTER IN	0	12/14/2018	QC	09-FAMILY	1349P585	PROPERTY TRANSFER	0.0
STEGE JOINT TRUST	GLEN ARBOR ART ASSOCIATIO	105,000	12/02/2016	WD	03-ARM'S LENGTH	1281P252	DEED	100.0
STEGE WILLIAM C & CHERRIE	STEGE JOINT TRUST	0	08/30/2012	QC	09-FAMILY	1135P272	DEED	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERIE	0	08/29/2012	QC	09-FAMILY	1135P251	DEED	0.0

Property Address

S PINE ST

Owner's Name/Address

GLEN ARBOR ARTS CENTER INC
PO BOX 305
GLEN ARBOR MI 49636

Tax Description

L358 P388 L362 P188&189 L532 P833/99 UNIT 1 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2025 Est TCV 0

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/15/2016	INSPECTED
TPC	06/18/2015	INSPECTED
PSC	07/07/2014	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	62.17	1.0000	0.0000	0	100*		0
2000 COMM $24/SQFT			4095 SqFt	24.00000	100			98,271

* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 98,271

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

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR ART ASSOCIATIO	GLEN ARBOR ARTS CENTER IN	0	12/14/2018	QC	09-FAMILY	1349P585	PROPERTY TRANSFER	0.0
TAGGART SARAH R TRUST	GLEN ARBOR ART ASSOCIATIO	0	10/13/2016	QC	09-FAMILY	1276P584	DEED	0.0
TAGGART SARAH	GLEN ARBOR ART ASSOCIATIO	1	04/07/2000	QC	09-FAMILY	540P772	OTHER	0.0
NORTHERN CASCADE INC	TAGGART SARAH R	29,000	01/29/1993	WD	03-ARM'S LENGTH	358:389	OTHER	0.0

Property Address

6031 S LAKE ST

Owner's Name/Address

GLEN ARBOR ARTS CENTER INC
PO BOX 305
GLEN ARBOR MI 49636

Tax Description

L358 P389 L362 P188&189 L540 P772/00 UNIT 2 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2025 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Electrical	05/03/2023	PE23-0292	100% FINIS
SIGN	04/30/2018	LU18-11	100% FINIS
Mechanical	06/05/2017	PM17-0339	100% FINIS
Plumbing	06/05/2017	PP17-0138	100% FINIS

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/01/2023	INSPECTED
TPC	11/14/2018	INSPECTED
TPC	11/14/2017	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	60.00	65.98	1.0000	0.0000	0	100*		0
2000 COMM $24/SQFT			3959 SqFt	24.00000	100			95,016

* denotes lines that do not contribute to the total acreage calculation.

60 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 95,016

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 1.5 STORY
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 3,725
Gross Bldg Area: 3,725
Stories Above Grd: 2
Average Sty Hght : 18
Bsmnt Wall Hght : 8

Depr. Table : 2.5%
Effective Age : 12
Physical %Good: 74
Func. %Good : 100
Economic %Good: 100

2001 Year Built
2017 Remodeled

18 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100
Heat#2: Zoned A.C. Warm & Cooled Air 100
Ave. SqFt/Story: 1863
Ave. Perimeter: 269
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: 2496
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 2 Story Height: 18 Perimeter: 269
Overall Building Height: 18

Base Rate for Upper Floors = 148.61

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 36.39 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 36.39 100%
Combined Heating System adjustment: 72.78 100%
Adjusted Square Foot Cost for Upper Floors = 221.39

Total Floor Area: 3,725 Base Cost New of Upper Floors = 824,679

2,496 Sq.Ft. of Sprinklers @ 6.55, Cost New = 16,349

Reproduction/Replacement Cost = 841,028
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 622,361

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 933,541
Replacement Cost/Floor Area= 225.78 Est. TCV/Floor Area= 250.62

(1) Excavation/Site Prep:

(2) Foundation:

X	Poured Conc		Brick/Stone		Block		Footings

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

X Typical, Apartments, 1 Room, 1 Bath

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

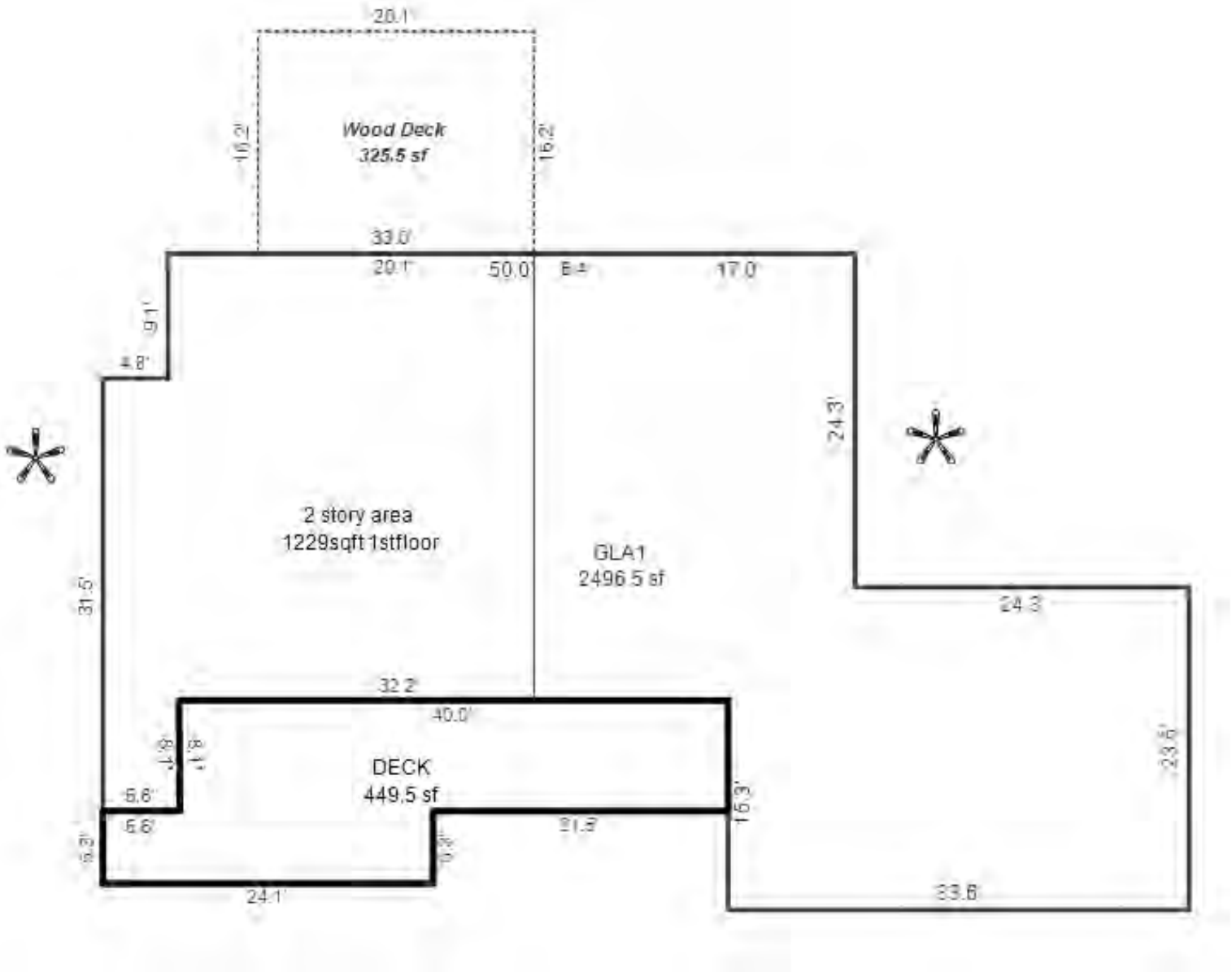
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE STREET WOODS ASSOCIA	GLEN ARBOR ARTS CENTER	0	07/26/2022	MLC	21-NOT USED/OTHER	2022004506	DEED	100.0
NESCOT BARR REAL ESTATE C	LAKE STREET WOODS ASSOCIA	95,000	05/21/2021	WD	03-ARM'S LENGTH	2021004391	PROPERTY TRANSFER	100.0
MCKEE THOMAS P	NESCOT-BARR REAL ESTATE C	66,000	10/29/2004	WD	03-ARM'S LENGTH	829:840	OTHER	100.0
CAMPBELL	MCKEE	40,000	03/08/2000	WD	03-ARM'S LENGTH	537:747	OTHER	0.0

Property Address

S PINE ST

Owner's Name/Address

GLEN ARBOR ARTS CENTER INC
PO BOX 305
GLEN ARBOR MI 49636

Tax Description

L358 P390 L537 P747/00 L829 P840/04 UNIT 3 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences

SUBDIVISION SHARED DRAIN FIELD

Class: COMMERCIAL-VACANT Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2025 Est TCV 0

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/10/2021	INSPECTED
TPC	04/25/2018	INSPECTED
PSC	08/19/2017	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	56.00	76.78	1.0000	0.0000	0	100*		0
2000 COMM	$24/SQFT		4312 SqFt	24.00000	100			103,499

* denotes lines that do not contribute to the total acreage calculation.

56 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 103,499

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	47,400	0	47,400			47,400S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTHERLAND ROBERT R & STE	PINE WOODS LLC	848,000	03/25/2021	WD	19-MULTI PARCEL ARM'S LE	2021002460	PROPERTY TRANSFER	100.0
STEGE JOINT TRUST	SUTHERLAND ROBERT	99,000	03/19/2020	WD	03-ARM'S LENGTH	2020001862	PROPERTY TRANSFER	100.0
STEGE WILLIAM C & CHERRIE	STEGE JOINT TRUST	0	08/30/2012	QC	09-FAMILY	1135P272	DEED	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERIE	0	08/29/2012	QC	09-FAMILY	1135P251	DEED	0.0

Property Address

S PINE ST

Owner's Name/Address

PINE WOODS LLC
8692 S DUNNS FARM RD
MAPLE CITY MI 49664

Tax Description

L414 P516 L450 P496 L496 P277 L502 P738 L796 P969/04 UNIT 4 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences

LAND SALE - $1,685.19/FF

Class: COMMERCIAL-VACANT Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2025 Est TCV 103,499

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
X	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/10/2021	INSPECTED
TPC	02/03/2020	INSPECTED
TPC	04/25/2018	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	56.00	77.00	1.0000	0.0000	0	100*		0
2000 COMM	$24/SQFT		4312 SqFt	24.00000	100			103,499

* denotes lines that do not contribute to the total acreage calculation.

56 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 103,499

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	51,700	0	51,700			51,700S
2024	53,900	0	53,900			53,900S
2023	53,900	0	53,900			53,900S
2022	53,900	0	53,900			53,900S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTHERLAND ROBERT R & STE	PINE WOODS LLC	848,000	03/25/2021	WD	19-MULTI PARCEL ARM'S LE	2021002460	PROPERTY TRANSFER	100.0
WOODARD CHRISTI A ET AL	SUTHERLAND ROBERT R & STE	87,000	04/25/2006	WD	03-ARM'S LENGTH	898:815	OTHER	100.0
OBATA MAJEL CHANCE TRUST	WOODARD CHRISTI A ET AL	53,000	03/11/2004	WD	03-ARM'S LENGTH	795:643	OTHER	100.0
MODRALL	OBATA	25,000	11/30/1995	WD	03-ARM'S LENGTH	414:511	PROPERTY TRANSFER	0.0

Property Address
5710 S PINE ST

Owner's Name/Address
PINE WOODS LLC
8692 S DUNNS FARM RD
MAPLE CITY MI 49664

Tax Description
L358 P396 L414 P511 L459 P524/97 L795 P643/04 L898 P815/06 UNIT 5 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences
PER ZONING - 1ST FLR IS SUPPOSED TO BE COMMERCIAL

Class: RESIDENTIAL-IMPRO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 35
2025 Est TCV 1,096,491 TCV/TFA: 394.14

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/14/2010	PB10-0331	100% FINIS
Electrical	04/29/2010	PE10-0112	
Mechanical	11/19/2008	PM08-0545	
Mechanical	10/01/2008	PM08-0433	

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
X	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
PSC	07/07/2014	INSPECTED
TPC	11/28/2009	INSPECTED
TPC	10/05/2009	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	54.56	71.70	1.0000	1.0000	0	100		0
2000 COMM $28/SQFT			3920 SqFt	28.00000	100			109,771
55 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	109,771

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	33.51	130	50	2,178
Wood Frame/Conc.	53.82	88	50	2,368

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 =				9,546

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	54,900	493,300	548,200			476,495C
2024	50,200	451,200	501,400			462,168C
2023	50,200	420,200	470,400			440,160C
2022	50,200	369,000	419,200			419,200S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2008	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1855 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

1080	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 15
Floor Area: 2,782
Total Base New : 605,065 E.C.F.
Total Depr Cost: 514,302 X 1.900
Estimated T.C.V: 977,174

(16) Porches/Decks

Area	Type	
90	WCP	(1 Story)
70	CPP	
77	WPP	
81	CCP	(1 Story)
32	CPP	
190	WPP	

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

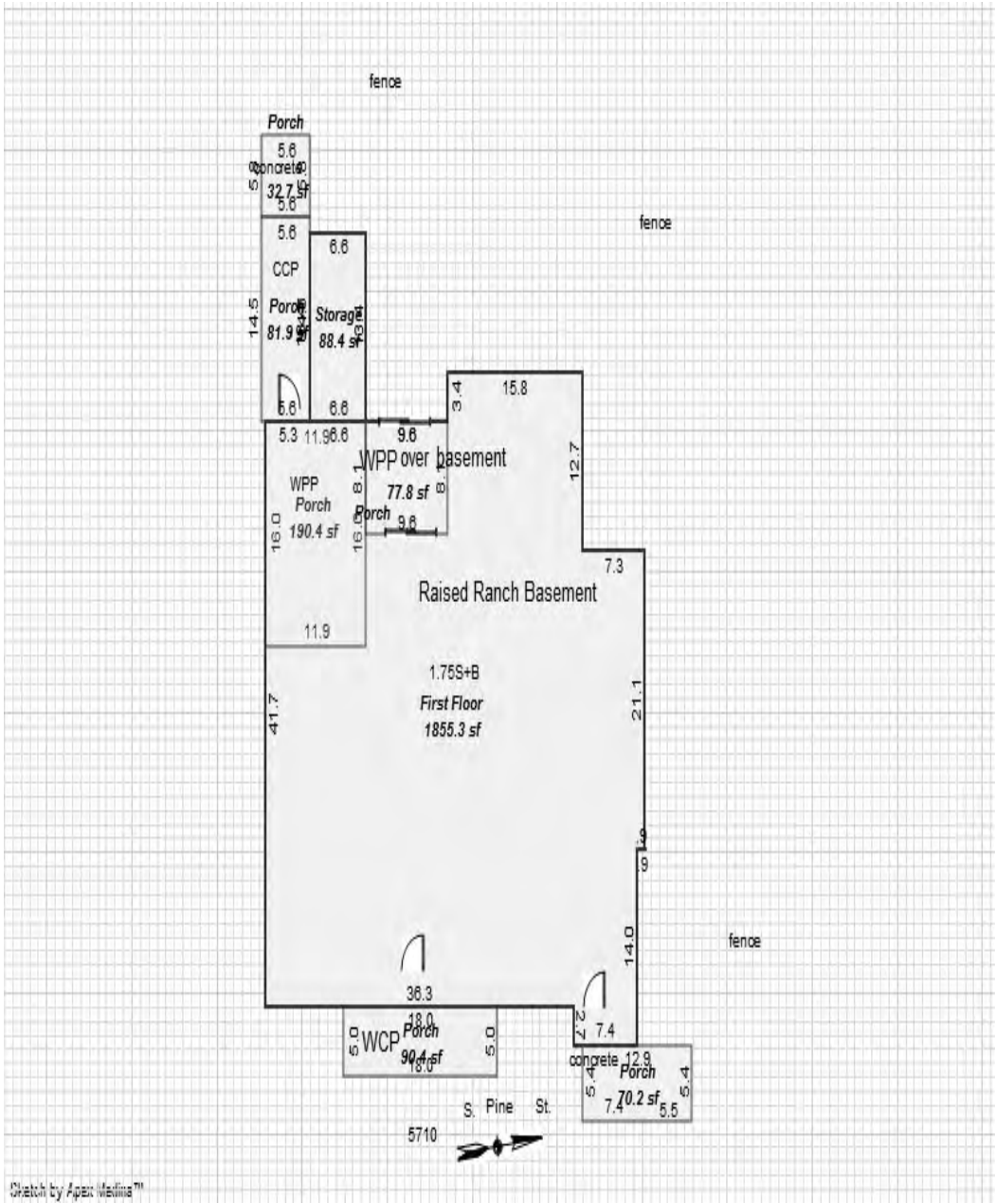
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2008
(11) Heating System: Forced Heat & Cool
Ground Area = 1855 SF Floor Area = 2782 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	1,855			
			Total:	502,701	427,295	
Other Additions/Adjustments						
Recreation Room			1080	32,940	27,999	
Plumbing						
Average Fixture(s)			1	3,337	2,836	
3 Fixture Bath			1	10,527	8,948	
2 Fixture Bath			1	7,018	5,965	
Water/Sewer						
1000 Gal Septic			1	6,158	5,234	
Water Well, 200 Feet			1	12,442	10,576	
Porches						
WCP (1 Story)			90	6,482	5,510	
CPP			70	2,122	1,804	
WPP			77	3,719	3,161	
CCP (1 Story)			81	3,319	2,821	
CPP			32	1,092	928	
WPP			190	6,310	5,363	
Built-Ins						
Appliance Allow.			1	6,897	5,862	
Local Cost Items						
SOLAR POWER <150KW			1	1	0	*
			Totals:	605,065	514,302	

Notes: RAISED RANCH
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 977,174

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & JAMP	KSOLL THOMAS A & LISA K	153,900	02/24/2021	WD	03-ARM'S LENGTH	2021001669	PROPERTY TRANSFER	100.0
COOK STEVEN J & LUTZ KIRK	SHERMAN THEODORE S & JAMP	170,000	05/15/2020	WD	03-ARM'S LENGTH	2020003253	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	COOK STEVEN JOSEPH &LUTZ	135,000	10/05/2011	WD	03-ARM'S LENGTH	1098-478 WD	PROPERTY TRANSFER	100.0
MIER-DAY		0	06/17/2010	OTH	33-TO BE DETERMINED	2010 1053-385	DEED	0.0

Property Address

5707 S LAKE ST 1A

Owner's Name/Address

KSOLL THOMAS A & LISA K
3551 HAWTHORN CT
OAKLAND MI 48363

Tax Description

UNIT 1-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

MLS1722932$135K
LE

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 304,725 TCV/TFA: 136.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C
2022	20,000	48,700	68,700			68,700S

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 582,629 E.C.F.
Total Depr Cost: 62,924 X 2.300
Estimated T.C.V: 144,725

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	489,692	52,888

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLASIUS MARY JO	DECOURCY KIM G	250,000	07/28/2023	WD	03-ARM'S LENGTH	2023003232	PROPERTY TRANSFER	100.0
SHERMAN THEODORE SCOTT &	BLASIUS MARY JO	150,000	11/16/2020	WD	03-ARM'S LENGTH	2020008561	PROPERTY TRANSFER	100.0
KAS HOLDINGS LLC	SHERMAN THEODORE SCOTT &	309,800	04/16/2020	WD	03-ARM'S LENGTH	2020002311	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	KAS HOLDINGS LLC	1	07/31/2018	QC	09-FAMILY	1338P315	OTHER	100.0

Property Address
5707 S LAKE ST 1B

Owner's Name/Address
DECOURCY KIM G
1745 SPRICE DR
COMMERCE TOWNSHIP MI 48390

Tax Description
UNIT 1-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATH
EXT UNIT
1ST FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 304,725 TCV/TFA: 136.28

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	72,400	152,400			112,688C
2024	45,000	64,300	109,300			109,300S
2023	37,500	53,800	91,300			72,135C
2022	20,000	48,700	68,700			68,700S

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-001-10 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 582,629 E.C.F.
Total Depr Cost: 62,924 X 2.300
Estimated T.C.V: 144,725

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	489,692	52,888

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE SCOTT &	MORENSON BRYAN & ERIN	153,500	10/28/2020	WD	03-ARM'S LENGTH	2020007338	PROPERTY TRANSFER	100.0
KAS HOLDINGS LLC	SHERMAN THEODORE SCOTT &	309,800	04/16/2020	WD	19-MULTI PARCEL ARM'S LE	2020002311	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	KAS HOLDINGS LLC	1	07/31/2018	QC	09-FAMILY	1338P318	OTHER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 1B

Owner's Name/Address
MORENSON BRYAN & ERIN
975 FAIRFAX ST
BIRMINGHAM MI 48009

Tax Description
UNIT 1-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATH
EXT UNIT
1ST FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 304,725 TCV/TFA: 136.28

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C
2022	20,000	48,700	68,700			68,700S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 582,629 E.C.F.
Total Depr Cost: 62,924 X 2.300
Estimated T.C.V: 144,725

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	489,692	52,888

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	TROSCHINETZ III ANTHONY &	135,000	09/30/2011	WD	03-ARM'S LENGTH	1097-907 WD	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 1D

Owner's Name/Address

TROSCHINETZ III ANTHONY & MICHELE
664 UNIVERSITY PLACE
GROSSE POINTE MI 48230

Tax Description

UNIT 1-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 304,725 TCV/TFA: 136.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C
2022	20,000	48,700	68,700			68,700S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 582,629 E.C.F.
Total Depr Cost: 62,924 X 2.300
Estimated T.C.V: 144,725

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	489,692	52,888

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	MALI VIKRAM V & RUPPEL HE	235,000	08/31/2011	WD	03-ARM'S LENGTH	2011 1095-3	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 1E

Owner's Name/Address
MALI VIKRAM V & RUPPEL HEATHER MAE
2091 WEST VALLEY RD
BLOOMFIELD HILLS MI 48304

Tax Description
UNIT 1-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC IN L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATH
EXT UNIT
1ST FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 304,725 TCV/TFA: 136.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C
2022	20,000	48,700	68,700			68,700S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-001-40 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 582,629 E.C.F.
Total Depr Cost: 62,924 X 2.300
Estimated T.C.V: 144,725

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	489,692	52,888

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	MALI VIKRAM V & RUPPEL HE	235,000	08/31/2011	WD	03-ARM'S LENGTH	WD 1095-387	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 1F

Owner's Name/Address

MALI VIKRAM V & RUPPEL HEATHER MAE
2091 WEST VALLEY RD
BLOOMFIELD HILLS MI 48304

Tax Description

UNIT 1-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 L640 /2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 304,725 TCV/TFA: 136.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C
2022	20,000	48,700	68,700			68,700S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-001-50 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 582,629 E.C.F.
Total Depr Cost: 62,924 X 2.300
Estimated T.C.V: 144,725

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	489,692	52,888

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	HINES ERIC C & HEIDI	135,000	08/03/2012	WD	03-ARM'S LENGTH	1132P308	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 1G

Owner's Name/Address
HINES ERIC C & HEIDI
7815 REMINGTON RD
CINCINNATI OH 45242-7103

Tax Description
UNIT 1-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATH
EXT UNIT
1ST FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 304,725 TCV/TFA: 136.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C
2022	20,000	48,700	68,700			68,700S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 582,629 E.C.F.
Total Depr Cost: 62,924 X 2.300
Estimated T.C.V: 144,725

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	489,692	52,888

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	DOBSON ROBERT C & BARBARA	0	10/20/2014	WD	16-LC PAYOFF	1213P258	DEED	0.0
GLEN ARBOR PROPERTIES LLC	DOBSON ROBERT C & BARBARA	125,000	08/26/2010	LC	16-LC PAYOFF	1059-780LC	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 1H

Owner's Name/Address

DOBSON ROBERT C & BARBARA M
78 PUTMAN PL
GROSSE POINTE MI 48236-1224

Tax Description

UNIT 1-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 304,725 TCV/TFA: 136.28

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C
2022	20,000	48,700	68,700			68,700S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-001-70 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 582,629 E.C.F.
Total Depr Cost: 62,924 X 2.300
Estimated T.C.V: 144,725

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	489,692	52,888

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLE	NIX TRUST	1,050,000	12/27/2019	WD	03-ARM'S LENGTH	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLE	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 2A

Owner's Name/Address
NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description
UNIT 2-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLE	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LE	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLE	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 2B

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

UNIT 2-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLE	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LE	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLE	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 2C

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

UNIT 2-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640 /2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLE	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LE	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLE	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 2D

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

. UNIT 2-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLE	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LE	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLE	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 2E

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

UNIT 2-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLE	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LE	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLE	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 2F

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

UNIT 2-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLE	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LE	2020000100	DEED	100.0
LEBEAR RESORT FAMILY TRUS	KLEIN DANIEL MEYERS & KLE	236,000	06/23/2013	WD	03-ARM'S LENGTH	1173P531	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LEBEAR RESORT FAMILY TRUS	125,000	06/15/2012	WD	03-ARM'S LENGTH	1127P153	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 2G

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

UNIT 2-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLE	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LE	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLE	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 2H

Owner's Name/Address
NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description
UNIT 2-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L 810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-002-70 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAUDAN BRADLEY JAMES	DAVE MOHAK & KATHRYN	133,000	09/21/2020	WD	03-ARM'S LENGTH	2020006215	PROPERTY TRANSFER	100.0
RENNELL THOMAS A & AIMEE	HAUDAN BRADLEY JAMES	161,500	01/28/2015	WD	03-ARM'S LENGTH	1221P219	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	RENNELL THOMAS A & AIMEE	0	12/17/2004	WD	03-ARM'S LENGTH	837P233	DEED	100.0

Property Address
5707 S LAKE ST 3A

Owner's Name/Address
DAVE MOHAK & KATHRYN
2620 PARKER TRL
GAINESVILLE GA 30506

Tax Description
L837 P233/04 UNIT 3-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-003-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHERRY REPUBLIC CASSINGHA	BERENS RICHARD & ANNE L	135,000	01/31/2020	WD	03-ARM'S LENGTH	2020000827	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	CHERRY REPUBLIC CASSINGHA	125,000	07/06/2011	WD	03-ARM'S LENGTH	1090/658	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 3B

Owner's Name/Address

BERENS RICHARD & ANNE L
1716 FOXDALE LN
ANN ARBOR MI 48108

Tax Description

UNIT 3-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L 810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHERRY REPUBLIC CASSINGHA	MULCAHY THERESA W	140,000	11/06/2020	WD	03-ARM'S LENGTH	2020007625	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	CHERRY REPUBLIC CASSINGHA	125,000	08/31/2011	WD	03-ARM'S LENGTH	2011 1095-385	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 3C

Owner's Name/Address

MULCAHY THERESA W
7202 PENINSULA DR
TRAVERSE CITY MI 49686-1750

Tax Description

UNIT 3-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1	Units160000.00000		100		160,0
			0.00	Total Acres		Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-003-20 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORROW KATHERINE J	WILKER CHRISTOPHER	125,000	03/14/2014	WD	03-ARM'S LENGTH	1194P121	PROPERTY TRANSFER	100.0
MORROW GORDON H	MORROW KATHERINE J	0	10/29/2013	AFF	07-DEATH CERTIFICATE	1194P119	OTHER	0.0
LE BEAR RESORT LLC	MORROW GORDON & KATHERINE	250,000	11/10/2005	WD	03-ARM'S LENGTH	881:95	OTHER	100.0

Property Address
5707 S LAKE ST 3D

Owner's Name/Address
WILKER CHRISTOPHER
1045 FAIRFAX ST
BIRMINGHAM MI 48009

Tax Description
L881 P95/05 UNIT 3-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
1732744$125,000 DOM16
2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-003-30 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEBER TAMARA L & HIBBARD	WEBER TAMARA L & HIBBARD	1	07/30/2020	WD	09-FAMILY	2020005420	OTHER	0.0
INDEPENDENT BANK - ATTN O	WEBER TAMARA L & HIBBARD	125,000	12/22/2010	CD	11-FROM LENDING INSTITUT	2010-1076-212C	PROPERTY TRANSFER	100.0
MORROW GORDON & KATHERINE	INDEPENDENT MORTGAGE COMP	0	06/18/2010	WD	03-ARM'S LENGTH	2010 1051-561W	PROPERTY TRANSFER	0.0
LE BEAR RESORT LLC	MORROW GORDON & KATHERINE	270,000	07/29/2005	WD	03-ARM'S LENGTH	865:863	DEED	100.0

Property Address
5707 S LAKE ST 3E

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

Owner's Name/Address
WEBER TAMARA L & HIBBARD KIMBERLY A
102 COUNTRY CLUB CT
SAINT CLAIR MI 48079

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Tax Description
L865 P863/05 UNIT 3-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
1ST LEVEL

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEST JUDITH TRUST DATED 5	ALBOSTA KEVIN & COLLEEN	160,000	01/27/2021	WD	03-ARM'S LENGTH	2021001002	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	WEST JUDITH TRUST DATED 5	125,000	11/15/2010	WD	03-ARM'S LENGTH	2010 1069-779W	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 3F

Owner's Name/Address

ALBOSTA KEVIN & COLLEEN
4233 AUTUMN RIDGE DR
SAGINAW MI 48603

Tax Description

UNIT 3-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	LE BEAR RESORT FAMILY TRU	125,000	08/17/2010	WD	03-ARM'S LENGTH	2010 1057_455W	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 3G

Owner's Name/Address
LE BEAR RESORT FAMILY TRUST THE
5229 OLD SHEPARD PL
PLANO TX 75093

Tax Description
UNIT 3-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
1ST LEVEL

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PHILLIPP KAREN E	PHILLIPP KAREN E TRUST	10	11/07/2017	QC	09-FAMILY	1317P611	OTHER	0.0
SILVERI ROBERT & JEAN	PHILLIPP KAREN E	135,000	02/12/2016	WD	03-ARM'S LENGTH	1252P606	PROPERTY TRANSFER	100.0
SILVERI ROBERT & JEAN	SILVERI ROBERT & JEAN	0	06/15/2004	QC	09-FAMILY	811:405	OTHER	50.0
SILVERI ROBERT & JEAN	SILVERI ROBERT & JEAN	0	06/15/2004	QC	09-FAMILY	811:405	REALTOR	100.0

Property Address

5707 S LAKE ST 3H

Owner's Name/Address

PHILLIPP KAREN E TRUST
34 LANCASTER COURT
BURR RIDGE IL 60527

Tax Description

L811 P378 L811 P405/04 UNIT 3-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L 810 P640/2ND AMEND REC L901 P878 CONSISTING OF INTEREST TO ROBERT & JEAN SILVERI AND RICHARD J & MARY LYNN SILVERI (AS TENANTS IN COMMON) SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	ANDARY LOUIS D &	365,000	06/01/2004	WD	03-ARM'S LENGTH	808:721	OTHER	100.0

Property Address
5707 S LAKE ST 4A

Owner's Name/Address
ANDARY LOUIS D &
BONK-ANDARY SANDRA L
111 BARRINGTON PLACE
DEARBORN MI 48124

Taxpayer's Name/Address
LE BEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
L808 P721/04 UNIT 4-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMED REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATH

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-004-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GROSS RAYMOND JR & LYNN T	GOURWITZ HOWARD J TRUST	175,000	09/25/2020	WD	03-ARM'S LENGTH	2020006516	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	GROSS RAYMOND JR & LYNN T	355,000	11/01/2004	WD	03-ARM'S LENGTH	831:194	OTHER	100.0

Property Address
5707 S LAKE ST 4B

Owner's Name/Address
GOURWITZ HOWARD J TRUST
1783 ALEXANDER DR
BLOOMFIELD HILLS MI 48302

Tax Description
L831 P194/04 UNIT 4-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATH
EXT UNIT
1ST FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-004-10 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELLA JOHN C & THERESA C	UP NORTH RESORTS LLC	1	07/26/2017	WD	09-FAMILY	1305P640	PROPERTY TRANSFER	0.0
GRETEL RESORT LLC	VELLA JOHN C & THERESA C	147,995	02/27/2017	WD	03-ARM'S LENGTH	1288P457	PROPERTY TRANSFER	100.0
GRETEL DONALD N TRUST AGR	GRETEL RESORT LLC	0	02/03/2009	WD	03-ARM'S LENGTH	2009 999/544WD	DEED	0.0
LE BEAR RESORT LLC	GRETEL DONALD N TRUST AGR	346,000	09/22/2005	WD	03-ARM'S LENGTH	873:873	OTHER	100.0

Property Address

5707 S LAKE ST 4C

Owner's Name/Address

UP NORTH RESORTS LLC
324 NORTH TAYLOR AVE
KIRKWOOD MO 63122

Tax Description

L873 P873/05 UNIT 4-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

MLS
2BED 2.5 BATH
EXT UNIT
1ST FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELLA JOHN C & THERESA C	UP NORTH RESORTS LLC	1	07/26/2017	QC	09-FAMILY	1305P7643	PROPERTY TRANSFER	0.0
STAUB GARY W & SUSAN K	SIMEON SERVICES INC	154,000	04/07/2017	WD	03-ARM'S LENGTH	1291P701	PROPERTY TRANSFER	100.0
SIMEON SERVICES INC	VELLA JOHN C TRUST	0	04/07/2017	QC	09-FAMILY	1293P455	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	STAUB GARY W & SUSAN K	365,000	06/01/2004	WD	03-ARM'S LENGTH	808:748	OTHER	100.0

Property Address

5707 S LAKE ST 4D

Owner's Name/Address

UP NORTH RESORTS LLC
324 NORTH TAYLOR AVE
KIRKWOOD MO 63122

Tax Description

L808 P748/04 UNIT 4-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATH
EXT UNIT
1ST FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	LAFERLE DOUGLAS A & CYNTH	322,000	06/01/2004	WD	03-ARM'S LENGTH	808:750	OTHER	100.0

Property Address
5707 S LAKE ST 4E

Owner's Name/Address
LAFERLE DOUGLAS A & CYNTHIA GULLION
1525 VINSETTA BLVD
ROYAL OAK MI 48067

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
UNIT 4-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATH
EXT UNIT

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHMIDT ELIZABETH A TRUST	BONEMER BARRETT & CARRIE	155,000	09/21/2018	WD	03-ARM'S LENGTH	1342P890	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SCHMIDT ELIZABETH A TRUST	1	11/10/2014	QC	09-FAMILY	1213P987	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 4F

Owner's Name/Address

BONEMER BARRETT & CARRIE
4499 CORNELL
OKEMOS MI 48864

Tax Description

UNIT 4-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATH
EXT UNIT
1ST FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONEMER BARRETT & CARRIE	SCHMIDT ELIZABETH A TRUST	0	12/13/2018	OTH	05-CORRECTING TITLE	1348P585	OTHER	100.0
SCHMIDT ELIZABETH A TRUST	FILO DOUGLAS G & MARA H	155,000	12/01/2018	WD	03-ARM'S LENGTH	1347P690	PROPERTY TRANSFER	100.0
SCHMIDT ELIZABETH A TRUST	BONEMER BARRETT & CARRIE	155,000	09/21/2018	WD	03-ARM'S LENGTH	1342P890	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SCHMIDT ELIZABETH A TRUST	1	11/10/2014	QC	09-FAMILY	1213P987	PROPERTY TRANSFER	100.0

Property Address
5707 S LAKE ST 4G

Owner's Name/Address
FILO DOUGLAS G & MARA H
1211 TIMBERVIEW TRL
BLOOMFIELD HILLS MI 48304

Tax Description
UNIT 4-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATH
EXT UNIT
1ST FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ULRICH JOHN M & JUDY	SFERRA JOSEPH J & CHRISAN	180,000	05/17/2021	WD	03-ARM'S LENGTH	2021003939	PROPERTY TRANSFER	100.0
ULRICH JOHN M & JUDY	ULRICH JOHN M & JUDY	0	09/03/2014	WD	03-ARM'S LENGTH	1210P197	PROPERTY TRANSFER	0.0
LEBEAR RESORT LLC	ULRICH JOHN M & JUDY	345,000	09/30/2004	WD	03-ARM'S LENGTH	826P734	PROPERTY TRANSFER	100.0

Property Address
5707 S LAKE ST 4H

Owner's Name/Address
SFERRA JOSEPH J & CHRISANN
2801 REDBERRY CT
TOLEDO OH 43617

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Tax Description
L826 P733/04 UNIT 4-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATH
EXT UNIT
1ST FLOOR

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LION ROCK HOLDINGS LLC	DINVERNO GUIDO & MARY KAT	160,000	10/15/2020	WD	03-ARM'S LENGTH	2020006985	DEED	100.0
MCLAUGHLIN BRENDEAN & MIC	LION ROCK HOLDINGS LLC	165,000	05/29/2015	WD	03-ARM'S LENGTH	1230P79	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	MCLAUGHLIN BRENDEAN & MIC	125,000	09/10/2010	WD	03-ARM'S LENGTH	2010 1061-481	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 5A

Owner's Name/Address

DINVERNO GUIDO & MARY KATHERINE
2740 ADDISON CIR
OAKLAND TOWNSHIP MI 48306

Tax Description

UNIT 5-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	07/24/2020	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-005-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ODETTE INVESTMENTS LLC	DINVERNO GUIDO JR	158,000	09/01/2021	WD	03-ARM'S LENGTH	2021007073	PROPERTY TRANSFER	100.0
CROWLEY THOMAS STEPHAN &	ODETTE INVESTMENTS LLC	185,000	03/30/2017	WD	03-ARM'S LENGTH	1292P576	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	CROWLEY THOMAS STEPHAN	125,000	10/08/2010	WD	03-ARM'S LENGTH	2010 1064-234W	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 5B

Owner's Name/Address

DINVERNO GUIDO JR
2740 ADDISON CIR N
OAKLAND TOWNSHIP MI 48306

Tax Description

UNIT 5-B LE BEAR RESORT CONDOMINIUM REC L476 P570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	07/24/2020	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON DOUGLAS M & JACQUE	SHEPARD HEATHER D & SCOTT	335,000	08/26/2014	WD	03-ARM'S LENGTH	1209P428	PROPERTY TRANSFER	100.0
CORPORATE EXCHANGE SERVIC	WATSON DOUGLAS M & JACQUE	125,000	10/29/2010	WD	03-ARM'S LENGTH	2010 1068--657	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 5C

Owner's Name/Address

SHEPARD HEATHER D & SCOTT LEE
1304 SECRETARIAT DR
GENOA IL 60135

Tax Description

UNIT 5-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	07/24/2020	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON DOUGLAS M & JACQUE	SHEPARD HEATHER D & SCOTT	335,000	08/26/2014	WD	03-ARM'S LENGTH	1209P428	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	WATSON DOUGLAS M & JACQUE	125,000	10/29/2010	WD	03-ARM'S LENGTH	2010 1068--659	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 5D

Owner's Name/Address

SHEPARD HEATHER D & SCOTT LEE
1304 SECRETARIAT DR
GENOA IL 60135

Tax Description

UNIT 5-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	07/24/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	DISILVESTRO ROBERT J & FE	199,000	01/07/2011	WD	03-ARM'S LENGTH	2011 1076-287W	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 5E

Owner's Name/Address

DISILVESTRO ROBERT J & FELICIA
JNT TNTS W FRS
1841 N SEDGWICK
CHICAGO IL 60614

Tax Description

UNIT 5-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	07/24/2020	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANFORD CECILY A TRUST	SEWALL JOAN	160,000	01/23/2014	WD	03-ARM'S LENGTH	1190P505	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SANFORD C A TRUST	205,000	10/29/2010	WD	03-ARM'S LENGTH	2010 1067-157W	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 5F

Owner's Name/Address

SEWALL JOAN
515 E 1ST ST
HINSDALE IL 60521

Tax Description

UNIT 5-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	07/24/2020	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-005-50 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	HALL MARK	125,000	10/01/2010	LC	16-LC PAYOFF	2010-1068-705L	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 5G

Owner's Name/Address

HALL MARK
8555 WOODLAND FOREST DR SE
ALTO MI 49302

Tax Description

UNIT 5-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	07/24/2020	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMIL	WILKER CHRIS & MARTHA	157,000	10/06/2020	WD	03-ARM'S LENGTH	2020006597	PROPERTY TRANSFER	100.0
BRINER BARBARA J TRUST	SHERMAN THEODORE S & EMIL	0	05/01/2020	WD	03-ARM'S LENGTH	2020002658	DEED	100.0
BRINER BARBARA J TRUST	BRINER BARBARA J TRUST	0	10/12/2019	WD	07-DEATH CERTIFICATE	2020002656	PROPERTY TRANSFER	100.0
BRINER BARBARA J	BRINER BARBARA J TRUST	0	09/19/2019	QC	09-FAMILY	2019005611	OTHER	0.0

Property Address
5707 S LAKE ST 5H

Owner's Name/Address
WILKER CHRIS & MARTHA
1045 FAIRFAX
BIRMINGHAM MI 48009

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Tax Description
UNIT 5-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
EXT UNIT
2ND FLOOR

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	07/24/2020	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNIGHT KRISTIN & ANTHONY	BEATTIE ELIZABETH A & KEI	206,000	06/05/2023	WD	03-ARM'S LENGTH	2023002399	PROPERTY TRANSFER	100.0
JUAREZ JOHN J & JANET M	KNIGHT KRISTIN & ANTHONY	155,000	09/03/2020	WD	03-ARM'S LENGTH	2020005719	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	JUAREZ JOHN JAMES & JANET	100,000	08/30/2013	WD	03-ARM'S LENGTH	1177P229	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 6A

Owner's Name/Address
BEATTIE ELIZABETH A & KEITH R
3874 W COMMERCE
MILFORD MI 48380

Tax Description
UNIT 6-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/22/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			111,863C
2024	45,000	63,500	108,500			108,500S
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLISON HEIDI MARIE TRUST	DRAGONFIRE HOLDINGS LLC	0	09/11/2024	QC	21-NOT USED/OTHER	2024004483	PROPERTY TRANSFER	0.0
ALLISON HEIDI MARIE	ALLISON HEIDI MARIE	0	06/30/2022	QC	09-FAMILY	2022004411	DEED	0.0
WRIGHT ANDY E & NICOLE S	ALLISON HEIDI MARIE	140,000	06/25/2018	WD	09-FAMILY	1332P983	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	WRIGHT ANDY E & NICOLE S	10	02/17/2014	WD	09-FAMILY	1192P449	PROPERTY TRANSFER	100.0

Property Address
5707 S LAKE ST 6B

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

Owner's Name/Address
DRAGONFIRE HOLDINGS LLC
209 S MAIN ST
ALMONT MI 48003

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
UNIT 6-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/15/2023	INSPECTED

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-006-10 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERENS RICHARD & ANNE L	TRIERWEILER PAUL & TRACIE	141,250	01/31/2020	WD	03-ARM'S LENGTH	2020000824	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	BERENS RICHARD & ANNE L	135,000	12/13/2013	WD	03-ARM'S LENGTH	1187P264	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 6C

Owner's Name/Address

TRIERWEILER PAUL & TRACIE
7655 SOUTH JONES RD
WESTPHALIA MI 48894

Tax Description

UNIT 6-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	06/14/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-006-20 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHENK MATTHEW	MONDLOCH BENEDICT TRUST	326,000	05/17/2024	WD	03-ARM'S LENGTH	2024002394	PROPERTY TRANSFER	100.0
ORTMAN DANIEL E & DOUGLAS	SCHENK MATTHEW	165,000	12/29/2020	WD	03-ARM'S LENGTH	2020009127	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	ORTMAN DANIEL E	135,000	04/18/2014	WD	03-ARM'S LENGTH	1196P687	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 6D

Owner's Name/Address
MONDLOCH BENEDICT TRUST
1215 OVERRIDGE VIEW CT
ANN ARBOR MI 48103

Tax Description
UNIT 6-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/15/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units160000.00000		100		160,0
			0.00	Total Acres		Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			151,500S
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	JUAREZ JOHN J & JANET	135,000	08/01/2012	WD	03-ARM'S LENGTH	1131P854	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 6E

Owner's Name/Address

JUAREZ JOHN J & JANET M
1228 BOSWELL LANE
NAPERVILLE IL 60564

Tax Description

UNIT 6-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/15/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH TIMOTHY P & SHAWN S	MITCHELL MARK R & JENNIFE	160,200	07/06/2020	WD	03-ARM'S LENGTH	2020004041	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SMITH TIMOTHY P & SHAWN S	10	02/17/2014	WD	09-FAMILY	1192P447	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 6F

Owner's Name/Address

MITCHELL MARK R & JENNIFER G
833 ARBUTUS DR
CADILLAC MI 49601

Tax Description

UNIT 6-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/22/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERENS RICHARD & ANNE L	SULLIVAN JAMES P	137,500	09/19/2018	WD	03-ARM'S LENGTH	1341P893	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	BERENS RICHARD & ANNE L	115,000	03/28/2014	WD	03-ARM'S LENGTH	1194P840	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 6G

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

Owner's Name/Address
SULLIVAN JAMES P
9611 ROSS AVE
CINCINNATI OH 45242

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Tax Description
UNIT 6-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/22/2023	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SADDLERIVER TRUST	SZAROLETTA WILLIAM & KUUT	125,000	11/15/2019	WD	03-ARM'S LENGTH	2019006600	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SADDLERIVER TRUST	135,000	04/11/2014	WD	03-ARM'S LENGTH	1196P245	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 6H

Owner's Name/Address
SZAROLETTA WILLIAM & KUUTTILA ELIZA
8612 EAGLE SPRINGS DR NE
ALBUQUERQUE NM 87113

Tax Description
UNIT 6-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/22/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-006-70 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISNER JANE B TRUST & RUE	MIDDLETON DAVID & ELIZABE	138,900	09/28/2020	WD	03-ARM'S LENGTH	2020006319	REALTOR	100.0
EISNER JANE B & DEAN R	EISNER JANE B TRUST	0	09/14/2018	WD	09-FAMILY	1344P66	PROPERTY TRANSFER	0.0
LE BEAR RESORT LLC	EISNER DEAN R & EISNER JA	270,000	09/30/2004	WD	03-ARM'S LENGTH	826:731	OTHER	100.0

Property Address
5707 S LAKE ST 7A

Owner's Name/Address
MIDDLETON DAVID & ELIZABETH
24 SPRING HILL DR
CINCINNATI OH 45227

Tax Description
L826 P731/04 UNIT 7-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-007-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KANARE LLC	MILNE PATRICIA L TRUST	360,000	08/05/2024	WD	03-ARM'S LENGTH	2024003893	REALTOR	100.0
FOX LEO E & DIANA L	KANARE LLC	169,000	08/13/2021	WD	03-ARM'S LENGTH	2021006694	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	FOX LEO E & DIANA L	225,000	06/12/2013	WD	03-ARM'S LENGTH	1168P829	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 7B

Owner's Name/Address
MILNE PATRICIA L TRUST
619 N ROSEDALE CT
GROSSE POINTE MI 48236

Tax Description
UNIT 7-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units160000.00000		100		160,0
			0.00	Total Acres		Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			151,500S
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH DAVID A & CAROL A	RICHARDSON STEPHEN & CARO	135,000	08/30/2018	WD	03-ARM'S LENGTH	1340P527	OTHER	100.0
GLEN ARBOR PROPERTIES LLC	SMITH DAVID A & CAROL A	135,000	10/28/2011	WD	03-ARM'S LENGTH	1101-107 WD	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 7C

Owner's Name/Address

RICHARDSON STEPHEN & CAROL
530 SUNLIGHT
ROCHESTER MI 48309

Tax Description

UNIT 7-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units160000.00000		100		160,0
			0.00	Total Acres		Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DISILVESTRO ROBERT J & FE	SULLIVAN CHRISTOPHER W &	390,000	09/19/2024	WD	03-ARM'S LENGTH	2024004434	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	DISILVESTRO ROBERT J & FE	199,000	01/07/2011	WD	03-ARM'S LENGTH	2011 1076-287W	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 7D

Owner's Name/Address

SULLIVAN CHRISTOPHER W &
SULLIVAN CHRISTOPHER
424 BOXWOOD RD
BRYN MAWR PA 19010

Tax Description

UNIT 7-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			151,500S
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	BARNACLO H DOUGLAS & REBE	278,000	07/13/2005	WD	03-ARM'S LENGTH	863:44	DEED	100.0

Property Address
5707 S LAKE ST 7E

Owner's Name/Address
BARNACLO H DOUGLAS & REBECCA B
3554 BURCH AVE
CINCINNATI OH 45208

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
L863 P44/05 UNIT 7-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JB HOLDINGS INC	LORING MARTIN M & SARAH T	260,000	09/02/2022	WD	03-ARM'S LENGTH	2022005185	PROPERTY TRANSFER	100.0
STOVER ROBERT B & CAROL L	JB HOLDINGS INC	140,000	04/04/2016	WD	03-ARM'S LENGTH	1257P900	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	STOVER ROBERT B & CAROL L	284,000	03/10/2005	WD	03-ARM'S LENGTH	846:835	OTHER	100.0

Property Address
5707 S LAKE ST 7F

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

Owner's Name/Address
LORING MARTIN M & SARAH T
812 W 67TH TER
KANSAS CITY MO 64113

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L846 P835/05 UNIT 7-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			98,187C
2024	45,000	63,500	108,500			95,235C
2023	37,500	53,200	90,700			90,700S
2022	20,000	48,100	68,100			68,100S

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	FOX LEO E & DIANA L	225,000	06/12/2013	WD	03-ARM'S LENGTH	1168:831	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 7G

Owner's Name/Address

FOX LEO E & DIANA L
5275 WEBSTER CHURCH RD
DEXTER MI 48130

Tax Description

UNIT 7-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	GIAMMARCO NICHOLAS & ANNA	135,000	09/19/2011	WD	03-ARM'S LENGTH	2011 1096-840	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 7H

Owner's Name/Address
GIAMMARCO NICHOLAS & ANNA M
40360 HARMONY LN
NORTHVILLE MI 48167

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units160000.00000		100		160,0
			0.00	Total Acres		Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Tax Description
UNIT 7-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEFFE JANET R TRUST	FOWLER TIMOTHY J & LAURIN	156,000	05/29/2014	WD	03-ARM'S LENGTH	1199P677	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	STEFFE JANET R TRUST	252,225	06/30/2004	WD	03-ARM'S LENGTH	818:994	OTHER	100.0

Property Address
5707 S LAKE ST 8A

Owner's Name/Address
FOWLER TIMOTHY J & LAURINDA B
37837 GLENGROVE DR
FARMINGTON MI 48331

Tax Description
L818 P994/04 UNIT 8-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENCKA JANICE B TRUST NO	BRONDYKE ROGER & JANET	147,000	10/05/2017	WD	03-ARM'S LENGTH	1309P304	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	JENCKA JANICE B TRUST NO	265,500	06/01/2004	WD	03-ARM'S LENGTH	808:777	OTHER	100.0

Property Address
5707 S LAKE ST 8B

Owner's Name/Address
BRONDYKE ROGER & JANET
264 CYPRESS AVE
HOLLAND MI 49423

Tax Description
L808 P777/04 UNIT 8-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	TEREBELO HOWARD & ROBIN	135,000	11/27/2012	WD	03-ARM'S LENGTH	1145P985	PROPERTY TRANSFER	100.0
WATSON DOUGLAS M & JACQUE	GLEN ARBOR PROPERTIES, LL	125,000	10/29/2010	WD	03-ARM'S LENGTH	2010-1068-663W	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	WATSON DOUGLAS M & JACQUE	265,500	06/30/2004	WD	03-ARM'S LENGTH	812:560	OTHER	100.0

Property Address

5707 S LAKE ST 8C

Owner's Name/Address

TEREBELO HOWARD & ROBIN
26510 IRVING
FRANKLIN MI 48025

Tax Description

L812 P560/04 UNIT 8-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2ND FL, INT UNIT
2BED 2.5BATHS
INT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOESE TIMOTHY & SUSAN	BOESE TIMOTHY, TRUSTEE	0	08/24/2005	WD	03-ARM'S LENGTH		REALTOR	0.0
BOESE TIMOTHY & SUSAN		245,000	02/01/2005	WD	03-ARM'S LENGTH		REALTOR	100.0

Property Address
5707 S LAKE ST 8D

Owner's Name/Address
BOESE TIMOTHY A TRUST
32010 ROBIN HOOD DR
BEVERLY HILLS MI 48025

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
L842 P60/05 L869 P779/05 UNIT 8-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC P810 L640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JB HOLDINGS INC AN ARIZON	CVT FAMILY TRUST	200,000	09/16/2021	WD	03-ARM'S LENGTH	2021007414	PROPERTY TRANSFER	100.0
GUPTA SHAM L & KRISTINE K	JB HOLDINGS INC AN ARIZON	125,000	12/01/2010	WD	03-ARM'S LENGTH	2010 1073-150W	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	GUPTA SHAM L & KRISTINE K	225,000	06/01/2004	WD	03-ARM'S LENGTH	812:142	OTHER	100.0

Property Address
5707 S LAKE ST 8E

Owner's Name/Address
CVT FAMILY TRUST
PO BOX 17714
FOUNTAIN HILLS AZ 85269

Tax Description
L812 P142/04 UNIT 8-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRENNAN DANIEL J & JUDY S	BRENNAN DANIEL J & JUDY S	0	03/28/2019	WD	09-FAMILY	1363P898	PROPERTY TRANSFER	0.0
STOVER ROBERT B & & CAROL	BRENNAN DANIEL J & JUDY S	265,500	03/10/2005	WD	03-ARM'S LENGTH	846:837	OTHER	100.0
LE BEAR RESORT LLC	STOVER ROBERT B & & CAROL	260,000	06/01/2004	WD	03-ARM'S LENGTH	812:144	OTHER	100.0

Property Address
5707 S LAKE ST 8F

Owner's Name/Address
BRENNAN DANIEL J & JUDY S TRUST
700 FRONT ST UNIT 80
BOYNE CITY MI 49712

Tax Description
L812 P144/04 L846 P837/05 UNIT 8-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-008-50 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	CANZANO ROBERT M & LINDA	265,500	06/01/2004	WD	03-ARM'S LENGTH	808:779	OTHER	100.0

Property Address
5707 S LAKE ST 8G

Owner's Name/Address
CANZANO ROBERT M & LINDA L
48077 FOUR SEASONS BLVD
NORTHVILLE MI 48168-8556

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L808 P779/04 UNIT 8-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DICKEY KEITH W & PEGGY G	SHANLE A R & SOMMERVILLE	250,000	05/10/2023	WD	03-ARM'S LENGTH	2023002053	PROPERTY TRANSFER	100.0
STEFFE JANET R TRUST	DICKEY KEITH W & PEGGY G	155,000	05/29/2014	WD	03-ARM'S LENGTH	1199P671	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	STEFFE JANET R TRUST	252,225	06/30/2004	WD	03-ARM'S LENGTH	818:996	OTHER	100.0

Property Address
5707 S LAKE ST 8H

Owner's Name/Address
SHANLE A R & SOMMERVILLE D M
84 SHORE RD
BAYVILLE NY 11709

Tax Description
L818 P996/04 UNIT 8-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres				Total Est. Land Value =	160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			118,358C
2024	45,000	69,800	114,800			114,800S
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	MITCHELL ROBERT & DIANA D	315,000	06/01/2004	WD	03-ARM'S LENGTH	808:810	OTHER	100.0

Property Address
5707 S LAKE ST 9A

Owner's Name/Address
MITCHELL DIANA D
1190 WINELEAF
DEWITT MI 48820

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1	Units160000.00000		100		160,0
			0.00	Total Acres		Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L808 P810/04 UNIT 9-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEBEAR PROPERTIES LLC	EMBREE JEFFREY & CAREY EM	1	11/03/2020	WD	03-ARM'S LENGTH	2020007550	PROPERTY TRANSFER	100.0
ROWLEY DEBORAH A & MICHAE	LEBEAR PROPERTIES LLC	169,900	10/14/2020	WD	03-ARM'S LENGTH	2020006984	PROPERTY TRANSFER	100.0
ANSUN LLC	ROWLEY DEBORAH A & MICHAE	174,900	03/29/2017	WD	03-ARM'S LENGTH	1291P413	PROPERTY TRANSFER	100.0
RONDEAU ROBERT O JR TRUST	ANSUN LLC	0	03/28/2017	WD	03-ARM'S LENGTH	1291P411	OTHER	0.0

Property Address
5707 S LAKE ST 9B

Owner's Name/Address
EMBREE JEFFREY & CAREY EMILY
295 W CHESTNUT ST
KINGSTON NY 12401

Tax Description
L812 P146/04 UNIT 9-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
EXT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-009-10 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	MIDDLEBROOKS WILLIAM K &	144,500	11/17/2010	WD	03-ARM'S LENGTH	2010 1069-966W	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 9C

Owner's Name/Address

MIDDLEBROOKS WILLIAM K & KARLA E
6833 HEIRLOOM CIR
WEST BLOOMFIELD MI 48322-4805

Tax Description

UNIT 9-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LABUS THOMAS	LEBEAR PROPERTIES LLC	1	01/26/2015	QC	09-FAMILY	1221P471	PROPERTY TRANSFER	100.0
BRINER BARBARA J	LABUS THOMAS	173,000	01/16/2015	WD	03-ARM'S LENGTH	1219P553	PROPERTY TRANSFER	100.0
WOLFE INVESTMENT HOLDINGS	BRINER BARBARA J	146,000	05/07/2010	WD	03-ARM'S LENGTH	2010 1048_246W	PROPERTY TRANSFER	100.0
FIELDS DEAN STANLEY III &	WOLFE INVESTMENT HOLDINGS	210,000	06/29/2007	WD	03-ARM'S LENGTH	946:939	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 9D

Owner's Name/Address

LEBEAR PROPERTIES LLC
1012 TARRANT DR
FONTANA WI 53125

Tax Description

L808 P812/04 UNIT 9-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EMBREE JEFFREY & CAREY EM	LE BEAR PROPERTIES LLC	1	11/03/2020	WD	03-ARM'S LENGTH	2020007551	PROPERTY TRANSFER	100.0
FERRARI JANICE B TRUST	EMBREE JEFFREY & CAREY EM	160,000	08/28/2020	WD	03-ARM'S LENGTH	202000544	PROPERTY TRANSFER	100.0
FERRARI JANICE B	FERRARI JANICE B TRUST	0	06/24/2020	QC	09-FAMILY	2020003810	PROPERTY TRANSFER	0.0
FIELDS DEAN STANLEY III &	FERRARI MICHAEL R & JANIC	150,000	10/23/2009	WD	03-ARM'S LENGTH	2009 1030-968Q	DEED	100.0

Property Address

5707 S LAKE ST 9E

Owner's Name/Address

LE BEAR PROPERTIES LLC
1012 TARRANT DR
FONTANA WI 53125

Tax Description

L808 P781/04 UNIT 9-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-009-40 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALKER K WADE TRUST	CRAMTON ADAM & SARA	159,900	02/19/2020	WD	03-ARM'S LENGTH	2020001441	PROPERTY TRANSFER	100.0
RIDENOUR DEBORAH R	WALKER K WADE TRUST	165,000	09/19/2014	WD	03-ARM'S LENGTH	1209P927	PROPERTY TRANSFER	100.0
RIDENOUR ERIC R & DEBORAH	RIDENOUR DEBORAH R	1	01/24/2012	QC	09-FAMILY	1113P600	OTHER	0.0
FIELDS DEAN STANLEY III &	RIDENOUR ERIC R	257,900	05/25/2006	WD	03-ARM'S LENGTH	L903 P398	REALTOR	100.0

Property Address
5707 S LAKE ST 9F

Owner's Name/Address
CRAMTON ADAM & SARA
11483 HIDDEN SPRING TRAIL
DEWITT MI 48820

Tax Description
L808 P783/04 L903 P398/06 UNIT 9-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACHUT MATTHEW & KERRI	MACHUT MATTHEW T TRUST	1	02/10/2023	WD	09-FAMILY	2023000738	PROPERTY TRANSFER	0.0
BROM MICHAEL J	MACHUT MATTHEW & KERRI	157,500	07/12/2019	WD	03-ARM'S LENGTH	1366P130	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	BROM MICHAEL J	187,500	08/22/2007	WD	03-ARM'S LENGTH		DEED	100.0

Property Address
5707 S LAKE ST 9G

Owner's Name/Address
MACHUT MATTHEW T TRUST
2905 COLFAX ST
EVANSTON IL 60201

Tax Description
UNIT 9-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
EXT UNIT
2ND FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIDDELL JAMES IV & LIN VI	RIDDELL JAMES IV & LIN VI	0	11/01/2019	WD	09-FAMILY	2020000877	PROPERTY TRANSFER	0.0
RIDDELL JAMES IV &	RIDDELL JAMES IV ET AL	35,443	03/01/2007	QC	09-FAMILY	933:464	OTHER	50.0
LE BEAR RESORT LLC	RIDDELL JAMES IV &	305,000	06/01/2004	WD	03-ARM'S LENGTH	808:814	OTHER	100.0

Property Address
5707 S LAKE ST 9H

Owner's Name/Address
RIDDELL JAMES IV ET AL
710 WATERSHED DR
ANN ARBOR MI 48105-2570

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
L808 P814/04 L933 P464 UNIT 9-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974W	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 10A

Owner's Name/Address
SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Tax Description
UNIT 10-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status
Mechanical	12/07/2020	PM20-0849	100% FINIS

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	12/07/2020	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974W	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 10B

Owner's Name/Address
SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Tax Description
UNIT 10-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974W	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 10C

Owner's Name/Address
SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Tax Description
UNIT 10-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974W	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 10D

Owner's Name/Address
SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Tax Description
UNIT 10-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-010-30 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974W	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 10E

Owner's Name/Address
SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
UNIT 10-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-010-40 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974W	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 10F

Owner's Name/Address
SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Tax Description
UNIT 10-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-010-50 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974W	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 10G

Owner's Name/Address
SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Tax Description
UNIT 10-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-010-60 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974W	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 10H

Owner's Name/Address
SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Tax Description
UNIT 10-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-010-70 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY	1185P942	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address
5707 S LAKE ST 11A

Owner's Name/Address
5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description
L877 P765/05 UNIT 11-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
MLS $1.650,000 1654087
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY	1185P944	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address
5707 S LAKE ST 11B

Owner's Name/Address
5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description
L877 P767/05 UNIT 11-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1	Units	160000.00000	100		160,0
			0.00	Total Acres	Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY	1185P946	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address
5707 S LAKE ST 11C

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

Owner's Name/Address
5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

X Improved Vacant

Tax Description
L877 P769/05 UNIT 11-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-011-20 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY	1185P948	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address
5707 S LAKE ST 11D

Owner's Name/Address
5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description
L877 P771/05 UNIT 11-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY	1185P950	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address
5707 S LAKE ST 11E

Owner's Name/Address
5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description
L877 P773/05 UNIT 11-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY	1185P952	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address
5707 S LAKE ST 11F

Owner's Name/Address
5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description
L877 P775/05 UNIT 11-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1	Units	160000.00000	100		160,0
			0.00	Total Acres	Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5704 S LAKE LLC	1	11/12/2013	WD	09-FAMILY	1185P954	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address
5707 S LAKE ST 11G

Owner's Name/Address
5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description
L877 P777/05 UNIT 11-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1	Units	160000.00000	100		160,0
			0.00	Total Acres	Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5704 S LAKE LLC	1	11/12/2013	WD	09-FAMILY	1185P956	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address
5707 S LAKE ST 11H

Owner's Name/Address
5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description
L877 P779/05 UNIT 11-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 303,019 TCV/TFA: 137.74

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1	Units	160000.00000	100		160,0
			0.00	Total Acres	Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C
2022	20,000	48,100	68,100			68,100S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 62,182 X 2.300
Estimated T.C.V: 143,019

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	52,146

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	360
3 Fixture Bath	1	10,527	1,137
2 Fixture Bath	1	7,018	758
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,168
Storage Over Garage	252	5,496	594
Common Wall: 1 Wall	1	-3,202	-346
Water/Sewer			
Public Water	1	2,215	239
Public Sewer	1	2,215	239
Built-Ins			
Appliance Allow.	1	6,897	745
Fireplaces			
Interior 1 Story	1	7,945	858
Direct-Vented Gas	1	5,308	573
Breezeways			
Frame Wall	60	6,585	711
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMIL	DISILVESTRO ROBERT J & FE	1,225,000	08/02/2024	WD	19-MULTI PARCEL ARM'S LE	2024003512	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMIL	1,980,000	03/29/2021	WD	19-MULTI PARCEL ARM'S LE	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 12A

Owner's Name/Address
DISILVESTRO ROBERT J & FELICIA G
5231 NORTH HARLEM AVE
CHICAGO IL 60656

Tax Description
L906 P709/06 UNIT 12-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 310,967 TCV/TFA: 141.35

Building Permit(s)	Date	Number	Status
Electrical	06/20/2022	PE22-0425	100% FINIS

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/24/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 65,638 X 2.300
Estimated T.C.V: 150,967

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	55,042

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	380
3 Fixture Bath	1	10,527	1,200
2 Fixture Bath	1	7,018	800
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,400
Storage Over Garage	252	5,496	627
Common Wall: 1 Wall	1	-3,202	-365
Water/Sewer			
Public Water	1	2,215	253
Public Sewer	1	2,215	253
Built-Ins			
Appliance Allow.	1	6,897	786
Fireplaces			
Interior 1 Story	1	7,945	906
Direct-Vented Gas	1	5,308	605
Breezeways			
Frame Wall	60	6,585	751
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMIL	DISILVESTRO ROBERT J & FE	1,225,000	08/02/2024	WD	19-MULTI PARCEL ARM'S LE	2024003512	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMIL	1,980,000	04/01/2021	WD	19-MULTI PARCEL ARM'S LE	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 12B

Owner's Name/Address
DISILVESTRO ROBERT J & FELICIA G
5231 NORTH HARLEM AVE
CHICAGO IL 60656

Tax Description
UNIT 12-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 310,967 TCV/TFA: 141.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 65,638 X 2.300
Estimated T.C.V: 150,967

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	55,042

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	380
3 Fixture Bath	1	10,527	1,200
2 Fixture Bath	1	7,018	800
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,400
Storage Over Garage	252	5,496	627
Common Wall: 1 Wall	1	-3,202	-365
Water/Sewer			
Public Water	1	2,215	253
Public Sewer	1	2,215	253
Built-Ins			
Appliance Allow.	1	6,897	786
Fireplaces			
Interior 1 Story	1	7,945	906
Direct-Vented Gas	1	5,308	605
Breezeways			
Frame Wall	60	6,585	751
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMIL	DISILVESTRO ROBERT J & FE	1,225,000	08/02/2024	WD	19-MULTI PARCEL ARM'S LE	2024003512	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMIL	1,980,000	04/01/2021	WD	19-MULTI PARCEL ARM'S LE	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 12C

Owner's Name/Address

DISILVESTRO ROBERT J & FELICIA G
5231 NORTH HARLEM AVE
CHICAGO IL 60656

Tax Description

UNIT 12-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 310,967 TCV/TFA: 141.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 65,638 X 2.300
Estimated T.C.V: 150,967

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	55,042

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	380
3 Fixture Bath	1	10,527	1,200
2 Fixture Bath	1	7,018	800
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,400
Storage Over Garage	252	5,496	627
Common Wall: 1 Wall	1	-3,202	-365
Water/Sewer			
Public Water	1	2,215	253
Public Sewer	1	2,215	253
Built-Ins			
Appliance Allow.	1	6,897	786
Fireplaces			
Interior 1 Story	1	7,945	906
Direct-Vented Gas	1	5,308	605
Breezeways			
Frame Wall	60	6,585	751
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMIL	DISILVESTRO ROBERT J & FE	1,225,000	08/02/2024	WD	19-MULTI PARCEL ARM'S LE	2024003512	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMIL	1,980,000	04/01/2021	WD	19-MULTI PARCEL ARM'S LE	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-181C	DEED	100.0

Property Address
5707 S LAKE ST 12D

Owner's Name/Address
DISILVESTRO ROBERT J & FELICIA G
5231 NORTH HARLEM AVE
CHICAGO IL 60656

Tax Description
UNIT 12-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 310,967 TCV/TFA: 141.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004 TOP	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 65,638 X 2.300
Estimated T.C.V: 150,967

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	55,042

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	380
3 Fixture Bath	1	10,527	1,200
2 Fixture Bath	1	7,018	800
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,400
Storage Over Garage	252	5,496	627
Common Wall: 1 Wall	1	-3,202	-365
Water/Sewer			
Public Water	1	2,215	253
Public Sewer	1	2,215	253
Built-Ins			
Appliance Allow.	1	6,897	786
Fireplaces			
Interior 1 Story	1	7,945	906
Direct-Vented Gas	1	5,308	605
Breezeways			
Frame Wall	60	6,585	751
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMIL	OKRENT KATHLEEN M TRUST	612,500	08/02/2024	WD	19-MULTI PARCEL ARM'S LE	2024003514	PROPERTY TRANSFER	100.0
SHERMAN THEODORE S & EMIL	OKRENT KATHLEEN M TRUST	0	08/01/2024	WD	09-FAMILY	2024003514	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMIL	1,980,000	04/01/2021	WD	19-MULTI PARCEL ARM'S LE	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	L1181P352	PROPERTY TRANSFER	100.0

Property Address
5707 S LAKE ST 12E

Owner's Name/Address
OKRENT KATHLEEN M TRUST
548 HANNAH LN
HINSDALE IL 60521

Tax Description
UNIT 12-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 310,967 TCV/TFA: 141.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 65,638 X 2.300
Estimated T.C.V: 150,967

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	55,042

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	380
3 Fixture Bath	1	10,527	1,200
2 Fixture Bath	1	7,018	800
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,400
Storage Over Garage	252	5,496	627
Common Wall: 1 Wall	1	-3,202	-365
Water/Sewer			
Public Water	1	2,215	253
Public Sewer	1	2,215	253
Built-Ins			
Appliance Allow.	1	6,897	786
Fireplaces			
Interior 1 Story	1	7,945	906
Direct-Vented Gas	1	5,308	605
Breezeways			
Frame Wall	60	6,585	751
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMIL	OKRENT KATHLEEN M TRUST	612,500	08/02/2024	WD	19-MULTI PARCEL ARM'S LE	2024003520	PROPERTY TRANSFER	100.0
SHERMAN THEODORE S & EMIL	OKRENT KATHLEEN M TRUST	0	08/01/2024	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMIL	1,980,000	04/01/2021	WD	19-MULTI PARCEL ARM'S LE	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0

Property Address
5707 S LAKE ST 12F

Owner's Name/Address
OKRENT KATHLEEN M TRUST
548 HANNAH LN
HINSDALE IL 60521

Tax Description
UNIT 12-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 310,967 TCV/TFA: 141.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 65,638 X 2.300
Estimated T.C.V: 150,967

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	55,042

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	380
3 Fixture Bath	1	10,527	1,200
2 Fixture Bath	1	7,018	800
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,400
Storage Over Garage	252	5,496	627
Common Wall: 1 Wall	1	-3,202	-365
Water/Sewer			
Public Water	1	2,215	253
Public Sewer	1	2,215	253
Built-Ins			
Appliance Allow.	1	6,897	786
Fireplaces			
Interior 1 Story	1	7,945	906
Direct-Vented Gas	1	5,308	605
Breezeways			
Frame Wall	60	6,585	751
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMIL	HALEAS PETER J TRUST	612,500	08/02/2024	WD	19-MULTI PARCEL ARM'S LE	2024003513	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMIL	1,980,000	04/02/2021	WD	19-MULTI PARCEL ARM'S LE	2021003070	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMIL	1,980,000	04/02/2021	WD	19-MULTI PARCEL ARM'S LE	2021003072	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0

Property Address
5707 S LAKE ST 12G

Owner's Name/Address
HALEAS PETER J TRUST
548 HANNAH LN
HINSDALE IL 60521

Tax Description
UNIT 12-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 310,967 TCV/TFA: 141.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 65,638 X 2.300
Estimated T.C.V: 150,967

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	55,042

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	380
3 Fixture Bath	1	10,527	1,200
2 Fixture Bath	1	7,018	800
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,400
Storage Over Garage	252	5,496	627
Common Wall: 1 Wall	1	-3,202	-365
Water/Sewer			
Public Water	1	2,215	253
Public Sewer	1	2,215	253
Built-Ins			
Appliance Allow.	1	6,897	786
Fireplaces			
Interior 1 Story	1	7,945	906
Direct-Vented Gas	1	5,308	605
Breezeways			
Frame Wall	60	6,585	751
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMIL	HALEAS PETER J TRUST	612,500	08/02/2024	WD	19-MULTI PARCEL ARM'S LE	2024003513	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMIL	1,980,000	04/02/2021	WD	19-MULTI PARCEL ARM'S LE	2021003072	PROPERTY TRANSFER	100.0
LASALA DINO	LASCH RICHARD W TRUST	280,000	10/08/2013	WD	03-ARM'S LENGTH	1181P989	PROPERTY TRANSFER	100.0
LEBEAR TIMESHARE LLC TRUS	LASALA DINO	0	02/19/2013	QC	03-ARM'S LENGTH	1154P774	DEED	0.0

Property Address
5707 S LAKE ST 12H

Owner's Name/Address
HALEAS PETER J TRUST
548 HANNAH LN
HINSDALE IL 60521

Tax Description
UNIT 12-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 310,967 TCV/TFA: 141.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 65,638 X 2.300
Estimated T.C.V: 150,967

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	55,042

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	380
3 Fixture Bath	1	10,527	1,200
2 Fixture Bath	1	7,018	800
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,400
Storage Over Garage	252	5,496	627
Common Wall: 1 Wall	1	-3,202	-365
Water/Sewer			
Public Water	1	2,215	253
Public Sewer	1	2,215	253
Built-Ins			
Appliance Allow.	1	6,897	786
Fireplaces			
Interior 1 Story	1	7,945	906
Direct-Vented Gas	1	5,308	605
Breezeways			
Frame Wall	60	6,585	751
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANWINGERDEN DAVID DAVID	VANWINGERDEN DAVID & JODI	0	12/20/2017	QC	09-FAMILY	1317P52	PROPERTY TRANSFER	0.0
DEKORNE MARK	VANWINGERDEN DAVID	0	11/29/2017	QC	09-FAMILY	1314P357	DEED	0.0
R GANG PROPERTIES LLC	DEKORNE MARK & VANWINGERD	115,000	12/17/2015	WD	03-ARM'S LENGTH	1248P953	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	R-GANG PROPERTIES LLC	265,000	01/07/2005	WD	03-ARM'S LENGTH	840:236	DEED	100.0

Property Address
5707 S LAKE ST 13A

Owner's Name/Address
VANWINGERDEN DAVID & JODI TRUST
2600 GREENTREE DR SE
GRAND RAPIDS MI 49546

Tax Description
L840 P236/05 UNIT 13-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1	Units	160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HINKLE DANIEL AND KRISTIN	HINKLE DANIEL C & KRISTIN	0	03/22/2022	WD	09-FAMILY	2023002048	PROPERTY TRANSFER	0.0
ALM WILLIAM P & KIMBERLY	HINKLE DANIEL AND KRISTIN	160,000	12/04/2020	WD	03-ARM'S LENGTH	2020008429	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	ALM WILLIAM P & KIMBERLY	265,500	08/06/2004	WD	03-ARM'S LENGTH	818:992	OTHER	100.0

Property Address
5707 S LAKE ST 13B

Owner's Name/Address
HINKLE DANIEL C & KRISTIN A
1142 S 4TH
KALAMAZOO MI 49009

Tax Description
L818 P992/04 UNIT 13-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANSUN1 LLC	CARPENTER MICHAEL D & JAN	157,000	11/20/2020	WD	03-ARM'S LENGTH	2020007943	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	A.N.S.U.N. 1 LLC	277,500	11/12/2004	WD	03-ARM'S LENGTH	832:472	OTHER	100.0

Property Address
5707 S LAKE ST 13C

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

Owner's Name/Address
CARPENTER MICHAEL D & JANETTE E
6205 STAT ROUTE 110
NAPOLEON OH 43545

X Improved | Vacant

Tax Description
L832 P472/04 UNIT 13-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-013-20 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZOHOURY MARK R & LISA K	SMALL STEVEN C & CATHERIN	150,000	01/29/2020	WD	03-ARM'S LENGTH	2020000642	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	ZOHOURY MARK R & LISA K	550,000	10/29/2004	WD	03-ARM'S LENGTH	831:660	OTHER	100.0

Property Address
5707 S LAKE ST 13D

Owner's Name/Address
SMALL STEVEN C & CATHERINE P
1415 SEDWARD AVE
NAPOLEON OH 43545

Tax Description
L831 P660/04 UNIT 13-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-013-30 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	TEREBELO HOWARD R & ROBIN	275,000	11/27/2006	PTA	33-TO BE DETERMINED		REALTOR	100.0

Property Address
5707 S LAKE ST 13E

Owner's Name/Address
TEREBELO HOWARD R & ROBIN
26510 IRVING RD
FRANKLIN MI 48025

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
L924 P704/06 UNIT 13-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	RANDAZZO ANTHONY & EVELYN	265,000	01/13/2005	WD	03-ARM'S LENGTH	840:238	OTHER	100.0

Property Address

5707 S LAKE ST 13F

Owner's Name/Address

RANDAZZO ANTHONY & EVELYN
3093 EMERAUDE
ROCHESTER MI 48306

Class: RESIDENTIAL CONDO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L840 P238/05 UNIT 13-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

Who	When	What
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDO	Zoning: COM (	Building Permit(s)	Date	Number	Status
5707 S LAKE ST 13G	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 32					
ZOHOURY MARK R & LISA K 5546 MURFIELD DR ROCHESTER HILLS MI 48306	2025 Est TCV 317,322 TCV/TFA: 144.24					

X Improved | | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L831 P660/04 UNIT 13-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS

Who	When	What
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	JONES RICHARD T & CATHERI	266,000	09/15/2005	WD	03-ARM'S LENGTH	872:488	OTHER	100.0

Property Address
5707 S LAKE ST 13H

Owner's Name/Address
JONES RICHARD T & CATHERINE
4425 SHERIDAN DR
ROYAL OAK MI 48073

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
L872 P488/05 UNIT 13-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5 BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-013-70 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 14A

Owner's Name/Address
SUEBERG HOLDINGS LLC
30 W OAK ST UNIT A
CHICAGO IL 60610

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
UNIT 14-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
3RD FL

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 14B

Owner's Name/Address
SUEBERG HOLDINGS LLC
30 W OAK ST UNIT A
CHICAGO IL 60610

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
UNIT 14-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 14C

Owner's Name/Address
SUEBERG HOLDINGS LLC
30 W OAK ST UNIT A
CHICAGO IL 60610

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
UNIT 14-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 14D

Owner's Name/Address
SUEBERG HOLDINGS LLC
30 W OAK ST UNIT A
CHICAGO IL 60610

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
UNIT 14-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 14E

Owner's Name/Address
SUEBERG HOLDINGS LLC
30 W OAK ST UNIT A
CHICAGO IL 60610

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
UNIT 14-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-014-40 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 14F

Owner's Name/Address
SUEBERG HOLDINGS LLC
30 W OAK ST UNIT A
CHICAGO IL 60610

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
UNIT 14-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 14G

Owner's Name/Address
SUEBERG HOLDINGS LLC
30 W OAK ST UNIT A
CHICAGO IL 60610

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
UNIT 14-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUT	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address
5707 S LAKE ST 14H

Owner's Name/Address
SUEBERG HOLDINGS LLC
30 W OAK ST UNIT A
CHICAGO IL 60610

Taxpayer's Name/Address
LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description
UNIT 14-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS

Class: RESIDENTIAL CONDO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 317,322 TCV/TFA: 144.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C
2022	20,000	9,600	29,600			29,600S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-724-014-70 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
	Interior 2 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

Class: B
Effec. Age: 1
Floor Area: 2,200
Total Base New : 575,775 E.C.F.
Total Depr Cost: 68,401 X 2.300
Estimated T.C.V: 157,322

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	482,838	57,360

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	396
3 Fixture Bath	1	10,527	1,251
2 Fixture Bath	1	7,018	834
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	38,596	4,585
Storage Over Garage	252	5,496	653
Common Wall: 1 Wall	1	-3,202	-380
Water/Sewer			
Public Water	1	2,215	263
Public Sewer	1	2,215	263
Built-Ins			
Appliance Allow.	1	6,897	819
Fireplaces			
Interior 1 Story	1	7,945	944
Direct-Vented Gas	1	5,308	631
Breezeways			
Frame Wall	60	6,585	782
Unit-in-Place Cost Items			
	1	0	0 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
5705 S LAKE ST

Owner's Name/Address
LE BEAR RESORT
C/O BLU RANDAMARI LLC
PO BOX 74
GLEN ARBOR MI 49636

Taxpayer's Name/Address
BLU RANDAMARI LLC
PO BOX 74
GLEN ARBOR MI 49636

Tax Description
RESTAURANT LE BEAR RESORT CONDOMINIUM MASTER DEED REC IN L664 P476-570/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
RESTAURANT
FROM: TRUDY GALLA

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: COMMERCIAL-IMPROV Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 525,173 TCV/TFA: 366.74

Building Permit(s)	Date	Number	Status
Electrical	05/21/2021	PE21-0322	100% FINIS
Mechanical	04/02/2021	PM21-0255	100% FINIS
SIGN PERSONAL PROPERTY	06/04/2008	LU08-6142	100% FINIS

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED
TPC	03/15/2012	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		160000.00000	100	VIEW - WATER FRONT - CNR	
			0.00 Total Acres				Total Est. Land Value =	160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	96	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	49	4,900
Total Estimated Land Improvements True Cash Value =				4,900

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	182,600	262,600			153,196C
2024	67,500	197,100	264,600			148,590C
2023	56,300	185,600	241,900			141,515C
2022	30,000	160,200	190,200			134,777C

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Restaurants

Class: C
Floor Area: 1,432
Gross Bldg Area: 1,432
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 12
Physical %Good: 69
Func. %Good : 100
Economic %Good: 100

2003 Year Built / Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 1432
Ave. Perimeter: 180
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area: 1432
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 14 Perimeter: 180
Overall Building Height: 10

Base Rate for Upper Floors = 211.75

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.64 100%
Adjusted Square Foot Cost for Upper Floors = 236.39

Total Floor Area: 1,432 Base Cost New of Upper Floors = 338,510

1,432 Sq.Ft. of Sprinklers @ 6.69, Cost New = 9,580

Reproduction/Replacement Cost = 348,090
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 240,182

ECF (4924 LE BEAR CONDO 114 UNITS) 1.500 => TCV of Bldg: 1 = 360,273
Replacement Cost/Floor Area= 243.08 Est. TCV/Floor Area= 251.59

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures		Urinals				
	3-Piece Baths		Wash Bowls				
	2-Piece Baths		Water Heaters				
	Shower Stalls		Wash Fountains				
	Toilets		Water Softeners				

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWIERZ NANCY A & NORBERT	STOFFEL JOHN T & ELENA M	380,000	07/10/2020	WD	03-ARM'S LENGTH	2020004201	PROPERTY TRANSFER	100.0
WOODRUFF BRIAN & AMY	SWIERZ NANCY A & NORBERT	425,000	12/08/2015	WD	03-ARM'S LENGTH	1247P546	PROPERTY TRANSFER	100.0
SZYMANSKI RONALD & MARIA	WOODRUFF BRIAN & AMY	425,000	10/18/2012	WD	03-ARM'S LENGTH	1141P564	PROPERTY TRANSFER	100.0
NELSON	SZYMANSKI	191,000	11/01/1996	WD	03-ARM'S LENGTH	433:350	OTHER	0.0

Property Address

47 LOGGERS RUN

Owner's Name/Address

STOFFEL JOHN T & ELENA M
260 ENGLISH OAK DR
ANN ARBOR MI 48103

Tax Description

L259 P862 L312 P973-974 L433 P350/96 UNIT 1 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM, 2BATH, LOWER LEVEL, END UNIT
3BED/2BATH
LOWER LEVEL
DOOR 47

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 700,107 TCV/TFA: 549.10

Building Permit(s)	Date	Number	Status
Electrical	04/10/2013	PE13-0124	
Commercial, Add/Alter/Repa	03/25/2013	PB13-0046	100% FINIS

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	187,600	350,100			213,580C
2024	152,500	193,000	345,500			207,159C
2023	90,000	159,800	249,800			197,295C
2022	30,000	157,900	187,900			187,900S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979 201	2015

Condition: Average

Room List

	Basement
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 15
Floor Area: 1,275
Total Base New : 232,264 E.C.F.
Total Depr Cost: 197,425 X 1.900
Estimated T.C.V: 375,107

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
51	WPP
20	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	197,815	168,143

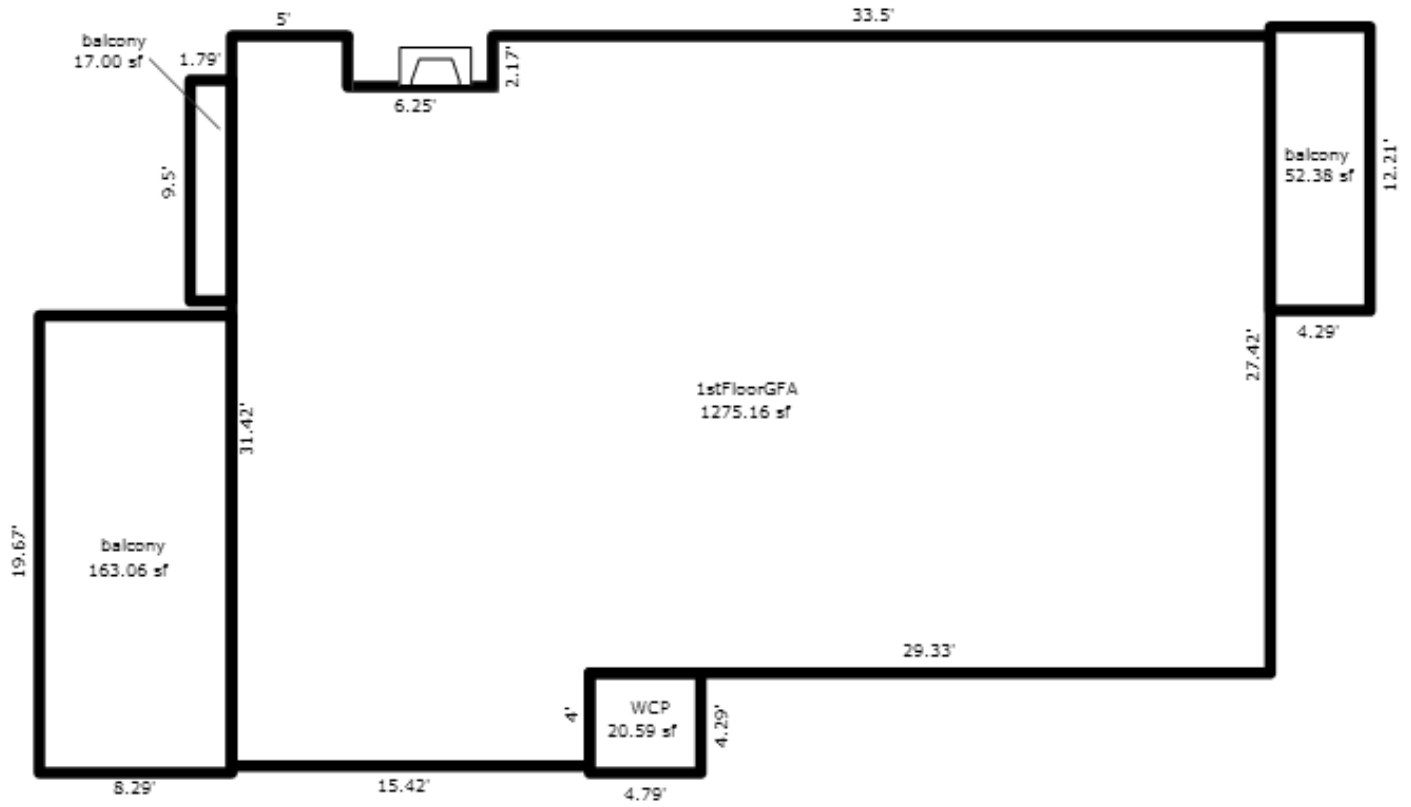
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
Porches			
WPP	163	5,136	4,366
WPP	51	2,625	2,231
WPP	17	1,020	867
WCP (1 Story)	20	1,778	1,511
Water/Sewer			
Public Water	1	1,927	1,638
Public Sewer	1	1,927	1,638
Built-Ins			
Appliance Allow.	1	4,003	3,403
Fireplaces			
Interior 1 Story	1	6,965	5,920
	Totals:	232,264	197,425

Notes: FIRST FLR
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 375,107

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 1

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOLDBERG DANIEL E ET AL	GOLDBERG KATHLEEN L TRUST	0	07/30/2004	QC	09-FAMILY	816:801	OTHER	0.0
TURNER	GOLDBERG & LIEDHOLM	179,000	09/01/1995	WD	03-ARM'S LENGTH	409:565	OTHER	0.0

Property Address

45 LOGGERS RUN

Owner's Name/Address

GOLDBERG KATHLEEN L TRUST ET AL
830 WILDWOOD
EAST LANSING MI 48823

Tax Description

L270 P231 L285 P748 L409 P565/95 L816 P801/04 UNIT 2 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/L909 P62-92/L926 P763-797 1/2 OF UND 1/2 INTEREST - KATHLEEN L GOLDBERG TRUST 1/2 OF UND 1/2 INTEREST - DANIEL E GOLDBERG TRUST UND 1/2 INTEREST - CARL E & MARGARET E LIEDHOLM SEC 14 T29N R14W.

Comments/Influences

3BED/2BATH DOOR #45 1STFLOOR
3BED/2BATH
LOWER LEVEL

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 678,094 TCV/TFA: 531.84

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units		325000.00000	100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	176,500	339,000			143,305C
2024	152,500	181,700	334,200			138,997C
2023	90,000	150,400	240,400			132,379C
2022	30,000	148,600	178,600			126,076C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 232,299 E.C.F.
Total Depr Cost: 185,839 X 1.900
Estimated T.C.V: 353,094

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
52	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

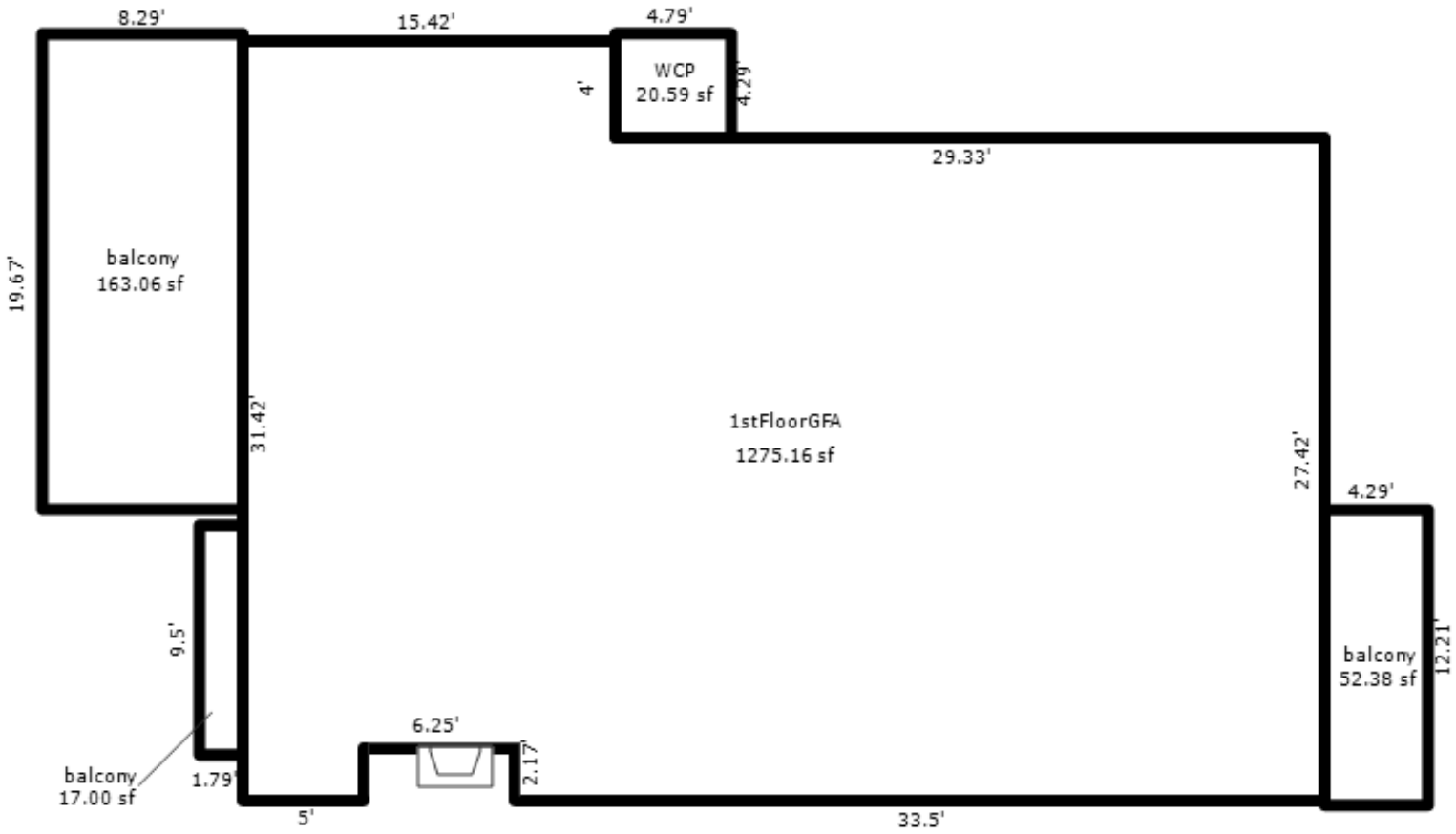
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	163	5,136	4,109
WPP	52	2,660	2,128
WPP	17	1,020	816
WCP (1 Story)	20	1,778	1,422
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	232,299	185,839

Notes: FIRST FLR
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 353,094

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 2

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZBANEK LARRIE & DONNA TRU	REDFIELD DAVID H & JEAN M	407,500	03/01/2019	WD	03-ARM'S LENGTH	1199P800	PROPERTY TRANSFER	100.0
ZBANEK LARRY E & DONNA M	ZBANEK LARRIE & DONNA TRU	0	05/29/2014	WD	03-ARM'S LENGTH	1199P728	PROPERTY TRANSFER	0.0
LOGGERS RUN 48 LLC	ZBANEK LARRY E & DONNA M	350,000	09/28/2009	WD	03-ARM'S LENGTH	2009 1028-314W	DEED	0.0
CAHILL PATRICK T & LESLIE	CAHILL LESLIE A REVOC LIV	0	03/26/2007	WD	03-ARM'S LENGTH	936:181	OTHER	0.0

Property Address

48 LOGGERS RUN

Owner's Name/Address

REDFIELD DAVID H & JEAN M
430 LAKELAND ST
GROSSE POINTE MI 48230

Tax Description

L262 P567 L347 P83/92 L560 P264/00 L936 P181/07 UNIT 3 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/L909 P62-92/926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM, 2BATH, UPPER LEVEL
3BED/2BATH
DOOR 48

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 678,041 TCV/TFA: 531.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000	100			325,0

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	176,500	339,000			203,010C
2024	152,500	181,700	334,200			196,906C
2023	90,000	150,400	240,400			187,530C
2022	30,000	148,600	178,600			178,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 232,264 E.C.F.
Total Depr Cost: 185,811 X 1.900
Estimated T.C.V: 353,041

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

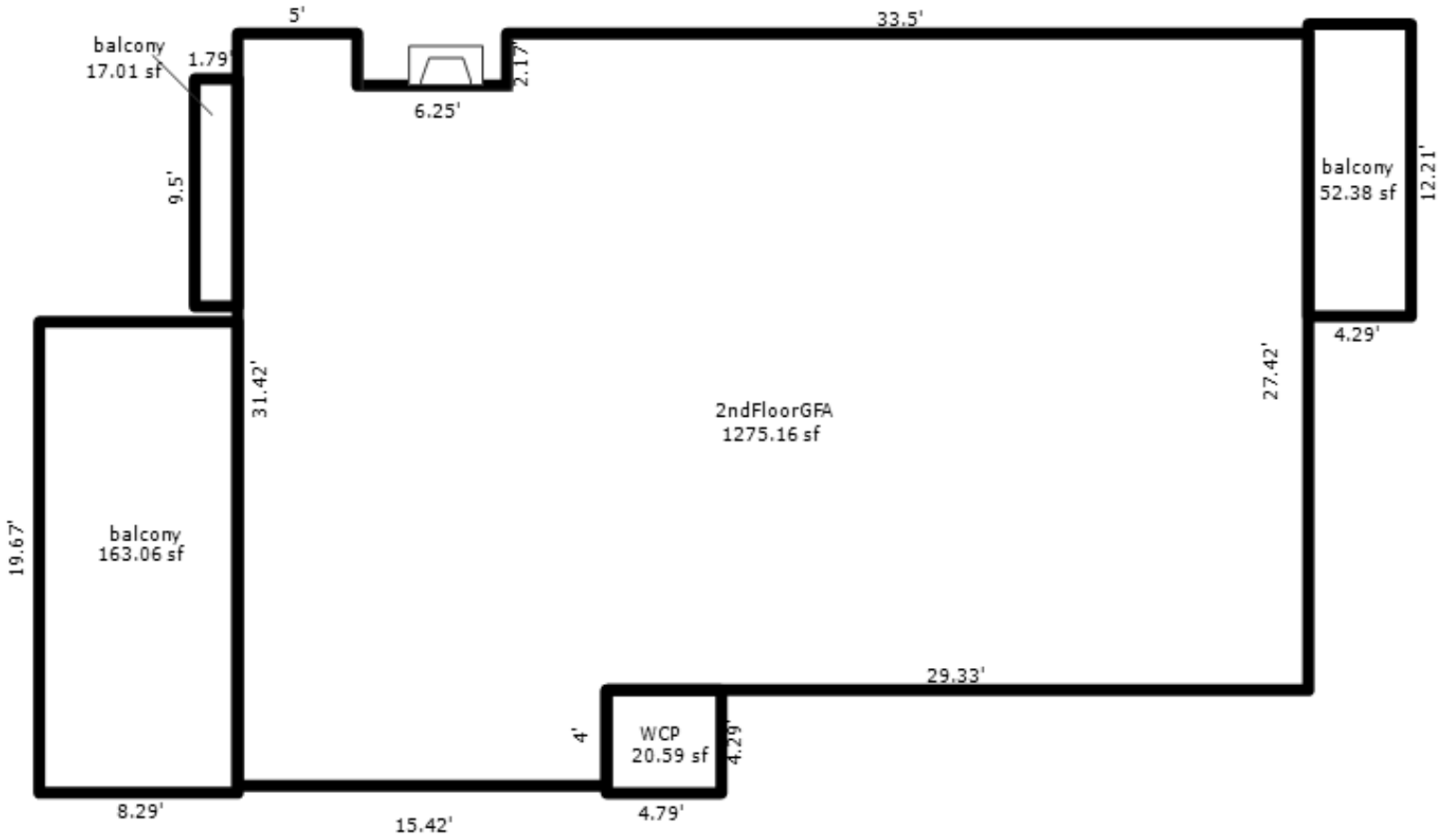
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	163	5,136	4,109
WPP	51	2,625	2,100
WPP	17	1,020	816
WCP (1 Story)	20	1,778	1,422
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	232,264	185,811

Notes: 2ND FLR
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 353,041

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 3

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPALY DOUGLAS O & REBECCA	SPALY DOUGLAS O & REBECCA	0	12/08/2023	QC	09-FAMILY	2023005454	PROPERTY TRANSFER	0.0
BOPP CHARLES J III	SPALY DOUGLAS O & REBECCA	680,000	09/20/2022	WD	03-ARM'S LENGTH	2022005432	REALTOR	100.0
DITOMMASO	BOPP & SHOOP	225,000	02/25/1998	WD	03-ARM'S LENGTH	467:112	OTHER	0.0

Property Address

46 LOGGERS RUN

Owner's Name/Address

SPALY DOUGLAS O & REBECCA J TRUST
2343 PETERS RD
ANN ARBOR MI 48103

Tax Description

L274 P963 L340 P402 L467 P112/98 UNIT 4 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM, 2BATH, UPPER LEVEL
DOOR#46: 1275SQFT & 238 SQFT STORAGE LOFT VALUED IN MASTER DOCKS AS 4.725, THIE 2ND HIGHEST OF THE AMENDED % PER 2011 4TH AMENDMENT TO MASTER DOCUMENTS. #42 @ 4.7816, SEVERAL AT 3.6096 AND MOST AT 2.9727.
2BED/2BATH

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 678,147 TCV/TFA: 531.88

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units		325000.00000	100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	176,600	339,100			260,245C
2024	152,500	181,700	334,200			252,420C
2023	90,000	150,400	240,400			240,400S
2022	30,000	148,700	178,700			151,639C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 232,334 E.C.F.
Total Depr Cost: 185,867 X 1.900
Estimated T.C.V: 353,147

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
53	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

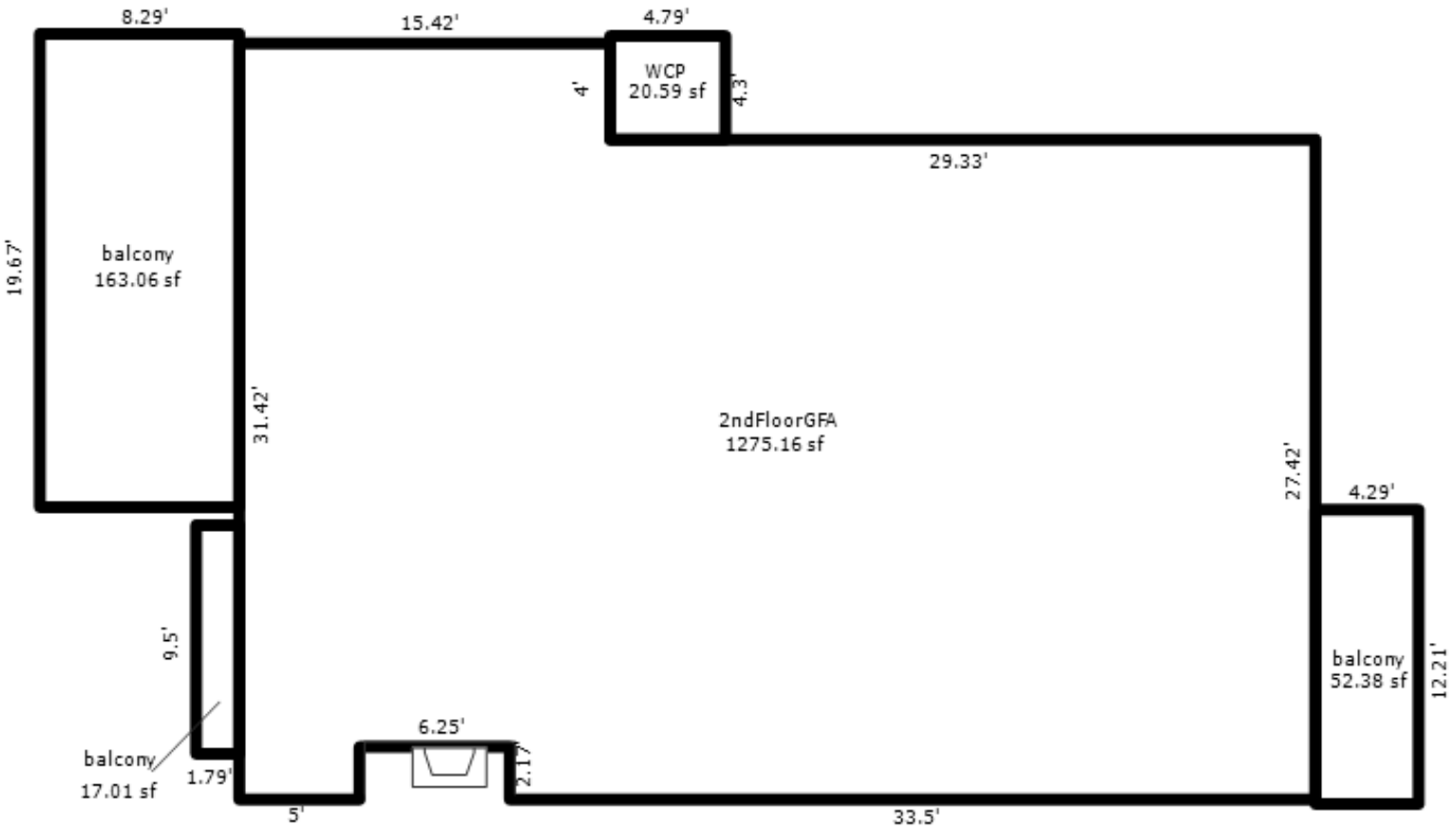
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	163	5,136	4,109
WPP	53	2,695	2,156
WPP	17	1,020	816
WCP (1 Story)	20	1,778	1,422
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	232,334	185,867

Notes: 2ND FLR
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 353,147

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RADCLIFFE THOMAS W & BARB	RADCLIFFE THOMAS & BARBAR	1	05/23/2016	WD	09-FAMILY	1265P274	DEED	0.0
ROMANO	RADCLIFFE	245,000	03/18/1999	WD	03-ARM'S LENGTH	507:930	PROPERTY TRANSFER	0.0

Property Address

43 LOGGERS RUN

Owner's Name/Address

RADCLIFFE THOMAS & BARBARA
4704 PINE EAGLES DR
BRIGHTON MI 48116

Tax Description

L213 P805 L507 P930/99 . UNIT 5 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BED/2BATH, LOWER LEVEL
3BED/2BATH
LOWER LEVEL
DOOR 43

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 678,041 TCV/TFA: 531.80

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units		325000.00000	100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	176,500	339,000			198,992C
2024	152,500	181,700	334,200			193,009C
2023	90,000	150,400	240,400			183,819C
2022	30,000	148,600	178,600			175,066C

Who	When	What
TPC	12/11/2015	INSPECTED
WAS	08/22/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 232,264 E.C.F.
Total Depr Cost: 185,811 X 1.900
Estimated T.C.V: 353,041

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

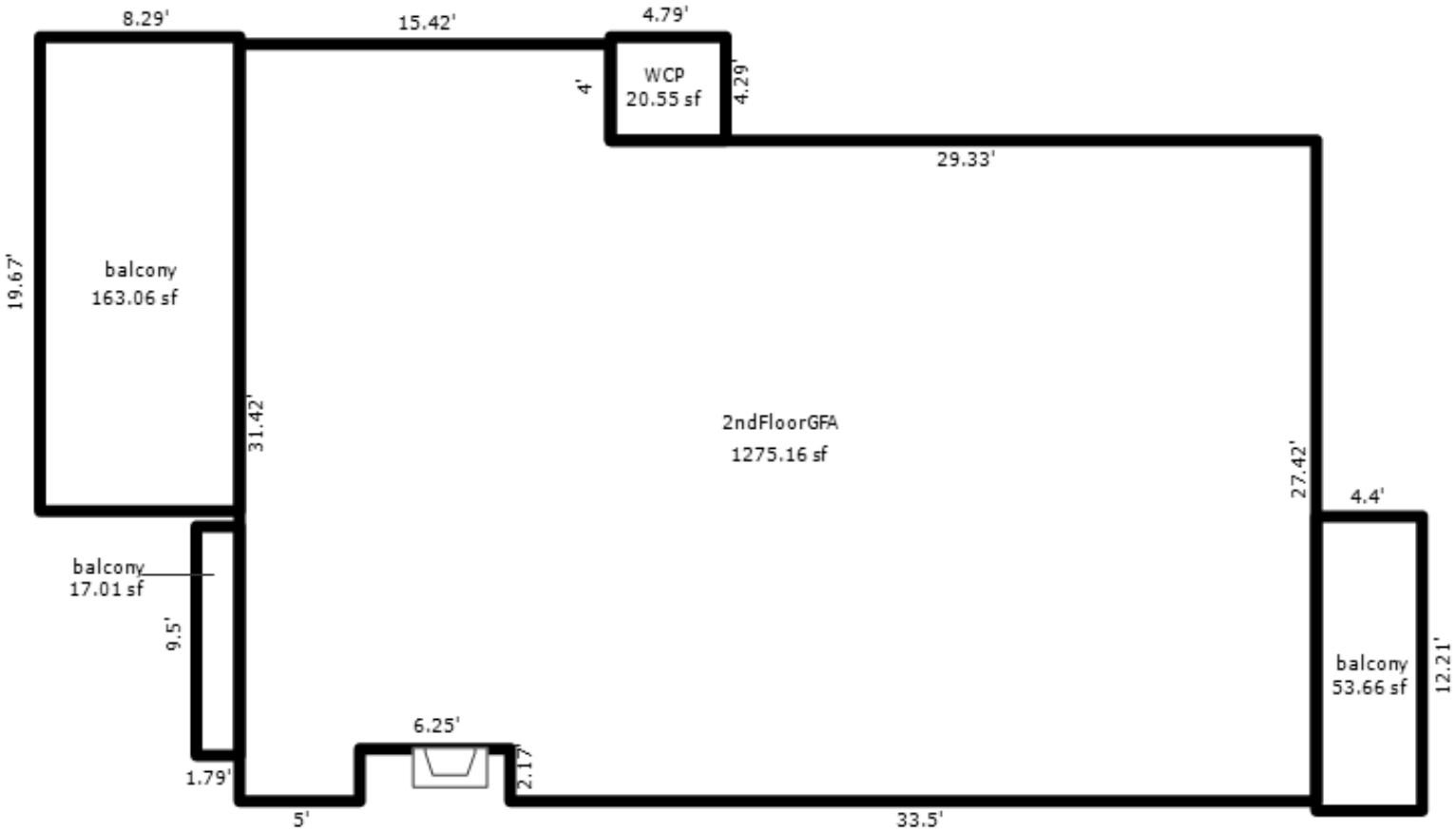
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	163	5,136	4,109
WPP	51	2,625	2,100
WPP	17	1,020	816
WCP (1 Story)	20	1,778	1,422
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	232,264	185,811

Notes: BLGD 2
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 353,041

*** Information herein deemed reliable but not guaranteed***

BUILDING 1



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LENIHAN ROBERT II & ANN	YOUNG ALAN & ERIN	668,000	10/20/2023	WD	03-ARM'S LENGTH	2023004750	PROPERTY TRANSFER	100.0
BOICOURT EVA M	LENIHAN ROBERT II & ANN	380,000	03/31/2005	WD	03-ARM'S LENGTH	848:503	OTHER	100.0
KLOMP	BOICOURT	130,000	08/29/1994	WD	03-ARM'S LENGTH	392:193	OTHER	0.0
JATKOE	KLOMP	119,900	04/05/1991	WD	03-ARM'S LENGTH	323:237	PROPERTY TRANSFER	0.0

Property Address

41 LOGGERS RUN

Owner's Name/Address

YOUNG ALAN & ERIN
5200 CLEAR SPRINGS DR SE
ADA MI 49301

Tax Description

L213 P800 L323 P237 L392 P193-194/94 L848 P503/05 L851 P759/05 UNIT 6 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/ 1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W

Comments/Influences

3BDRM, 2BATH, LOWER LEVEL
3BED/2BATH
LOWER LEVEL
DOOR 41

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0% Cond. 1st

MAP #: 17,16

2025 Est TCV 678,124 TCV/TFA: 531.86

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	10/20/2023	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	176,600	339,100			339,100S
2024	152,500	181,700	334,200			334,200S
2023	90,000	150,400	240,400			183,819C
2022	30,000	148,600	178,600			175,066C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 232,319 E.C.F.
Total Depr Cost: 185,855 X 1.900
Estimated T.C.V: 353,124

(16) Porches/Decks

Area	Type
164	WPP
20	WCP (1 Story)
17	WPP
52	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

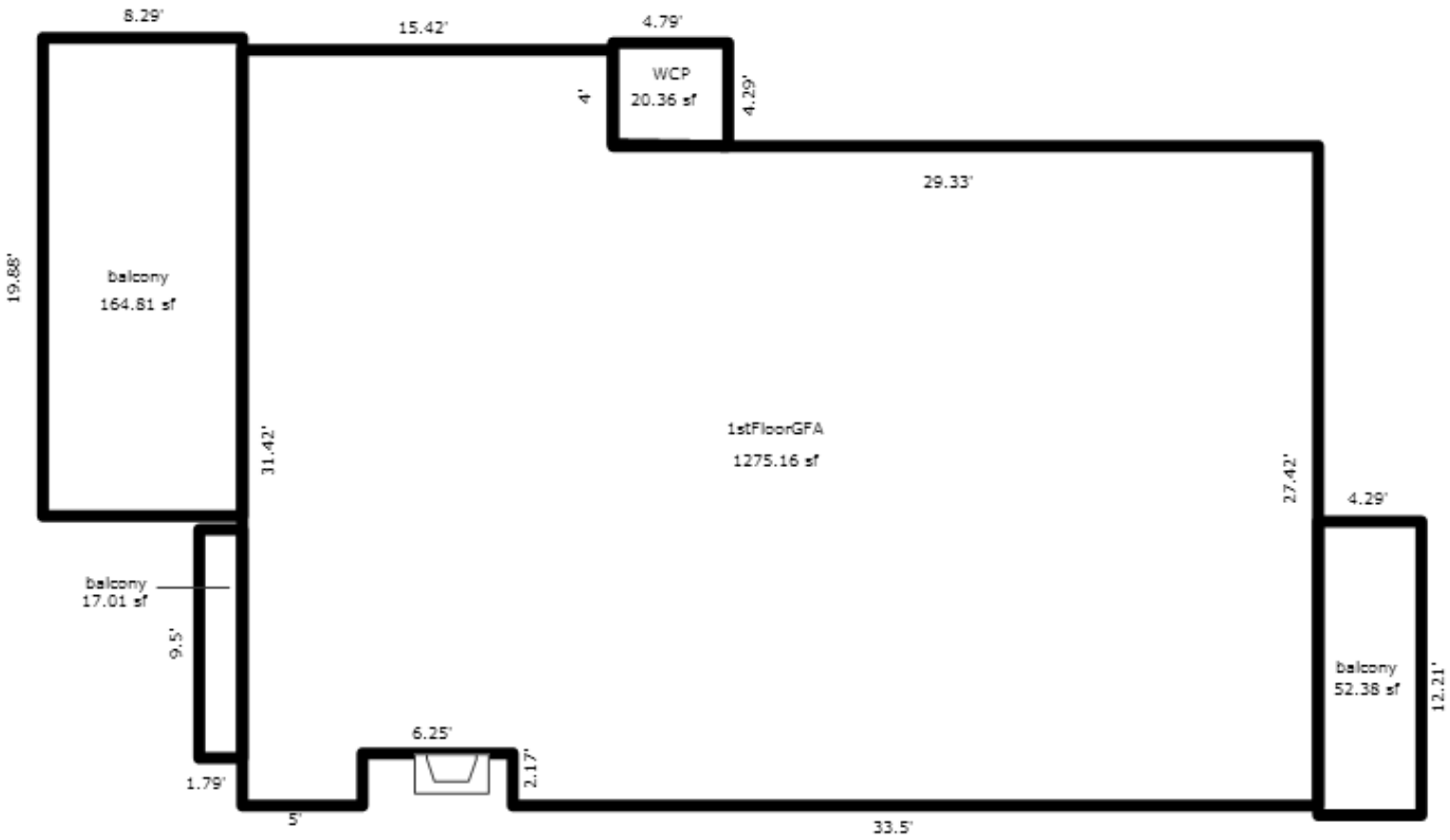
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	164	5,156	4,125
WPP	52	2,660	2,128
WCP (1 Story)	20	1,778	1,422
WPP	17	1,020	816
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	232,319	185,855

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 353,124

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 6

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
37 LOGGERS RUN	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17,16					
	2025 Est TCV 474,947 TCV/TFA: 452.33					

GERSTENBERGER W SCOTT &
SWEET ELIZABETH A
1701 GREENVIEW DR
ANN ARBOR MI 48103

X Improved ☐ Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	160000.00000	100			160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

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

Tax Description

L234 P567/82 L290 P65/88 . UNIT 7 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/ 1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2 BATH, LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 37,38

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			123,273C
2024	75,000	161,300	236,300			119,567C
2023	90,000	133,500	223,500			113,874C
2022	25,000	132,000	157,000			108,452C

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 165,762 X 1.900
Estimated T.C.V: 314,947

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

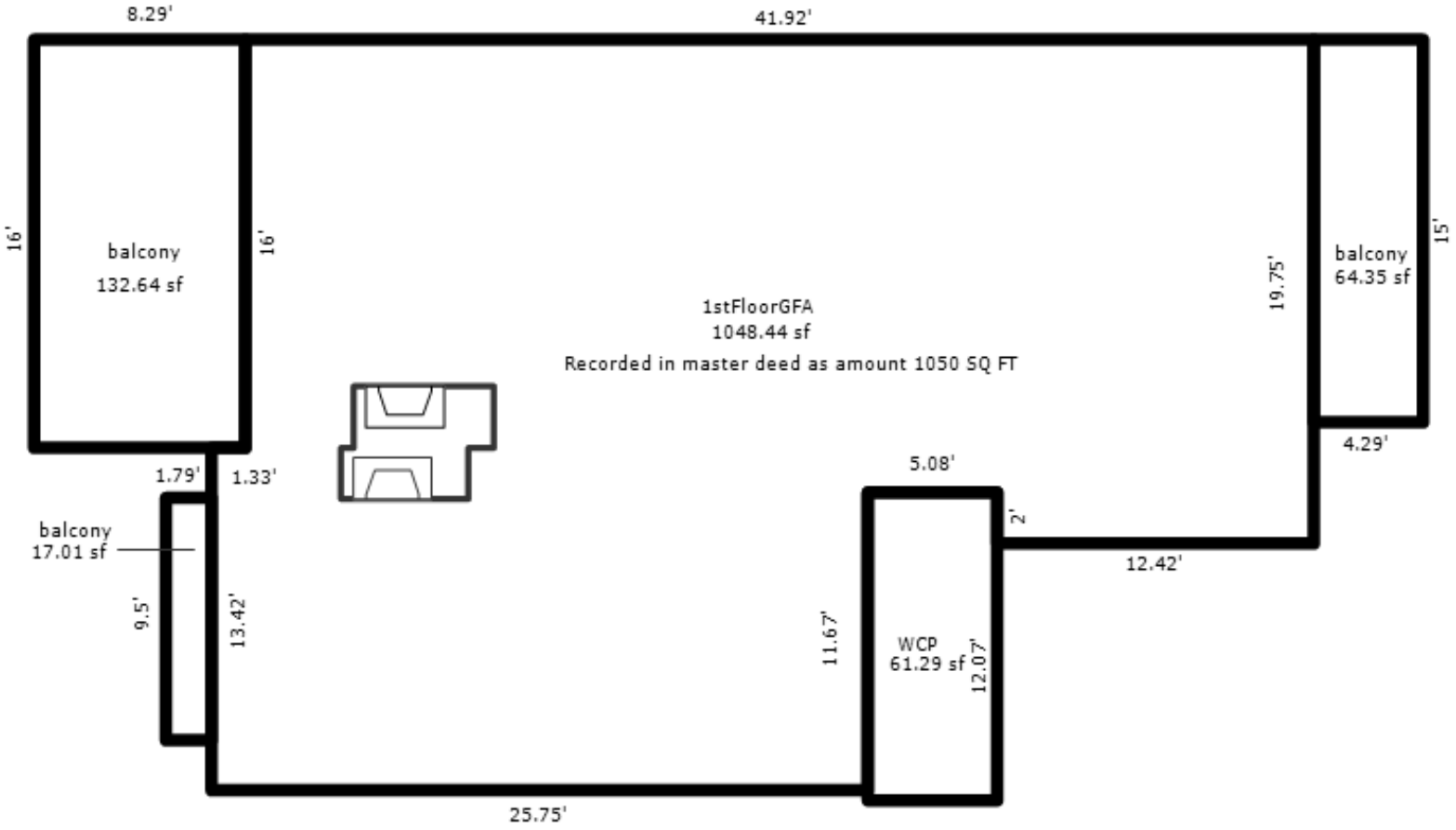
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	131,851
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WPP			132	4,447	3,558
WCP (1 Story)			61	4,557	3,646
WPP			64	3,031	2,425
WPP			17	1,020	816
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
2nd on Same Stack			1	5,443	4,354
			Totals:	207,203	165,762

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,947

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 7

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOVE ELLEN K TRUST	LOVE JOHN R & ELLEN K	1	10/22/2020	QC	09-FAMILY	2020007317	DEED	0.0
KLEINMAN	LOVE	375,000	04/08/2002	WD	03-ARM'S LENGTH	639:887	OTHER	0.0

Property Address

44 LOGGERS RUN

Owner's Name/Address

LOVE JOHN R & ELLEN K
1403 KINGS CARRIAGE
GRAND BLANC MI 48439

Tax Description

L639 P864 L639 P887/02 L737 P137&160/03 UNIT 8 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/ 1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM, 2 BATH, UPPER LEVEL
3BED/2BATH
UPPER LEVEL
DOOR 44

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 678,041 TCV/TFA: 531.80

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units		325000.00000	100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	176,500	339,000			198,992C
2024	152,500	181,700	334,200			193,009C
2023	90,000	150,400	240,400			183,819C
2022	30,000	148,600	178,600			175,066C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 232,264 E.C.F.
Total Depr Cost: 185,811 X 1.900
Estimated T.C.V: 353,041

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
51	WPP
20	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

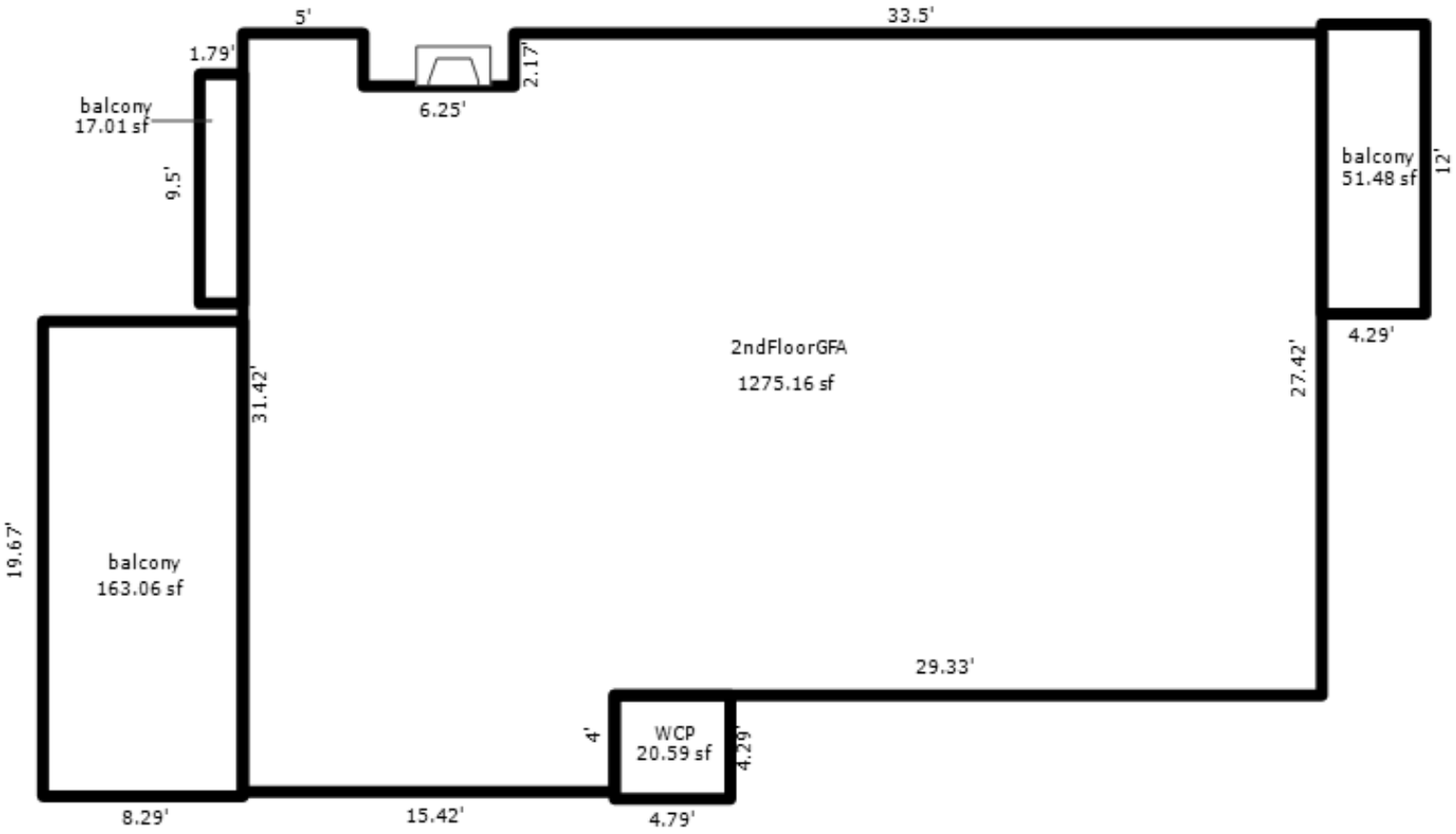
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	163	5,136	4,109
WPP	51	2,625	2,100
WPP	17	1,020	816
WCP (1 Story)	20	1,778	1,422
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	232,264	185,811

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 353,041

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 8

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAMMENS RICHARD G & MARY	POLASKEY JORDAN T & DANIE	330,000	11/06/2019	WD	03-ARM'S LENGTH	2019006639	PROPERTY TRANSFER	100.0
GRAMMENS RICHARD G & MARY	GRAMMENS LIVING TRUST	0	12/10/2007	QC	09-FAMILY	964:881	OTHER	0.0

Property Address
42 LOGGERS RUN

Owner's Name/Address
POLASKEY JORDAN T & DANIELLE M
5516 JESSAEL DR
BATH MI 48808

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 678,124 TCV/TFA: 531.86

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/30/2003	PB03-0397	

X Improved Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000	100			325,0

0.00 Total Acres Total Est. Land Value = 325,000

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

Tax Description
L276 P206/87 L276 P207/87 UNIT 9 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/1ST AMEND L213 P689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences
3BDRM, 2 BATH + FINISHED ATTIC "LOFT" HIGHEST % OF VALUE PER 4TH AMENDMENT OF THE MASTER DOCS YEAR 2011 @ 4.7816. DOOR 46 @ 4.7250, OTHERS AT 3.6096 & 2.9727. UNIT 28 DOOR 17/18 AT 3.8615 WITH LOFT ACCESS BY LADDER. 446 SQ FT STORAGE ABOVE LTD COMMON ELEMENT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	176,600	339,100			203,010C
2024	152,500	181,700	334,200			196,906C
2023	90,000	150,400	240,400			187,530C
2022	30,000	148,600	178,600			178,600S

Who	When	What
TPC	07/01/2018	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

442	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 232,319 E.C.F.
Total Depr Cost: 185,855 X 1.900
Estimated T.C.V: 353,124

(16) Porches/Decks

Area	Type
164	WPP
17	WPP
20	WCP (1 Story)
52	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

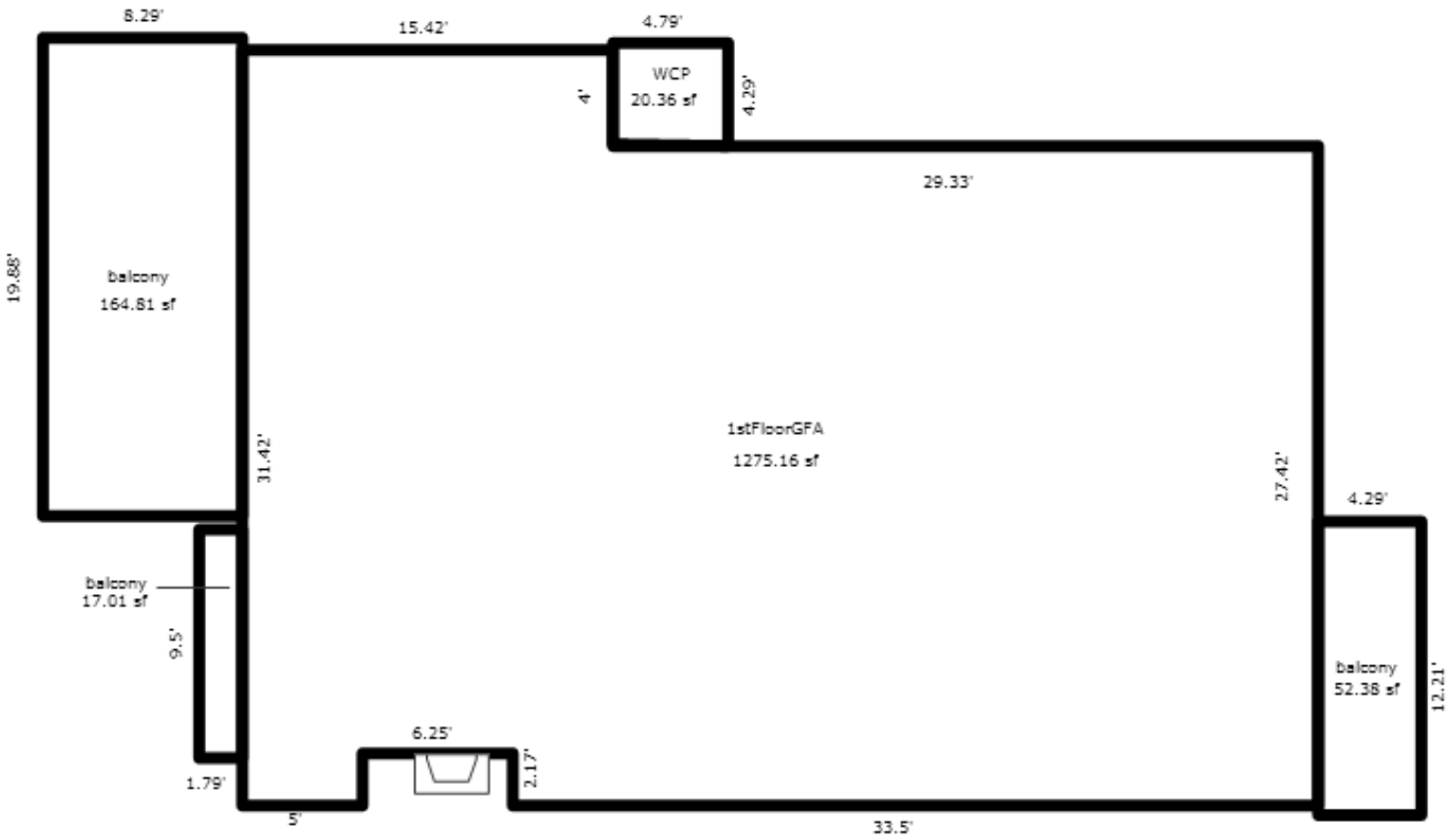
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	164	5,156	4,125
WPP	52	2,660	2,128
WPP	17	1,020	816
WCP (1 Story)	20	1,778	1,422
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	232,319	185,855

Notes: FINISHED ATTIC 442 SQFT
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 353,124

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 9

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLISS FELIX L TRUST NO 1	BOLAND KEVIN & PAMELA TRU	330,000	08/28/2019	WD	03-ARM'S LENGTH	2019004781	PROPERTY TRANSFER	100.0
FLISS FELIX L & JANET M	FLISS FELIX L	0	10/12/2005	WD	03-ARM'S LENGTH		REALTOR	0.0
FLISS FELIX L & JANET M	FLISS FELIX L TRUST NO 1	0	11/12/1998	QC	09-FAMILY	876:58	OTHER	0.0

Property Address

39 LOGGERS RUN

Owner's Name/Address

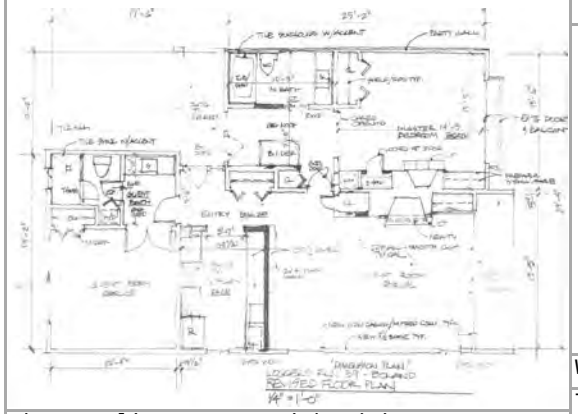
BOLAND KEVIN & PAMELA TRUST
135 APPLE LN
BRIARCLIFF MANOR NY 10510

Tax Description

L213 P816/79 L279 P899/87 L876 P56&58/05 UNIT 10 LOGGERS RUN CONDOMINIUM REC IN L209 PGS 760-796/1ST AMEND REC L213 PGS 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2 BATH, UPPER UNIT
2BED/2BATH
UPPER LEVEL
DOOR 39,40



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 494,636 TCV/TFA: 471.08

Building Permit(s)	Date	Number	Status
Plumbing	10/07/2020	PP20-0291	100% FINIS
Electrical	10/02/2020	PE20-0498	100% FINIS
Res. Add/Alter/Repair	08/31/2020	PB20-0252	100% FINIS
Res. Add/Alter/Repair	05/19/2016	PB16-0146	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	10/19/2016	INSPECTED
TPC	12/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	167,300	247,300			187,779C
2024	75,000	171,400	246,400			182,133C
2023	90,000	141,900	231,900			173,460C
2022	25,000	140,200	165,200			165,200S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2021

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 176,124 X 1.900
Estimated T.C.V: 334,636

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	140,094

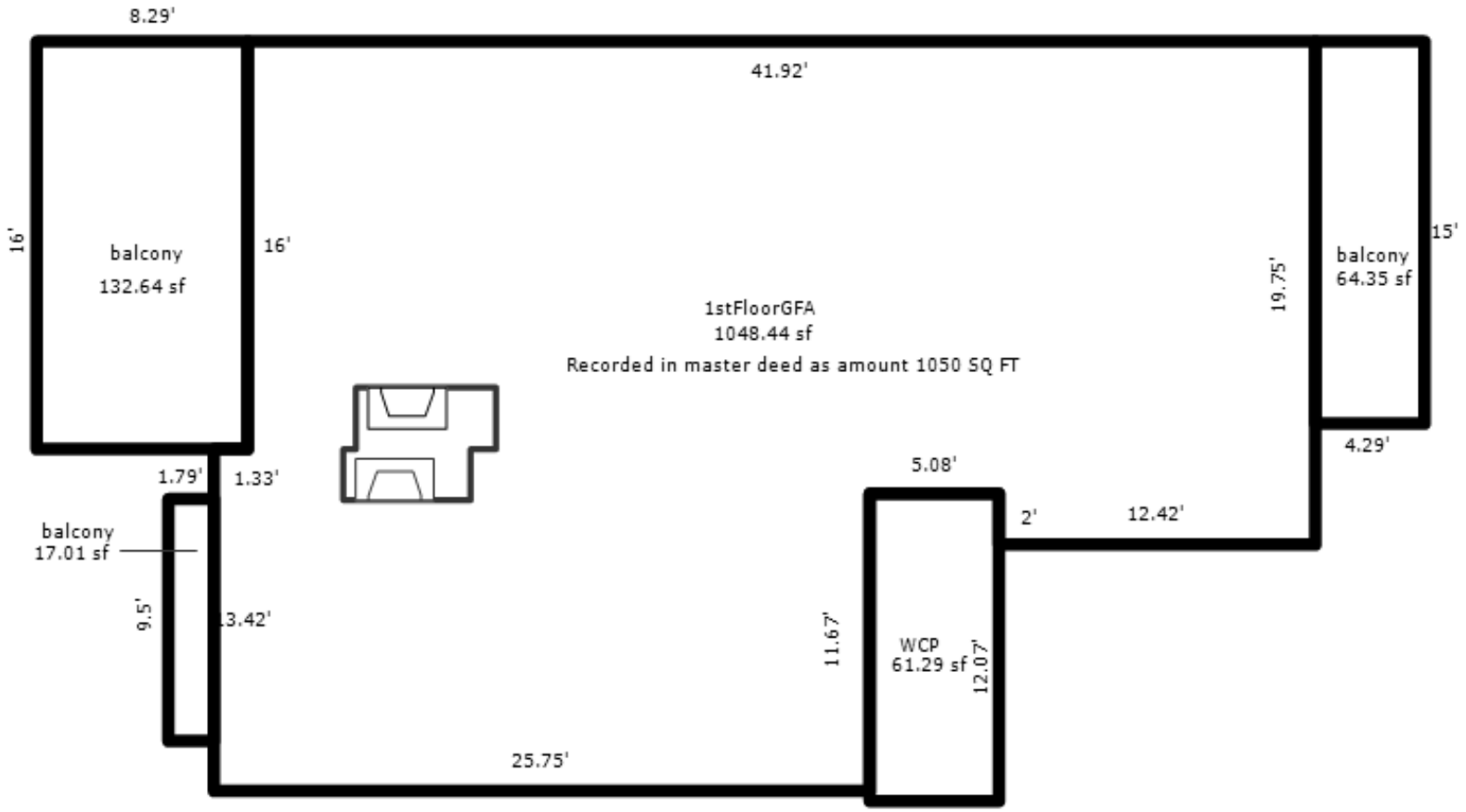
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
Porches			
WPP	132	4,447	3,780
WCP (1 Story)	61	4,557	3,873
WPP	64	3,031	2,576
WPP	17	1,020	867
Water/Sewer			
Public Water	1	1,927	1,638
Public Sewer	1	1,927	1,638
Built-Ins			
Appliance Allow.	1	4,003	3,403
Fireplaces			
Interior 1 Story	1	6,965	5,920
2nd on Same Stack	1	5,443	4,627
Totals:		207,203	176,124

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 334,636

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUFFA GASPER JR & THERESA	REIMER JAMES & PORTIA	345,000	08/29/2014	WD	03-ARM'S LENGTH	1207P802	PROPERTY TRANSFER	100.0
BUFFA GASPER JR	BUFFA GASPER JR & THERESA	0	07/02/2009	WD	03-ARM'S LENGTH	2009 1021-398W	DEED	0.0
BUFFA GASPER JR	BUFFA GASPER JR & THERESA	0	06/15/2009	WD	03-ARM'S LENGTH	2009 1018-33WD	DEED	0.0
BUFFA GASPER JR	BUFFA GASPER JR & THERESA	0	02/03/2009	PTA	33-TO BE DETERMINED	2009 PTA	DEED	0.0

Property Address

33 LOGGERS RUN

Owner's Name/Address

REIMER JAMES & PORTIA
1071 DEVONSHIRE RD
GROSSE POINTE MI 48230

Tax Description

L230 P952 L522 P986/99 L825 P4/04 UNIT 11 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH, LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 33,34

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 474,863 TCV/TFA: 452.25

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,400	237,400			178,344C
2024	75,000	161,300	236,300			172,982C
2023	90,000	133,500	223,500			164,745C
2022	25,000	131,900	156,900			156,900S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	1999

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,149 E.C.F.
Total Depr Cost: 165,718 X 1.900
Estimated T.C.V: 314,863

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

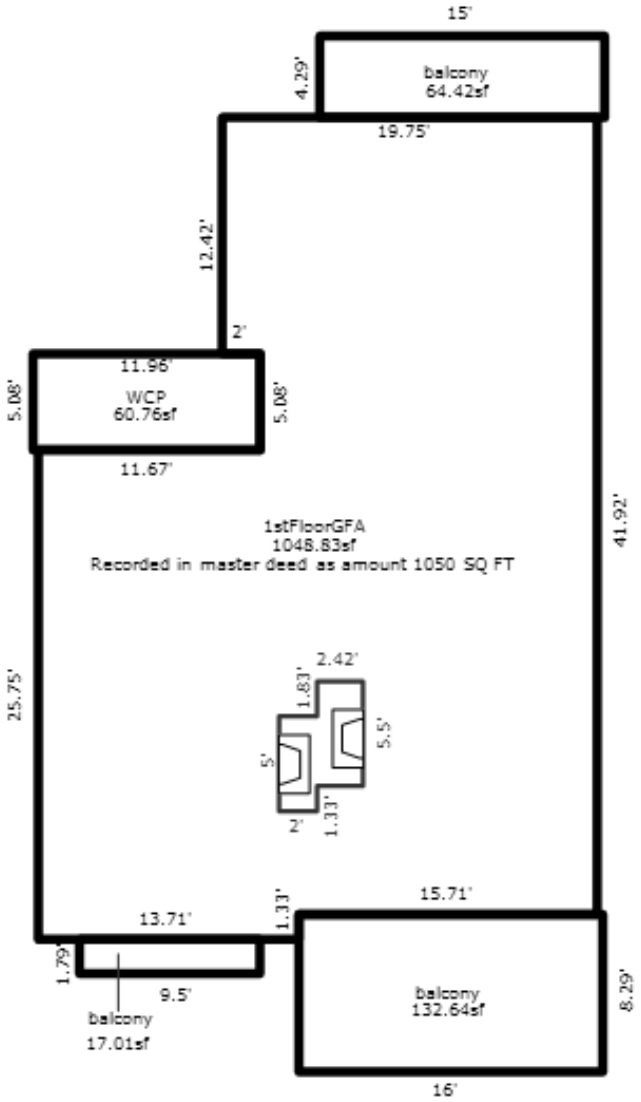
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	131,851
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WPP			132	4,447	3,558
WCP (1 Story)			60	4,503	3,602
WPP			64	3,031	2,425
WPP			17	1,020	816
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
2nd on Same Stack			1	5,443	4,354
			Totals:	207,149	165,718

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,863

*** Information herein deemed reliable but not guaranteed***

BUILDING 3



UNIT 11

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONNELLY WILLIAM C TRUST	HUNT ALLAN H & HABECK ROC	335,000	06/26/2020	WD	03-ARM'S LENGTH	2020004180	PROPERTY TRANSFER	100.0
CONNELLY WILLIAM C	CONNELLY WILLIAM C TRUST	1	09/30/2019	WD	03-ARM'S LENGTH	2019005969	PROPERTY TRANSFER	0.0
LEE	CONNELLY	187,500	06/10/1998	WD	03-ARM'S LENGTH	478:236	PROPERTY TRANSFER	0.0

Property Address

29 LOGGERS RUN

Owner's Name/Address

HUNT ALLAN H & HABECK ROCHELLE V
3638 WOODCLIFF DR
KALAMAZOO MI 49008

Tax Description

L236 P245/83 L305 P750 & 751/89 L478
P236/98 UNIT 12 LOGGERS RUN CONDOMINIUM
REC IN L209 P760-796/2ND AMEND REC L215
P941-954/L909 P62-92/L926 P763-797 SEC 14
T29N R14W.

Comments/Influences

2BDRM, 2BATH, LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 29,30

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 474,947 TCV/TFA: 452.33

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/19/2016	PB16-0147	100% FINIS

X Improved Vacant

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

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			178,457C
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C
2022	25,000	132,000	157,000			157,000S

Who	When	What
TPC	01/06/2020	INSPECTED
TPC	10/19/2016	INSPECTED
TPC	12/10/2015	INSPECTED

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 165,762 X 1.900
Estimated T.C.V: 314,947

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 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	1,050		
			Total:	164,815	131,851

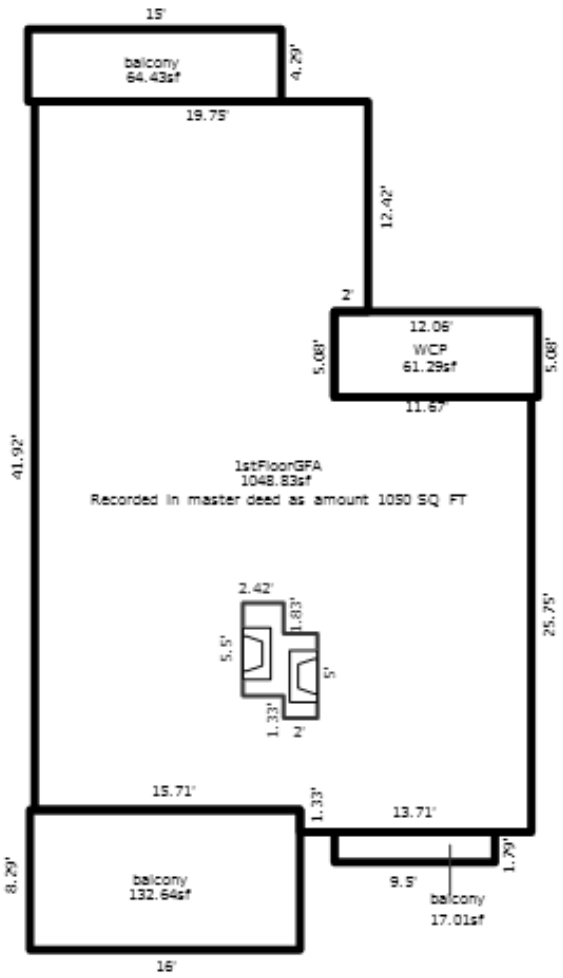
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	132	4,447	3,558
WCP (1 Story)	61	4,557	3,646
WPP	64	3,031	2,425
WPP	17	1,020	816
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
2nd on Same Stack	1	5,443	4,354
	Totals:	207,203	165,762

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,947

*** Information herein deemed reliable but not guaranteed***

BUILDING 3



UNIT 12

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRASATEK	O'BRIEN JAMES J & KING-O'	210,000	12/04/1997	WD	03-ARM'S LENGTH	460:495	PROPERTY TRANSFER	0.0

Property Address
27 LOGGERS RUN

Owner's Name/Address
KING O'BRIEN KATHLEEN &
O'BRIEN JAMES K
785 BROOKWOOD WALKE
BLOOMFIELD HILLS MI 48304

Tax Description
L20 P1/80 L276 P175/87 L460 P495/97 UNIT 13 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92L926 P763-797 SEC 14 T29N R14W.

Comments/Influences
3BED/2BATH, LOWER LEVEL
3BED/2BATH
LOWER LEVEL
DOOR 27

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 678,041 TCV/TFA: 531.80

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
TPC 12/10/2015 INSPECTED
WAS 08/22/2007 INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000	100			325,0

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	176,500	339,000			172,363C
2024	152,500	181,700	334,200			167,181C
2023	90,000	150,400	240,400			159,220C
2022	30,000	148,600	178,600			151,639C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 232,264 E.C.F.
Total Depr Cost: 185,811 X 1.900
Estimated T.C.V: 353,041

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

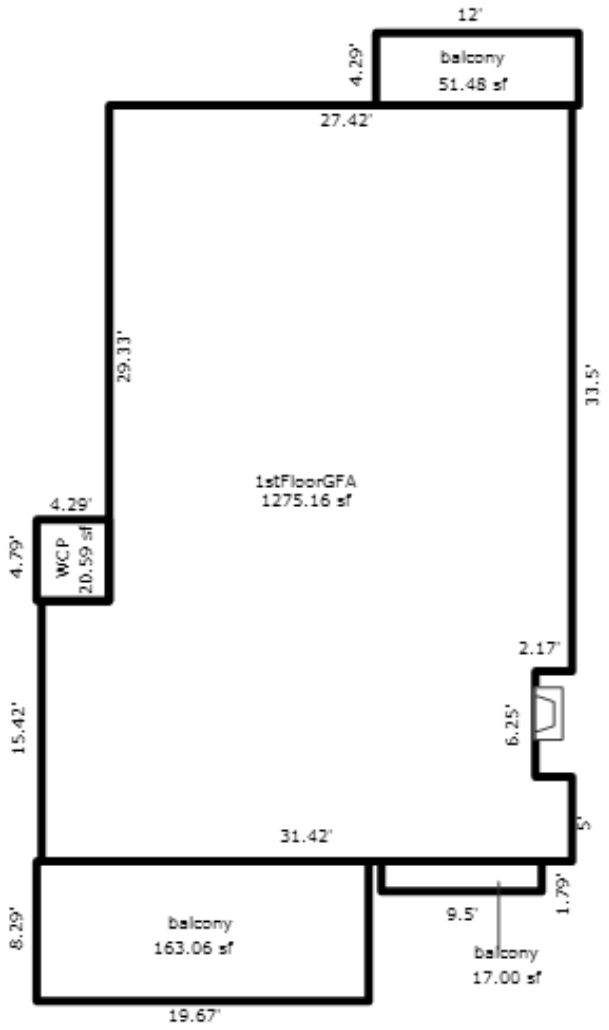
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	163	5,136	4,109
WPP	51	2,625	2,100
WPP	17	1,020	816
WCP (1 Story)	20	1,778	1,422
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	232,264	185,811

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 353,041

*** Information herein deemed reliable but not guaranteed***

BUILDING 3



UNIT 13

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAPERRIERE JERALD P & BET	LAPERRIERE JERALD P	0	02/11/2021	QC	09-FAMILY	2021001938	DEED	0.0
LAPERRIERE JERALD P	LAPERRIERE JERALD & BETH	0	03/07/2008	WD	09-FAMILY	977/27	DEED	0.0
LAPERRIERE JERALD & BETH	LAPERRIERE JERALD P & BET	0	02/11/2008	QC	09-FAMILY	1360P684	OTHER	0.0
SZYMANSKI	LAPERRIERE	162,000	11/01/1996	WD	03-ARM'S LENGTH	433:337	OTHER	0.0

Property Address

35 LOGGERS RUN

Owner's Name/Address

LAPERRIERE JERALD P
3527 EASTBOURNE
TROY MI 48084

Tax Description

L216 P413 L294 P403 L433 P337/96 UNIT 14
LOGGERS RUN CONDOMINIUM REC IN L209
P760-796/2ND AMEND REC L215 P941-954/L909
P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH, UPPER LEVEL
2BED/2BATH
UPPER LEVEL
DOOR 35,36

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 474,863 TCV/TFA: 452.25

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

TPC 12/10/2015 INSPECTED
WAS 08/22/2007 INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1	Units160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,400	237,400			137,650C
2024	75,000	161,300	236,300			133,512C
2023	90,000	133,500	223,500			127,155C
2022	25,000	131,900	156,900			121,100C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,149 E.C.F.
Total Depr Cost: 165,718 X 1.900
Estimated T.C.V: 314,863

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

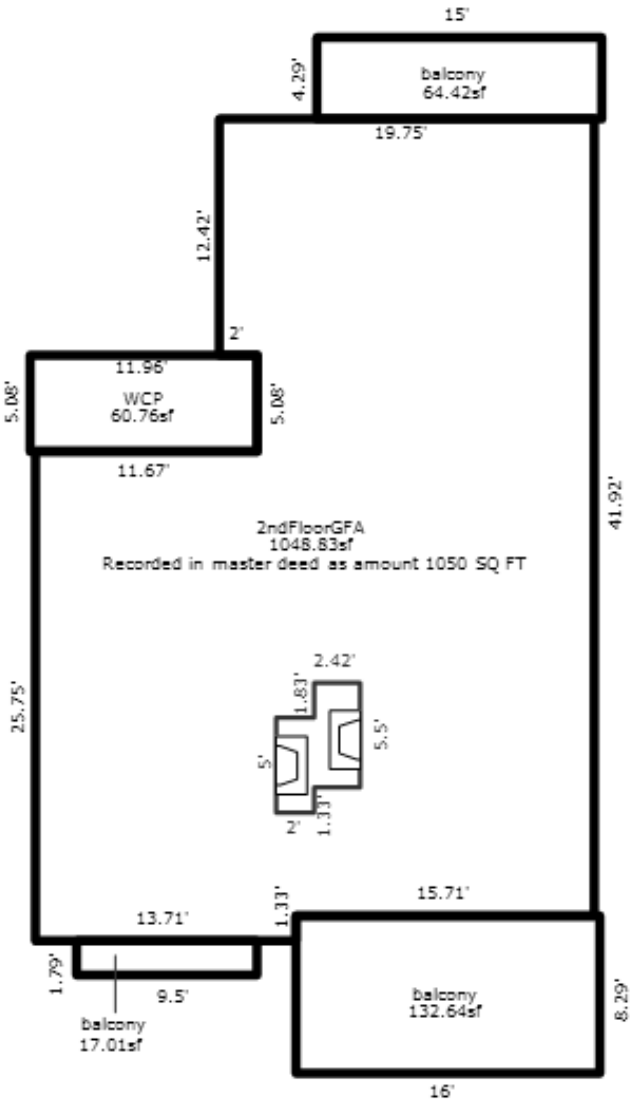
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	131,851
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WPP			132	4,447	3,558
WCP (1 Story)			60	4,503	3,602
WPP			64	3,031	2,425
WPP			17	1,020	816
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
2nd on Same Stack			1	5,443	4,354
			Totals:	207,149	165,718

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,863

*** Information herein deemed reliable but not guaranteed***

BUILDING 3



UNIT 14

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARSON CURTIS & JULIE H T	BULAT SUZANNE R TRUST	470,500	08/16/2024	WD	03-ARM'S LENGTH	2024004171	PROPERTY TRANSFER	100.0
LARSON CURTIS C & JULIE A	LARSON CURTIS & JULIE TRU	0	03/27/2013	WD	03-ARM'S LENGTH	1160P255	OTHER	0.0
ROCHEN PHYLLIS H	LARSON CURTIS C & JULIE A	350,000	09/03/2003	WD	03-ARM'S LENGTH	761:410	OTHER	100.0

Property Address
31 LOGGERS RUN

Owner's Name/Address
BULAT SUZANNE R TRUST
4514 OAK BROOK DR 55
SMYRNA GA 30082

Tax Description
L311 P513 L367 P262 L377 P953/93 L761 P410/03 UNIT 15 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences
2BED/2BATH, UPPER LEVEL
2BED/2BATH
UPPER LEVEL
DOOR 31,32

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 474,947 TCV/TFA: 452.33

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/17/2024	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	160000.00000	100			160,0

0.00 Total Acres Total Est. Land Value = 160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			237,500S
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C
2022	25,000	132,000	157,000			157,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 165,762 X 1.900
Estimated T.C.V: 314,947

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

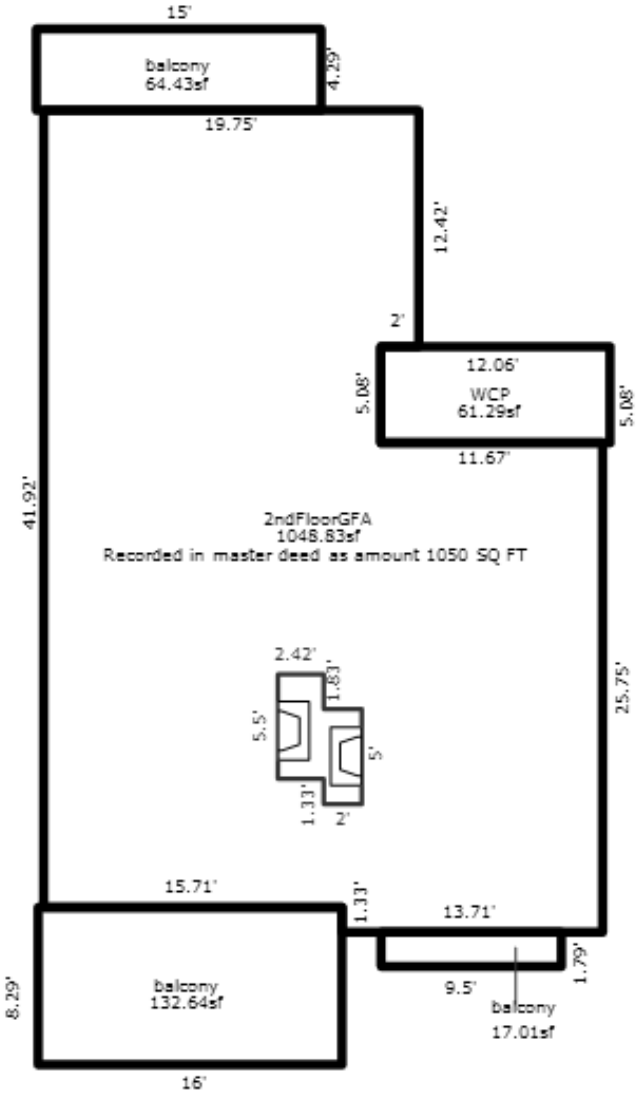
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	131,851
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WPP			132	4,447	3,558
WCP (1 Story)			61	4,557	3,646
WPP			64	3,031	2,425
WPP			17	1,020	816
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
2nd on Same Stack			1	5,443	4,354
			Totals:	207,203	165,762

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,947

*** Information herein deemed reliable but not guaranteed***

BUILDING 3



UNIT 15

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAVES CRAIG J	REICHENBACHER MARK & PEAR	700,000	10/31/2023	WD	03-ARM'S LENGTH	2023004874	PROPERTY TRANSFER	100.0
RAUBOLT	GRAVES	139,000	11/30/1990	WD	03-ARM'S LENGTH	318:437	OTHER	0.0

Property Address

28 LOGGERS RUN

Owner's Name/Address

REICHENBACHER MARK & PEARCE LISA
2312 DEVONSHIRE
ANN ARBOR MI 48104

Tax Description

L301 P169 L318 P437-438/90 L428 P64/96
L886 P34/05 UNIT 16 LOGGERS RUN
CONDOMINIUM REC IN L209 P760-796/2ND
AMEND REC L215 P941-954/L909 P62-92/L926
P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM/2BATH, UPPER LEVEL
3BED/2BATH
UPPER LEVEL
DOOR 28

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 686,865 TCV/TFA: 538.72

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	09/01/2023	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units		325000.00000	100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	180,900	343,400			343,400S
2024	152,500	186,200	338,700			338,700S
2023	90,000	150,400	240,400			123,366C
2022	30,000	148,600	178,600			117,492C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2018

Condition: Average

Room List

	Basement
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 18
Floor Area: 1,275
Total Base New : 232,264 E.C.F.
Total Depr Cost: 190,455 X 1.900
Estimated T.C.V: 361,865

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	197,815	162,208

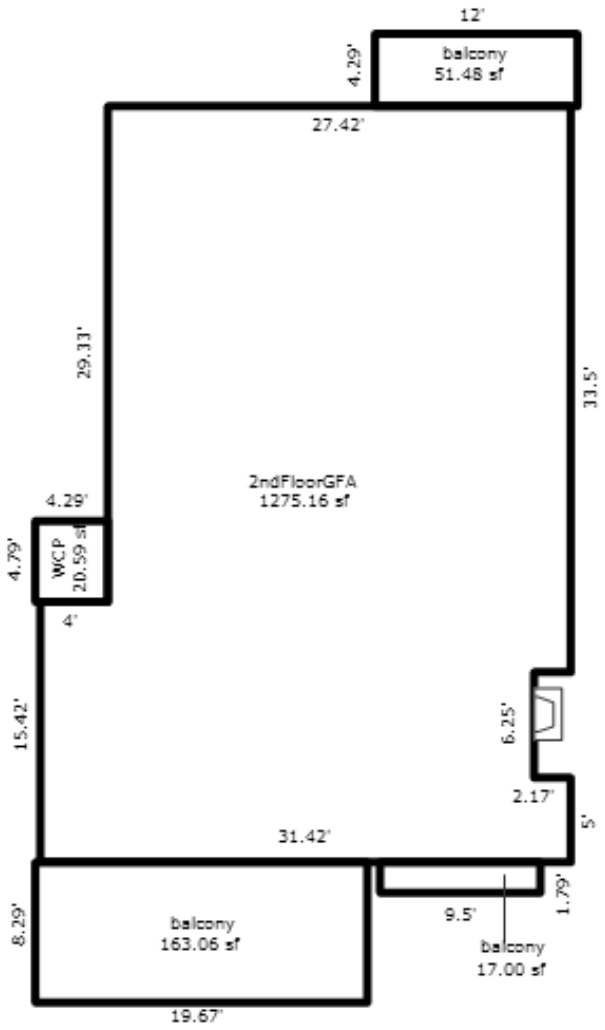
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,794
3 Fixture Bath	1	6,880	5,642
Porches			
WPP	163	5,136	4,212
WPP	51	2,625	2,152
WPP	17	1,020	836
WCP (1 Story)	20	1,778	1,458
Water/Sewer			
Public Water	1	1,927	1,580
Public Sewer	1	1,927	1,580
Built-Ins			
Appliance Allow.	1	4,003	3,282
Fireplaces			
Interior 1 Story	1	6,965	5,711
	Totals:	232,264	190,455

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 361,865

*** Information herein deemed reliable but not guaranteed***

BUILDING 3



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UNITED STATES OF AMERICA	KOST JAMES J & ALLEN-KOST	302,300	06/22/2017	CD	11-FROM LENDING INSTITUT	1300P94	PROPERTY TRANSFER	100.0
SARNOWSKI SANDRA L	UNITED STATES OF AMERICA	0	10/11/2016	WD	03-ARM'S LENGTH	1283P886	DEED	100.0

Property Address

23 LOGGERS RUN

Owner's Name/Address

KOST JAMES J & ALLEN-KOST LISA C
4610 WELLINGOTN
OKEMOS MI 48864

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 484,263 TCV/TFA: 461.20

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Tax Description

L271 P247 L409 P804/95 UNIT 17 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 23,24

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	162,100	242,100			178,344C
2024	75,000	161,300	236,300			172,982C
2023	90,000	133,500	223,500			164,745C
2022	25,000	131,900	156,900			156,900S

Who	When	What
TPC	07/19/2017	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1050 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 213,333 E.C.F.
Total Depr Cost: 170,665 X 1.900
Estimated T.C.V: 324,263

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

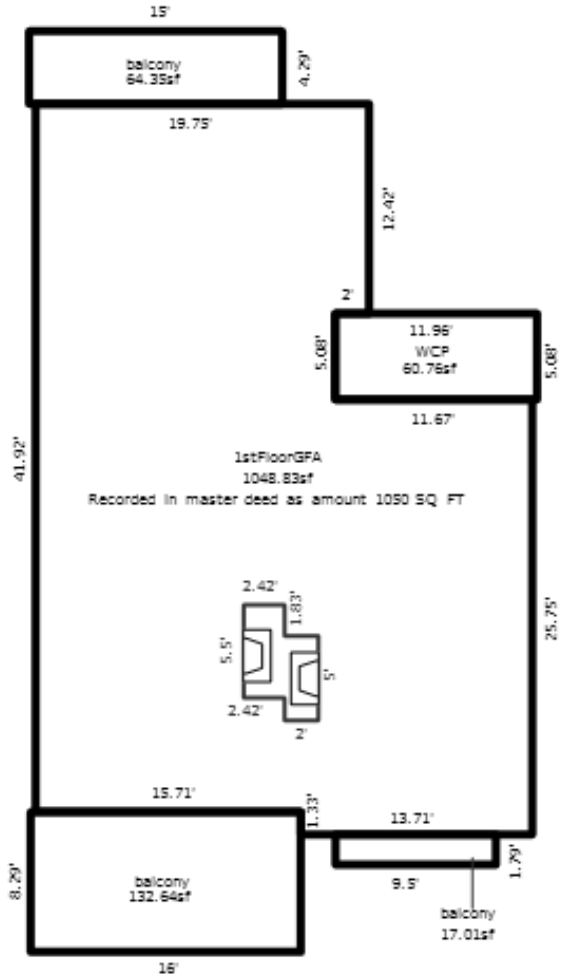
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	170,999	136,798
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WPP			132	4,447	3,558
WCP (1 Story)			60	4,503	3,602
WPP			64	3,031	2,425
WPP			17	1,020	816
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
2nd on Same Stack			1	5,443	4,354
			Totals:	213,333	170,665

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 324,263

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZBANEK LARRY E & DONNA M	HINTZEN VALERIE	310,000	11/08/2013	WD	03-ARM'S LENGTH	1184P196	PROPERTY TRANSFER	100.0
SEITZ	ZBANEK	110,000	10/14/1991	WD	03-ARM'S LENGTH	330:419	PROPERTY TRANSFER	0.0

Property Address
19 LOGGERS RUN

Owner's Name/Address
HINTZEN VALERIE
817 WASHINGTON RD
GROSSE POINTE MI 48230

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 475,021 TCV/TFA: 452.40

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1	Units	160000.00000	100		160,0
			0.00	Total Acres		Total Est. Land Value =		160,000

Tax Description
L265 P488/86 L330 P419/91 UNIT 18 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences
2BDRM/2BATH LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 19,20

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	157,500	237,500			178,457C
2024	75,000	161,400	236,400			173,092C
2023	90,000	133,500	223,500			164,850C
2022	25,000	132,000	157,000			157,000S

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,252 E.C.F.
Total Depr Cost: 165,801 X 1.900
Estimated T.C.V: 315,021

(16) Porches/Decks

Area	Type
134	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

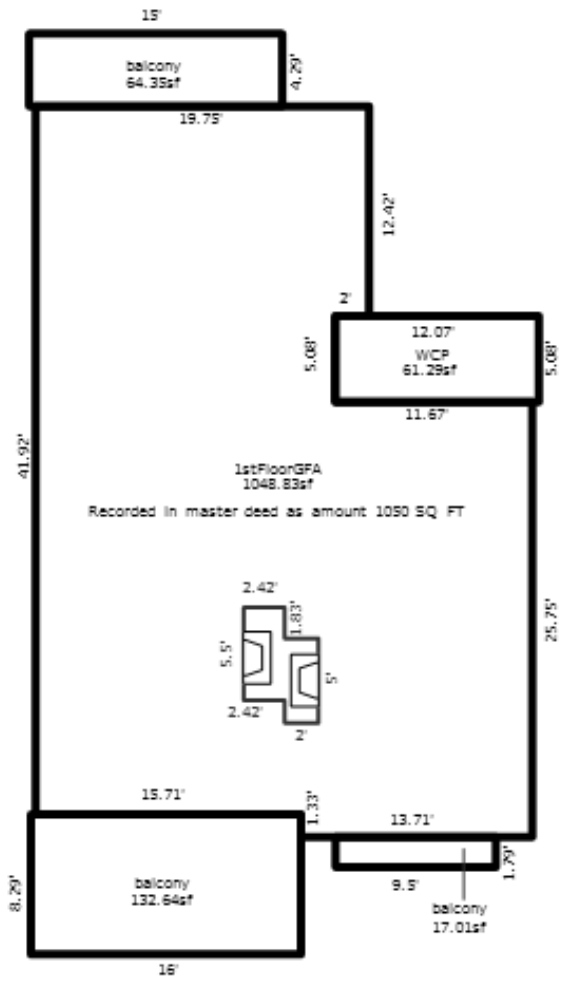
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	131,851
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WPP			134	4,496	3,597
WCP (1 Story)			61	4,557	3,646
WPP			64	3,031	2,425
WPP			17	1,020	816
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
2nd on Same Stack			1	5,443	4,354
			Totals:	207,252	165,801

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 315,021

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 19

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DILLON WILLIAM P & RITA A	DILLION WILLIAM P TRUST	0	08/13/2024	WD	09-FAMILY	2024004376	PROPERTY TRANSFER	0.0

Property Address
15 LOGGERS RUN

Owner's Name/Address
DILLION WILLIAM P TRUST
1562 WATERS EDGE CT
WIXOM MI 48393

Tax Description
L270 P85/86 UNIT 19 LOGGERS RUN CONDOMINIUM REC IN L209 P760-769/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences
2BDRM/2BATH LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 15,16

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 474,947 TCV/TFA: 452.33

Building Permit(s)	Date	Number	Status
Mechanical	01/22/2013	PM13-0040	

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
TPC 12/10/2015 INSPECTED
WAS 08/22/2007 INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			123,273C
2024	75,000	161,300	236,300			119,567C
2023	90,000	133,500	223,500			113,874C
2022	25,000	132,000	157,000			108,452C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 165,762 X 1.900
Estimated T.C.V: 314,947

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 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	1,050		
			Total:	164,815	131,851

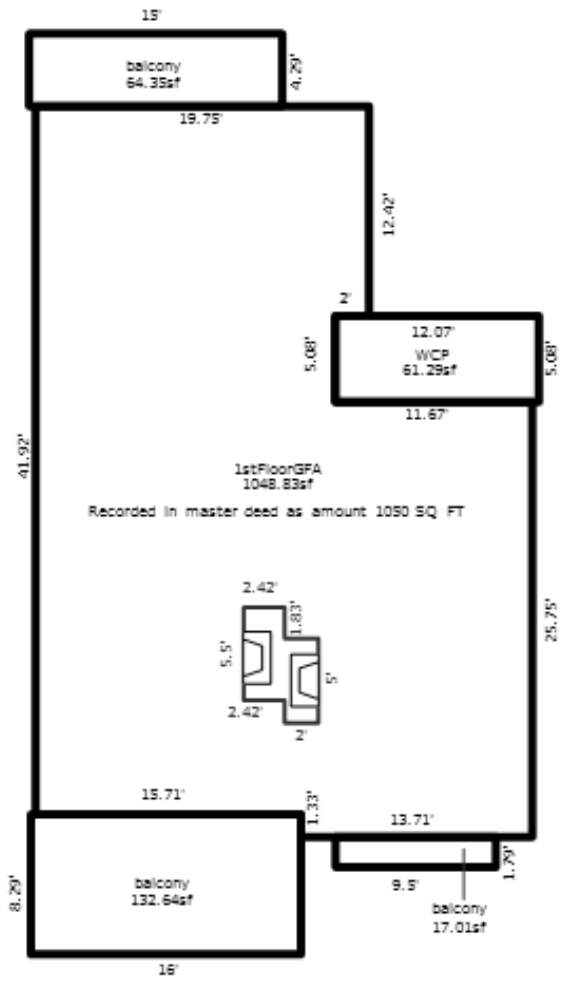
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	132	4,447	3,558
WCP (1 Story)	61	4,557	3,646
WPP	64	3,031	2,425
WPP	17	1,020	816
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
2nd on Same Stack	1	5,443	4,354
	Totals:	207,203	165,762

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,947

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 19

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAWMER WILLIAM R & ANDRE	STAWICK LAURENCE E & PAUL	409,500	06/28/2005	WD	03-ARM'S LENGTH	859:957	OTHER	100.0
BERCU	CRAWMER	293,500	09/30/2002	WD	03-ARM'S LENGTH	671:45	PROPERTY TRANSFER	0.0

Property Address
11 LOGGERS RUN

Owner's Name/Address
STAWICK LAURENCE E & PAULA P
31515 BELLVINE TRL
BEVERLY HILLS MI 48025

Tax Description
L237 P19/83 L671 P45-48/02 L859 P957/05
L859 P957/05 UNIT 20 LOGGERS RUN
CONDOMINIUM REC IN L209 P760-796/2ND
AMEND REC L215 P941-954/L909 P62-92/L926
P763-797 SEC 14 T29N R14W.

Comments/Influences
2BDRM/2BATH, END - LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 11,12

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 474,938 TCV/TFA: 452.32

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
TPC 12/10/2015 INSPECTED
WAS 08/22/2007 INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1	Units160000.00000		100		160,0
			0.00	Total Acres		Total Est. Land Value =		160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			178,457C
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C
2022	25,000	132,000	157,000			157,000S

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,198 E.C.F.
Total Depr Cost: 165,757 X 1.900
Estimated T.C.V: 314,938

(16) Porches/Decks

Area	Type
134	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

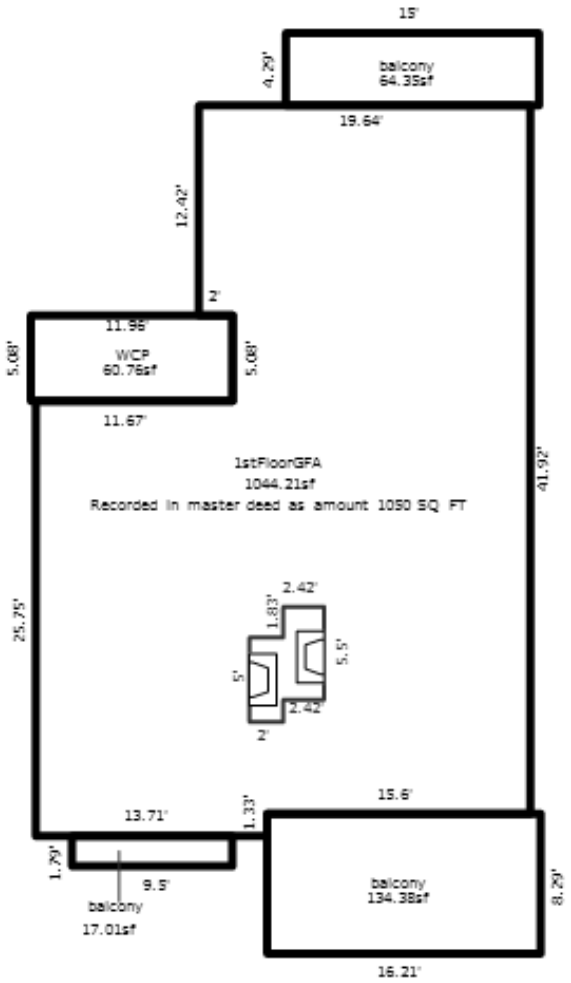
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	131,851
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WPP			134	4,496	3,597
WCP (1 Story)			60	4,503	3,602
WPP			64	3,031	2,425
WPP			17	1,020	816
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
2nd on Same Stack			1	5,443	4,354
			Totals:	207,198	165,757

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,938

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 20

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-021-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPINK GORDON C & JANE M T	JONES ROBERT COLE &	487,500	08/13/2024	WD	03-ARM'S LENGTH	2024004605	PROPERTY TRANSFER	100.0
SPINK GORDON C & JANE F	SPINK GORDON C & JANE M T	0	03/20/2014	QC	09-FAMILY	1193P956	PROPERTY TRANSFER	0.0

Property Address

25 LOGGERS RUN

Owner's Name/Address

JONES ROBERT COLE &
JONES MEGAN DEVINE
3109 N SAWYER AVE
CHICAGO IL 60618

Tax Description

L218 P814/80 L272 P48/87 UNIT 21 LOGGERS RUN CONDOMINIUM REC IN L209 P760-769/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH, END UNIT - UPPER
2BED/2BATH
UPPER LEVEL
DOOR 25,26

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 474,863 TCV/TFA: 452.25

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1	Units160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

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	157,400	237,400			237,400S
2024	75,000	161,300	236,300			119,567C
2023	90,000	133,500	223,500			113,874C
2022	25,000	131,900	156,900			108,452C

Who	When	What
TPC	08/13/2024	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,149 E.C.F.
Total Depr Cost: 165,718 X 1.900
Estimated T.C.V: 314,863

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

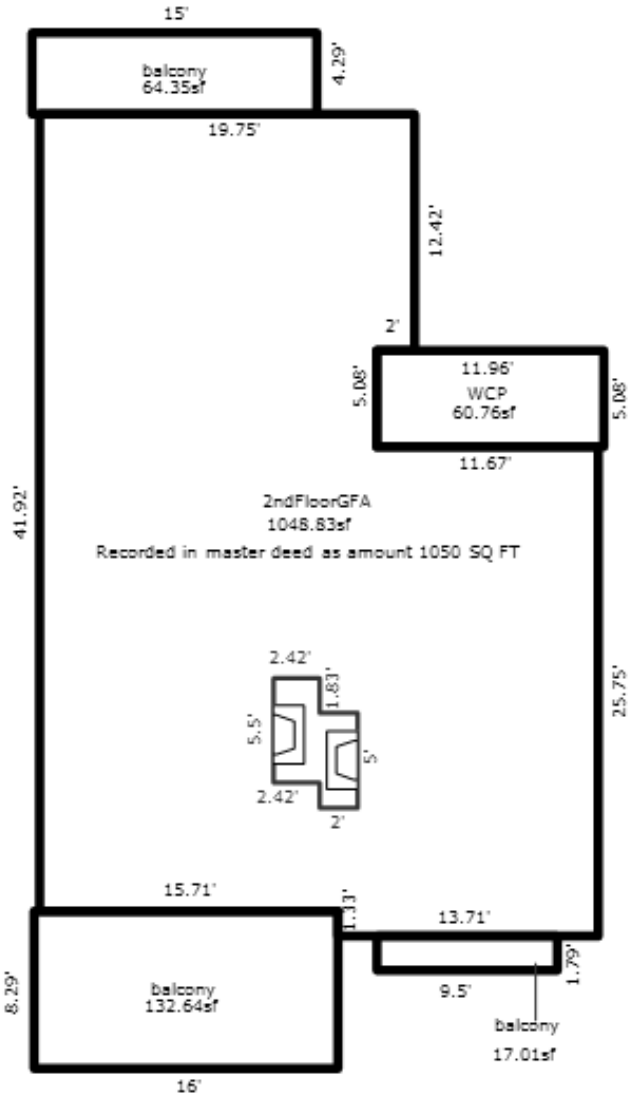
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	131,851
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WPP			132	4,447	3,558
WCP (1 Story)			60	4,503	3,602
WPP			64	3,031	2,425
WPP			17	1,020	816
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
2nd on Same Stack			1	5,443	4,354
			Totals:	207,149	165,718

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,863

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 21

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-022-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORIBOON	BODELL	160,000	08/09/1996	WD	03-ARM'S LENGTH	428:176	OTHER	0.0

Property Address

21 LOGGERS RUN

Owner's Name/Address

BODELL TIMOTHY J & DIANNE M
13068 PORTSMOUTH CROSSING
PLYMOUTH MI 48170

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 475,021 TCV/TFA: 452.40

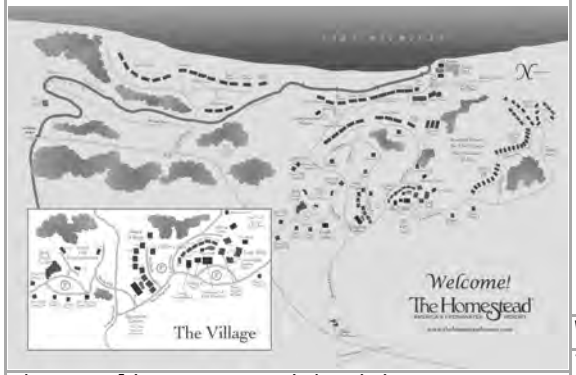
Building Permit(s)	Date	Number	Status

Tax Description

L228 P193 L233 P968/82 L428 P176/96 .
UNIT 22 LOGGERS RUN CONDOMINIUM REC IN
L209 P760-796/2ND AMEND REC L215
P941-954/L909 P62-92/L926 P763-797 SEC 14
T29N R14W.

Comments/Influences

2BED/2BATH UPPER LEVEL
2BED/2BATH
UPPER LEVEL
DOOR 21,22
STREET ADDRESS 5260 LOGERS RUN



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

X	Improved		Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			137,650C
2024	75,000	161,400	236,400			133,512C
2023	90,000	133,500	223,500			127,155C
2022	25,000	132,000	157,000			121,100C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,252 E.C.F.
Total Depr Cost: 165,801 X 1.900
Estimated T.C.V: 315,021

(16) Porches/Decks

Area	Type
134	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 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	1,050		
			Total:	164,815	131,851

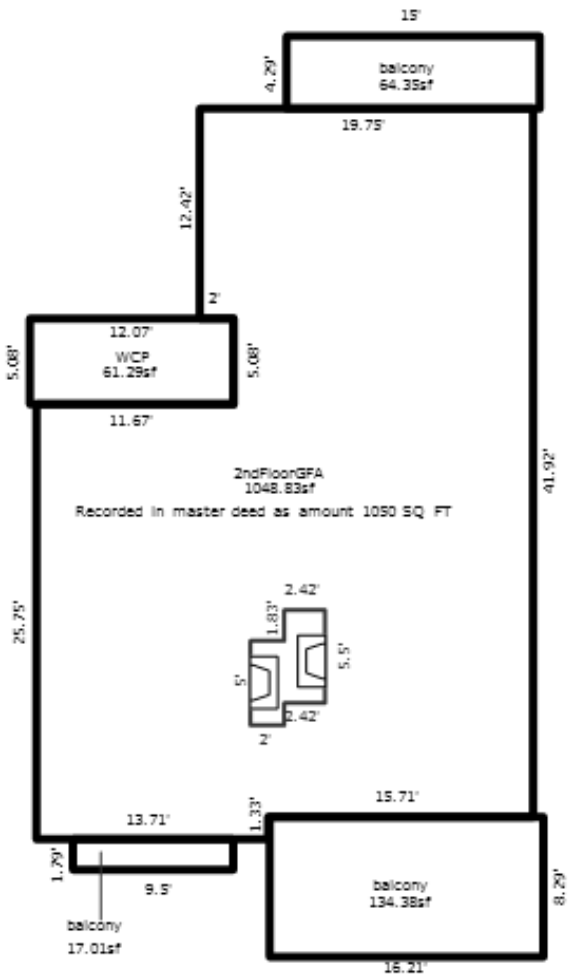
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	134	4,496	3,597
WCP (1 Story)	61	4,557	3,646
WPP	64	3,031	2,425
WPP	17	1,020	816
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
2nd on Same Stack	1	5,443	4,354
	Totals:	207,252	165,801

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 315,021

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 22

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-023-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIERNEY	KUBERT	260,000	09/24/1999	WD	03-ARM'S LENGTH	524:218	OTHER	0.0

Property Address

17 LOGGERS RUN

Owner's Name/Address

KUBERT ARTHUR J & KIM REIMOLD
45471 WEST NINE MILE RD
NOVI MI 48374

Tax Description

L292 P631 L524 P218/99 UNIT 23 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-66/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH, UPPER L + FINISHED ATTIC 331 SQ FT LOFT IS ACCESSED BY LADDER - 4TH AMENDMENT TO MASTER DEED % OF VALUE 3.8615 3RD HIGHEST. DOOR 42 UNIT 9 @ 4.7816%, DOOR 46 UNIT 4 @ 4.725%. OTHERS AT 3.6096 AND 2.9727
2BED/2BATH
UPPER LEVEL

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 474,947 TCV/TFA: 452.33

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			178,457C
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C
2022	25,000	132,000	157,000			157,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

331	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 165,762 X 1.900
Estimated T.C.V: 314,947

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

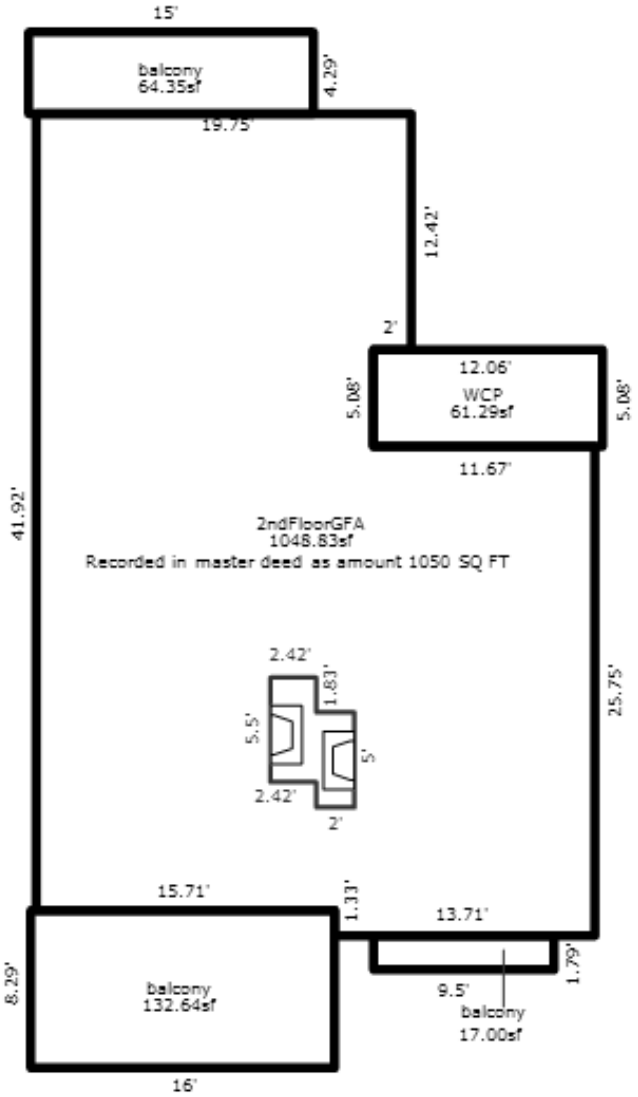
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	131,851
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WPP			132	4,447	3,558
WCP (1 Story)			61	4,557	3,646
WPP			64	3,031	2,425
WPP			17	1,020	816
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
2nd on Same Stack			1	5,443	4,354
			Totals:	207,203	165,762

Notes: 331 SQ FT ATTIC LOFT IS ACCESSED BY LADDER - POSTED AS BASEMENT TRIM
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,947

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 23

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-024-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN CATHY ET AL	CRANSON JEFFREY D & ELIZA	477,500	05/04/2022	WD	03-ARM'S LENGTH	2022002774	PROPERTY TRANSFER	100.0

Property Address

13 LOGGERS RUN

Owner's Name/Address

CRANSON JEFFREY D & ELIZABETH M
2618 COLLEGE AVE NE
GRAND RAPIDS MI 49505

Tax Description

DC 505/656-99 L536 P759/00 L564 P690/01 L216 P890/80 2007 INT COMBINED (024-01 & 024-02) UNIT 24 LOGGERS RUN CONDOMINIUM REC IN L209 P760-769/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 UNDIVIDED INTEREST EACH TO: BAIBAK LAURENCE M & CAROL H/W & BAIBAK GEORGE J & JEANNINE H/W & MARTIN ROBERT & CATHERINE ANN H/W & GOODMAN EDWARD & MARY PAT H/W SEC 14 T29N R14W.

Comments/Influences

2BDRM/2BATH UPPER LEVEL

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 474,938 TCV/TFA: 452.32

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

TPC 12/10/2015 INSPECTED
WAS 08/22/2007 INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			237,500S
2024	75,000	161,300	236,300			234,675C
2023	90,000	133,500	223,500			223,500S
2022	25,000	132,000	157,000			157,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,198 E.C.F.
Total Depr Cost: 165,757 X 1.900
Estimated T.C.V: 314,938

(16) Porches/Decks

Area	Type
134	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 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	1,050		
			Total:	164,815	131,851

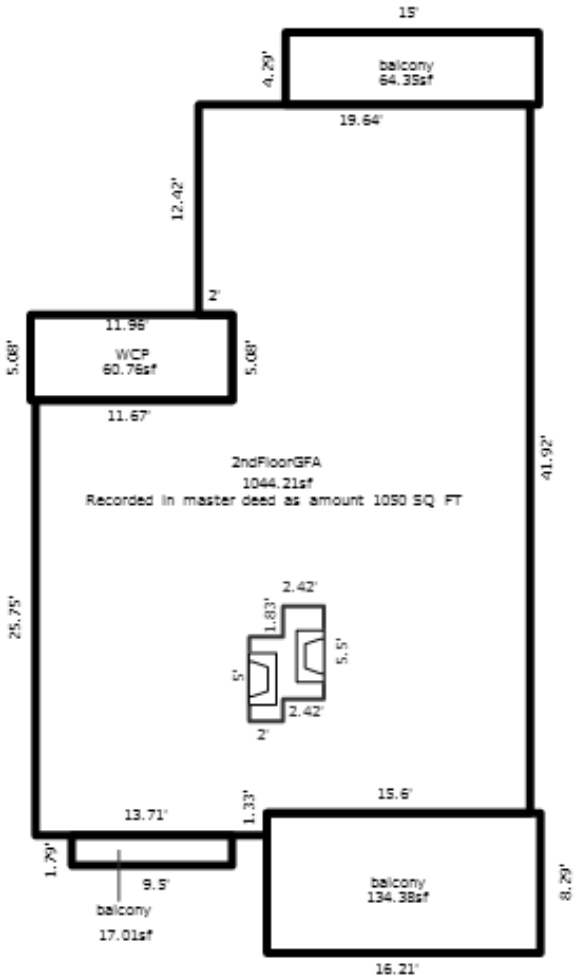
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	134	4,496	3,597
WCP (1 Story)	60	4,503	3,602
WPP	64	3,031	2,425
WPP	17	1,020	816
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
2nd on Same Stack	1	5,443	4,354
	Totals:	207,198	165,757

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,938

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 24

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-025-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKENZIE KRISTI	MCKENZIE KRISTI LIVING TR	1	10/23/2013	QC	09-FAMILY	1181P817	PROPERTY TRANSFER	0.0
KURAS PROPERTIES	KENZIE ROBERT K JR & KRIS	99,900	06/05/1980	WD	03-ARM'S LENGTH	216P704	DEED	0.0

Property Address

9 LOGGERS RUN

Owner's Name/Address

MCKENZIE KRISTI LIVING TRUST
24118 BINGHAM POINTE DR
BINGHAM FARMS MI 48025

Tax Description

L216 P704/80 L324 P579/91 UNIT 25 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM/2BATH
3BED/2BATH
LOWER LEVEL
DOOR 9

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 680,112 TCV/TFA: 533.42

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

TPC 12/10/2015 INSPECTED
WAS 08/22/2007 INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units		325000.00000	100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	177,600	340,100			133,549C
2024	152,500	182,700	335,200			129,534C
2023	90,000	151,200	241,200			123,366C
2022	30,000	149,400	179,400			117,492C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 233,626 E.C.F.
Total Depr Cost: 186,901 X 1.900
Estimated T.C.V: 355,112

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

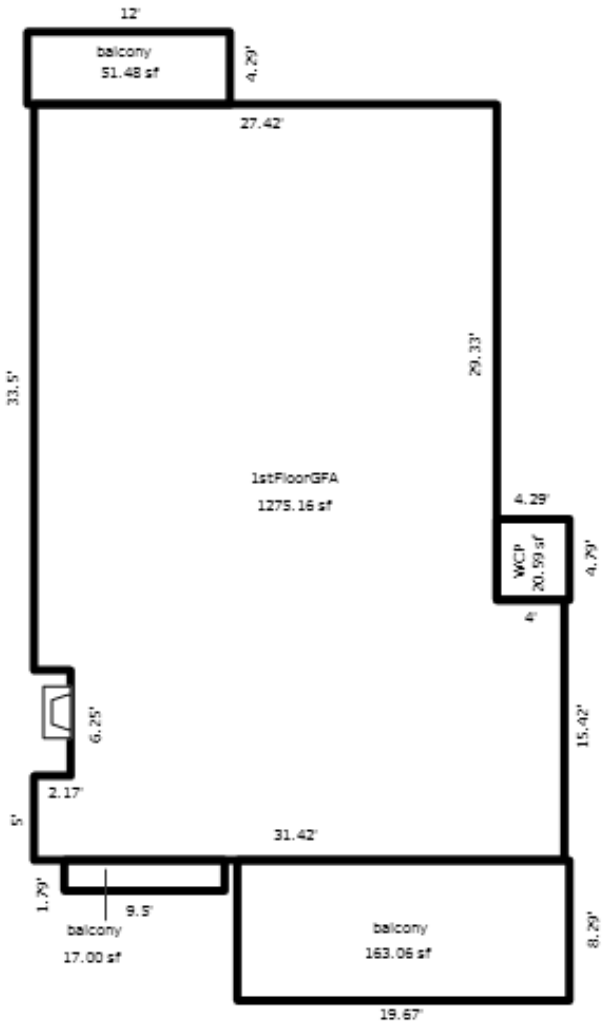
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	163	5,136	4,109
WCP (1 Story)	51	3,987	3,190
WPP	17	1,020	816
WCP (1 Story)	20	1,778	1,422
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	233,626	186,901

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 355,112

*** Information herein deemed reliable but not guaranteed***

BUILDING 5



UNIT 25

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-026-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DECOURCY KIM G TRUST	EVERSOLE LONNIE JR & THER	475,000	09/14/2023	WD	03-ARM'S LENGTH	2023004095	PROPERTY TRANSFER	100.0
DECOURCY KIM G	DECOURCY KIM G TRUST	0	04/26/2010	QC	09-FAMILY	2010 1048_75QC	DEED	0.0
GLUCK	DECOURCY	127,000	05/23/1990	WD	03-ARM'S LENGTH	311:639	OTHER	0.0

Property Address

5 LOGGERS RUN

Owner's Name/Address

EVERSOLE LONNIE JR & THERESA L
3707 RENOIR PL
CINCINNATI OH 45241

Tax Description

L255 P676 L311 P639/90 L332 P371/91 UNIT 26 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM/2BATH LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 5,6

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 474,947 TCV/TFA: 452.33

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/22/2023	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1	Units160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			237,500S
2024	75,000	161,300	236,300			236,300S
2023	90,000	133,500	223,500			113,874C
2022	25,000	132,000	157,000			108,452C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2018

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 165,762 X 1.900
Estimated T.C.V: 314,947

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 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	1,050		
			Total:	164,815	131,851

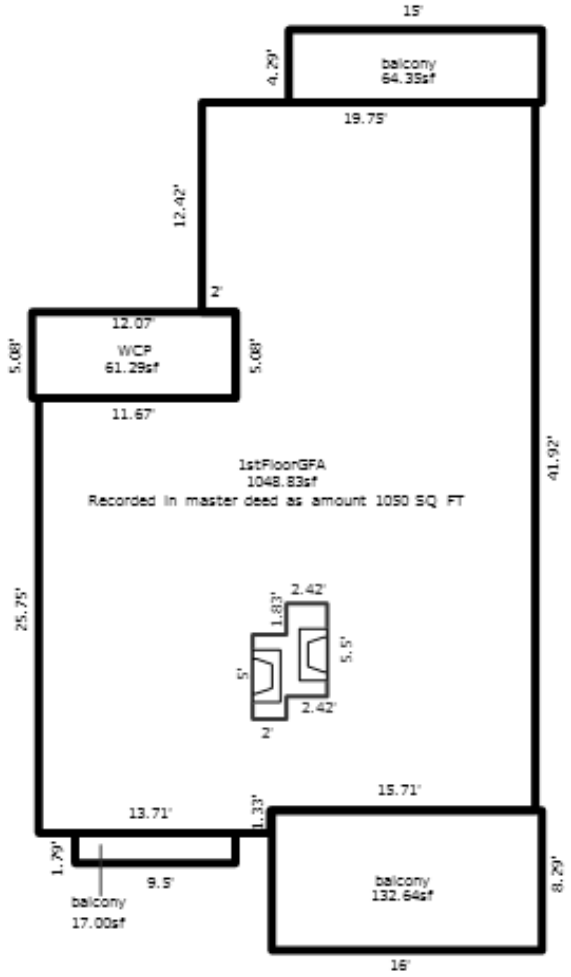
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	132	4,447	3,558
WCP (1 Story)	61	4,557	3,646
WPP	64	3,031	2,425
WPP	17	1,020	816
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
2nd on Same Stack	1	5,443	4,354
	Totals:	207,203	165,762

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,947

*** Information herein deemed reliable but not guaranteed***

BUILDING 5



UNIT 26

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-027-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARROLL ROBERT W & JANICE	GERSTENBERGER JEFFREY S	360,000	10/18/2013	WD	03-ARM'S LENGTH	1182P523	PROPERTY TRANSFER	100.0
GERSTENBERGER JEFFREY S	GERSTENBERGER JEFFREY S &	0	10/18/2013	QC	09-FAMILY	1182P526	OTHER	0.0
ANDERSON JAMES L LIVING T	CARROLL ROBERT W & JANICE	390,000	11/19/2007	WD	03-ARM'S LENGTH	960:765	PROPERTY TRANSFER	100.0
ANDERSON JAMES L LIVING T	CARROLL ROBERT W & JANICE	390,000	11/19/2007	WD	03-ARM'S LENGTH	960/765	DEED	100.0

Property Address

1 LOGGERS RUN

Owner's Name/Address

GERSTENBERGER JEFFREY S & JULIE K
116 PARKLANDS DR
ROCHESTER NY 14616-2048

Tax Description

L272 P671 L344 P722/92 L555 P25/00 L840 P422/05 UNIT 27 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM/2BATH
2BED/2BATH
LOWER LEVEL
DOOR 1,2

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16 & 17

2025 Est TCV 494,636 TCV/TFA: 471.08

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		160000.00000	100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	167,300	247,300			187,779C
2024	75,000	171,400	246,400			182,133C
2023	90,000	141,900	231,900			173,460C
2022	25,000	140,200	165,200			165,200S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 176,124 X 1.900
Estimated T.C.V: 334,636

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	164,815	140,094

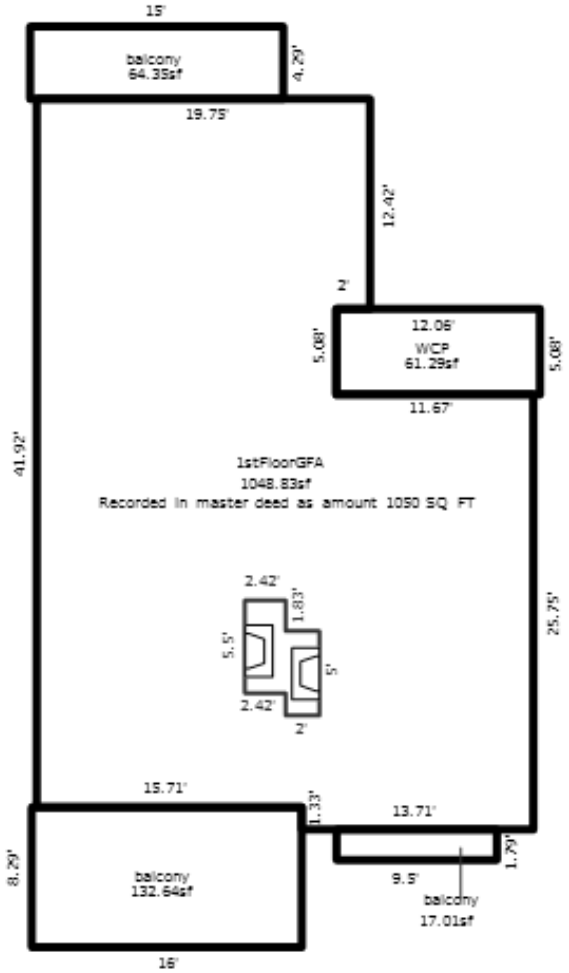
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
Porches			
WPP	132	4,447	3,780
WCP (1 Story)	61	4,557	3,873
WPP	64	3,031	2,576
WPP	17	1,020	867
Water/Sewer			
Public Water	1	1,927	1,638
Public Sewer	1	1,927	1,638
Built-Ins			
Appliance Allow.	1	4,003	3,403
Fireplaces			
Interior 1 Story	1	6,965	5,920
2nd on Same Stack	1	5,443	4,627
Totals:		207,203	176,124

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 334,636

*** Information herein deemed reliable but not guaranteed***

BUILDING 5



UNIT 27

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-028-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FARAH JOHN W	FARAH JOHN W TRUST	0	03/31/2021	WD	09-FAMILY	2021003143	PROPERTY TRANSFER	0.0
FARAH JOHN W & JACQUELINE	FARAH JOHN W TRUST	0	12/13/2013	WD	03-ARM'S LENGTH	1187P588	PROPERTY TRANSFER	0.0
LEE HYUNSAI & SEUNGHEE	FARAH JOHN W & JACQUELINE	307,000	01/31/2011	WD	03-ARM'S LENGTH	1078-678	DEED	100.0
MCMANUS DAVID & KATHLEEN	LEE HYUNSAI & SEUNGHEE	400,000	09/11/2003	WD	03-ARM'S LENGTH	765:346	OTHER	100.0

Property Address
10 LOGGERS RUN

Owner's Name/Address
FARAH JOHN W TRUST
3756 MICHAEL RD NORTH
ANN ARBOR MI 48103

Tax Description
L325 P509 L373 P689 L427 P833/96 L558 P148/00 L765 P346/03 UNIT 28 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences
3BDRM/2BATH UPPER LEVEL
3BED/2BATH
UPPER LEVEL
DOOR 10

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 678,041 TCV/TFA: 531.80

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units		325000.00000	100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	176,500	339,000			201,630C
2024	152,500	181,700	334,200			195,568C
2023	90,000	150,400	240,400			186,256C
2022	30,000	148,600	178,600			177,387C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 1,275
Total Base New : 232,264 E.C.F.
Total Depr Cost: 185,811 X 1.900
Estimated T.C.V: 353,041

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 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	1,275		
			Total:	197,815	158,252

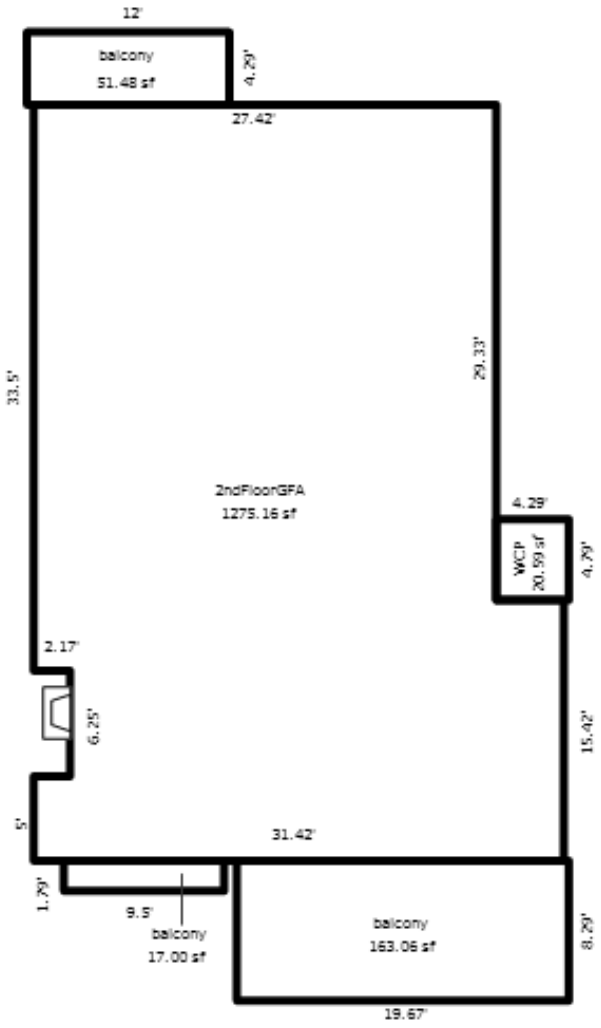
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	163	5,136	4,109
WPP	51	2,625	2,100
WPP	17	1,020	816
WCP (1 Story)	20	1,778	1,422
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
	Totals:	232,264	185,811

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 353,041

*** Information herein deemed reliable but not guaranteed***

BUILDING 5



UNIT 28

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-029-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANRENTERGHEM JACK L	VANRENTERGHEM JOHN L LIVI	0	11/24/2004	WD	03-ARM'S LENGTH	838:129	OTHER	0.0
STALLKAMP	VANRENTERGHEM	134,000	10/30/1992	WD	03-ARM'S LENGTH	351:872	OTHER	0.0

Property Address

7 LOGGERS RUN

Owner's Name/Address

VANRENTERGHEM JOHN L LIVING TRUST
75 SHENANDOAH RD
DEERFIELD IL 60015

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 474,947 TCV/TFA: 452.33

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

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

Tax Description

L257 P184 L301 P681 L351 P872-873/92 DC L838 P128 L838 P129/05 UNIT 29 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH UPPER LEVEL
2BED/2BATH
UPPER LEVEL
DOOR 7,8

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			123,273C
2024	75,000	161,300	236,300			119,567C
2023	90,000	133,500	223,500			113,874C
2022	25,000	132,000	157,000			108,452C

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 165,762 X 1.900
Estimated T.C.V: 314,947

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 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	1,050		
			Total:	164,815	131,851

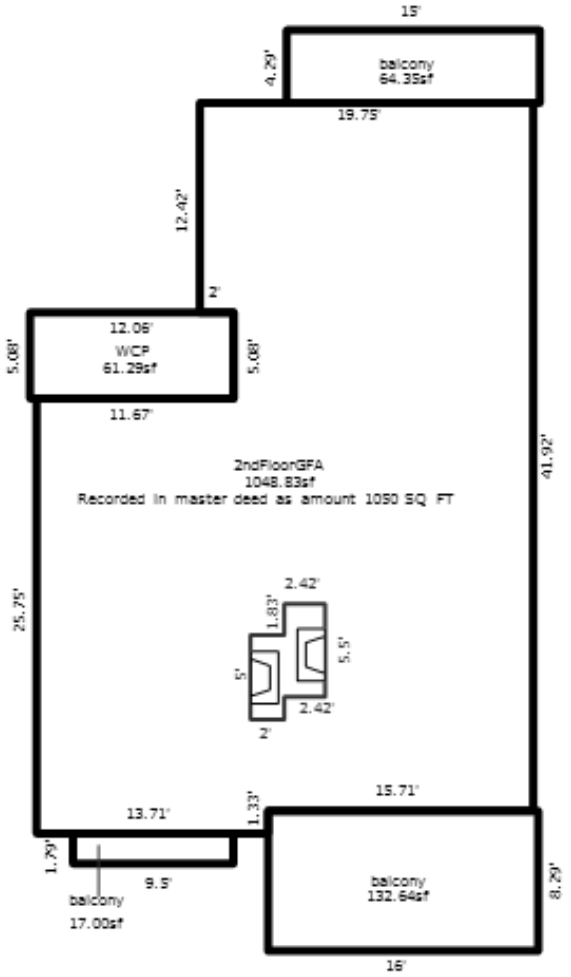
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	132	4,447	3,558
WCP (1 Story)	61	4,557	3,646
WPP	64	3,031	2,425
WPP	17	1,020	816
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
2nd on Same Stack	1	5,443	4,354
	Totals:	207,203	165,762

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,947

*** Information herein deemed reliable but not guaranteed***

BUILDING 5



UNIT 29

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-030-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUMPHREY	PROPPE	315,000	05/17/2002	WD	03-ARM'S LENGTH	645:389	OTHER	0.0

Property Address
3 LOGGERS RUN

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 474,947 TCV/TFA: 452.33

Building Permit(s)	Date	Number	Status
Mechanical	02/09/2023	PM23-0142	100% FINIS

Owner's Name/Address
PROPPE CATHERINE R & JAMES
13966 RIDGEWOOD DR
PLYMOUTH MI 48170

X Improved Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	160000.00000		100		160,0

0.00 Total Acres Total Est. Land Value = 160,000

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

Tax Description
L241 P404/83 L290 P337/88 L645 P389/02 L802 P872/04 UNIT 30 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences
2BED/2BATH 2ND FLOOR
2BED/2BATH
UPPER LEVEL
DOOR3,4

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	157,500	237,500			178,457C
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C
2022	25,000	132,000	157,000			157,000S

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 207,203 E.C.F.
Total Depr Cost: 165,762 X 1.900
Estimated T.C.V: 314,947

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 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	1,050		
			Total:	164,815	131,851

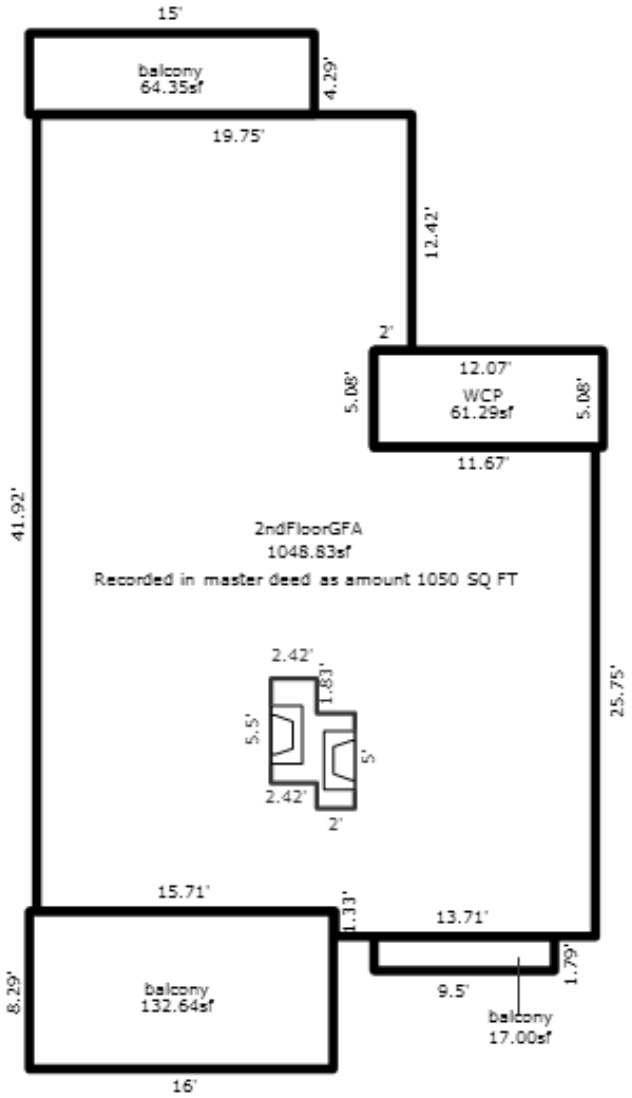
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Porches			
WPP	132	4,447	3,558
WCP (1 Story)	61	4,557	3,646
WPP	64	3,031	2,425
WPP	17	1,020	816
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
2nd on Same Stack	1	5,443	4,354
	Totals:	207,203	165,762

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 314,947

*** Information herein deemed reliable but not guaranteed***

BUILDING 5



UNIT 30

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURER	VANGIESEN	20,750	06/21/1991	WD	03-ARM'S LENGTH	325:331	OTHER	0.0

Property Address
2 LOGGERS RUN SUBDIVISION

Owner's Name/Address
VANGIESEN MARILYN N
960 PINE TREE W
LAKE ORION MI 48362

Tax Description
L229 P916 L300 P122 L325 P331&332/91 LOT 2 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 653,205 TCV/TFA: 639.14

Building Permit(s)	Date	Number	Status
Mechanical	10/25/2007	PM07-0501	
ELECTRICAL	07/15/2002	PE02-0402	
Res. Garage, Detached	05/23/2002	PB02-0256	
GARAGE	05/15/2002	1940	

X Improved Vacant

	Public Improvements
	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
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/16/2013	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	192.00	1.0000	1.0727	1500	100	160,907
100 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	160,907

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,500	246,100	326,600			121,836C
2024	80,500	238,200	318,700			118,173C
2023	64,400	185,600	250,000			112,546C
2022	35,000	179,100	214,100			107,187C

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-726-002-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1994	0

Condition: Average

Room List

4	Basement
1	1st Floor
1	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Ceramic Tile
Other: Carpeted

(6) Ceilings

X	Drywall
X	Suspende

(7) Excavation

Basement: 511 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 15
Floor Area: 1,022
Total Base New : 300,186 E.C.F.
Total Depr Cost: 255,157 X 1.900
Estimated T.C.V: 484,798

(16) Porches/Decks

Area	Type
104	Treated Wood
22	Treated Wood
80	Treated Wood

(17) Garage

Year Built: 2002
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 364
% Good: 0
Storage Area: 364
No Conc. Floor: 0

Bsmnt Garage:

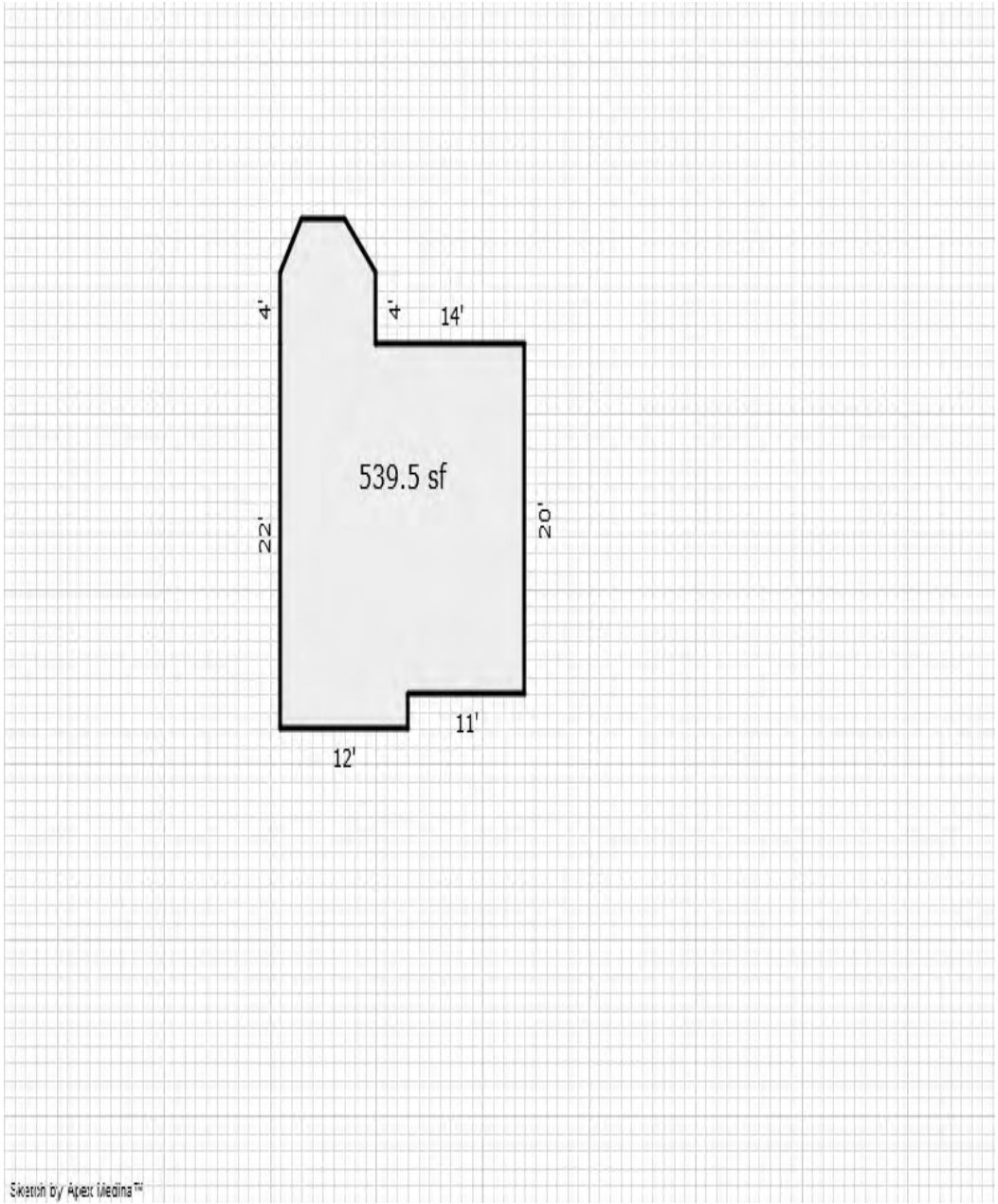
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1994
(11) Heating System: Forced Heat & Cool
Ground Area = 511 SF Floor Area = 1022 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	511		
			Total:	205,763	174,898
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	4,288	3,645
Plumbing					
Average Fixture(s)			1	3,337	2,836
3 Fixture Bath			1	10,527	8,948
2 Fixture Bath			1	7,018	5,965
Deck					
Treated Wood			104	2,941	2,500
Treated Wood			80	2,514	2,137
Treated Wood			22	1,111	944
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			364	30,783	26,166
Storage Over Garage			364	7,939	6,748
Door Opener			1	771	655
Water/Sewer					
Public Water			1	2,215	1,883
Public Sewer			1	2,215	1,883
Built-Ins					
Appliance Allow.			1	6,897	5,862
Fireplaces					
Exterior 2 Story			1	11,867	10,087

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCABE JUDITH P LIVING TR	MCCABE JAMES R TRUST	0	03/26/2024	WD	09-FAMILY	2024001822	PROPERTY TRANSFER	0.0
MCCABE JAMES R & JUDITH P	MCCABE JUDITH P LIVING TR	0	12/29/2006	WD	03-ARM'S LENGTH	925:947	OTHER	0.0
WILLIAMS	MCCABE	20,000	04/29/1994	WD	03-ARM'S LENGTH	374:708	OTHER	0.0

Property Address
3 LOGGERS RUN SUBDIVISION

Owner's Name/Address
MCCABE JAMES R TRUST
PO BOX 684
GLEN ARBOR MI 49636

Tax Description
L374 P708 L385 P525&526/94 L925 P947/06
LOT 3 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/12/2015
MAP #: 21
2025 Est TCV 643,346 TCV/TFA: 552.70

Building Permit(s)	Date	Number	Status
Electrical	08/04/2008	PE08-0311	
Mechanical	10/05/2006	PM06-0581	
Mechanical	06/15/2006	PM06-0340	
Electrical	06/08/2006	PE06-0295	

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/10/2019	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	300.00	1.0000	1.1993	1500	100	179,899
100 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =		179,899

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	89,900	231,800	321,700			229,768C
2024	89,900	224,300	314,200			222,860C
2023	72,000	179,600	251,600			212,248C
2022	35,000	183,400	218,400			202,141C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2006	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1164 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

1164	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
1	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	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

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 18
Floor Area: 1,164
Total Base New : 294,267 E.C.F.
Total Depr Cost: 241,288 X 1.900
Estimated T.C.V: 458,447

(16) Porches/Decks

Area	Type
15	WCP (1 Story)
144	WCP (1 Story)
320	Treated Wood
76	Treated Wood
320	Treated Wood
128	Brzwy, FW

(17) Garage

Year Built: 2005
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

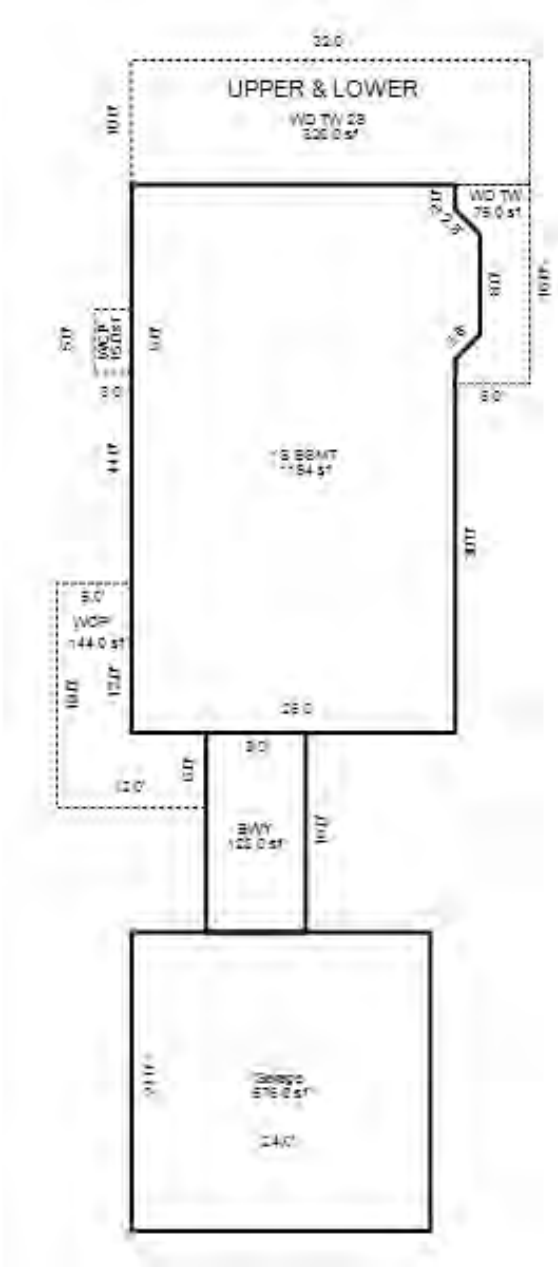
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2006
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1164 SF Floor Area = 1164 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,164		
			Total:	192,208	157,597
Other Additions/Adjustments					
Recreation Room			1164	22,663	18,584
Basement, Outside Entrance, Above Grade			1	1,883	1,544
Plumbing					
Average Fixture(s)			1	1,486	1,219
3 Fixture Bath			1	4,678	3,836
Porches					
WCP (1 Story)			144	6,417	5,262
WCP (1 Story)			15	1,140	935
Deck					
Treated Wood			320	5,680	4,658
Treated Wood			76	2,208	1,811
Treated Wood			320	5,680	4,658
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			576	35,556	29,156
Water/Sewer					
Public Water			1	1,505	1,234
Public Sewer			1	1,505	1,234
Built-Ins					
Appliance Allow.			1	2,786	2,285
Breezeways					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROCISE MATTHEW & TERRI	TACHAU PAUL & LINDA	121,000	04/21/2022	WD	03-ARM'S LENGTH	2022002536	PROPERTY TRANSFER	100.0
DECONINCK A TIMOTHY & BIR	PROCISE MATTHEW & TERRI	88,000	11/23/2020	WD	03-ARM'S LENGTH	2020008074	PROPERTY TRANSFER	100.0

Property Address
4 LOGGERS RUN SUBDIVISION

Owner's Name/Address
TACHAU PAUL & LINDA
1125 PIEDRA RONDO
SANTA FE NM 87501

Tax Description
L218 P389/80 LOT 4 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 691,694 TCV/TFA: 413.94

Building Permit(s)	Date	Number	Status
Mechanical	09/27/2024	PM24-0752	100% FINIS
Mechanical	04/11/2024	PM24-0268	100% FINIS
Mechanical	02/20/2024	PM24-0140	100% FINIS
Plumbing	12/28/2023	PP23-0407	100% FINIS

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	04/16/2024	INSPECTED
TPC	11/07/2023	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	121.00	1.0000	0.9558	1500	100	143,366
100 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =		143,366

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	1000	50	1,145
Total Estimated Land Improvements True Cash Value =				1,145

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	71,700	274,100	345,800			335,762C
2024	71,700	120,400	192,100			180,565C
2023	57,300	0	57,300			57,300S
2022	35,000	0	35,000			33,572C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2024	0

Condition: Average
Part. Construct.: 90%

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1450 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
	Walkout Doors (B)
	No Floor SF
1	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 1
Floor Area: 1,671
Total Base New : 323,225 E.C.F.
Total Depr Cost: 319,990 X 1.900
Estimated T.C.V: 607,981

(16) Porches/Decks

Area	Type
36	WCP (1 Story)
128	WGEP (1 Story)
133	WPP

(17) Garage

Year Built: 2024
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

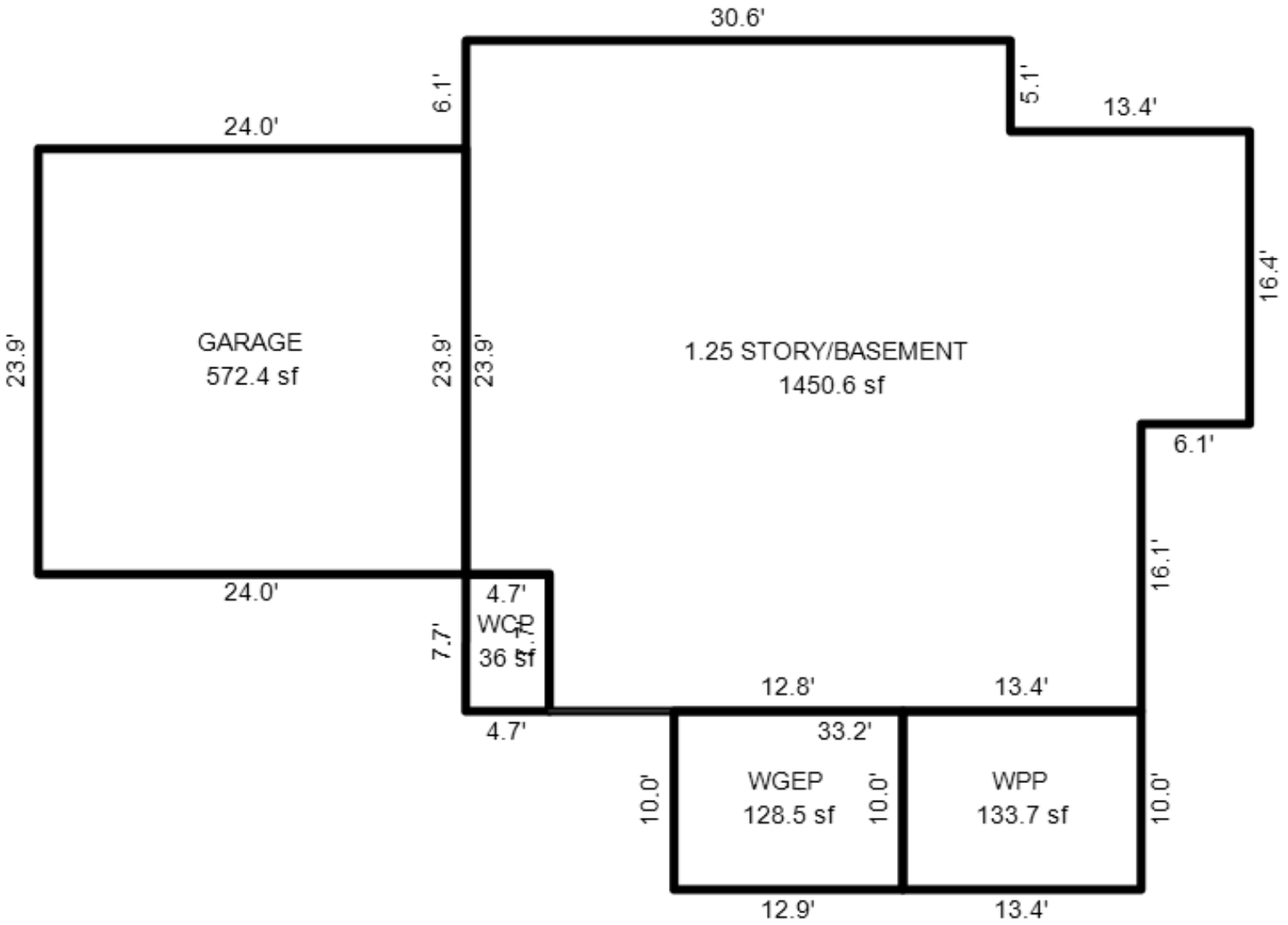
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 2024
(11) Heating System: Forced Heat & Cool
Ground Area = 1450 SF Floor Area = 1671 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,450		
1 Story	Siding	Overhang	221		
			Total:	252,153	249,631

Other Additions/Adjustments			
Basement, Outside Entrance, Above Grade	1	1,883	1,864
Plumbing			
Average Fixture(s)	1	1,486	1,471
3 Fixture Bath	2	9,357	9,263
Porches			
WCP (1 Story)	36	2,560	2,534
WGEP (1 Story)	128	11,491	11,376
WPP	133	3,576	3,540
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	572	29,927	29,628
Common Wall: 1 Wall	1	-2,705	-2,678
Door Opener	1	550	544
Water/Sewer			
Public Sewer	1	1,505	1,490
Water Well, 150 Feet	1	8,655	8,568
Built-Ins			
Appliance Allow.	1	2,786	2,758
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***

Parcel Number: 45-006-726-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOWAL DANIEL & MARGARET E	PARKER JENNIFER A & MARTI	267,000	03/22/2012	WD	03-ARM'S LENGTH	1118P436	PROPERTY TRANSFER	100.0
DAVIS	KOWAL ET AL	310,000	04/26/1999	WD	03-ARM'S LENGTH	510:230	PROPERTY TRANSFER	0.0
FERGUSON	DAVIS	31,000	11/10/1994	WD	03-ARM'S LENGTH	396:696	OTHER	0.0
ESSIAN	FERGUSON	29,900	08/30/1990	WD	03-ARM'S LENGTH	315:72	OTHER	0.0

Property Address
5 LOGGERS RUN SUBDIVISION

Owner's Name/Address
PARKER JENNIFER A & MARTIN RUTH M
1 OLD HOMESTEAD RD
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 03/28/2012
MAP #: 21
2025 Est TCV 618,506 TCV/TFA: 306.80

Building Permit(s)	Date	Number	Status
Mechanical	06/06/2016	PM16-0332	
Mechanical	06/01/2016	PM16-0319	
HOUSE	12/09/1994	94002705	

X Improved Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	140.00 1.0000	0.9913	1500	100		148,690
100 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	148,690

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

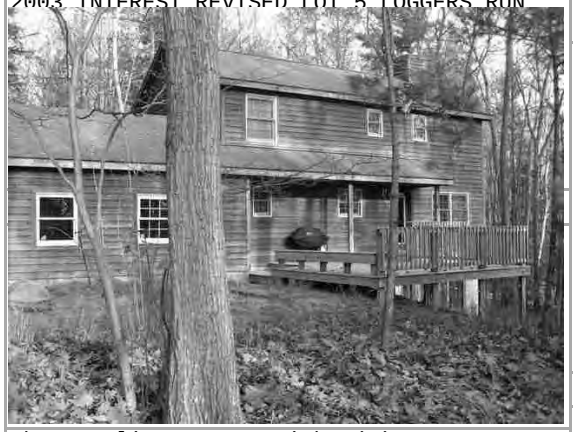
Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L1118P437 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: LOT 5, LOGGERS RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 8 OF PLATS, PAGES 18, 19 AND 20. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OFRECORD, IF ANY.
L273 P789 L315 P70 L396 P696 L510 P230
2003 INTEREST REVISED LOT 5 LOGGERS RUN



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	74,300	235,000	309,300			219,454C
2024	74,300	227,400	301,700			212,856C
2023	59,500	177,200	236,700			202,720C
2022	35,000	171,000	206,000			193,067C

Who	When	What
TPC	05/02/2019	INSPECTED
WAS	12/08/2007	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1994	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
24	Front Overhang
16	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors	X	Solid		H.C.	

(5) Floors

Kitchen:
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1008 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
	Walkout Doors (B)
	No Floor SF
1	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: C +5
Effec. Age: 25
Floor Area: 2,016
Total Base New : 323,025 E.C.F.
Total Depr Cost: 243,324 X 1.900
Estimated T.C.V: 462,316

(16) Porches/Decks

Area	Type
216	CCP (1 Story)
96	WCP (1 Story)
306	Treated Wood

(17) Garage

Year Built: 1994
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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

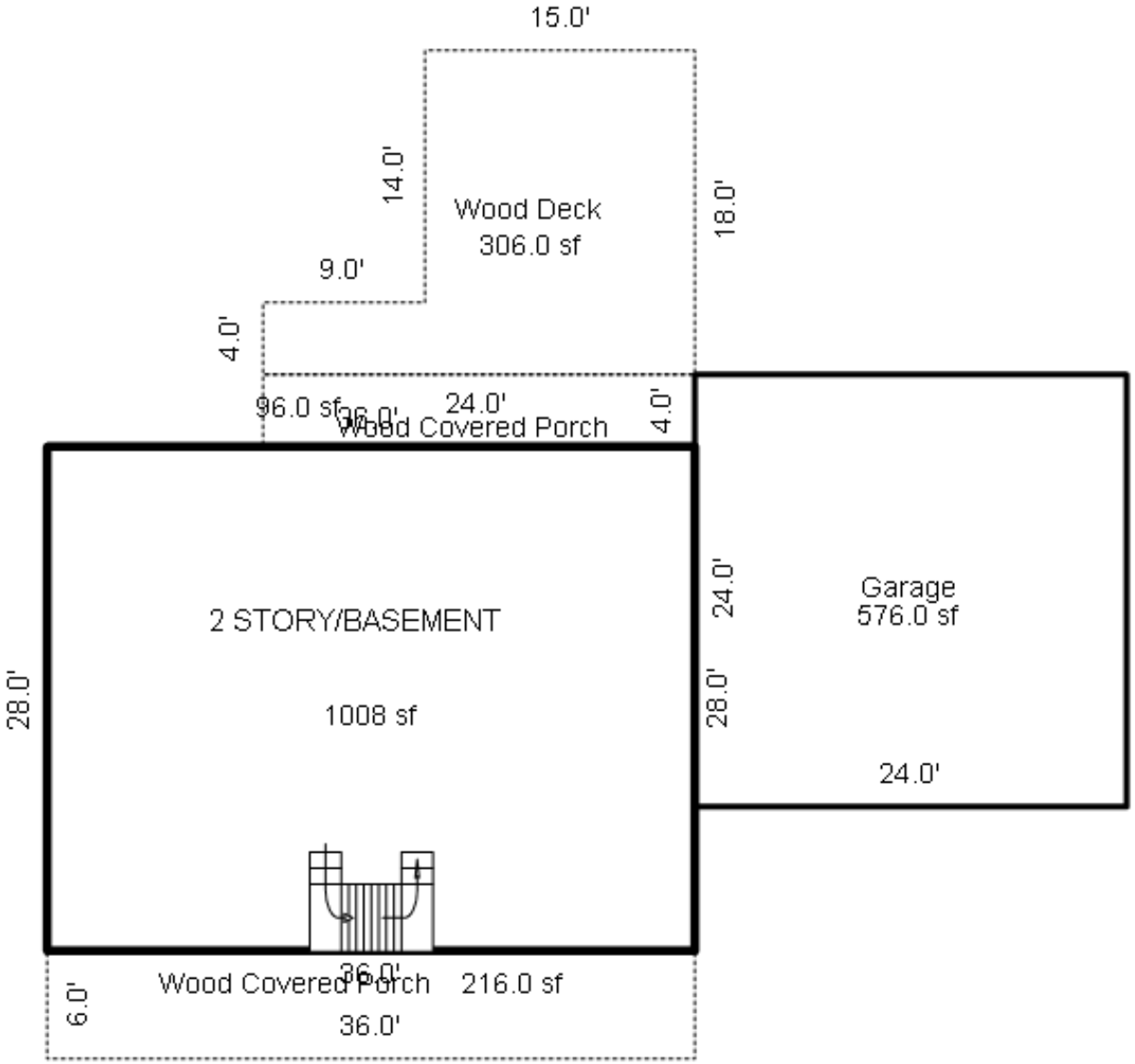
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1994
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Basement	1,008			
			Total:	262,618	196,973	
Other Additions/Adjustments						
Basement, Outside Entrance, Above Grade			1	1,883	1,412	
Plumbing						
Average Fixture(s)			1	1,486	1,114	
3 Fixture Bath			2	9,357	7,018	
Porches						
CCP (1 Story)			216	5,661	4,246	
WCP (1 Story)			96	4,698	3,523	
Deck						
Treated Wood			306	5,508	5,178	*
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	24,981	18,736	
Common Wall: 1 Wall			1	-2,705	-2,029	
Door Opener			1	550	412	
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						
Prefab 2 Story			1	3,192	2,394	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEBUYSSER RANDALL & ELIZA	SMITH ROBERT & PARKER-SMI	750,000	01/07/2022	WD	03-ARM'S LENGTH	2022000243	PROPERTY TRANSFER	100.0
REKAWEK THERESA A	DEBUYSSER RANDALL & ELIZA	0	03/27/2020	QC	09-FAMILY	2020002686	OTHER	0.0
DEBUYSSER ELISE	DEBUYSSER RANDALL & ELIZA	0	03/27/2020	QC	09-FAMILY	20200002687	OTHER	0.0
KALTER JUDITH ANN TRUST	DEBUYSSER RANDALL R & ELI	380,000	08/17/2018	WD	03-ARM'S LENGTH	1338P333	PROPERTY TRANSFER	100.0

Property Address

6 LOGGERS RUN SUBDIVISION

Owner's Name/Address

SMITH ROBERT & PARKER-SMITH JENNIFE
PO BOX 613
GLEN ARBOR MI 49636

Tax Description

L591 P620/01 LOT 6 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 01/07/2022

MAP #: 21

2025 Est TCV 735,610 TCV/TFA: 495.03

Building Permit(s)	Date	Number	Status
Plumbing	07/22/2020	PP20-0194	100% FINIS
Res. Add/Alter/Repair	05/13/2019	PB19-0124	100% FINIS
Res. Add/Alter/Repair	03/26/2019	PB19-0055	100% FINIS
Mechanical	03/19/2019	PM19-0186	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/18/2021	INSPECTED
TPC	06/01/2020	INSPECTED
TPC	12/07/2019	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	215.00	1.0000	1.1035	1500	100 SIZE	165,523
100 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	165,523

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.01	152	0	0
D/W/P: Asphalt Paving	3.12	1000	0	0
D/W/P: 4in Ren. Conc.	8.24	250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	82,800	285,000	367,800			303,980C
2024	82,800	275,800	358,600			294,840C
2023	66,200	214,600	280,800			280,800S
2022	35,000	206,900	241,900			227,260C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
1987 199	2020

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Hardwood
Other: Hardwood

(6) Ceilings

X	Drywall		
X	Vaulted		

(7) Excavation

Basement: 1189 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
1193	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 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

Class: C +10
Effec. Age: 15
Floor Area: 1,486
Total Base New : 349,891 E.C.F.
Total Depr Cost: 297,414 X 1.900
Estimated T.C.V: 565,087

(16) Porches/Decks

Area	Type
152	CCP (1 Story)
76	WCP (1 Story)
24	Treated Wood
152	Treated Wood

(17) Garage

Year Built: 2010
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: 624
% Good: 0
Storage Area: 408
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

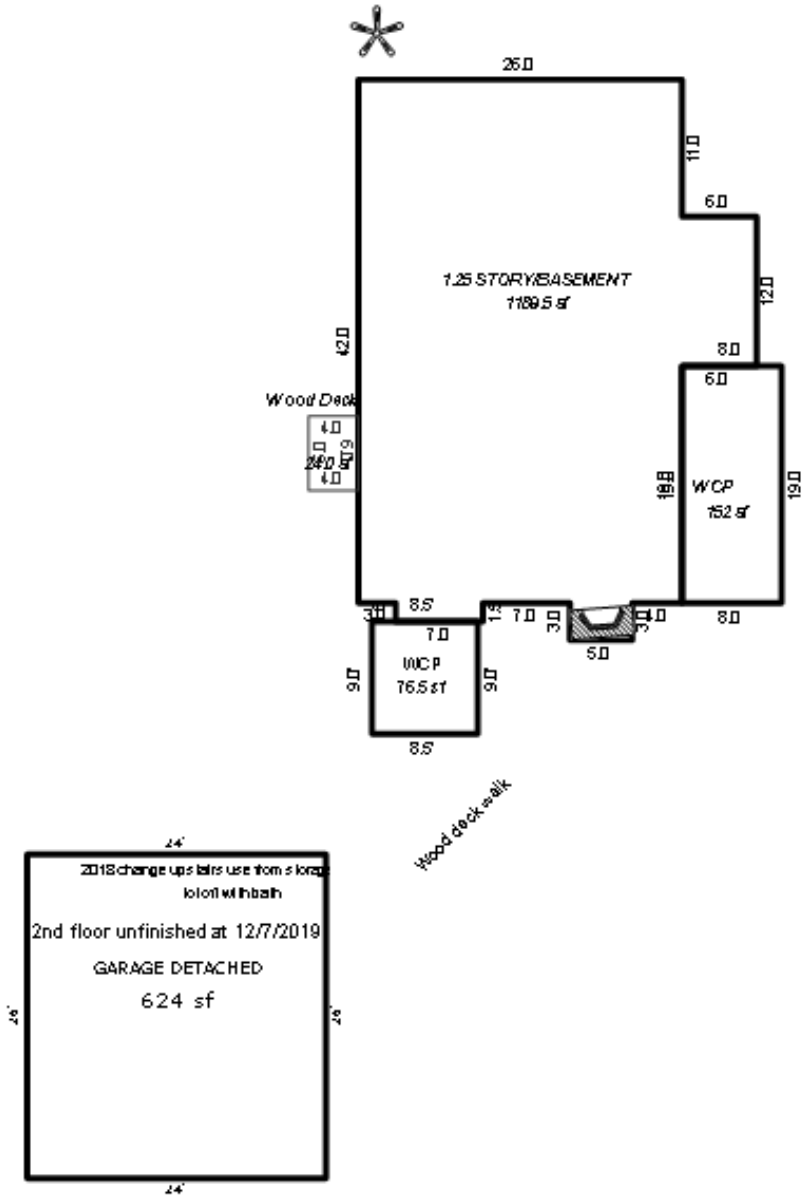
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1987
(11) Heating System: Forced Heat & Cool
Ground Area = 1189 SF Floor Area = 1486 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,189		
			Total:	226,915	192,887
Other Additions/Adjustments					
Basement Living Area			1193	43,079	36,617
Basement, Outside Entrance, Below Grade			1	2,578	2,191
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			2	9,357	7,953
2 Fixture Bath			1	3,130	2,660
Porches					
CCP (1 Story)			152	4,154	3,531
WCP (1 Story)			76	4,147	3,525
Deck					
Treated Wood			152	3,481	2,959
Treated Wood			24	1,104	938
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			624	31,830	27,055
Storage Over Garage			408	5,647	4,800
Door Opener			2	1,101	936
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-006-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN GERALD L & PATRIC	HOFFMAN GERALD L & PATRIC	0	10/05/2023	QC	09-FAMILY	2023004361	PROPERTY TRANSFER	0.0

Property Address

LOGGERS RUN SUBDIVISION

Owner's Name/Address

HOFFMAN GERALD L & PATRICIA G TRUST
2161 HARBOR REACH DR
TRAVERSE CITY MI 49686

Tax Description

L292 P833/88 LOT 7 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-VACAN | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16,21

2025 Est TCV 139,349

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
PSC	01/16/2016	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	108.00	1.0000	0.9290	1500	100	139,349
100 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =		139,349

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	69,700	0	69,700			20,526C
2024	69,700	0	69,700			19,909C
2023	55,700	0	55,700			18,961C
2022	35,000	0	35,000			18,059C

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRANT JOSHUA & MARAN	GRANT FAMILY TRUST	0	03/18/2020	QC	09-FAMILY	2020002009	PROPERTY TRANSFER	0.0
SERWER GERALD A & SHERYL	GRANT JOSHUA & MARAN	265,000	04/26/2019	WD	03-ARM'S LENGTH	1358P446	PROPERTY TRANSFER	100.0
PALMS	SERWER	190,000	10/01/1997	WD	03-ARM'S LENGTH	454:842	PROPERTY TRANSFER	0.0
RALLS	PALMS	125,000	10/13/1994	WD	03-ARM'S LENGTH	395:211	OTHER	0.0

Property Address

8 LOGGERS RUN SUBDIVISION

Owner's Name/Address

GRANT FAMILY TRUST
4839 FAIRWAY RIDGE SOUTH
WEST BLOOMFIELD MI 48323

Tax Description

L395 P211 L454 P842/97 LOT 8 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 446,550 TCV/TFA: 409.68

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/02/2019	INSPECTED
WAS	01/04/2008	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	187.00	1.0000	1.0657	1500	100	159,849
100 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	159,849

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.10	11	50	171
D/W/P: Asphalt Paving	3.12	300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,671

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	79,900	143,400	223,300			148,181C
2024	79,900	138,700	218,600			143,726C
2023	63,900	107,800	171,700			136,882C
2022	35,000	103,900	138,900			130,364C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1979 200	2017

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1090 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len: 12
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal	X	Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	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

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 1,090
Total Base New : 187,512 E.C.F.
Total Depr Cost: 150,016 X 1.900
Estimated T.C.V: 285,030

(16) Porches/Decks

Area	Type
272	WPP
53	WCP (1 Story)
35	Treated Wood
160	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1090 SF Floor Area = 1090 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

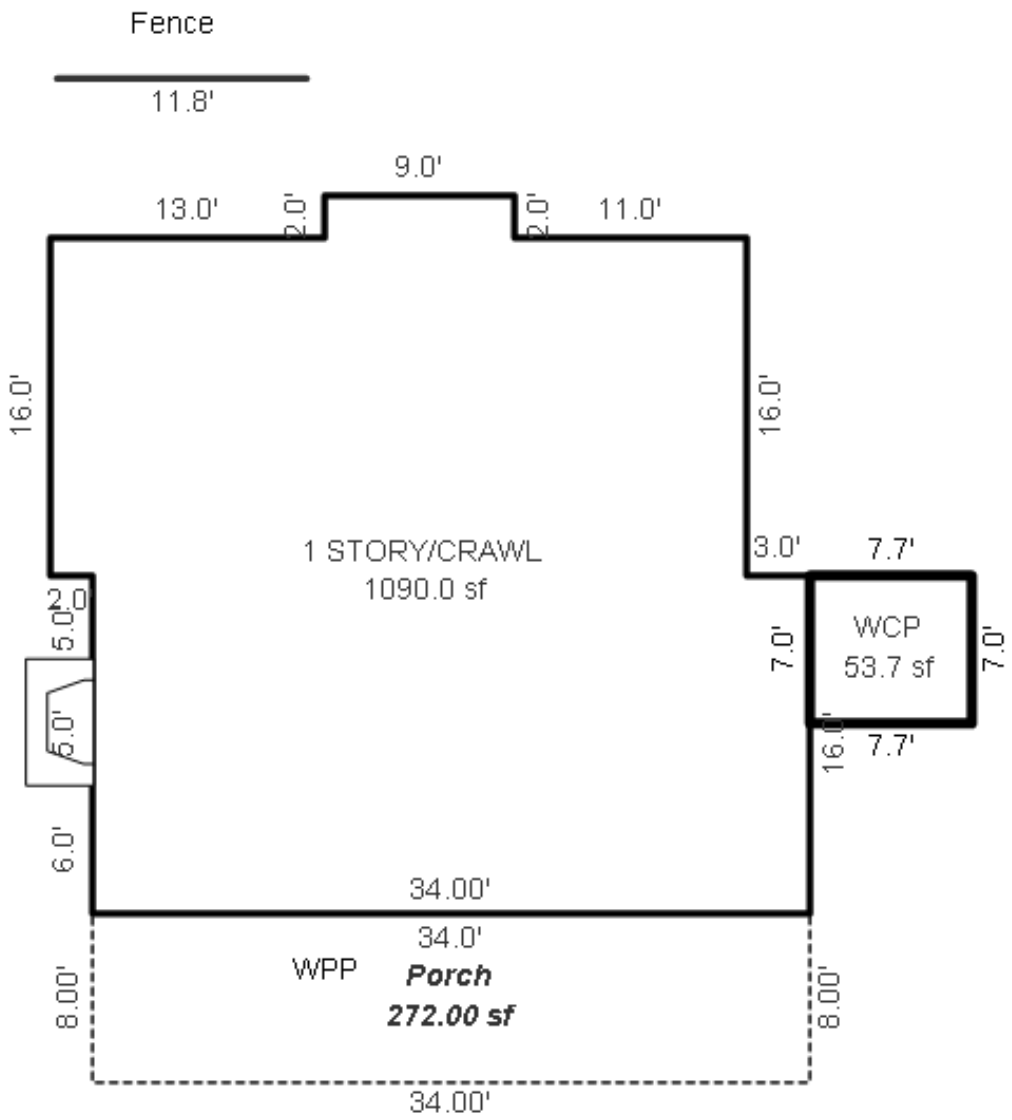
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,090		
			Total:	158,957	127,171

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
3 Fixture Bath	1	4,678	3,742
Porches			
WPP	272	5,070	4,056
WCP (1 Story)	53	3,236	2,589
Deck			
Treated Wood	35	1,495	1,196
Treated Wood	160	3,602	2,882
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			
Prefab 2 Story	1	3,192	2,554
	Totals:	187,512	150,016

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.900 => TCV: 285,030

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLENMAN DANIEL & BENNETT	KOST JAMES & ALLEN-KOST L	712,000	08/04/2023	WD	03-ARM'S LENGTH	2023003825	PROPERTY TRANSFER	100.0
EVANS ROBERT G & KRISTIN	BLENMAN DANIEL & BENNETT	625,000	10/25/2021	WD	03-ARM'S LENGTH	2021008525	PROPERTY TRANSFER	100.0
DUMKE ROBERT & CAROL RAE	EVANS ROBERT G & KRISTIN	325,000	09/19/2005	WD	03-ARM'S LENGTH	872:421	OTHER	100.0
BRYANT	DUMKE	104,500	07/08/1991	WD	03-ARM'S LENGTH	326:47	OTHER	0.0

Property Address
9 LOGGERS RUN SUBDIVISION

Owner's Name/Address
KOST JAMES & ALLEN-KOST LISA C
667 AQUILA DR
EAST LANSING MI 48823

Tax Description
L257 P650/85 L326 P47&48/91 L872 P421/05
LOT 9 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21,16,17
2025 Est TCV 729,320 TCV/TFA: 313.28

Building Permit(s)	Date	Number	Status
Plumbing	04/04/2008	PP08-0071	
Electrical	03/18/2008	PE08-0089	
HOUSE	11/29/2007	PB07-2121	100% FINIS

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/16/2023	INSPECTED
TPC	09/15/2021	INSPECTED
TPC	05/02/2019	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	136.00	1.0000	0.9841	1500	100 LOCATION	147,616
100 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	147,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	1140	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	73,800	290,900	364,700			364,700S
2024	73,800	281,400	355,200			355,200S
2023	59,000	233,200	292,200			272,685C
2022	35,000	224,700	259,700			259,700S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1978 200	2008

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1087 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len: 12
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 25
Floor Area: 2,328
Total Base New : 406,462 E.C.F.
Total Depr Cost: 304,844 X 1.900
Estimated T.C.V: 579,204

(16) Porches/Decks

Area	Type
182	WSEP (1 Story)
194	WPP
45	WCP (1 Story)

(17) Garage

Year Built: 2008
Car Capacity:
Class: BC
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: 698
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

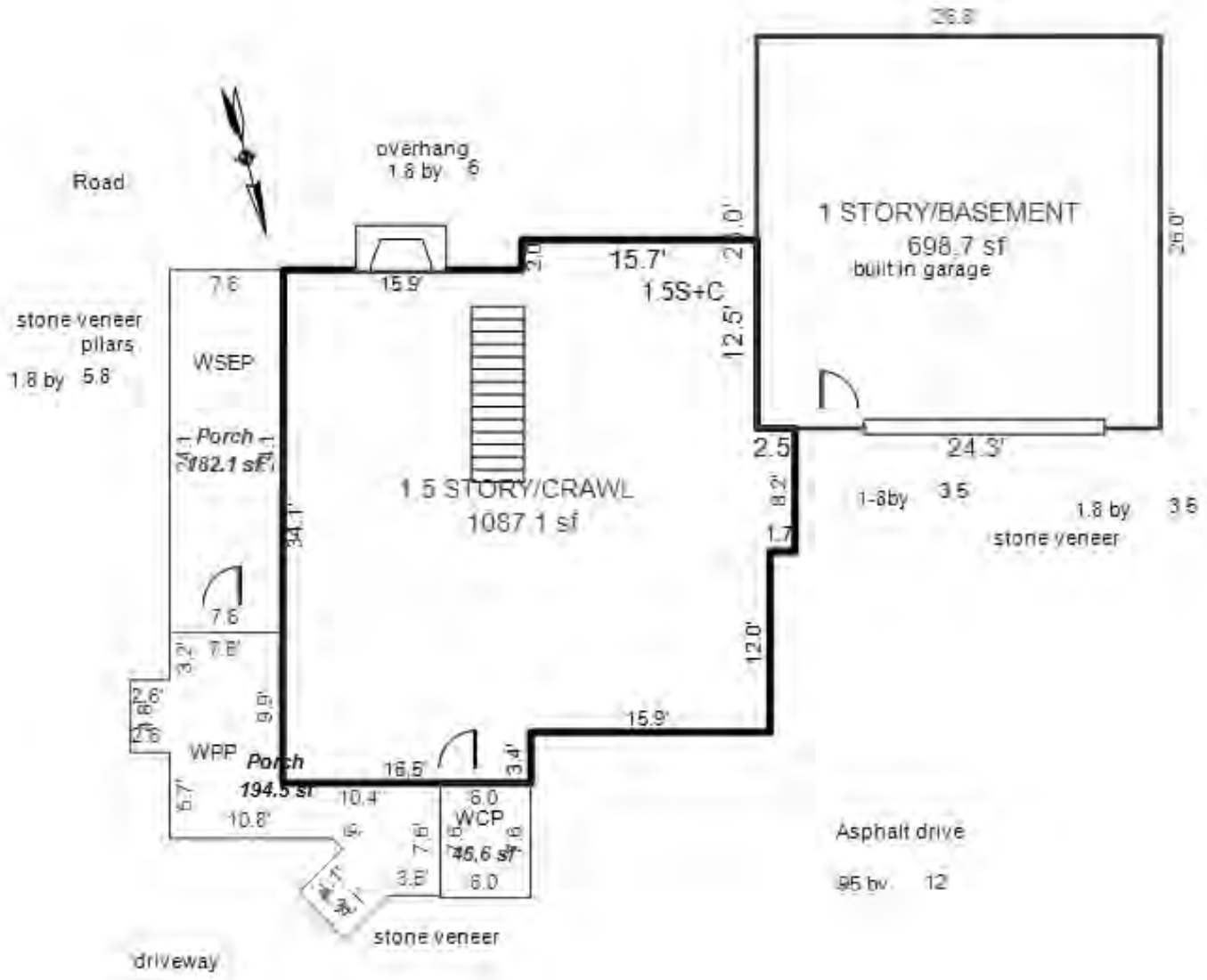
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1978
(11) Heating System: Forced Heat & Cool
Ground Area = 1087 SF Floor Area = 2328 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,087		
1 Story	Siding	Overhang	698		
			Total:	310,959	233,218

Other Additions/Adjustments			
Exterior			
Stone Veneer	35	1,644	1,233
Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	2	13,760	10,320
Porches			
WSEP (1 Story)	182	12,332	9,249
WPP	194	5,688	4,266
WCP (1 Story)	45	3,652	2,739
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	698	43,848	32,886
Common Wall: 1.5 Wall	1	-4,708	-3,531
Door Opener	1	688	516
Water/Sewer			
Public Water	1	1,927	1,445
Public Sewer	1	1,927	1,445
Built-Ins			
Appliance Allow.	1	4,003	3,002
Fireplaces			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAIN GAYLE	MACEACHERN PATRICIA K TRU	125,000	06/28/2007	WD	03-ARM'S LENGTH	945:853	PROPERTY TRANSFER	100.0
MORRIS	MAIN	53,000	07/22/1999	WD	03-ARM'S LENGTH	518:657	PROPERTY TRANSFER	0.0

Property Address
10 LOGGERS RUN SUBDIVISION

Owner's Name/Address
MACEACHERN PATRICIA K TRUST
602 WELLESLEY ST
BIRMINGHAM MI 48009

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 703,037 TCV/TFA: 458.90

Building Permit(s)	Date	Number	Status
Mechanical	11/08/2013	PM13-0548	
Mechanical	09/05/2013	PM13-0416	
Mechanical	08/16/2013	PM13-0381	
Plumbing	06/03/2013	PP13-0091	

Tax Description
L368 P16 L518 P657/99 L945 P853/07 LOT 10 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

X	Improved		Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site	
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/02/2019	INSPECTED
TPC	09/25/2014	INSPECTED
TPC	10/23/2013	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	134.00	1.0000	0.9805	1500	100	147,070
100 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	147,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	1600	0	0
D/W/P: Patio Blocks	19.00	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	73,500	278,000	351,500			264,073C
2024	73,500	269,100	342,600			256,133C
2023	58,800	209,600	268,400			243,937C
2022	35,000	213,200	248,200			232,321C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
2014	0

Condition: Average

Room List

	Basement
4	1st Floor
4	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen: Hardwood
Other: Hardwood
Other: Hardwood

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 375 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:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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

Class: BC
Effec. Age: 10
Floor Area: 1,532
Total Base New : 320,741 E.C.F.
Total Depr Cost: 288,667 X 1.900
Estimated T.C.V: 548,467

(16) Porches/Decks

Area	Type
48	CCP (1 Story)

(17) Garage

Year Built: 2013
Car Capacity: 3
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 1522
% Good: 0
Storage Area: 378
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 375 SF Floor Area = 1532 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

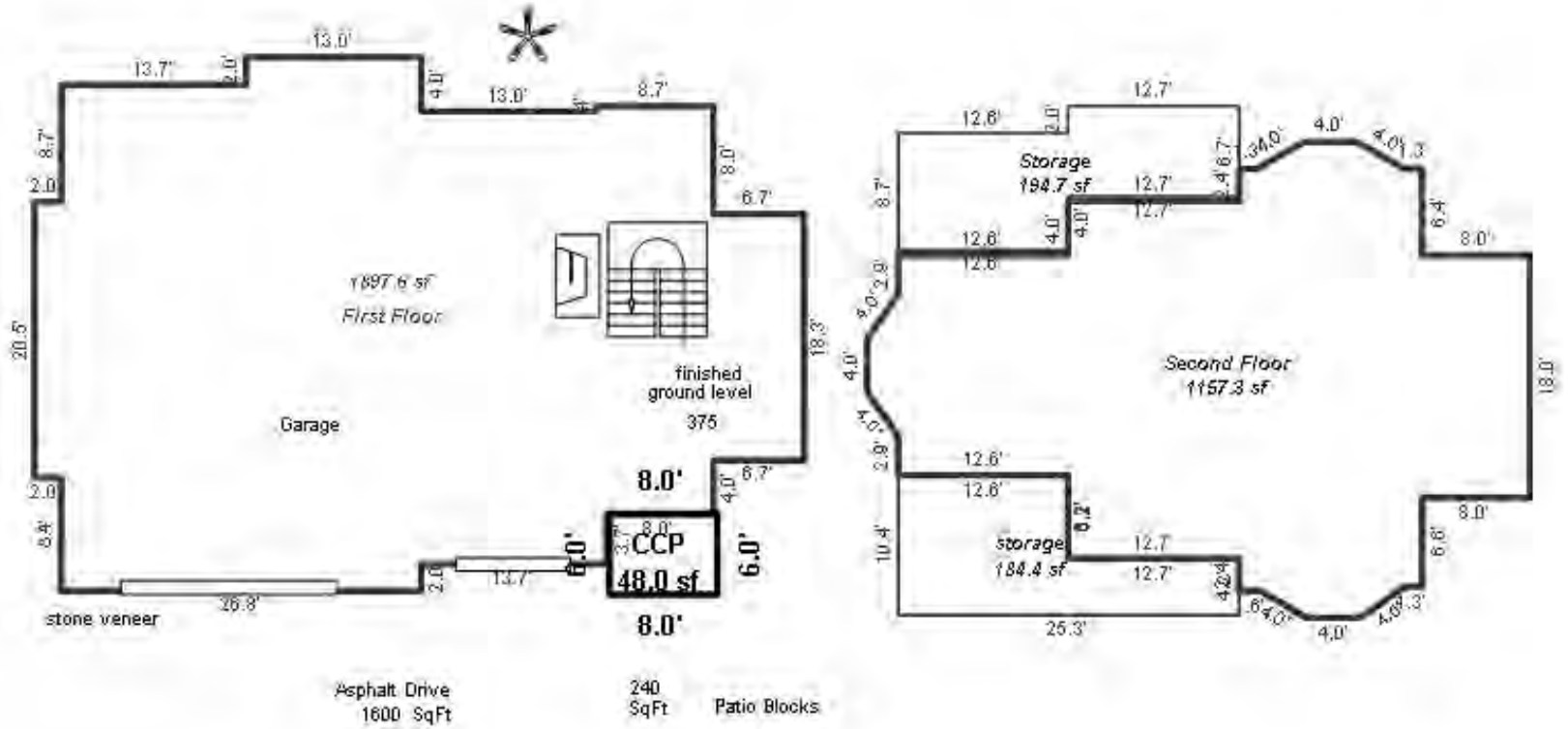
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	375		
1 Story	Siding	Overhang	1157		
			Total:	180,012	162,011

Other Additions/Adjustments

Exterior			
Stone Veneer	388	18,224	16,402
Basement, Outside Entrance, Below Grade	1	3,619	3,257
Plumbing			
Average Fixture(s)	1	2,188	1,969
3 Fixture Bath	1	6,880	6,192
Porches			
CCP (1 Story)	48	1,857	1,671
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Storage Over Garage	378	6,842	6,158
Door Opener	2	1,376	1,238
Base Cost	1522	83,832	75,449
Water/Sewer			
Public Sewer	1	1,927	1,734
Water Well, 100 Feet	1	6,289	5,660
Built-Ins			
Appliance Allow.	1	4,003	3,603
Fireplaces			
Prefab 1 Story	1	3,692	3,323

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNG STEVEN J & LINDA L	FINDLAY ERIC & MELINDA	65,000	11/20/2020	WD	03-ARM'S LENGTH	2020008072	PROPERTY TRANSFER	100.0
DAVIDEK ANGELINA A TRUSTE	YOUNG STEVEN J & LINDA L	120,000	01/27/2005	WD	03-ARM'S LENGTH	841:250	OTHER	100.0

Property Address

LOGGERS RUN SUBDIVISION

Owner's Name/Address

FINDLAY ERIC & MELINDA
7310 WHITEFOREST COVE
TYLER TX 75703

Tax Description

L256 P427/85 L538 P931/00 L841 P250/05
LOT 11 LOGGERS RUN SUBDIVISION SEC 14
T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 147,616

Building Permit(s)	Date	Number	Status

Improved X Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	136.00	1.0000	0.9841	1500	100	147,616
100 Actual Front Feet, 0.31 Total Acres						Total Est. Land Value =		147,616

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	07/11/2020	INSPECTED
TPC	05/02/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	73,800	0	73,800			38,159C
2024	73,800	0	73,800			37,012C
2023	59,000	0	59,000			35,250C
2022	35,000	0	35,000			33,572C

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KINDZIERSKI PAUL & CHRIST	FINDLAY ERIC	730,000	11/30/2018	WD	03-ARM'S LENGTH	1347P423	PROPERTY TRANSFER	100.0
TCF NATIONAL BANK	KINDZIERSKI PAUL & CHRIST	490,000	08/27/2013	CD	11-FROM LENDING INSTITUT	1176P755	PROPERTY TRANSFER	100.0
MARCIAL JUNE K TRUST	TCF NATIONAL BANK	630,953	11/09/2012	SD	10-FORECLOSURE	1147P296	DEED	0.0
WATSON	MARCIAL	21,000	09/17/1990	WD	03-ARM'S LENGTH	315:587	OTHER	0.0

Property Address
12 LOGGERS RUN SUBDIVISION

Owner's Name/Address
FINDLAY ERIC
7310 WHITEFOREST COVE
TYLER TX 75703

Tax Description
L282 P795/87 L315 P587&588/90 LOT 12 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 1,150,587 TCV/TFA: 329.30

Building Permit(s)	Date	Number	Status
Res. Porch/Deck	04/18/2024	PB23-0244	100% FINIS
REPAIR	06/30/2023	LU23-15	100% FINIS
Mechanical	01/23/2023	PM23-0093	100% FINIS
Mechanical	08/07/2019	PM19-0562	100% FINIS

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	09/25/2014	INSPECTED
TPC	01/02/2014	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	151.00	1.0000	1.0102	1500	100	151,528
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	151,528

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.00	1400	0	0
D/W/P: Patio Blocks	19.00	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				20,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,800	499,500	575,300			421,236C
2024	75,800	483,500	559,300			408,571C
2023	60,600	377,400	438,000			389,116C
2022	35,000	364,200	399,200			370,587C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1991 200	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1280 S.F.
Crawl: 0 S.F.
Slab: 171 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1283	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
4	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

	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

Class: BC
Effec. Age: 25
Floor Area: 3,494
Total Base New : 687,067 E.C.F.
Total Depr Cost: 515,294 X 1.900
Estimated T.C.V: 979,059

(16) Porches/Decks

Area	Type
88	WPP
24	WCP (1 Story)
39	WCP (1 Story)
238	Treated Wood
94	Treated Wood
64	Wood Balcony
171	Brzwy, FW

(17) Garage

Year Built: 2003
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 150
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 1424
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

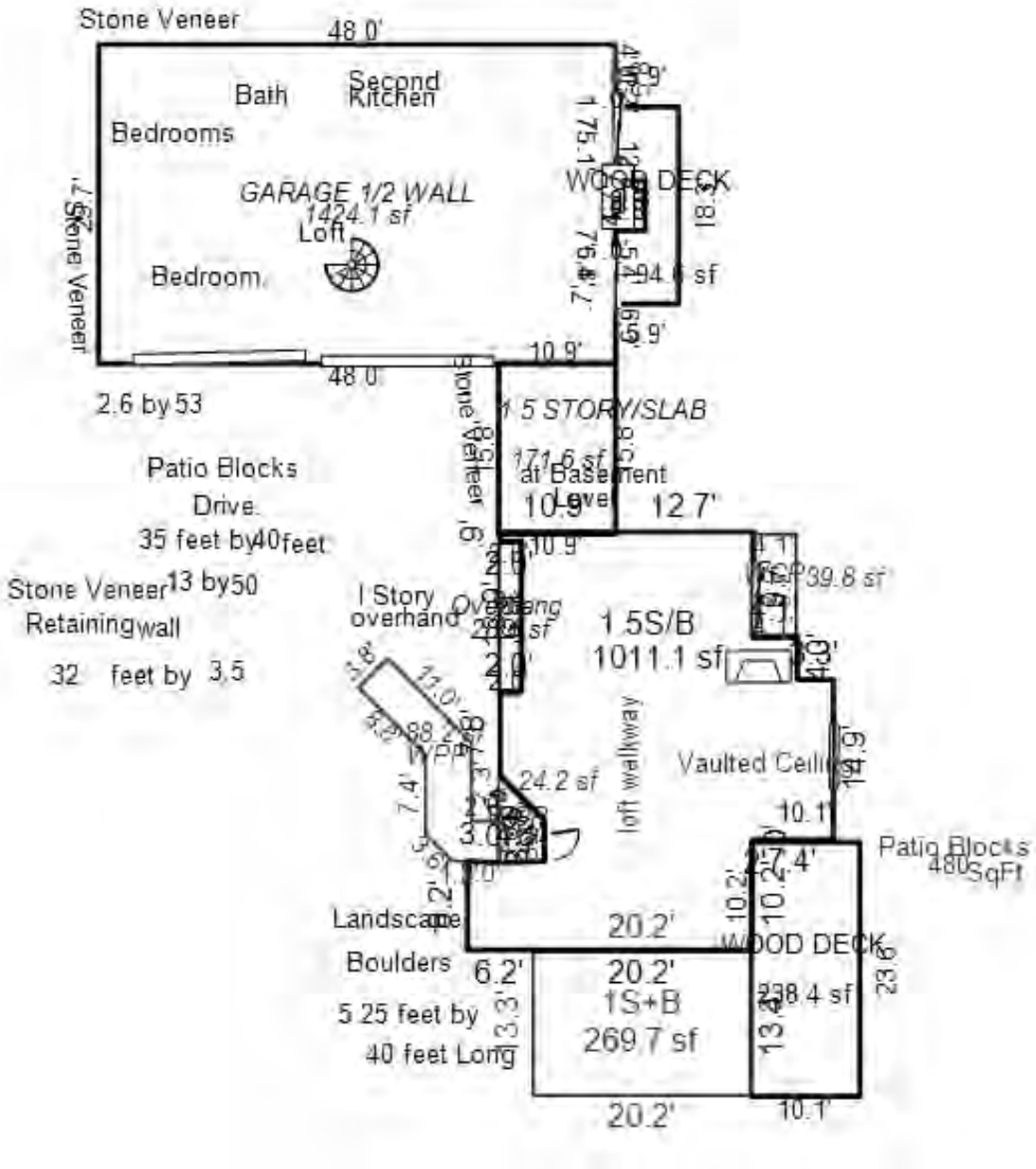
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1991
(11) Heating System: Forced Heat & Cool
Ground Area = 1451 SF Floor Area = 3494 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,011		
1 Story	Siding	Basement	269		
1.5 Story	Siding	Slab	171		
1 Story	Siding	Overhang	28		
1 Story	Siding	Overhang	1424		
			Total:	478,567	358,923
Other Additions/Adjustments					
Recreation Room			1283	35,308	26,481
Exterior					
Stone Veneer			52	2,442	1,831
Plumbing					
Average Fixture(s)			2	4,376	3,282
3 Fixture Bath			3	20,640	15,480
2 Fixture Bath			1	4,610	3,457
Porches					
WPP			88	3,497	2,623
WCP (1 Story)			39	3,288	2,466
WCP (1 Story)			24	2,134	1,600
Deck					
Treated Wood			238	4,967	3,725
Treated Wood			94	2,650	1,987
Balcony					
Wood Balcony			64	3,206	2,404
Garages					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRUZ DANIEL & CAROLE J	BLENMAN DANIEL	480,000	09/24/2020	WD	03-ARM'S LENGTH	2020006486	PROPERTY TRANSFER	100.0
CRUZ DANIEL	CRUZ DANIEL & CAROL J	0	07/07/2009	QC	09-FAMILY	2009 1020-793Q	DEED	0.0
NETHERTON STEVEN E & SUZY	CRUZ DANIEL	350,000	11/18/2003	WD	03-ARM'S LENGTH	777:266	OTHER	100.0

Property Address
13 LOGGERS RUN SUBDIVISION

Owner's Name/Address
BLENMAN DANIEL
12396 SIDNEY FREYBURG RD
SIDNEY OH 45365

Tax Description
L270 P920 L321 P631 L386 P104/94 L777 P266/03 2003 DESC REVISED DUE TO SPLIT (006-726-014-00) LOT 13 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 610,191 TCV/TFA: 366.26

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/18/2010	PB10-0337	100% FINIS
Electrical	09/30/2010	PE10-0319	

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/04/2019	INSPECTED
TPC	10/22/2018	INSPECTED
TPC	04/15/2016	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	148.00	1.0000	1.0051	1500	100 LOCATION	150,770
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	150,770

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,400	229,700	305,100			214,992C
2024	75,400	222,300	297,700			208,528C
2023	60,300	173,000	233,300			198,599C
2022	35,000	166,900	201,900			189,142C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1979 REM	2012

Condition: Average

Room List

	Basement
7	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1658 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

500	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal	X	Elec. Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
1	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 30
Floor Area: 1,666
Total Base New : 341,669 E.C.F.
Total Depr Cost: 239,169 X 1.900
Estimated T.C.V: 454,421

(16) Porches/Decks

Area	Type
795	WPP

(17) Garage

Year Built: 1989
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: 590
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1979
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1658 SF Floor Area = 1666 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

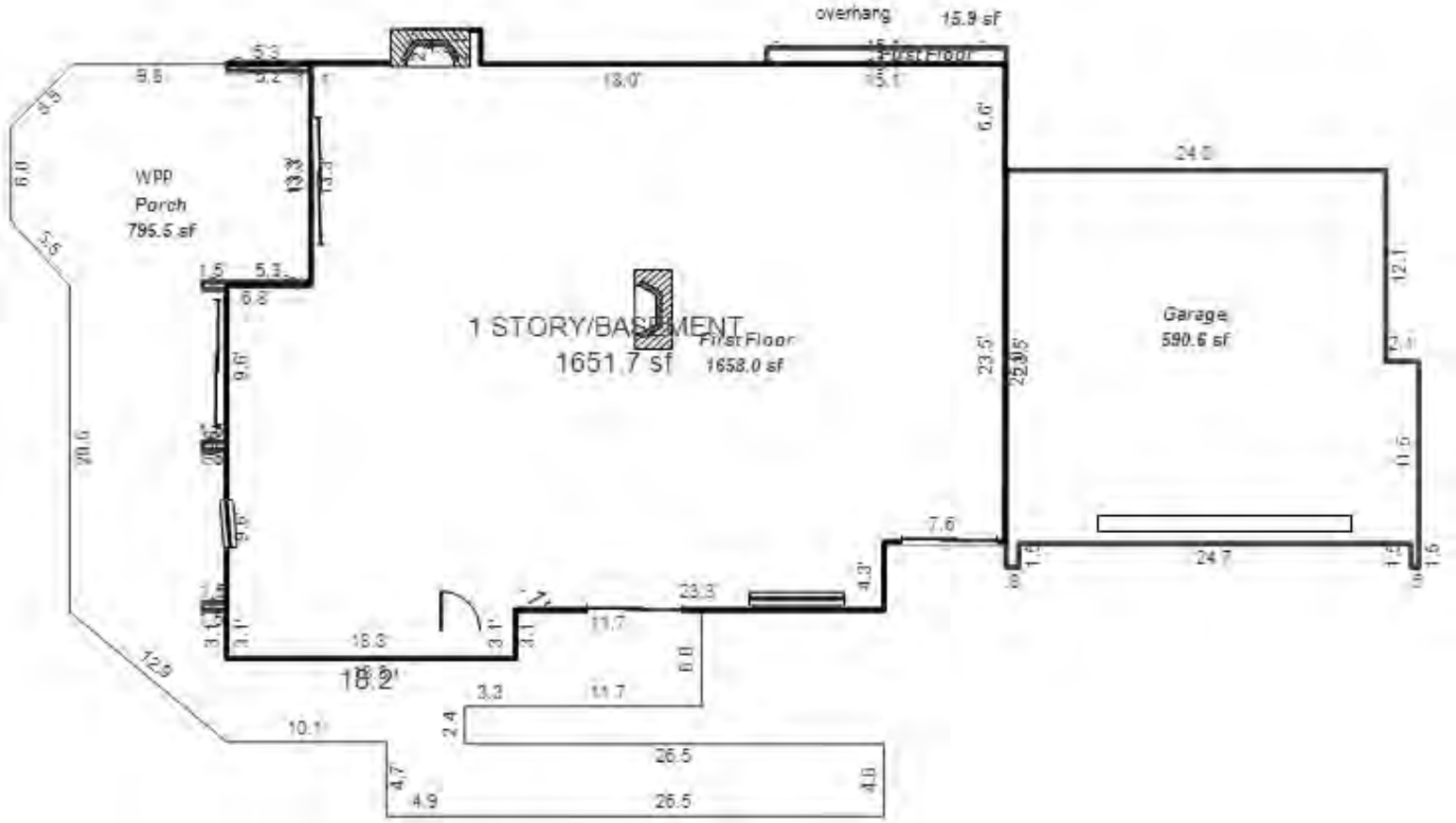
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,658		
0.5 Story	Siding	Overhang	15		
			Total:	263,613	184,529

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,532
3 Fixture Bath	2	13,760	9,632
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	590	32,898	23,029
Common Wall: 1 Wall	1	-3,139	-2,197
Door Opener	1	688	482
Water/Sewer			
Public Water	1	1,927	1,349
Public Sewer	1	1,927	1,349
Built-Ins			
Appliance Allow.	1	4,003	2,802
Fireplaces			
Prefab 1 Story	1	3,692	2,584
Wood Stove	1	3,719	2,603
Porches			
WPP	795	16,393	11,475
	Totals:	341,669	239,169

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.900 => TCV: 454,421

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NETHERTON STEVEN E & SUZY	BRADLEY PETER J & STEPHAN	115,000	06/04/2004	WD	03-ARM'S LENGTH	807:488	OTHER	100.0

Property Address
14 LOGGERS RUN SUBDIVISION

Owner's Name/Address
BRADLEY PETER J & STEPHANIE S
31465 COACH LIGHT LN
BINGHAM FARMS MI 48025

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 1,021,517 TCV/TFA: 291.86

Building Permit(s)	Date	Number	Status
Mechanical	04/14/2005	PM05-0216	
Mechanical	04/14/2005	PM05-0218	
Plumbing	04/14/2005	PP05-0100	
Electrical	01/20/2005	PE05-0033	

X Improved Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	139.00 1.0000	0.9895	1500	100	SIZE	148,424
100 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	148,424

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

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

Tax Description
L807 P488/04 2003 SPLIT FROM 006-726-013-00 LOT 14 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	74,200	436,600	510,800			281,845C
2024	74,200	422,400	496,600			273,371C
2023	59,400	328,200	387,600			260,354C
2022	35,000	316,500	351,500			247,957C

Who	When	What
TPC	06/14/2018	INSPECTED
TPC	10/23/2013	INSPECTED
TPC	04/05/2012	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2005	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	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		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1606 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:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 15
Floor Area: 3,500
Total Base New : 537,517 E.C.F.
Total Depr Cost: 456,891 X 1.900
Estimated T.C.V: 868,093

(16) Porches/Decks

Area	Type
508	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1606 SF Floor Area = 3500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

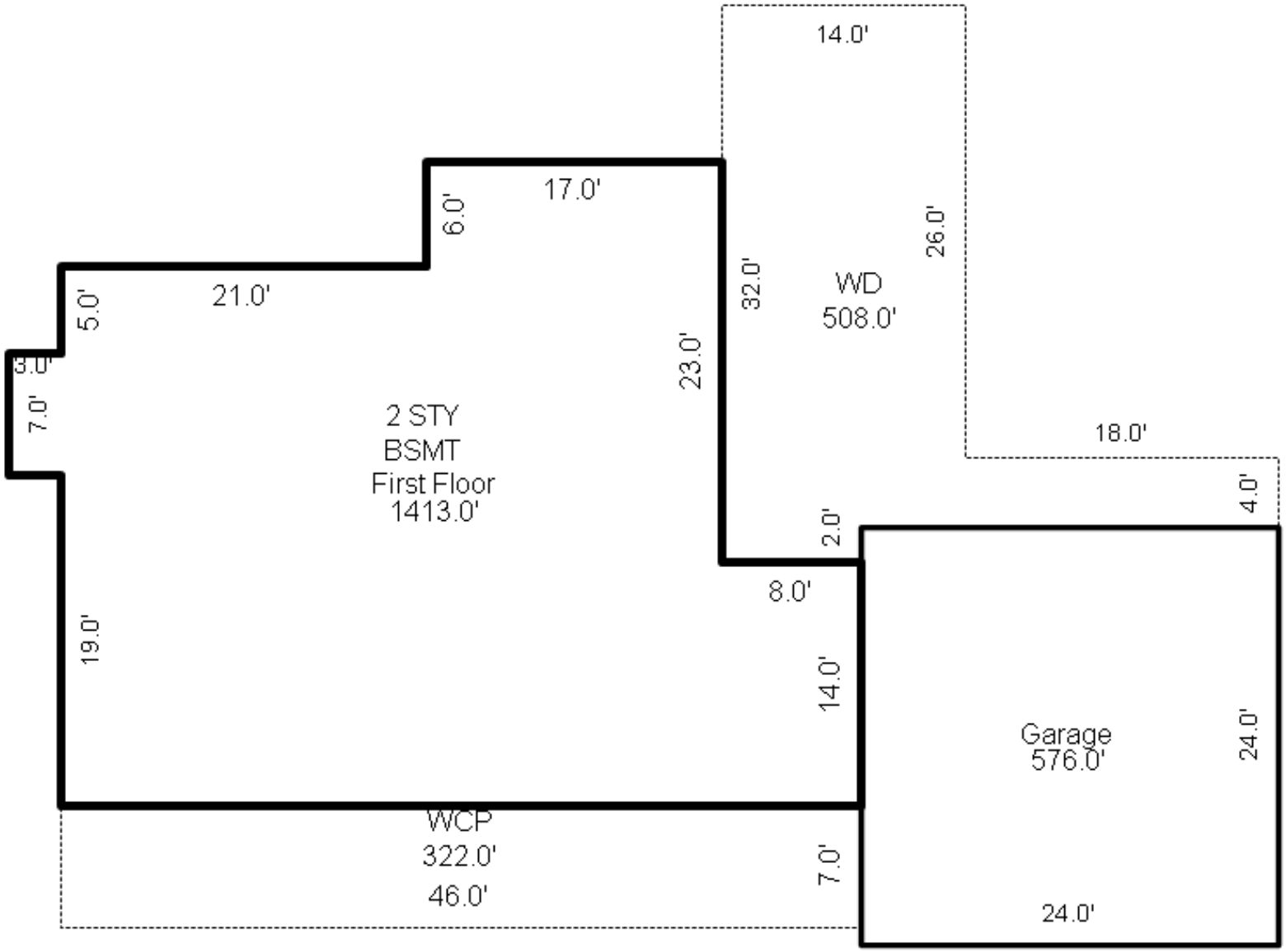
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,606		
1 Story	Siding	Overhang	288		
			Total:	497,340	422,740

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,619	3,076
Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	2	13,760	11,696
2 Fixture Bath	1	4,610	3,918
Deck			
Treated Wood	508	8,143	6,922
Water/Sewer			
Public Water	1	1,927	1,638
Public Sewer	1	1,927	1,638
Built-Ins			
Appliance Allow.	1	4,003	3,403
Totals:		537,517	456,891

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.900 => TCV: 868,093

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NAUM STEVEN C & SUSAN M	NAUM STEVEN C & SUSAN M T	1	01/20/2012	WD	03-ARM'S LENGTH	2012 1110-737	DEED	0.0
NAUM JOHN SR & JOANN	NAUM STEVEN C & SUSAN M	1	01/06/2012	WD	09-FAMILY	2012 1109-884	DEED	0.0
NAUM JOHN SR & JOANN	NAUM STEVEN C & SUSAN M	0	11/15/2006	LC	03-ARM'S LENGTH	923/59	REALTOR	100.0
BAYBERRY PROP	NAUM	19,000	09/12/1992	WD	03-ARM'S LENGTH	348:834	OTHER	0.0

Property Address
15 LOGGERS RUN SUBDIVISION

Owner's Name/Address
NAUM STEVEN C & SUSAN M JOINT TRUST
3580 CASCADE RD SE
GRAND RAPIDS MI 49546

Tax Description
L348 P833 L445 P047 L449 P624 L484 P892
L675 P835/02 LOT 15 LOGGERS RUN
SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 661,332 TCV/TFA: 351.77

Building Permit(s)	Date	Number	Status
GARAGE	04/19/2000	20000148	INSPECTED
HOUSE	06/27/1994	94002296	INSPECTED

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/07/2023	INSPECTED
TPC	04/15/2016	INSPECTED
TPC	10/23/2013	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	136.00	1.0000	0.9841	1500	100	147,616
100 Actual Front Feet, 0.31 Total Acres						Total Est. Land Value =		147,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	73,800	256,900	330,700			243,889C
2024	73,800	248,600	322,400			236,556C
2023	59,000	210,300	269,300			225,292C
2022	35,000	202,700	237,700			214,564C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1994 GAR	0

Condition: Average

Room List

	Basement
4	1st Floor
4	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors	X	Solid		H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1280 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

1280	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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
	Direct-Vented Ga

Class: C +10
Effec. Age: 25
Floor Area: 1,880
Total Base New : 353,381 E.C.F.
Total Depr Cost: 267,745 X 1.900
Estimated T.C.V: 508,716

(16) Porches/Decks

Area	Type
125	Treated Wood
50	Pine
423	Treated Wood
215	Treated Wood

(17) Garage

Year Built: 2000
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 300
No Conc. Floor: 0

Bsmnt Garage:

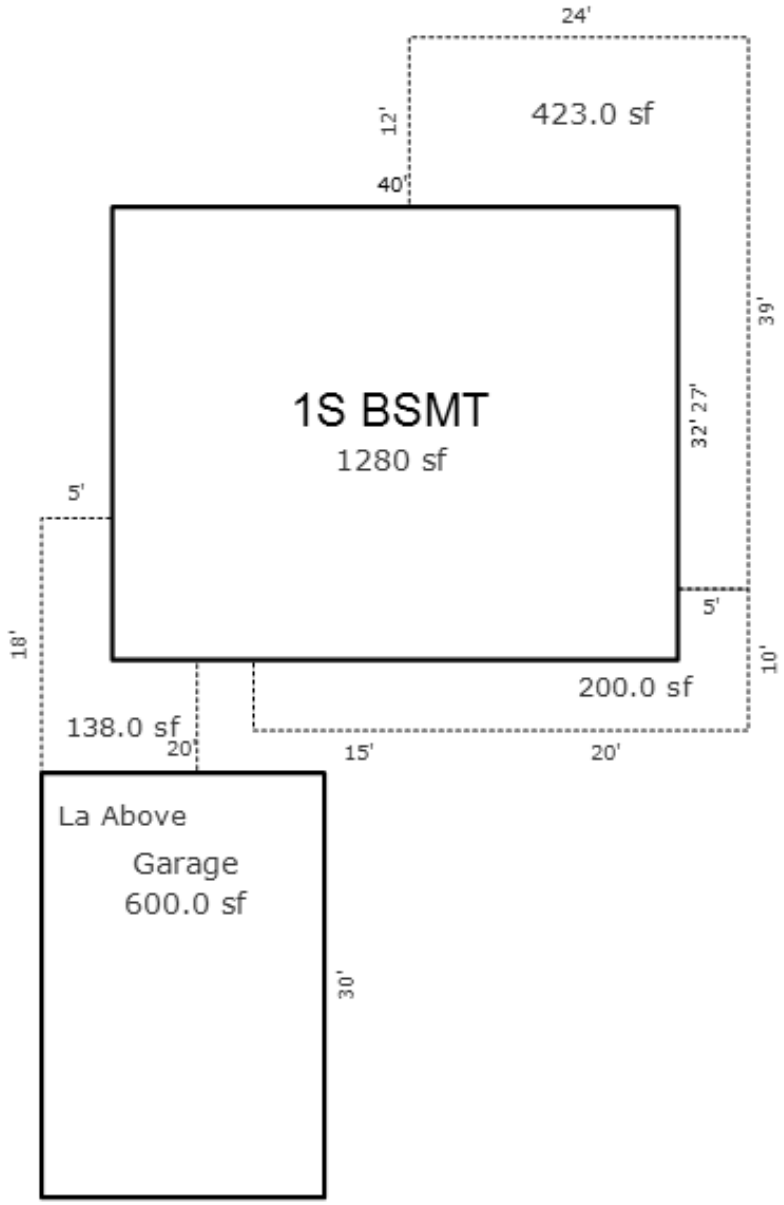
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1994
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1880 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	1,280			
1 Story	Siding	Overhang	600			
			Total:	261,076	195,801	
Other Additions/Adjustments						
Recreation Room			1280	24,922	18,691	
Basement, Outside Entrance, Below Grade			1	2,578	1,933	
Plumbing						
Average Fixture(s)			1	1,486	1,114	
3 Fixture Bath			1	4,678	3,508	
Deck						
Treated Wood			125	3,060	2,295	
Pine w/Roof (Deck Portion)			50	1,412	1,341	*
Pine w/Roof (Roof portion)			50	991	941	
Treated Wood			423	6,815	6,474	*
Treated Wood			215	4,377	4,158	*
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			600	28,296	21,222	
Storage Over Garage			300	4,152	3,114	
Door Opener			1	550	412	
Water/Sewer						
Public Water			1	1,505	1,129	
Public Sewer			1	1,505	1,129	
Built-Ins						

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
16 LOGGERS RUN SUBDIVISION

Owner's Name/Address
RICHMOND GREGORY S & DENICE L
3886 PEABODY DR
BLOOMFIELD HILLS MI 48302-4034

Tax Description
L277 P158/87 L293 P316/88 LOT 16 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 866,116 TCV/TFA: 510.68

Building Permit(s)	Date	Number	Status
MECHANICAL	09/03/2003	PM03-0598	
HOUSE	06/05/2000	20000276	

X Improved | Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	75.00 1.0000	0.8481	1500	100		127,208
100 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	127,208

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	2500	0	0
D/W/P: 4in Ren. Conc.	10.34	385	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/15/2016	INSPECTED
TPC	02/04/2010	INSPECTED
WAS	12/08/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	63,600	369,500	433,100			230,222C
2024	63,600	357,600	421,200			223,300C
2023	50,900	278,500	329,400			212,667C
2022	60,000	268,700	328,700			202,540C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1696 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
1046	Living	SF
3	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. 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
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(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)
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:

(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

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 15
Floor Area: 1,696
Total Base New : 451,333 E.C.F.
Total Depr Cost: 383,636 X 1.900
Estimated T.C.V: 728,908

(16) Porches/Decks

Area	Type
757	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?: Yes
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage: 2 Car

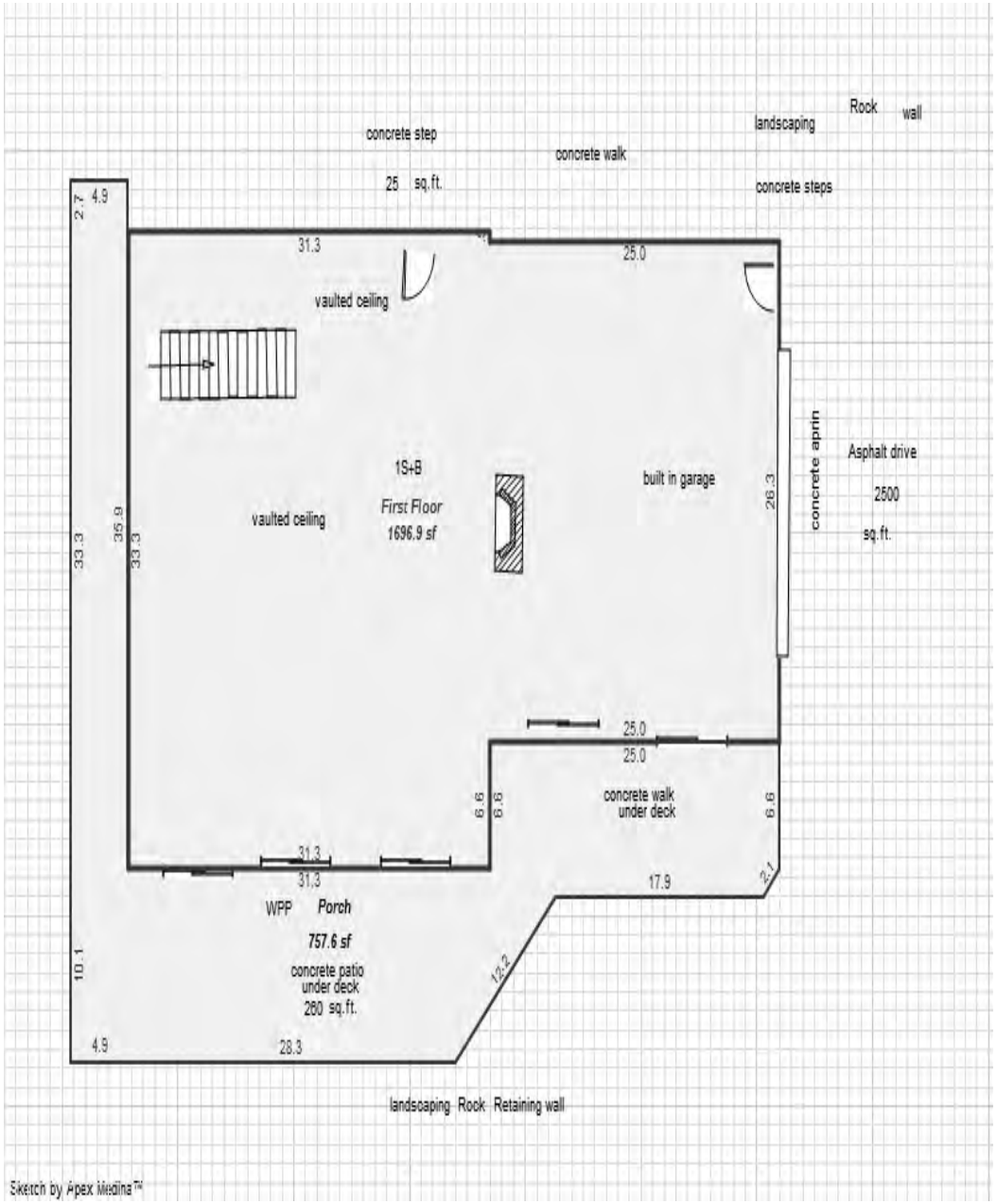
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 1696 SF Floor Area = 1696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,696		
			Total:	323,688	275,135
Other Additions/Adjustments					
Basement Living Area			1046	56,442	47,976
Basement, Outside Entrance, Below Grade			3	10,856	9,228
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			3	20,640	17,544
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Basement Garage: 2 Car			1	4,123	3,505
Door Opener			2	1,376	1,170
Water/Sewer					
Public Water			1	1,927	1,638
Public Sewer			1	1,927	1,638
Built-Ins					
Appliance Allow.			1	4,003	3,403
Fireplaces					
Interior 2 Story			1	8,554	7,271
Porches					
WPP			757	15,609	13,268
			Totals:	451,333	383,636

Notes: PINE SIDING
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.900 => TCV: 728,908

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAUN ROBERT C & MARY JO	BRAUN ROBERT C & MARY JO	0	12/14/2017	QC	09-FAMILY	1316P333	OTHER	0.0
RANKIN	BRAUN	26,000	09/30/1994	WD	03-ARM'S LENGTH	393:988	OTHER	0.0

Property Address

17 LOGGERS RUN SUBDIVISION

Owner's Name/Address

BRAUN ROBERT C & MARY JO
17434 CAMERON DR
NORTHVILLE MI 48167

Tax Description

L257 P234 L393 P988/94 LOT 17 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 150,770

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
PSC	01/16/2016	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	148.00	1.0000	1.0051	1500	100	150,770
100 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =		150,770

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,400	0	75,400			20,526C
2024	75,400	0	75,400			19,909C
2023	60,300	0	60,300			18,961C
2022	35,000	0	35,000			18,059C

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMERIBANK	SARKISIAN	18,500	04/29/1991	WD	03-ARM'S LENGTH	323:394	OTHER	0.0

Property Address
18 LOGGERS RUN SUBDIVISION

Owner's Name/Address
SARKISIAN EDWARD G & ANNA S
17205 CAMERON DR
NORTHVILLE MI 48167

Tax Description
L232 P771/82 L302 P613 L323 P394&395/91
LOT 18 LOGGERS RUN SUBDIVISION SEC 14
T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 680,428 TCV/TFA: 356.06

Building Permit(s)	Date	Number	Status
Electrical	01/18/2018	PE18-0023	100% FINIS
Res. Add/Alter/Repair	10/31/2017	PB17-0665	100% FINIS
Mechanical	07/27/2006	PM06-0409	
Mechanical	04/19/2006	PM06-0213	

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	01/22/2019	INSPECTED
TPC	04/15/2016	INSPECTED
TPC	04/05/2012	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	150.00	1.0000	1.0085	1500	100	151,277
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	151,277

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,600	264,600	340,200			238,247C
2024	75,600	256,100	331,700			231,084C
2023	60,500	199,200	259,700			220,080C
2022	35,000	192,100	227,100			209,600C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2006	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	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		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1274 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
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	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

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 10
Floor Area: 1,911
Total Base New : 306,543 E.C.F.
Total Depr Cost: 275,869 X 1.900
Estimated T.C.V: 524,151

(16) Porches/Decks

Area	Type
192	WSEP (1 Story)
756	Treated Wood
117	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage: 1 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 1274 SF Floor Area = 1911 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,274		
			Total:	268,673	241,788

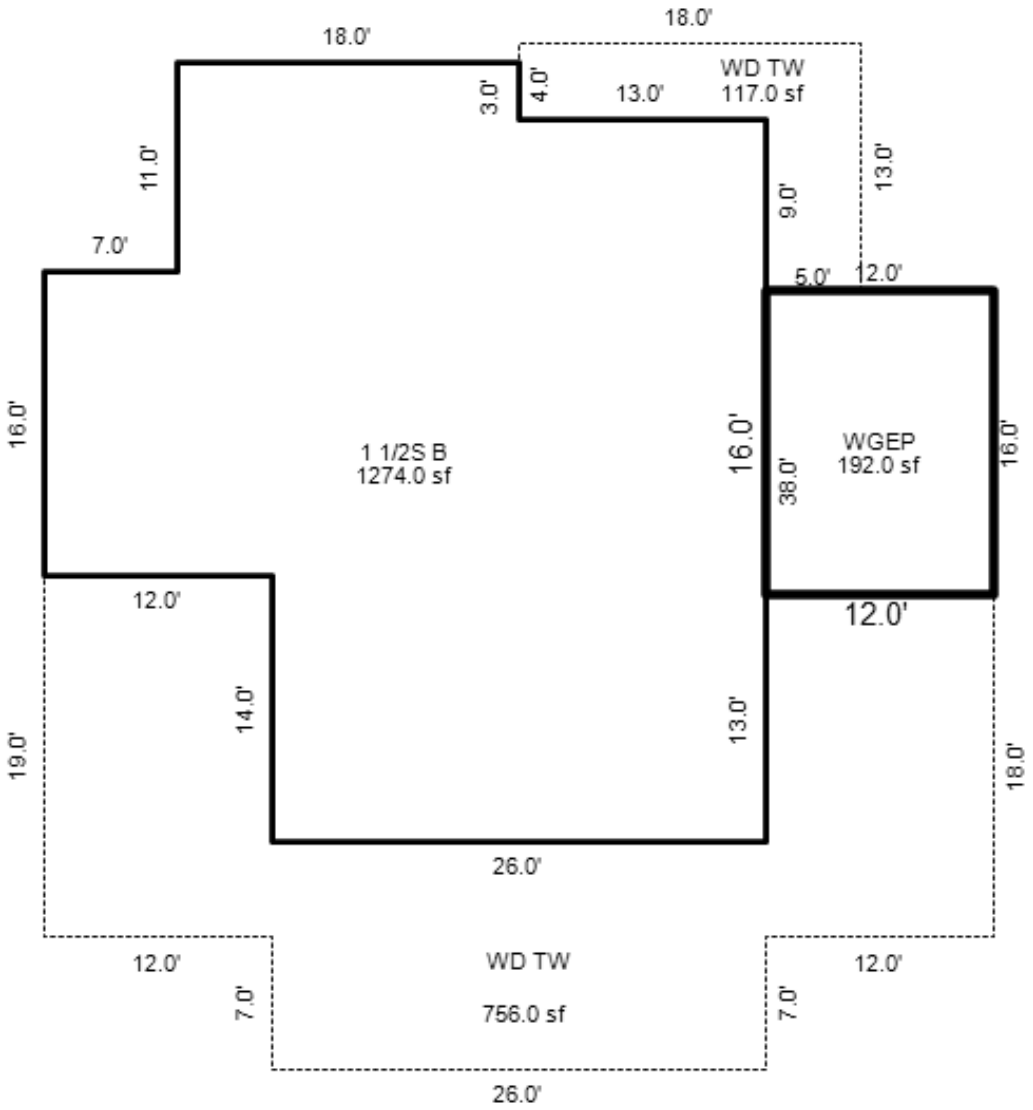
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,337
3 Fixture Bath	1	4,678	4,210
Porches			
WSEP (1 Story)	192	9,944	8,950
Deck			
Treated Wood	117	2,911	2,620
Treated Wood	756	9,888	8,899
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,617	2,355
Door Opener	1	550	495
Water/Sewer			
Public Water	1	1,505	1,354
Public Sewer	1	1,505	1,354
Built-Ins			
Appliance Allow.	1	2,786	2,507
	Totals:	306,543	275,869

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.900 => TCV: 524,151

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-018-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHERT LANCE K & NATALIE	RICHERT LANCE & NATALIE T	0	03/05/2021	WD	09-FAMILY	2021002077	PROPERTY TRANSFER	0.0
WESTON JOHN & GALLOUP LUC	RICHERT LANCE K & NATALIE	479,900	10/08/2020	WD	03-ARM'S LENGTH	2020006865	PROPERTY TRANSFER	100.0
BROSKY DENNIS F & JUDITH	WESTON JOHN & GALLOUP LUC	360,000	07/07/2016	WD	03-ARM'S LENGTH	1265P891	PROPERTY TRANSFER	100.0
ARNOLD	BROSKY	290,000	12/04/1998	WD	03-ARM'S LENGTH	496:347	OTHER	0.0

Property Address

19 LOGGERS RUN SUBDIVISION

Owner's Name/Address

RICHERT LANCE & NATALIE TRUST
PO BOX 159
GLEN ARBOR MI 49636

Tax Description

L319 P504-506 L326 P657 L496 P347-349/98
LOT 19 LOGGERS RUN SUBDIVISION SEC 14
T29N R14W.

Comments/Influences

2010 MLS ADVERTISING REMARKS: LOOKING FOR A WOODED RETREAT? CHECK OUT THIS QUALITY BUILT HOME FOR 4-SEASON ENJOYMENT. 3 BDRM., 2.5 BATH NEAR GLEN ARBOR AT THE HOMESTEAD. GREAT ROOM, FIREPLACE, PORCH, DECK, SPACIOUS MASTER SUITE, AIR CONDITIONED. ATTACHED 2-CAR GARAGE. A STEAL AT $429,000!

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/30/2022
MAP #: 19
2025 Est TCV 640,038 TCV/TFA: 431.58

Building Permit(s)	Date	Number	Status
MECHANICAL	05/22/2003	PM03-0306	
HOUSE	12/13/1991	91000481	

X Improved Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	150.00	1.0000	1.0085	1500	100 LOCATION	151,277
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	151,277

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

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	08/29/2020	INSPECTED
TPC	04/15/2016	INSPECTED
TPC	04/05/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,600	244,400	320,000			226,264C
2024	75,600	236,600	312,200			219,461C
2023	60,500	184,100	244,600			209,011C
2022	35,000	177,500	212,500		212,500W	199,059C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1992	1998

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1654 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

1056	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	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

Class: C +10
Effec. Age: 20
Floor Area: 1,483
Total Base New : 325,984 E.C.F.
Total Depr Cost: 254,611 X 1.900
Estimated T.C.V: 483,761

(16) Porches/Decks

Area	Type
171	CGEP (1 Story)
94	WCP (1 Story)
24	WPP
362	Treated Wood

(17) Garage

Year Built: 1992
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: 348
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

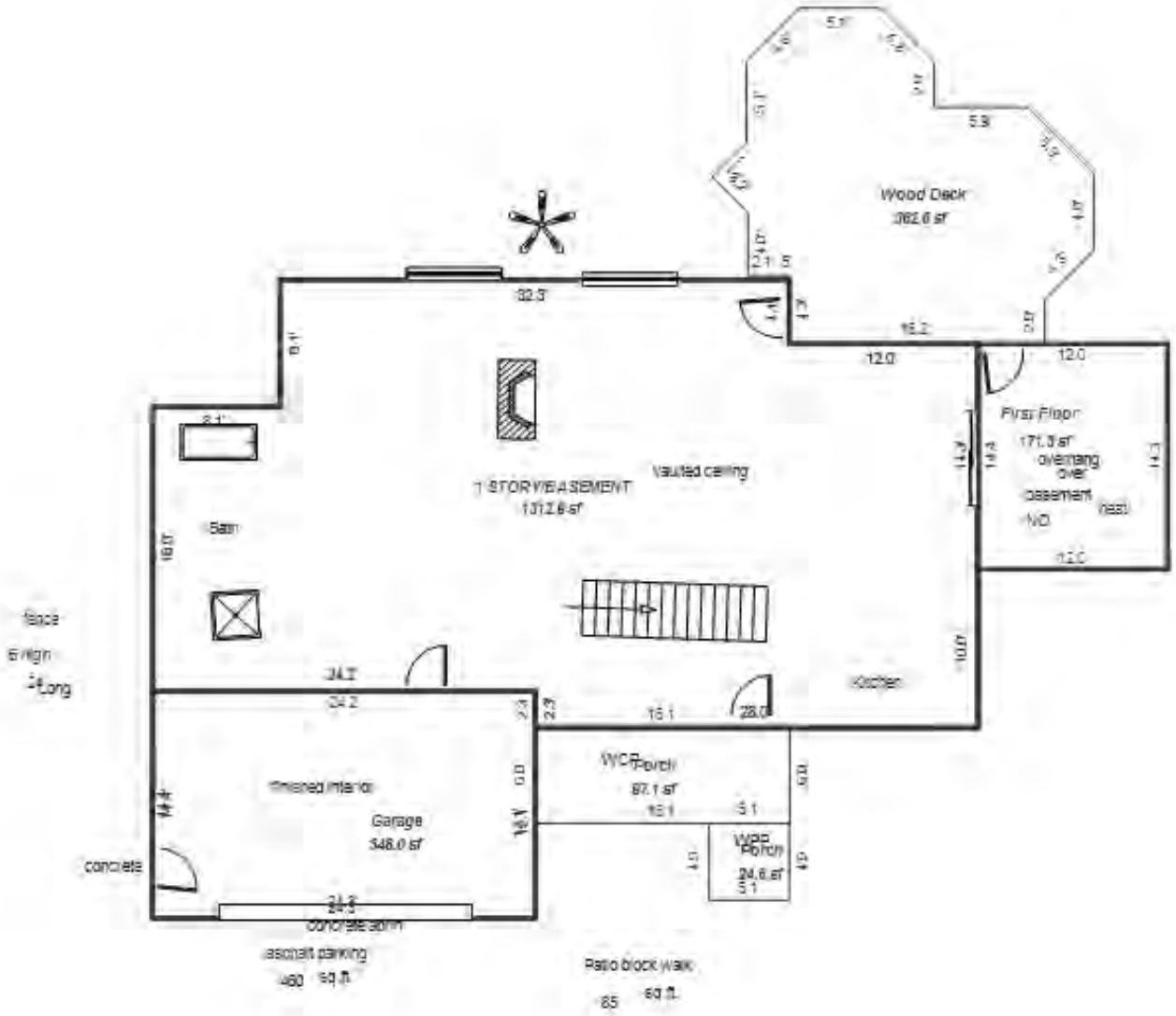
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1992
(11) Heating System: Forced Heat & Cool
Ground Area = 1483 SF Floor Area = 1483 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,312		
1 Story	Siding	Basement	171		
			Total:	241,033	192,819
Other Additions/Adjustments					
Recreation Room			1056	20,560	10,280
Basement, Outside Entrance, Below Grade			1	2,578	2,062
Plumbing					
Average Fixture(s)			1	1,486	1,189
3 Fixture Bath			1	4,678	3,742
2 Fixture Bath			1	3,130	2,504
Porches					
CGEP (1 Story)			171	11,223	8,978
Foundation: Basement			171	4,352	3,482
WCP (1 Story)			94	4,654	3,723
WPP			24	1,280	1,024
Deck					
Treated Wood			362	6,158	4,926
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			348	21,305	17,044
Common Wall: 2 Wall			1	-5,409	-4,327
Door Opener			1	550	440
Water/Sewer					
Public Water			1	1,505	1,204

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEIN BARRY N & SHERRY A	STEIN BARRY N & SHERRY A	0	04/24/2013	WD	03-ARM'S LENGTH	1164P25	PROPERTY TRANSFER	0.0
TENHARMSEL	STEIN	91,000	09/18/2001	WD	03-ARM'S LENGTH	602:42	PROPERTY TRANSFER	0.0
SCHLAFEN BAR CO	TENHARMSEL	48,000	04/05/1999	WD	03-ARM'S LENGTH	508:343	OTHER	0.0

Property Address
20 LOGGERS RUN SUBDIVISION

Owner's Name/Address
STEIN BARRY N & SHERRY A TRUST
16757 MEADOWBROOK
HASLETT MI 48840

Tax Description
L265 P155 L508 P343/99 L602 P41/01 L602 P42/01 LOT 20 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 726,120 TCV/TFA: 416.83

Building Permit(s)	Date	Number	Status
Mechanical	06/24/2019	PM19-0435	100% FINIS
Mechanical	11/17/2011	PM11-0402	100% FINIS
Electrical	11/16/2011	PE11-0410	
Plumbing	11/08/2011	PP11-0170	

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	04/15/2016	INSPECTED
TPC	04/05/2012	INSPECTED
TPC	12/07/2011	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	157.00	1.0000	1.0201	1500	100	153,012
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	153,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	76,500	286,600	363,100			255,994C
2024	76,500	277,300	353,800			248,297C
2023	61,200	215,700	276,900			236,474C
2022	35,000	219,600	254,600			225,214C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2001	2012

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1230 S.F.
Crawl: 0 S.F.
Slab: 512 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1230	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. 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
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 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

Class: C +10
Effec. Age: 15
Floor Area: 1,742
Total Base New : 361,631 E.C.F.
Total Depr Cost: 299,004 X 1.900
Estimated T.C.V: 568,108

(16) Porches/Decks

Area	Type
189	WGEP (1 Story)
46	WCP (1 Story)
406	WPP

(17) Garage

Year Built: 2012
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 547
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

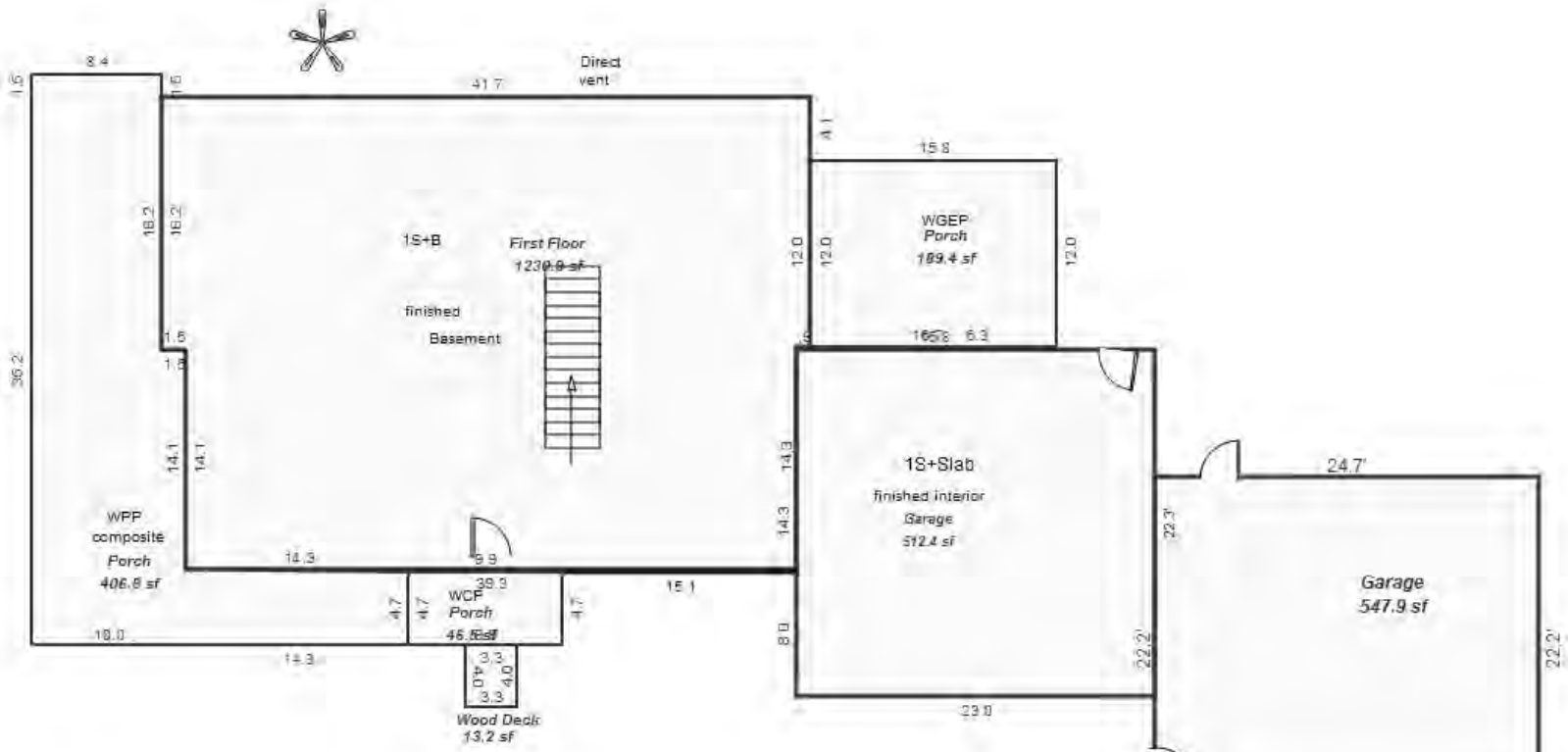
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 1742 SF Floor Area = 1742 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,230		
1 Story	Siding	Slab	512		
			Total:	269,934	229,444
Other Additions/Adjustments					
Recreation Room			1230	23,948	11,974
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Porches					
WGEP (1 Story)			189	14,687	12,484
WCP (1 Story)			46	2,969	2,524
WPP			406	6,874	5,843
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			547	29,018	24,665
Common Wall: 1/2 Wall			1	-1,352	-1,149
Door Opener			1	550	467
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Direct-Vented Gas			1	3,043	2,587

<<<<< 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***

Parcel Number: 45-006-726-021-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRENTACOSTA JOHN R & DAWN	TRENTACOSTA JOHN	0	08/11/2008	QC	09-FAMILY	986/538	DEED	0.0
FOX LEO & DIANA	TRENTACOSTA JOHN R & DAWN	95,000	02/24/2003	WD	03-ARM'S LENGTH	711:669	OTHER	100.0
SCHLAFEN BAR CO	FOX	48,000	09/08/1998	WD	03-ARM'S LENGTH	486:909	OTHER	0.0

Property Address
21 LOGGERS RUN SUBDIVISION

Owner's Name/Address
TRENTACOSTA JOHN
719 HORTON ST
NORTHVILLE MI 48167

Tax Description
L247 P144 L486 P909/98 L711 P669/03 LOT 21 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 879,640 TCV/TFA: 313.26

Building Permit(s)	Date	Number	Status
MECHANICAL	02/06/2004	PM04-0075	
MECHANICAL	01/26/2004	PM04-0054	
ELECTRICAL	11/05/2003	PE03-0824	
MECHANICAL	10/27/2003	PM03-0830	

X Improved Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TPC	04/15/2016	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	170.00	1.0000	1.0406	1500	100	156,085
100 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	156,085

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	78,000	361,800	439,800			179,991C
2024	78,000	350,100	428,100			174,580C
2023	62,400	272,200	334,600			166,267C
2022	35,000	262,400	297,400			158,350C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors	X	Solid		H.C.

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other: Tile

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1162 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: WOOD I BEAM
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 15
Floor Area: 2,808
Total Base New : 444,925 E.C.F.
Total Depr Cost: 378,187 X 1.900
Estimated T.C.V: 718,555

(16) Porches/Decks

Area	Type
182	Treated Wood

(17) Garage

Year Built: 2004
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 1162 SF Floor Area = 2808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

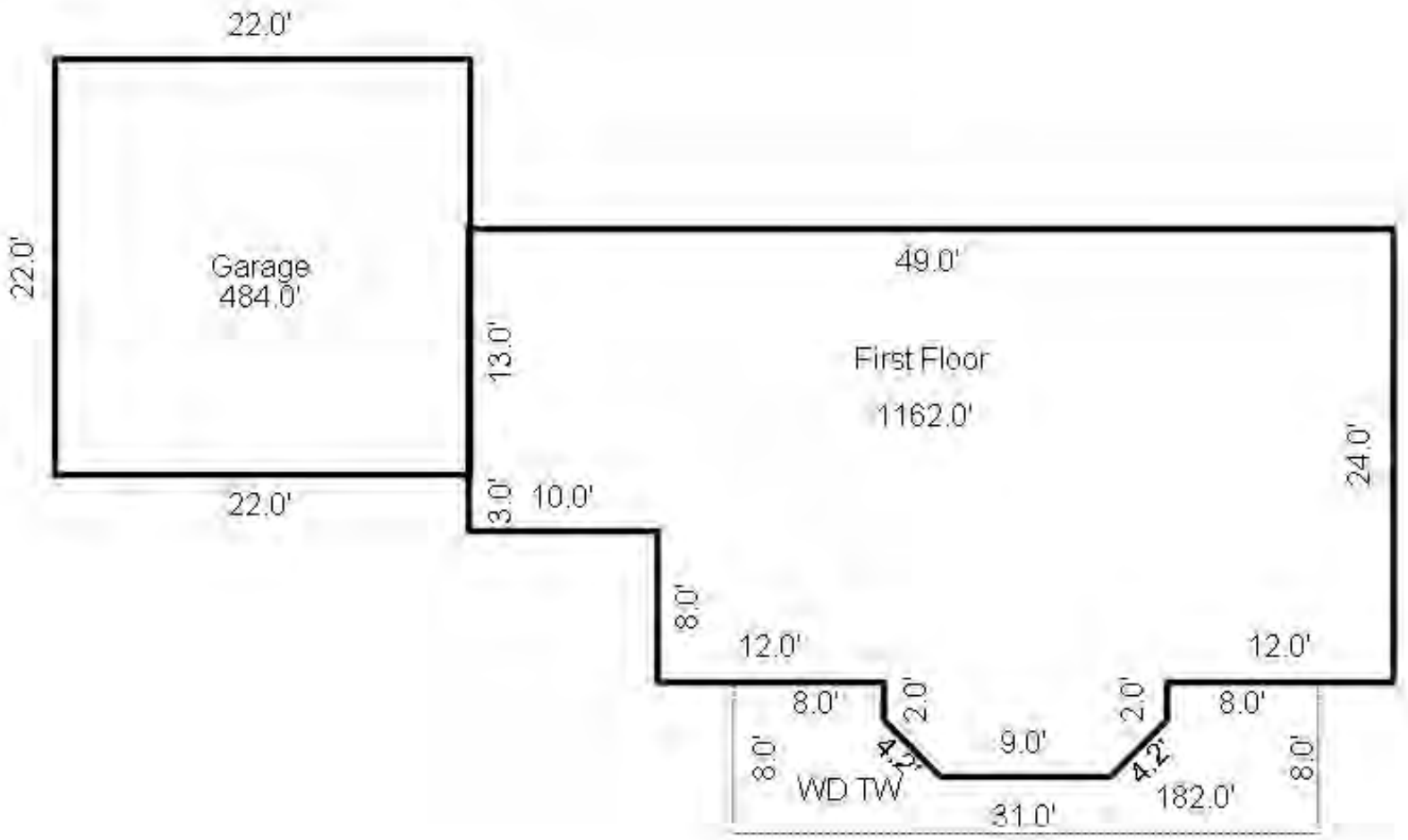
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,162		
1 Story	Siding	Overhang	484		
			Total:	384,306	326,660

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
2 Fixture Bath	1	4,610	3,918
Deck			
Treated Wood	182	4,161	3,537
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	484	33,817	28,744
Common Wall: 1/2 Wall	1	-1,570	-1,334
Door Opener	1	688	585
Water/Sewer			
Public Water	1	1,927	1,638
Public Sewer	1	1,927	1,638
Built-Ins			
Appliance Allow.	1	4,003	3,403
Dishwasher	1	1,183	1,006
Vented Hood	1	805	684
	Totals:	444,925	378,187

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.900 => TCV: 718,555

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-022-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEINONEN MICHAEL E & THER	22 LOGGERS RUN LLC	1	01/05/2023	QC	09-FAMILY	2023000764	PROPERTY TRANSFER	0.0
FRENCH GERALD T & SCHWEIT	HEINONEN MICHAEL E & THER	480,000	11/14/2011	WD	03-ARM'S LENGTH	1102-699 WD	PROPERTY TRANSFER	100.0
FRANSDEN MARY A	FRENCH GERALD T	0	07/28/2008	QC	33-TO BE DETERMINED	984/956	DEED	0.0
SCHLAFEN BAR CO	FRENCH	50,000	07/10/1998	WD	03-ARM'S LENGTH	481:546	PROPERTY TRANSFER	0.0

Property Address
22 LOGGERS RUN SUBDIVISION

Owner's Name/Address
22 LOGGERS RUN LLC
3770 HONORS WAY
HOWELL MI 48843

Tax Description
L247 P144 L481 P546/98 LOT 22 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 931,912 TCV/TFA: 431.04

Building Permit(s)	Date	Number	Status
GARAGE	01/07/1999	99000002	INSPECTED
HOUSE	11/07/1998	98000723	INSPECTED

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/15/2019	INSPECTED
TPC	04/15/2016	INSPECTED
WAS	05/20/2009	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	160.00	1.0000	1.0249	1500	100	153,737
100 Actual Front Feet, 0.37 Total Acres						Total Est. Land Value =		153,737

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	76,900	389,100	466,000			312,353C
2024	76,900	376,400	453,300			302,962C
2023	61,500	292,700	354,200			288,536C
2022	35,000	282,200	317,200			274,797C

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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
1999	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1722 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

802	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	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: 20
Floor Area: 2,162
Total Base New : 508,670 E.C.F.
Total Depr Cost: 406,934 X 1.900
Estimated T.C.V: 773,175

(16) Porches/Decks

Area	Type
178	WSEP (1 Story)
82	WSEP (1 Story)
281	WCP (1 Story)
121	WPP
243	WPP

(17) Garage

Year Built: 1999
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

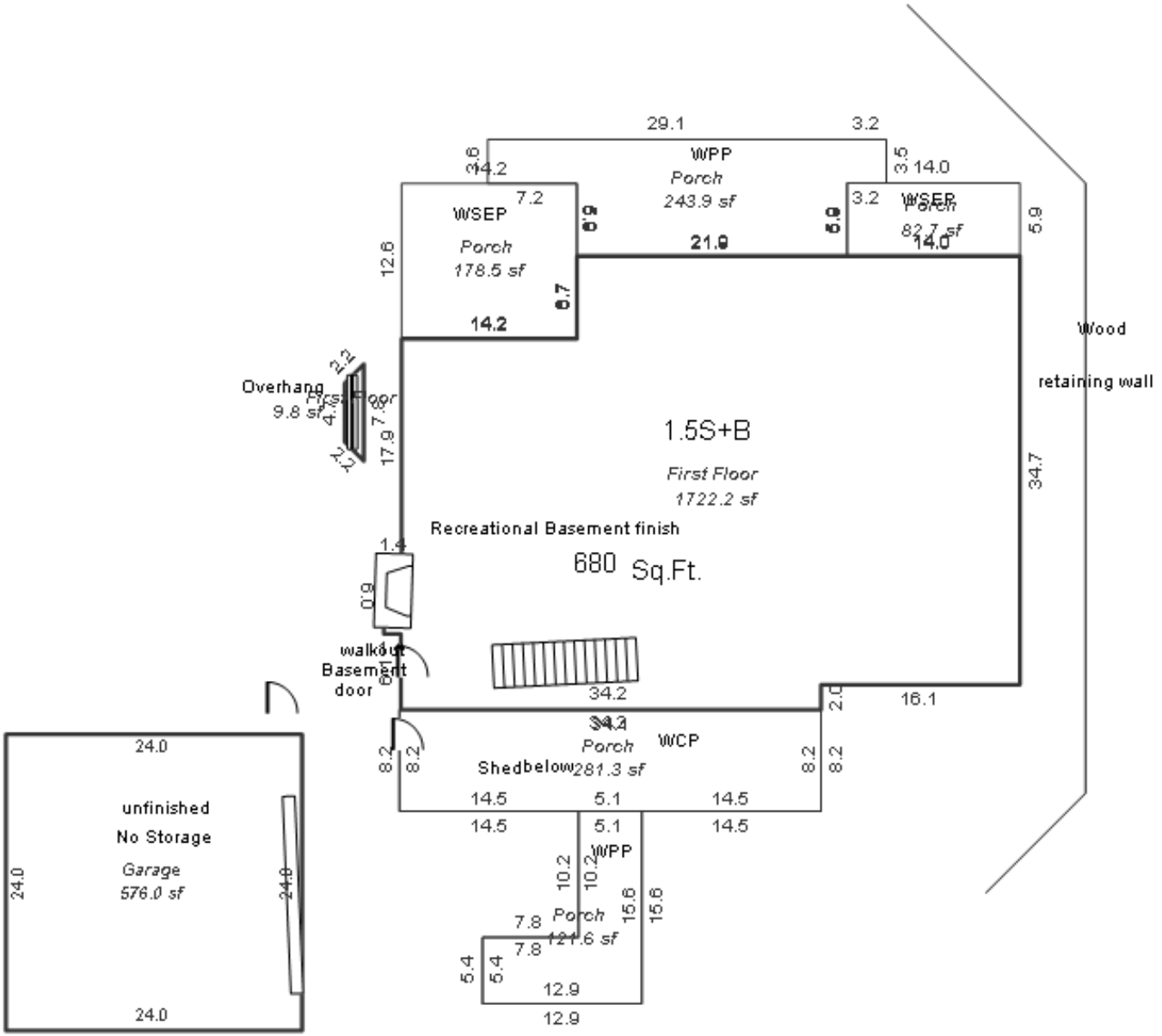
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1999
(11) Heating System: Forced Heat & Cool
Ground Area = 1722 SF Floor Area = 2162 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	1,722		
1 Story	Siding	Overhang	9		
			Total:	365,189	292,150
Other Additions/Adjustments					
Recreation Room			802	22,071	17,657
Basement, Outside Entrance, Below Grade			1	3,619	2,895
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Porches					
WSEP (1 Story)			178	12,122	9,698
WSEP (1 Story)			82	6,594	5,275
WCP (1 Story)			281	12,800	10,240
WPP			121	4,170	3,336
WPP			243	6,284	5,027
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	32,354	25,883
Door Opener			1	688	550
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-023-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROHLFS FAMILY TRUST AGREE		0	01/11/2011	QC	03-ARM'S LENGTH	2011 1076-971T	DEED	0.0
ROHLFS WILLIAM T & KATHER	ROHLFS FAMILY TRUST AGREE	0	06/14/2007	WD	09-FAMILY	944:971	OTHER	0.0
SCHLAFEN BAR CO	ROHLFS	48,000	07/23/1998	WD	03-ARM'S LENGTH	482:125	PROPERTY TRANSFER	0.0

Property Address

23 LOGGERS RUN SUBDIVISION

Owner's Name/Address

ROHLFS FAMILY TRUST AGREEMENT
ROHLFS WILLIAM T & KATHERINE L
7504 NORDAN DR
WEST CHESTER OH 45069

Tax Description

L247 P144 L482 P125/98 L944 P971/07 LOT 23 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 776,920 TCV/TFA: 393.58

Building Permit(s)	Date	Number	Status
DECK/PORCH	04/25/2000	20000149	100% FINIS
HOUSE	03/02/2000	20000032	100% FINIS
HOUSE	02/08/2000	2000-1788	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	154.00	1.0000	1.0152	1500	100	152,275
100 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =		152,275

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

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
WAS	12/08/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	76,100	312,400	388,500			211,225C
2024	76,100	302,200	378,300			204,874C
2023	60,900	235,100	296,000			195,119C
2022	35,000	226,700	261,700			185,828C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1316 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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
1	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 1,974
Total Base New : 383,680 E.C.F.
Total Depr Cost: 326,129 X 1.900
Estimated T.C.V: 619,645

(16) Porches/Decks

Area	Type
320	WPP
256	WPP

(17) Garage

Year Built: 2000
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

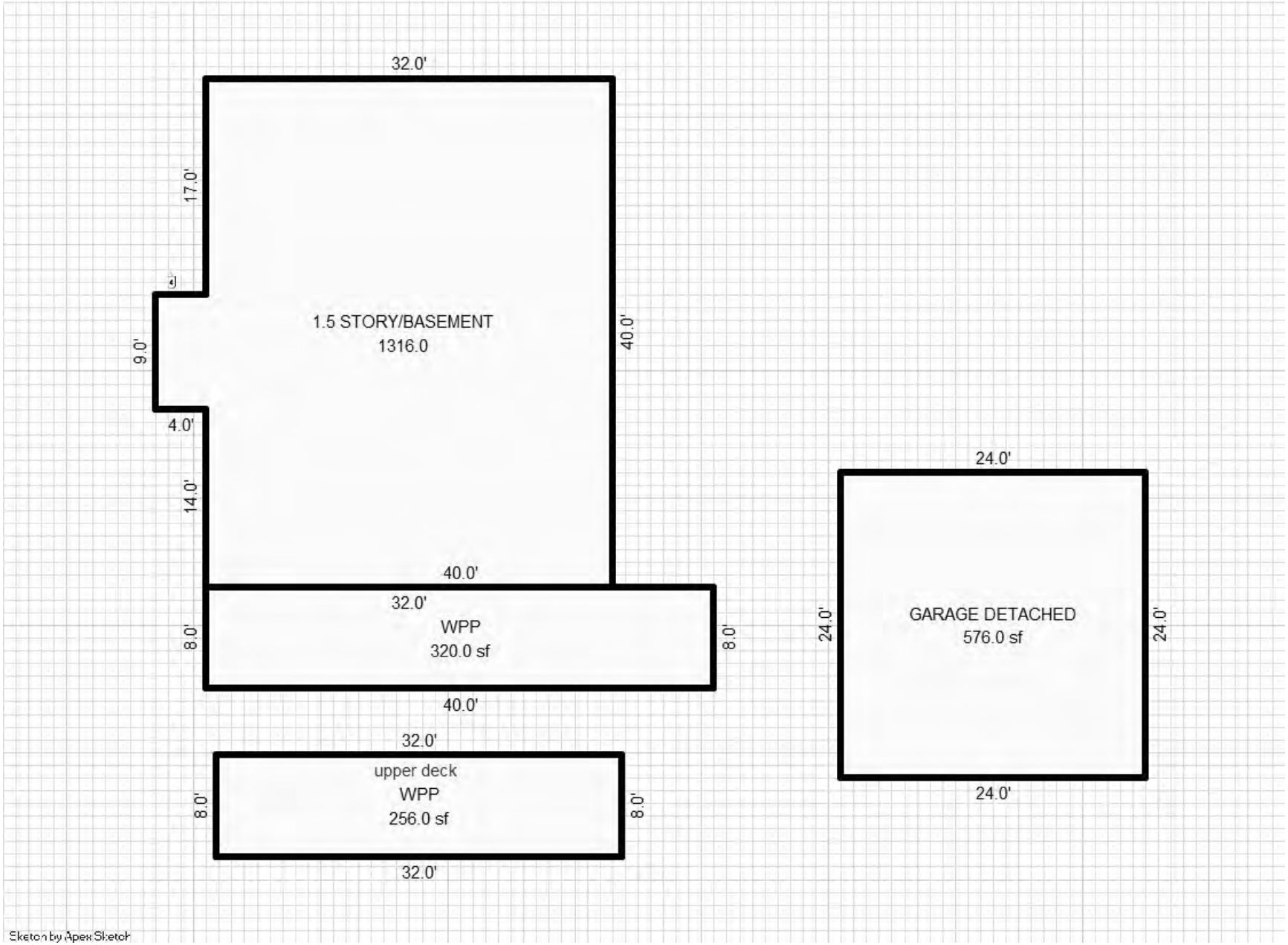
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1316 SF Floor Area = 1974 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,316		
			Total:	303,228	257,744
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Porches					
WPP			320	6,982	5,935
WPP			256	6,385	5,427
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	38,241	32,505
Door Opener			1	688	585
Water/Sewer					
Public Water			1	1,927	1,638
Public Sewer			1	1,927	1,638
Built-Ins					
Appliance Allow.			1	4,003	3,403
Microwave			1	818	695
Fireplaces					
Exterior 2 Story			1	10,413	8,851
			Totals:	383,680	326,129

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.900 => TCV: 619,645

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-023-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-024-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARABURDA KENNETH & SANDR	MILLER TERENCE A & AMANDA	353,000	09/21/2020	WD	03-ARM'S LENGTH	2020006524	PROPERTY TRANSFER	100.0
SCHLAFEN BAR CO	HARABURDA	48,000	09/30/1998	WD	03-ARM'S LENGTH	488:715	OTHER	0.0

Property Address
24 LOGGERS RUN SUBDIVISION

Owner's Name/Address
MILLER TERENCE A & AMANDA JOHNSON
11255 S JONATHAN CT
EMPIRE MI 49630

Tax Description
L247 P144 L488 P715/98 LOT 24 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 526,070 TCV/TFA: 449.25

Building Permit(s)	Date	Number	Status
HOUSE	08/24/1999	99000545	

X Improved | Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	133.00	1.0000	0.9786	1500	100	146,795
100 Actual Front Feet, 0.30 Total Acres						Total Est. Land Value =		146,795

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

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	73,400	189,600	263,000			193,269C
2024	73,400	194,900	268,300			187,458C
2023	58,700	151,800	210,500			178,532C
2022	35,000	146,400	181,400			170,031C

Who	When	What
TPC	04/16/2024	INSPECTED
TPC	07/23/2020	INSPECTED
TPC	04/15/2016	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

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1999	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1151 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

600	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

120	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 1,171
Total Base New : 246,243 E.C.F.
Total Depr Cost: 196,987 X 1.900
Estimated T.C.V: 374,275

(16) Porches/Decks

Area	Type
140	WGEP (1 Story)
120	WCP (1 Story)
226	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

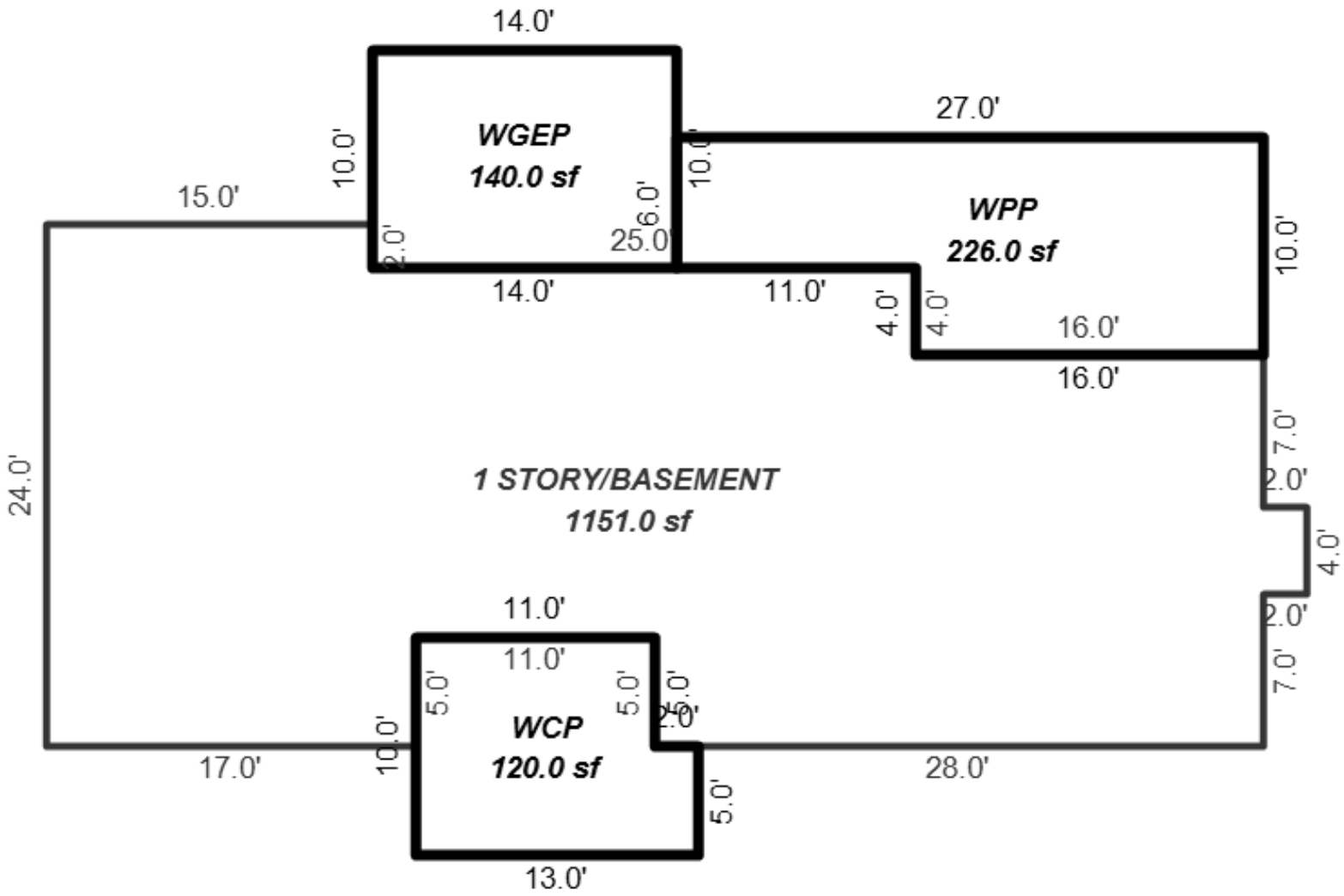
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1999
(11) Heating System: Forced Heat & Cool
Ground Area = 1151 SF Floor Area = 1171 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,151		
1 Story	Siding	Overhang	20		
			Total:	196,973	157,570
Other Additions/Adjustments					
Recreation Room			600	11,682	9,346
Plumbing					
Average Fixture(s)			1	1,486	1,189
3 Fixture Bath			1	4,678	3,742
2 Fixture Bath			1	3,130	2,504
Porches					
WGEP (1 Story)			140	12,107	9,686
WCP (1 Story)			120	5,561	4,449
WPP			226	4,830	3,864
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
			Totals:	246,243	196,987

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.900 => TCV: 374,275

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***